

CHAPTER 1: POPULATION AND HOUSEHOLD CHARACTERISTICS

Introduction

Since its origins in the early 1800s Oakland County's population and households have changed dramatically in number and characteristics. The 1990s were no exception. This chapter describes key characteristics of the county's population and households. In doing so, it covers the current population, as well as changes that have occurred since 1990 and projected changes through 2030.

The chapter is split into two sections. The first describes characteristics of the population (i.e. individuals). The second section describes households (i.e. the individuals as they are distributed among different housing units). Both sections cover the topics for the county as a whole and, where appropriate and possible, examine changes at the community level.

The population section begins with an historical account of population growth in the county, concluding with a detailed discussion of growth in the 1990s. It continues by examining births, deaths, and migration to provide a better understanding of the specific factors driving population change and how those factors have led to a population that looks quite different in 2000 than in 1990. Next, the age distribution of the population is discussed, with a particular focus on projected changes through 2030. Race and ethnicity are the next topics covered. This portion of the section supplements the migration discussion to improve our understanding of the racial and ethnic composition of the county. The population section concludes by reviewing socioeconomic characteristics—education, occupation, income, and poverty.

The section on household characteristics begins by reviewing changes in the total number of households. Next, it covers the age and race of householders. A discussion of household size, income, race, and length of residency rounds out the section. Before presenting the detail on population and household characteristics we summarize the main findings of the analysis. The chapter ends with conclusions drawn from the analysis.

Summary of Findings

Oakland County's population changed considerably from 1990 to 2000. During this period, the county experienced more growth than any other county in the state, gaining almost 111,000 people. The 1.2 million people living in the county in 2000 made Oakland County the second most populous county in the state and the 30th in the country. Both the volume and rate (10.2%) of population growth in the 1990s exceeded that of the 1980s.

The growth in population was not distributed evenly across the county. Roughly one-third of the communities in the county—mostly older, built-out communities in the southeast—lost population. About one-quarter of the communities—mostly at the northern and western fringes of the county grew by more than 25 percent. Two communities—Novi (increase of

14,431 people) and West Bloomfield Twp (increase of 10,353 people)—accounted for more than one-fifth of the county’s total population growth.

Most of the county’s population growth (about 7,800 people annually) came from natural increase (i.e. births among existing residents exceeding deaths). The balance of the increase came from international migration. Domestically, the county lost more residents to other U.S. counties than it gained. The largest losses through domestic migration came from residents 35 and older moving from Oakland County to somewhere outside of southeast Michigan (21,854 people from 1995-2000). People 55 and older moving to other states account for the single largest category of losses (11,116 people from 1995 to 2000) over the period.

Oakland County experienced a net gain from people moving within southeast Michigan. However, the gains came almost exclusively from people moving out of Wayne County into Oakland. Although these gains from Wayne County are important and valued, they mask substantial losses of population to other southeast Michigan counties from 1995 to 2000, primarily Macomb (6,113), Livingston (4,099), and St. Clair and Lapeer Counties (3,233). Oakland County also lost a significant number of people 25 and older to Genesee and Shiawassee Counties (2,209).¹ If we back out the gains from Wayne County, we find that Oakland County exported almost 13,000 people 25 and older to other southeastern Michigan counties from 1995-2000.

A bright spot for domestic migration comes for people younger than 35. Counter to the overall trends, Oakland County gained considerably more 25-34 year-olds from other communities than it lost to them. Most of these people came from Wayne County and Clinton, Eaton, and Ingham Counties. However, many came from outside of the state. A large number of foreign immigrants were also 25 to 34 years old. As a whole, people moving into the county are younger, better educated, and earn more money than those moving out.

The large influx of people from Wayne County and foreign countries has made the county much more racially and ethnically diverse than it was in 1990. The county’s African-American population grew by 42,907 people in the 1990s. This 55.9% increase—the largest of any racial/ethnic group—raised African-Americans’ share of the population from 7.1% to 10.0%. Growth in African-American households (71%) was even greater. In five communities—Lathrup Village, Oak Park, Pontiac, Royal Oak Twp, and Southfield—the majority of residents are now of a minority race/ethnicity (mostly due to growth in African-American residents). Immigration brought large numbers of Asians to the county (129% increase in households), in addition to increasing the numbers of Hispanics (65% increase in households) living primarily in the Pontiac-Waterford area. The White, non-Hispanic population, grew at a very slow rate (1.4%). These trends have continued through the first half of this decade. Middle Eastern immigrant groups of Chaldean, Arab, Lebanese, and Iraqi also gained prominence in the 1990s.

Although people moving into the county tend to be younger than people moving out, the overall trend in the county is one of an aging population. People under 30 years of age accounted for the largest share of the population in 1990, but 30-59 year olds held that honor in

¹ St. Clair and Livingston Counties, as well as Genesee and Shiawassee Counties are combined, because of the way the Census Bureau data are tabulated.

2000. Whereas 25 to 34 year olds were the largest 10-year age group in 1990, 35 to 44 year olds were the largest in 2000. The largest growth occurred in the 40 and 59 year old age groups (increase of 91,995 people or 36 percent). This is attributable to the aging of the baby-boom generation, born between 1946 and 1964 (36 to 54 years old in 2000). In 2011, the first wave of boomers will reach 65 years of age, thus beginning the steep growth in the county's elderly population. The number of 20 to 34 year-olds decreased substantially, due to the migration of 20 to 24 year olds to other parts of the county and the aging of the remaining population.

The number of people above 65 years of age continues to grow. Growth for this age group is forecast to increase substantially beginning in 2011, as baby boomers begin to reach 65. From 2000 to 2030, the 65 and older age group is projected to grow by 104%. The average lifespan has increased and the elderly of today are much healthier and better off financially than ever before. This is leading to large increases in the population 70 years and over.

This general trend towards an older population was offset somewhat by an increase in the number of children, particularly children between 5 and 14 years of age. This represents the "echo" of baby boom as many women waited until their early 30s to have children. This is the age group that accounts for most of the "natural increase" in the county's population. The baby boom is now close to leaving its childbearing years, and smaller increases in the number of children are expected in the future.

Oakland County residents are better educated than they were in 1990. A considerably larger share of the population has completed high school and earned undergraduate, graduate, and professional degrees. In fact, Oakland County's residents are better educated than residents in most Michigan counties in Michigan. Oakland County exceeds the state averages in all categories of educational attainment and is surpassed by only Washtenaw County in terms of college graduation rate. Other southeast Michigan counties have 10 to 20 percent lower college graduation rates. However, educational attainment levels vary greatly across the county. Twelve communities had college graduation rates surpassing 60 percent, while nine communities had rates below 20 percent.

Higher education levels have translated into a high number of white-collar workers. Management and professional jobs dominate the occupations held by county workers. Almost half of all county workers (45 percent) have occupations that are considered management, professional or technical in nature. Sales and office jobs account for almost 27% of jobs. Not surprisingly, incomes in Oakland County grew in the 1990s and are higher than in most other counties in the state and country. Median household income grew by almost 10% in Oakland County during the 1990s. In Michigan, Oakland County trails only Livingston County in household income. It is number one in both family income and per capita income. When compared to 20 benchmark counties identified by Oakland County Planning and Economic Development Services staff, Oakland County is the 7th highest in per capita income—one position higher than where it was in 1990.

Unfortunately, not all of the income picture is bright. Household income varied considerably by community, housing tenure, and race / ethnicity. Bloomfield Hills had the highest median household income at \$170,790, while Royal Oak Township had the lowest

median household income at \$36,324. There was great variation between these extremes. Owner occupants had consistently higher average median household incomes than renter occupants. Asians and whites had considerably higher median household incomes than African Americans and Hispanics/Latinos. Moreover, a relatively small, but important, share of Oakland County households earn very low incomes. Almost 5% of Oakland County households had incomes below \$10,000 in 2000; 12% (almost 57,000 households) earned less than \$20,000. Almost 21% (nearly 100,000) of households earned less than \$30,000. While these shares are lower than in many other counties in the state, they are still striking in their implications for housing affordability. Poverty is particularly problematic for single-parent female headed households. Single-parent, female headed families with children in Oakland County are 8.7 times more likely to be in poverty than married-couple families. Poverty levels vary considerably by community. Poverty is particularly problematic in a few communities. The overall poverty rate ranged from a high of 23.5% to 2.2% or less. The lowest rate for any community was the 2.2% in Novi. On the high end of the scale was Royal Oak Township (23.5%), followed by Pontiac (22.1%) and Hazel Park (12.4%). No other community had a rate of 10 percent or above.

Looking to the future, we see that the growth that Oakland County experienced in the 1990s is not expected to continue. In fact, growth appears to be slowing to its lowest level in over a century. The level of natural increase (births vs. deaths) peaked in 1990 and has gradually declined since. This trend is likely to continue as baby boomers pass their child-bearing years and deaths increase among the county's growing elderly population. The domestic out-migration that began in the mid-90s has accelerated, with an estimated loss of 7,634 people to other U.S. counties each year from 2000 to 2004. Given that people over 55 accounted for the largest share of domestic out-migrants, the great increases in this age group in the coming years may result in further increases in out-migration. Although foreign immigrants outnumbered domestic out-migrants in the 1990s, the same has not been true since 2000. Foreign immigration still remains high, but it is unclear how economic stagnation and recent moves to further restrain immigration will impact this trend in the coming years. Overall, the county is projected to gain 139,417 residents between 2000 and 2030. This is less than 20,000 more people than it gained during the 10-year period from 1990 to 2000. The distribution of that population growth is projected to resemble the 1990-2000 distribution. Losses in the inner-ring communities, substantial growth in outlying communities, and high concentrations of growth in a few communities are expected to continue.

Population Characteristics

Oakland County was officially organized on January 12, 1819 when Territorial Governor Lewis Cass issued a proclamation establishing the new county's boundaries. The Pontiac Company offered to contribute both property and money to the establishment of a county seat in Pontiac, a central location no more than a day's journey from any point in the county. A railroad from Detroit to Pontiac helped draw settlers in the 1840s, and officials eventually built a dirt road north from Detroit that became Woodward Avenue.

With the county seat established in Pontiac, the county was divided into two townships. The northern section was Oakland Township and the southern section would be Bloomfield

Township. In 1827, Oakland County was further divided into five townships: Farmington, Bloomfield, Troy, Oakland and Pontiac. After the Civil War, Oakland was mainly an agricultural county with numerous isolated villages. By the end of the 19th Century, three rail lines served Pontiac and the city attracted carriages and wagon factories. Streetcars began moving people in the late 1890s.

Developers turned southern Oakland County into a suburb of Detroit in the 1890s, when a Cincinnati firm platted a section of Royal Oak called “Urbanrest.” Migration worked both ways, as several thousand people moved from Oakland County farms to Detroit as the city attracted factories. By 1910, a number of wealthy Detroiters had summer homes and some year-round residences in what became Bloomfield Hills. The auto age took over Pontiac in the early 1900s, as the Oakland Motor Car Company was born in 1907 and became part of the General Motors Corporation, soon to be Pontiac’s dominant firm.

The first official census of the County was taken in 1820 and counted 330 persons (see Table 1.1). Within 10 years the population grew to 4,911 and the county ranked second, behind Wayne and ahead of Washtenaw. Macomb County’s population stood at less than 2,500. Oakland’s population increased by a factor of almost 5 during the 1830s, and its 1840 total of 23,646 held its ranking and moved it just 500 persons behind Wayne County. During the 1840s and 1850s, while the State of Michigan was almost doubling its population each decade, Oakland County was averaging about 27 percent growth each decade. Growth in southeast Michigan was centered in Wayne County where the population increased three-fold over the two decades. Oakland County experienced very little growth during the 1860s such that by 1870 its population (40,867) placed it fifth largest in the state—surpassed by Wayne, Kent, Lenawee and Washtenaw counties.

Population growth in Oakland County remained relatively inconsequential up through 1910. In fact, the census of 1890 showed that the county had actually lost population during the previous decade. The State of Michigan’s growth rate had slowed as well, while Wayne County solidified its position as number 1 in the state. Between 1870 and 1910, while Oakland County was adding only 8,709 residents to its population, Wayne County was adding 412,553 residents – approximately 25 percent of total State growth.

The 1910 – 1930 period brought the largest percentage population growth, to both Oakland and Wayne counties of any 20-year period in history, since the early 1800s. World War I and its aftermath brought the largest growth during the 1920s. Oakland County’s population grew from 49,576 to 211,251 (an addition of 161,675 residents or 326 percent), while Wayne County went from 531,591 to 1,888,946 (an addition of 1,357,355 residents or 255 percent).

While the Depression brought a slowing of population growth during the 1930s, it was another war – World War II – that brought almost 80,000 residents to Oakland County (55.9 percent increase) and 420,000 residents to Wayne County (20.8 percent increase). The end of World War II heralded the beginning of the baby-boom generation (1946 – 1964) and the federal government, through its home loan programs, urban renewal and development of the highway system, encouraged growth in the newly developing suburbs that surrounded Detroit. During the 1950s and ’60s, Oakland and Macomb, as well as the non-Detroit portion of Wayne County (out-

Wayne) grew at tremendous rates. The 1950s saw Oakland grow 75 percent and Macomb 120 percent. While Wayne County in its entirety grew only 9.5 percent, out-Wayne (everything but Detroit) grew by 70 percent. A number of suburban cities virtually leapt into existence while others, the industrial and inner-ring cities, experienced their first population declines.

Table 1.1. Population History for Oakland County and the State of Michigan

Census Year	Michigan	Oakland	Macomb	Wayne
1820	8,896	330	na	na
1830	31,639	4,911	2,413	6,781
1840	212,267	23,646	9,716	24,173
1850	397,654	31,270	15,530	42,756
1860	749,113	38,261	22,843	75,547
1870	1,184,059	40,867	27,616	119,038
1880	1,636,937	41,537	31,627	166,444
1890	2,093,889	41,245	31,813	257,114
1900	2,420,982	44,792	33,244	348,793
1910	2,810,173	49,576	32,606	531,591
1920	3,668,412	90,050	38,103	1,177,645
1930	4,842,325	211,251	77,146	1,888,946
1940	5,256,106	254,068	107,638	2,015,623
1950	6,371,766	396,001	184,961	2,435,235
1960	7,823,194	690,259	405,804	2,666,297
1970	8,881,826	907,871	625,309	2,670,368
1980	9,262,078	1,011,793	694,600	2,337,891
1990	9,295,297	1,083,592	717,400	2,111,687
2000	9,938,444	1,194,156	788,149	2,061,162

Source: U.S. Census Bureau

Oakland and Macomb counties, increasing by 54.1 percent and 31.5 percent, respectively, again led the growth of the region in the 1960s. Out-Wayne’s growth rate dropped to 16.1 percent. While the newer areas such as Livonia and Canton Township were showing growth, this was tempered by losses in the inner ring of suburbs such as Dearborn, River Rouge and Lincoln Park. Macomb’s population began moving north, and with it came the incorporation of Sterling Heights with a population of 61,365. The southern part of the county continued to grow as well. Warren followed its tremendous growth of the 1950s by increasing from 89,000 to 179,000, while St. Clair Shores registered a more modest increase of 15 percent. Oakland’s gains were seen throughout the county, with the exception of several inner-ring suburbs Berkley, Ferndale, Hazel Park, Huntington Woods and Royal Oak Township. Leading the growth areas were Southfield, Troy, and Bloomfield Township.

Table 1.2. Percent Population Change by Decade for Oakland County and the State

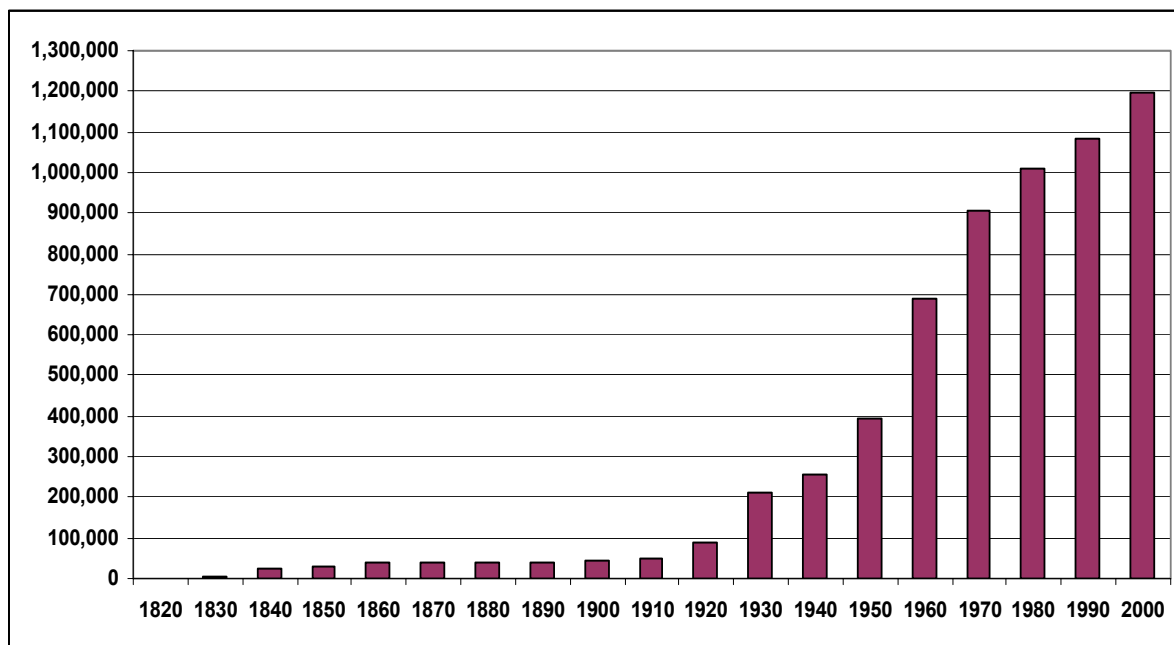
Census Year	Michigan		Oakland	
	Number	% Chg.	Number	% Chg.
1820	8,896		330	
1830	31,639	255.7%	4,911	1388.2%
1840	212,267	570.9%	23,646	381.5%
1850	397,654	87.3%	31,270	32.2%
1860	749,113	88.4%	38,261	22.4%
1870	1,184,059	58.1%	40,867	6.8%
1880	1,636,937	38.2%	41,537	1.6%
1890	2,093,889	27.9%	41,245	-0.7%
1900	2,420,982	15.6%	44,792	8.6%
1910	2,810,173	16.1%	49,576	10.7%
1920	3,668,412	30.5%	90,050	81.6%
1930	4,842,325	32.0%	211,251	134.6%
1940	5,256,106	8.5%	254,068	20.3%
1950	6,371,766	21.2%	396,001	55.9%
1960	7,823,194	22.8%	690,259	74.3%
1970	8,881,826	13.5%	907,871	31.5%
1980	9,262,078	4.3%	1,011,793	11.4%
1990	9,295,297	0.4%	1,083,592	7.1%
2000	9,938,444	6.9%	1,194,156	10.2%

Source: U.S. Census Bureau

The decade of the 1970s brought much slower growth to Oakland and Macomb counties, 11.4 percent and 11.1 percent, respectively, and a loss of 1.9 percent to out-Wayne. While the Oakland County communities that began to experience population loss during the 1960s continued that trend, other older communities such as Birmingham, Clawson, Madison Heights, Pleasant Ridge, Pontiac, and Royal Oak joined them. Growth continued to occur in the developing suburbs of the 1960s, such as Novi, Rochester Hills (still Avon township at the time), Troy and a number of outer-ring townships.

The 1990 results echoed the trends seen in the 1970s and showed the effects of economic hardships experienced in the Detroit area during the early part of the 1980s. While Oakland and Macomb counties were able to recover from population losses during the early part of the decade and post gains, 7.1 percent and 3.3 percent respectively, out-Wayne experienced an increased rate of decline, losing 4.5 percent of its population.

Figure 1.1. 180 Years of Oakland County's Population History, 1820 - 2000



Population Change in the 1990's

The decade of the 1990s brought double-digit (10.2 percent) growth back to Oakland County (Table 1.3). Its net gain of 110,564 was the largest gain for any Michigan county. Macomb's pace of population increase far exceeded that of the previous decade (9.9 percent from 1990-2000 vs. 3.3 percent from 1980-1990). As stated earlier, the 1990s brought continued, though reduced, population loss to Wayne County (down 50,525 persons, or 2.4 percent). While Wayne County has shown tremendous growth in its western suburbs, and recently in its downriver suburbs (similar to the gains experienced by both Macomb and Oakland), losses in its older core (particularly Detroit and Highland Park) have continued to overshadow these gains.

An analysis of 1990 – 2000 Oakland County community population trends (Table 1.4) shows that population losses continue in the older communities where the trend began decades before, as well as in some of the smaller communities that have been “built-out” and have no opportunities for new housing. Despite a lack of land available for large developments several older communities are having success with in-fill developments—single family and higher density (e.g. townhouses, condos, lofts) housing built on scattered or relatively small sites within already developed neighborhoods. These developments are tending to appeal to a younger segment of the population who, due to unprecedented delays in marriage and child-rearing coupled with increasing numbers of GLBT (gay, lesbian, bisexual and transgender) households, tend to live in one- or two-person households. In addition to moving into new developments, many young small households are buying existing homes in these communities. Ferndale and Royal Oak are two examples of communities experiencing such a dynamic.

Table 1.3. Population Change, 1990 to 2000, for Southeastern Michigan Counties and State of Michigan

Location	1990	2000	Numeric Change	Percent Change
Genesee County	430,459	436,141	5,682	1.3%
Lapeer County	74,768	87,904	13,136	17.6%
Livingston County	115,645	156,951	41,306	35.7%
Macomb County	717,400	788,149	70,749	9.9%
Monroe County	133,600	145,945	12,345	9.2%
Oakland County	1,083,592	1,194,156	110,564	10.2%
St. Clair County	145,607	164,235	18,628	12.8%
Washtenaw County	282,937	322,895	39,958	14.1%
Wayne County	2,111,687	2,061,162	(50,525)	-2.4%
State of Michigan	9,295,297	9,938,444	643,147	6.9%

Data Source: US Census 2000 and 1990 SF1

Other older communities with similar characteristics but higher housing values (e.g. Birmingham, Pleasant Ridge and Huntington Woods) are experiencing new waves of young, professional couples with young children. Although their average household size tends to be smaller than that of the past generations, these households are helping to reinvigorate the communities, investing in home improvements, and increasing the communities' appeal and tax base.

A last segment of older communities, represented by Southfield, Lathrup Village, Oak Park, Madison Heights and, to a somewhat lesser degree, Farmington Hills and West Bloomfield, are experiencing growth brought on by racial/ethnic change. While Oak Park and Southfield were the early recipients of black migrants from the City of Detroit, the decade of the 1990s brought the greatest increase in suburban diversity of any in history. The African-American population continued to leave Detroit, with many moving to Southfield, Lathrup Village and Oak Park. Many middle- and upper-middle-class African Americans headed straight to West Bloomfield, Farmington Hills, Commerce Township, and Rochester Hills and were joined by early settlers from Southfield and Oak Park. Oakland County also became home to Asian immigrants from a number of countries. Led by Asian Indians, Chinese, Koreans, Filipinos, and Japanese, the Asian population settled in Troy, Rochester Hills, Bloomfield Hills and Township, West Bloomfield, Farmington Hills and Novi. Recent streams of Chinese and Southeast Asians have settled in Madison Heights and Hazel Park. A last group that is contributing to the growth of Oakland County is the Middle Eastern population – principally Chaldeans (i.e. Christian Iraqis). There are an estimated 50,000 Chaldeans living in Oakland County and the new Chaldean Cultural Center in West Bloomfield may help increase those numbers. While not as large, the Arab population, long concentrated in Dearborn, is increasingly moving to Oakland County. While some communities that have experienced an influx of ethnic immigrants have yet to see actual population growth, the continued in-movement of these groups, each with average households larger than the older white population they are replacing, is likely to lead to population stabilization and slow growth in the future.

The final tier of communities are those that are experiencing tremendous housing activity and population growth. As the population seeks newer homes on larger lots with lower taxes, they are drawn to the outlying townships and newer communities. The new residents represent a combination of older households who have decided to move from other communities in metropolitan Detroit, young families who have left the older inner-ring communities, and migrants from other parts of the country and foreign countries. Such communities as Novi, Wixom, South Lyon and the townships of Commerce, Independence, Milford, Lyon, Addison, Groveland, Springfield and Oakland, all experienced growth rates greater than 25 percent over the last decade. Two communities—Novi and West Bloomfield Twp—accounted for more than one-fifth of the county’s total population growth. Forecasts show that this growth is expected to continue over the next decade and beyond.

Table 1.4. Population Change, 1990-2000, by Community in Oakland County

Community	1990	2000	1990-2000 Change		Community	1990	2000	1990-2000 Change	
			Number	Percent				Number	Percent
Addison Twp	4,785	6,107	1,322	27.6%	Milford Twp	6,610	8,999	2,389	36.1%
Auburn Hills	17,076	19,837	2,761	16.2%	Milford Village	5,511	6,272	761	13.8%
Berkley	16,960	15,531	-1,429	-8.4%	Northville (Part)	3,367	3,352	-15	-0.4%
Beverly Hills Village	10,643	10,437	-206	-1.9%	Novi*	33,148	47,579	14,431	43.5%
Bingham Farms Village	1,001	1,030	29	2.9%	Oakland Twp	8,227	13,071	4,844	58.9%
Birmingham	19,997	19,291	-706	-3.5%	Oak Park	30,462	29,793	-669	-2.2%
Bloomfield Hills	4,288	3,940	-348	-8.1%	Orchard Lake	2,286	2,215	-71	-3.1%
Bloomfield Twp	42,473	43,023	550	1.3%	Orion Twp	21,047	30,748	9,701	46.1%
Brandon Twp	10,799	13,230	2,431	22.5%	Ortonville	1,252	1,535	283	22.6%
Clarkston	1,005	962	-43	-4.3%	Oxford Twp	9,004	12,485	3,481	38.7%
Clawson	13,874	12,732	-1,142	-8.2%	Oxford Village	2,929	3,540	611	20.9%
Commerce Twp	22,228	30,349	8,121	36.5%	Pleasant Ridge	2,833	2,594	-239	-8.4%
Farmington	10,132	10,423	291	2.9%	Pontiac	71,166	66,337	-4,829	-6.8%
Farmington Hills	74,652	82,111	7,459	10.0%	Rochester	7,178	10,467	3,289	45.8%
Ferndale	25,026	22,105	-2,921	-11.7%	Rochester Hills	61,718	68,825	7,107	11.5%
Franklin Village	2,644	2,937	293	11.1%	Rose Twp	4,926	6,210	1,284	26.1%
Groveland Twp	4,705	6,150	1,445	30.7%	Royal Oak	65,493	60,062	-5,431	-8.3%
Hazel Park	20,051	18,963	-1,088	-5.4%	Royal Oak Twp	5,011	5,446	435	8.7%
Highland Twp	17,941	19,169	1,228	6.8%	South Lyon	6,612	10,036	3,424	51.8%
Holly Twp	3,257	3,902	645	19.8%	Southfield**	75,695	78,322	2,627	3.5%
Holly Village	5,595	6,135	540	9.7%	Springfield Twp	9,927	13,338	3,411	34.4%
Huntington Woods	6,336	6,151	-185	-2.9%	Sylvan Lake	1,893	1,735	-158	-8.3%
Independence Twp	23,717	32,581	8,864	37.4%	Troy	72,884	80,959	8,075	11.1%
Keego Harbor	2,932	2,769	-163	-5.6%	Walled Lake	6,278	6,713	435	6.9%
Lake Angelus	328	326	-2	-0.6%	Waterford Twp	66,692	73,150	6,458	9.7%
Lake Orion Village	3,029	2,715	-314	-10.4%	West Bloomfield Twp	54,507	64,860	10,353	19.0%
Lathrup Village	4,329	4,236	-93	-2.1%	White Lake Twp	22,608	28,219	5,611	24.8%
Leonard Village	357	332	-25	-7.0%	Wixom	8,550	13,263	4,713	55.1%
Lyon Twp	8,695	11,041	2,346	27.0%	Wolverine Lake Village	4,727	4,415	-312	-6.6%
Madison Heights	32,196	31,101	-1,095	-3.4%	Oakland County	1,063,592	1,194,156	110,564	10.2%

Source: 1990 and 2000 Census (SF1)

* includes Novi Twp (pop. 150 in 1990; 193 in 2000)

** includes Southfield Twp (pop. 18 in 1990; 26 in 2000)

The 2000 Census counted 1,194,256 persons living in Oakland County, placing it second to Wayne County (as it was in the early 1800s), and ranking it 30th in population among all 3,100+ counties in the United States. Since 2000, Oakland County’s rate of growth has decreased to approximately 0.4 percent per year (Table 1.5), which, if continued, would yield the slowest decade of growth since the late 1800s. During this period, the Census Bureau estimates

that Palm Beach County, Florida has surpassed Oakland County, dropping its rank to 31st in the nation.

Table 1.5. Oakland County Population Estimates, Post-2000

Year	Population	Percent Change
2000	1,194,156	
2001	1,202,441	0.7%
2002	1,203,287	0.1%
2003	1,208,313	0.4%
2004	1,213,339	0.4%

Source: Census Bureau: Estimates Program

Recent population forecasts from the Southeast Michigan Council of Governments (SEMCOG) suggest continued population decline in the inner-ring communities and continued growth in the outlying rural townships. This vision of growth projects a 30-year population increase in southeast Michigan of 11.6 percent coupled with a 33 percent increase in developed land. Such a pattern of land use has been blamed for deserted inner cities, rampant development of the suburban infrastructure, and an irreplaceable loss of land for agriculture, recreation and wildlife. The 30-year forecast for Oakland County projects the addition of 139,417 residents (11.7 percent increase). The story forecast for Oakland County is one of continued population loss in the older suburbs and large growth in the exurban townships. The loss leaders are forecast to be Ferndale and Lake Angelus (both losing 19 percent of current residents) and Hazel Park and Clawson (both decreasing by 16 percent). The big gainers are forecast to be Lyon Township (up 345 percent), Oxford Township (up 107 percent), Oakland Township (up 99.5 percent), and Wixom (up 84.6 percent).

Components of Population Change – Births, Deaths, and Migration

The factors that influence population change are circumscribed, though the personal choices that influence these factors are not. A community's population changes through natural increase or decrease and migration. Natural increase/decrease is measured by the vital statistics of births and deaths. When a community's births exceed its deaths the population grows. When deaths exceed births the community's population decreases. Migration-related population change occurs when people move into/out of the county from/to other U.S. counties or foreign countries. When more people move into the county than out of it, population increases. When more people move out than in, population decreases.

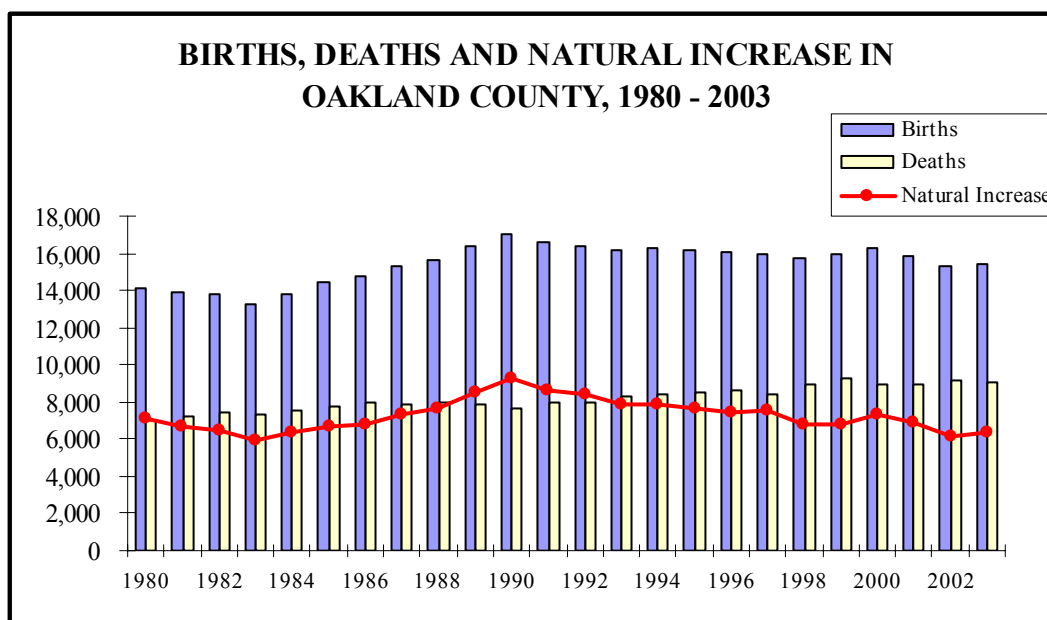
Natural Increase (Births and Deaths)

Figure 1.2 and Table 1.6 show the pattern of births and deaths in Oakland County from 1980 through 2003.² Births peaked in 1990 and have slowly declined since. This trend is also evident for the state and other counties in the region. A major cause of this decrease is the aging of the baby-boom generation out of their child-bearing years. In addition, recent trends have

² The Michigan Department of Community Health recently released the data for 2003. Data for 2004 are not expected to be released until early-mid 2006.

shown that men and women are getting married later in life than ever before and many of these couples are choosing to forego having children. If they do have children, they tend to have fewer than was the case for previous generations. A number of communities across the country have been able to counter the trend of smaller families among the domestic population with influxes of immigrant families with higher birth rates. However, Oakland County's typical immigrant families tend to have a higher socioeconomic status, which usually translates into smaller families. While births have declined in the county, deaths have remained fairly stable with some small increase in recent years. One can anticipate, with the baby boomers beginning to reach 65 years of age in 2011, that the number of deaths will soon begin to rise, further decreasing the rate of natural increase in population.

Figure 1.2. Births, Deaths and Natural Increase for Oakland County, 1980 - 2003



Source: Michigan Department of Community Health

The trend in births has mirrored the population patterns across the county. That is to say, the communities that have experienced population loss are likely to have experienced large drops in births, while the growing communities, often fueled by young couples in their child-bearing years, have experienced the opposite. Rather than present another detailed table, we will highlight communities on either end of the spectrum. The birth change calculation utilizes two 3-year averages for comparison – 1989-1991 (the years of highest births) and 2001-2003 (the most recent years available). While the county saw its number drop by 6.9 percent (16,659 vs. 15,509), Ferndale was down 34.6 percent, Pontiac 33.4 percent, Hazel Park 32.9 percent and Birmingham down 25.6 percent. Communities experiencing population growth through increasing births were led by South Lyon (up 85.6 percent), Oakland Township (30.6 percent), Oxford Township (29.3 percent), Wixom (26.3 percent) and Novi (21.7 percent).³

³ A number of villages appear on both ends of the birth spectrum but are not included in this discussion due to frequent annual fluctuations and problems with geographic coding with villages and their surrounding townships.

Table 1.6. Births, Deaths, and Natural Increase for Oakland County, 1980 - 2003

Year	Births	Deaths	Natural Increase
1980	14,125	6,962	7,163
1981	13,917	7,239	6,678
1982	13,840	7,420	6,420
1983	13,304	7,377	5,927
1984	13,818	7,509	6,309
1985	14,455	7,757	6,698
1986	14,819	7,985	6,834
1987	15,275	7,913	7,362
1988	15,639	7,941	7,698
1989	16,414	7,873	8,541
1990	17,008	7,690	9,318
1991	16,555	7,932	8,623
1992	16,343	7,956	8,387
1993	16,160	8,316	7,844
1994	16,277	8,362	7,915
1995	16,196	8,566	7,630
1996	16,088	8,617	7,471
1997	15,992	8,402	7,590
1998	15,732	8,920	6,812
1999	16,001	9,239	6,762
2000	16,253	8,902	7,351
2001	15,867	8,923	6,944
2002	15,267	9,109	6,158
2003	15,394	9,038	6,356

Source: Michigan Department of Community Health

Migration

The second component of population change is migration. People move in (in-migrants) and out of an area (out-migrants). These streams of in-migrants and out-migrants can be broken down further into native-born migrants (domestic migration) and foreign-born migrants (immigrants).

Table 1.7 presents annual estimates of Oakland County’s migration patterns, produced by the Census Bureau as part of their Population Estimates Program. A cursory look at the numbers shows a very clear pattern. Domestically, Oakland County is a net exporter of people. Internationally, it is a net importer. While the first half of the decade of the 1990s brought positive migration both domestically and internationally, the domestic trend shifted to one of out-migration during the 1995-96 period and has remained that way since.⁴ The county added 2,001 residents annually during the first half of the 1990’s through domestic migration. The second

⁴ Further analysis of 2000 Census Public Use Microdata Samples (PUMS) and Internal Revenue Service (IRS) files that follow will provide some context to the direction of this migration.

half of the decade brought an annual loss of 3,432 residents through domestic migration. Since 2000, this out-migration has accelerated to an annual average loss of 7,634 residents.

Table 1.7. Migration Trends for Oakland County, 1990 - 2004

	Domestic Migration	International Migration
Totals 1990 - 1999	-3,720	26,872
1990 - 91	2,474	1,537
1991 - 92	3,473	3,233
1992 - 93	392	2,904
1993 - 94	1,255	2,488
1994 - 95	2,413	2,766
1995 - 96	-141	3,451
1996 - 97	-2,931	4,008
1997 - 98	-5,407	3,332
1998 - 99	-5,248	3,153
1999 - 00	no estimates made prior to Census	
Totals 2000 - 2004	-30,535	22,593
2000 - 01	-7,347	6,823
2001 - 02	-10,797	5,360
2002 - 03	-6,209	5,206
2003 - 04	-6,182	5,204
Annual Avg. 1990-99	-413	2,986
Annual Avg. 2000-04	-7,634	5,648

Source: Census Bureau Population Estimates Program

International migration (i.e. immigration) has served to override the domestic losses throughout the latter half of the 1990s. The decade of the 1990s brought an annual average of 2,986 immigrants to the county, more than double the average for the 1980s. The result is that as of 2000, 45 percent of the county's total foreign-born population had arrived in the United States post-1990. Since 2000, in spite of September 11 and the resulting immigration restrictions, Oakland County has witnessed an increase in its annual immigration to 5,648. Unfortunately, the increases in immigration since 2000 have not been sufficient to overcome the increases in domestic out-migration. The result is a net loss of almost 8,000 residents from 2000-2004 through migration.

The first analysis of these migration streams (see Table 1.8) utilizes the Census Bureau's 2000 PUMS File. This file provides a sample of actual individual census responses (all identifiers are removed and data are only reported for areas of at least 100,000 population), thus allowing for cross tabulations to be performed that are not included in the standard census tabulations.⁵ This tabulation allows one to understand the direction of the domestic migration streams. So that we could focus on migration patterns of persons by education and workforce status the numbers presented below only include people 25 and older. Past research conducted

⁵ The migration tabulations only cover the 1995-2000 period because the Census questionnaire asks the respondent where they were living 5 years prior to Census Day (April 1, 2000).

by the Michigan Metropolitan Information Center (MIMIC) confirms that these patterns hold true for the population under 25 years. The data reported below cover the latter half of the decade (1995-2000), because the trends in this period dominated those of the first half of the decade. The major trends that can be discerned from this table are as follows:

- Oakland County experienced a net gain from people moving within southeast Michigan. However, the gains came almost exclusively from people moving out of Wayne County into Oakland.⁶
- Although these gains from Wayne County are important and valued, they mask substantial losses of population to other southeast Michigan counties, primarily Macomb (6,113), Livingston (4,099), and St. Clair and Lapeer Counties (3,233). Oakland County also lost a significant number of people 25 and older to Genesee and Shiawassee Counties (2,209).⁷
- If we back out the gains from Wayne County, we find that Oakland County exported almost 13,000 people 25 and older to other southeastern Michigan counties from 1995-2000.
- The largest losses through domestic migration come from residents 35 and older moving from Oakland County to somewhere outside of southeast Michigan (21,854 people from 1995-2000). People 55 and older moving to other states account for the single largest category of losses (11,116) over the period.
- Counter to the overall trends, Oakland County gained almost 7,000 more 25-34 year-olds from other communities than it lost. Most of these people came from Wayne County and Clinton, Eaton, and Ingham Counties.⁸ However, almost 1,400 came from outside of the state. This is a positive trend for economic growth in the county, which requires continual replenishing of a young, well-educated workforce.

An analysis of Oakland County's migration is important, not just because it drives total population numbers but because the characteristics of in- and out-migrants affects the character and composition of the residential base. Table 1.9 provides a summary, by demographic and socioeconomic characteristics, of the gross effects of migration. In other words, it represents the resultant characteristics of all movers, whether domestic or international. Tables 1.10 – 1.13 break out the domestic and international streams so as to better understand how the two flows differ. The table shows that most people moving into the 35 to 54 years old, and most people moving out under 25 or over 54 years old. Most in-movers are racial/ethnic minorities, but most

⁶ If we include all age groups, 26,000 Wayne County residents moved to Oakland County between 1995 and 2000. The majority, approximately 17,000, came from Detroit.

⁷ St. Clair and Livingston Counties, as well as Genesee and Shiawassee Counties are combined, because of the way the Census Bureau data are tabulated.

⁸ Many of the people moving from Ingham County may be graduates of Michigan State University (MSU) who are returning home or have found work in Oakland County. A similar dynamic for Eastern Michigan University and University of Michigan graduates may be evident in the 25 to 34 year olds moving from Washtenaw County.

out-movers are white. Most in-movers have college degrees and work in management or professional jobs in the manufacturing or professional/business services industries.

Table 1.8. Net Domestic Migration for Oakland County, by Age Group, 1995-2000

County/Area	Age Category		
	25 to 34 years	35 to 54 years	55 years+
Wayne	5,805	9,156	3,852
Macomb	-2,316	-3,009	-788
St. Clair/Lapeer	-984	-1,778	-471
Oakland	0	0	0
Livingston	-781	-2,348	-970
Washtenaw	994	-117	-177
Monroe	-137	-97	-134
Total Southeast Michigan	2,581	1,807	1,312
Huron/Tuscola/Sanilac	215	-189	-272
Genesee/Shiawassee	-685	-1,207	-317
Clinton/Eaton/Ingham	1,599	3	99
Jackson	112	239	-166
Lenawee/Hillsdale	41	-202	0
Total Adjacent Counties	1,282	-1,356	-656
West Michigan	631	101	-508
Mid Michigan	926	-714	-1,139
Northern Michigan	-338	-1,534	-2,010
Upper Peninsula	353	-192	-146
Total Non-Adjacent Counties	1,572	-2,339	-3,803
Total Outside Southeast Michigan	2,854	-3,695	-4,459
Other States	1,385	-2,584	-11,116

Source: 2000 Census Public Use Micro Data Sample (PUMS) 5% Sample File

Table 1.10 and Figure 1.3 illustrate the domestic and international migration streams by age. It is immediately obvious that for most age groups domestic migration streams were directed out of the county. The most important exception to this trend was the in-migration of 25-34 year olds. This represents the critical younger, working-age adults that are sought by all growing economies. The state and region have had difficulties attracting this group and, in fact, have experienced a net loss to other states. It is a testament to the economy and quality of life in Oakland County that its trend for this group is inward. Oakland County has also attracted a large number of international migrants from this age group and the next. It even gained 20 to 24 year olds (2,905) through international migration.

Table 1.9. Profile of Migration for Oakland County by Characteristic, 1995-2000⁹

Category	Oakland
AGE	
5 to 24	-7,347
25 to 34	16,879
35 to 54	5,085
55 and Over	-11,496
RACE/HISPANIC ORIGIN	
Hispanic	3,318
White Alone	-26,201
Black Alone	13,787
Asian	11,007
All Others	1,210
EDUCATIONAL ATTAINMENT	
Less than H.S. Diploma	649
H.S. Graduate	-5,913
Some College	106
Bachelor's Degree	10,364
Graduate Degree	5,262
COLLEGE ENROLLMENT	
Not Enrolled	14,733
Currently Enrolled	-11,612
HOUSEHOLD INCOME	
Less than \$20,000	-8,099
\$20,000 to \$39,999	-3,547
\$40,000 to \$59,999	-188
\$60,000 to \$99,999	10,993
\$100,000 or More	12,440
OCCUPATION	
Management, Professional, and Related	15,702
Service Occupations	-2,539
Sales and Office	574
Farming, Fishing, Forestry	-21
Construction, Extraction, Maintenance	-275
Production, Transportation, Material Moving	467
INDUSTRIAL CLASS	
Agriculture	-51
Natural Resources & Mining	-149
Construction	-121
Manufacturing	11,145
Wholesale	584
Retail Trade	981
Transportation, Warehousing & Utilities	-1,008
Information	-988
Financial Activities	152
Professional & Business Services	6,135
Education & Health Services	-1,427
Leisure & Hospitality	-1,943
Other Services	1,029
Government	-431
TOTAL	3,121

Source: 2000 Census PUMS 5% Sample File

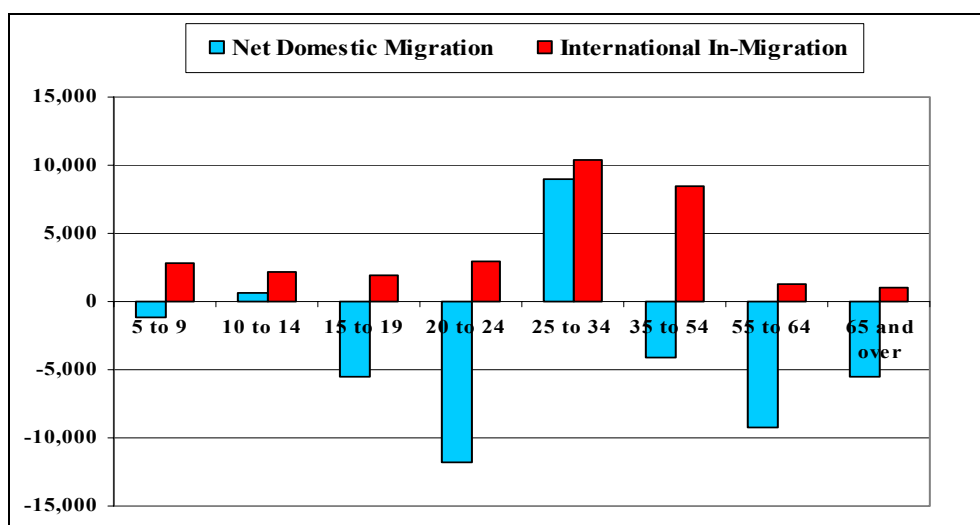
⁹ The chart includes domestic and international migration. The total (3,121) refers to the total number of migrants broken out by age, race/Hispanic origin, and college enrollment. This total differs slightly from the total in table 1.9 due to estimation procedures used by the Census Bureau. Migrants under 25 are not included in the educational attainment, occupation, and industrial class sections of the table. Household income is based on households, not population, which is the basis for the other sections of the table.

Table 1.10. Age Distribution of Migrants, by Type, for Oakland County, 1995-2000¹⁰

	Net Domestic Migration	International In-Migration
Total	-27,634	31,186
5 to 9 years	-1,167	2,867
10 to 14 years	690	2,230
15 to 19 years	-5,488	1,974
20 to 24 years	-11,802	2,905
25 to 34 years	8,981	10,443
35 to 54 years	-4,093	8,501
55 to 64 years	-9,262	1,253
65 years and over	-5,493	1,013

Source: 2000 Census PUMS 5% Sample File

Figure 1.3. Age Distribution of Migrants, by Type, for Oakland County, 1995-2000



Source: 2000 Census PUMS 5% Sample File

It is informative to understand the impact that migration has on racial/ethnic diversity (a more complete discussion of racial/ethnic change is provided later in this chapter). Table 1.11 shows that *domestic* migration between 1995 and 2000 resulted in an increase of minority residents in all classifications and a decrease in white residents. Previous research conducted by the Center for Urban Studies shows that out-migration of African Americans from Detroit was the primary source of the domestic increase. Asian and Latino growth tends to come through migration from other parts of Michigan and the United States.

¹⁰ The number of domestic migrants 25 years of age and older reported in this table differs slightly from the number reported in Table 1.7 due to differences in the number of people responding to questions that provide the information for the tables, as well as related estimation procedures used by the Census Bureau.

On the *international* side, one finds a number of white immigrants. While specific data are not available, it can be assumed that a large component of this population is ethnic – Albania and other eastern European, Arab, Chaldean, etc. – who often must list white as their race because their particular ethnic group is not recognized as an official minority by the federal government. The next largest group of immigrants is Asians from countries, such as India, China, Korea, Japan and Pakistan. Hispanics have immigrated to Pontiac and Waterford Township primarily. The people who fall into the “other race” category are immigrants who identify with more than one race or do not see themselves as falling into the race categories provided on the census questionnaire. In both cases the majority of these respondents will have Arab or Chaldean ancestry.

Table 1.11. Racial/Ethnic Distribution of Migrants, by Type, for Oakland County, 1995-2000

	Net Domestic Migration	International In-Migration
White	-40,933	17,374
Black	11,102	1,196
Asian	1,666	9,875
Other Race	531	2,741
Hispanic or Latino	606	3,122

Source: 2000 Census PUMS 5% Sample File

It is also informative to take a brief look at the structure of migrant households (a more complete discussion of household structure is provided later in this chapter). Stark differences appear between the domestic and international migration streams. Domestically, Oakland County experienced losses of married couple households – both with and without children. Many of these are represented in the households that have chosen to move to other areas in southeast Michigan – northern Macomb, southern Genesee, Lapeer and Livingston counties. Single-parent families with children, as well as other families without children, were the major in-migrant types. On the immigration side, married couples, with and without children, dominated. In addition, non-family households, often populated by young college-age or recent graduates, comprised a large segment.

Table 1.12. Household Structure of Migrants, by Type, for Oakland County, 1995-2000

	Net Domestic Migration	International In-Migration
Married Couple with Children	-3,570	16,680
Married Couple without Children	-13,270	6,240
Other Family with Children	1,240	1,800
Other Family without Children	1,460	1,190
Non-Family Household	-3,670	4,920

Source: 2000 Census PUMS 5% Sample File

Our final migration chart details the educational attainment of migrants 25 years and over. The pattern that Oakland County exhibits is one that the state and remainder of southeast Michigan would be delighted to mirror. Oakland County experienced *domestic* losses of less educated residents and gains of those with college degrees or higher. For *international* migration, the major growth was in the college educated cohorts.

Table 1.13. Educational Attainment of Migrants, by Type, for Oakland County, 1995-2000

	Net Domestic Migration	International In-Migration
Less than High School Diploma	-2,397	2,337
High School Graduate	-8,689	2,604
Some College	-4,286	3,397
Bachelor's Degree	4,211	7,333
Graduate Degree	1,294	5,539

Source: 2000 Census PUMS 5% Sample File

Age Structure

Table 1.14 and Figure 1.4 detail the changes in the age structure of Oakland County's population during the 1990s. They show that the county's residents are getting older, as evident in the following trends:

- Although people under 30 years of age accounted for the largest share of the population in 1990, 30-59 year olds held that honor in 2000. Whereas 25 to 34 year olds were the largest 10-year age group in 1990, 35 to 44 year olds were the largest in 2000.
- The largest growth occurred in the 40 and 59 year old age groups (increase of 91,995 people or 36 percent). This is attributable to the aging of the baby-boom generation, born between 1946 and 1964 (36 to 54 years old in 2000). In 2011, the first wave of boomers will reach 65 years of age, thus beginning the steep growth in the county's elderly population.
- The number of 20 to 34 year olds decreased substantially. This is due to the migration of 20 to 24 year olds to other parts of the country (see section on migration) and the aging of the remaining population.
- The number of people above 65 years of age continues to grow. Growth for this age group is forecast to increase substantially beginning in 2011, as baby boomers begin to reach 65. From 2000 to 2030, the 65 and older age group is projected to grow by 104%. The average lifespan has increased and the elderly of today are much healthier and better off financially than ever before. This is leading to large increases in the population 70 years and over, with accompanying needs for housing and service alternatives.

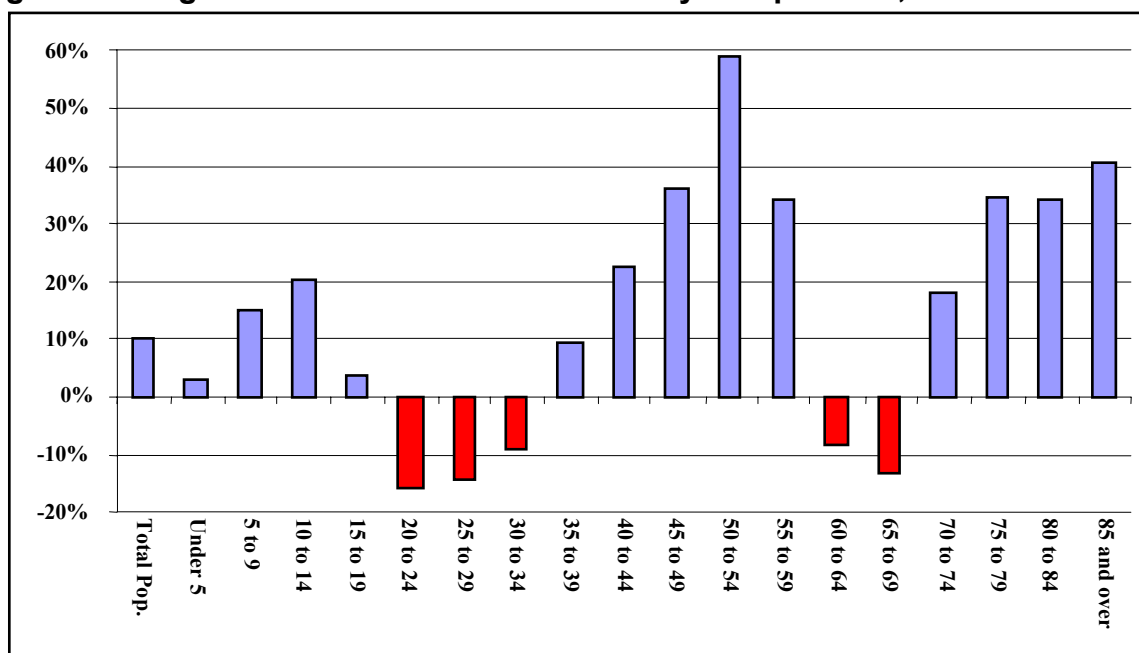
This general trend towards an older population was offset somewhat by an increase in the number of children, particularly children between 5 and 14 years of age. This represents the “echo” of baby boom as many women waited until their early 30s to have children. This is the age group that accounts for most of the “natural increase” in the county’s population (see discussion under “Components of Population Change—Births, Deaths, and Migration”). The baby boom is now close to leaving its childbearing years, and smaller increases in the number of children are expected in the future.

Table 1.14. Age Distribution of Oakland County’s Population, 1990-2000

	1990	2000	1990 - 2000 Change	
			Number	Percent
Total Population	1,083,592	1,194,156	110,564	10.2%
Under 5 years	78,224	80,367	2,143	2.7%
5 to 9 years	75,088	86,326	11,238	15.0%
10 to 14 years	71,220	85,498	14,278	20.0%
15 to 19 years	71,477	74,272	2,795	3.9%
20 to 24 years	72,122	60,591	-11,531	-16.0%
25 to 29 years	95,615	82,115	-13,500	-14.1%
30 to 34 years	103,357	94,072	-9,285	-9.0%
35 to 39 years	94,929	104,034	9,105	9.6%
40 to 44 years	87,311	107,021	19,710	22.6%
45 to 49 years	70,505	95,887	25,382	36.0%
50 to 54 years	52,839	83,929	31,090	58.8%
55 to 59 years	46,597	62,410	15,813	33.9%
60 to 64 years	46,420	42,675	-3,745	-8.1%
65 to 69 years	40,617	35,331	-5,286	-13.0%
70 to 74 years	29,620	34,940	5,320	18.0%
75 to 79 years	21,911	29,410	7,499	34.2%
80 to 84 years	14,220	19,069	4,849	34.1%
85 years and over	11,520	16,209	4,689	40.7%

Source: 2000 Census SF1 File

Figure 1.4. Age Distribution of Oakland County's Population, 1990-2000



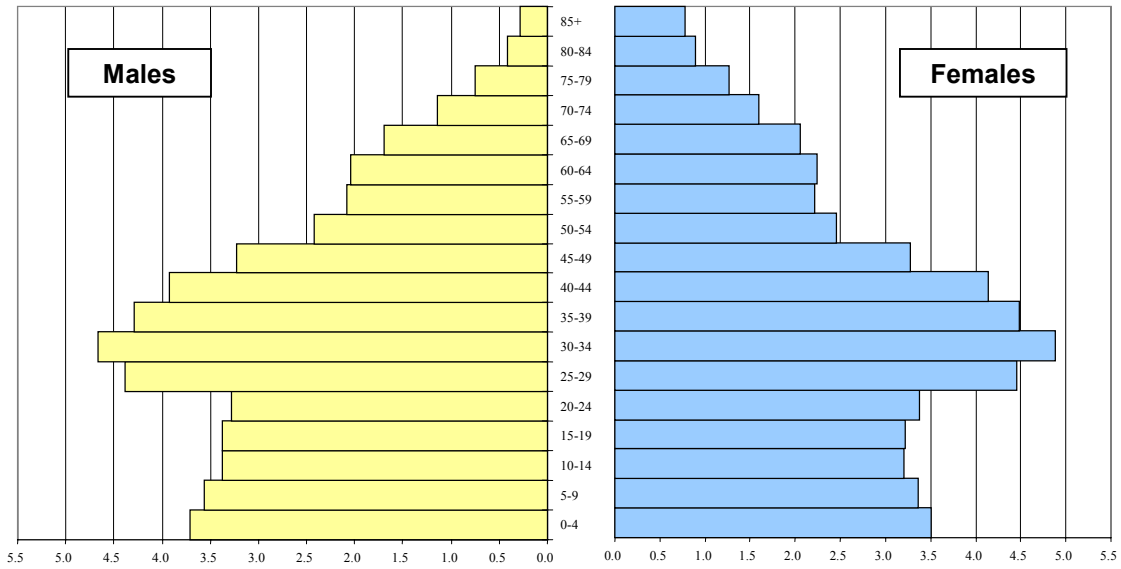
Source: 2000 Census SF1 File

Figures 1.5 and 1.6 provide a different way of looking at the age structure of the county's population. These population pyramids present a picture of the share of population represented by 5-year age cohorts and gender (males on the left; females on the right). The pictures allow us to see the baby boomers, represented by the longest bars, as well as the gender differences that occur throughout the age cycle – particularly the greater longevity of females.

Next, we discuss Oakland County's population from both ends of the age spectrum – Children (less than 18 years of age) and Seniors (65 years and over). Table 1.15 shows the total population under 18 years of age for each community and the share of the each community's population that is accounted for by children. The 300,760 children account for 25.2 percent of the county's total population. This represented an increase of 32,702 or 12.2 percent since 1990—slightly higher than the 10.2 percent growth in the county's total population. Due to recent birth trends, population growth was highest in the 10 to 14 year and 5 to 9 year age groups, which grew by 20.0 and 15.0 percent, respectively. The less than 5 years cohort grew by only 2.7 percent.

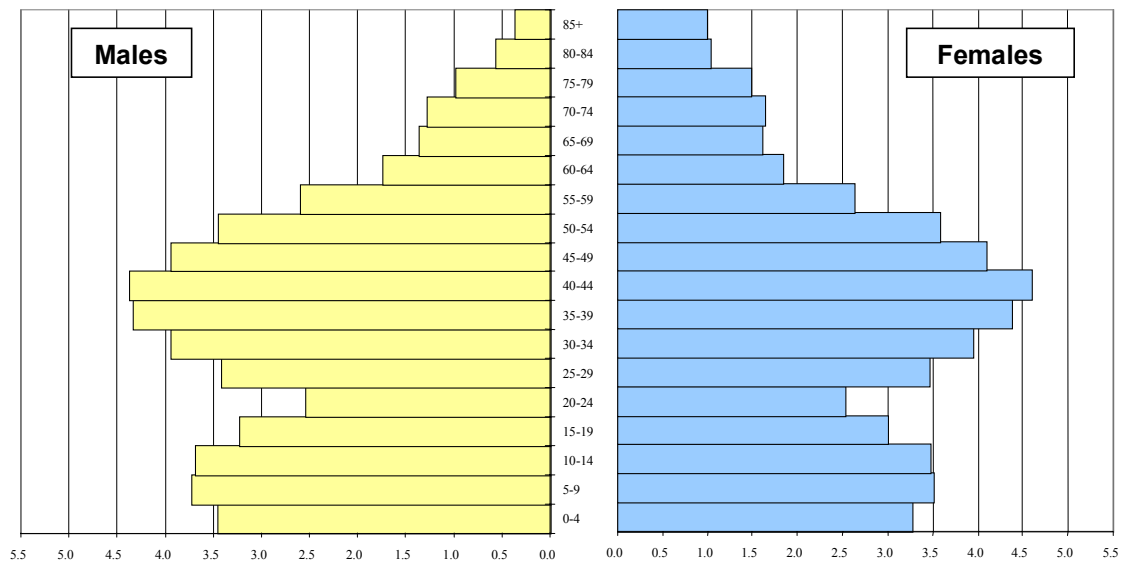
Youth as a share of total population varied considerably across the county's communities, from a low of 15.9 percent in Bingham Farms to a high of 32.4 percent in Ortonville. Pontiac came in second highest, tied with Brandon Township, at 30.6 percent. Two of the largest cities with low shares of children are Royal Oak at 17.8 percent and Ferndale at 20.4 percent. The decade of the 1990s brought a great deal of change to both communities as they drew increasing numbers of young singles, childless couples and GLBT households. These trends, coupled with the empty-nest households who chose to stay in the community, resulted in a 30 percent drop in the number of children in Ferndale in just a decade.

Figure 1.5. Oakland County Age Pyramid, 1990



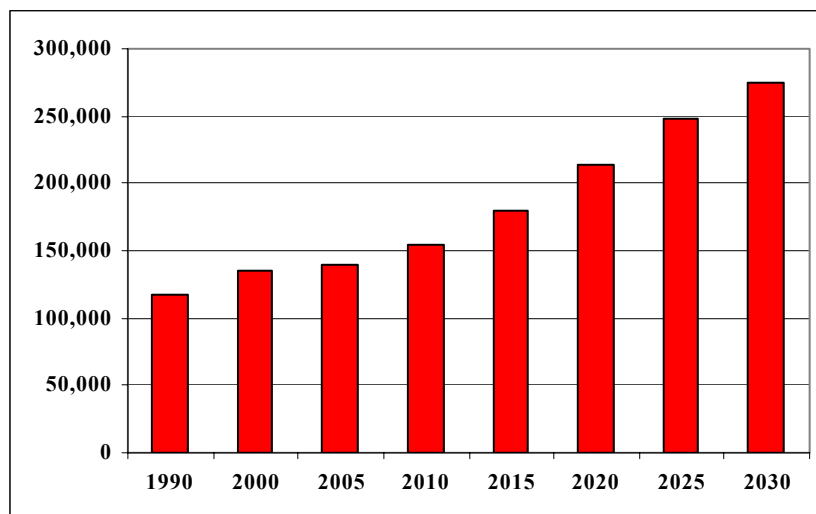
Source: 2000 Census SF1 File

Figure 1.6. Oakland County Age Pyramid, 2000



Source: 2000 Census SF1 File

Figure 1.7. The Senior Population (65+) in Oakland County, 1990 – 2000



Source: SEMCOG Regional Development Forecast

Table 1.16 provides an age snapshot of Oakland County’s communities¹¹, listing both median age and percent of the population that is 65 years and over. The county’s median age in 2000 was 36.7 years, up from 33.8 years in 1990. Bingham Farms and Bloomfield Hills, two of the most affluent communities in the county, had the highest median age – 53.4 and 51.9 years, respectively. The youngest median ages were in Pontiac (30.0 years), Wixom (30.3 years), and Auburn Hills (30.7 years).

As one would expect, the areas with the highest median age also had the largest percentage of the population 65 years and over. Bingham Farms far outdistanced the other communities with 32.4 percent of its population 65 years of age or older. Bloomfield Hills came in a distant second at 23.8 percent. The smallest share of seniors was found in Groveland Township (5.2 percent). In fact, the growing townships that are major attractors of new housing and young families accounted for 11 of the 13 lowest elderly shares. The only cities to enter the mix were Wixom (5.4 percent), and Auburn Hills (7.3 percent).

The Southeast Michigan Council of Governments (SEMCOG), in its role as the metropolitan planning organization for the Detroit region, forecasts the age distribution of the population by community through its Regional Development Forecast. The most recent forecasts, which projects the population out to 2030 is reproduced below (Table 1.17). The county’s total population is expected to experience a slow, but steady increase over the 30-year period, adding 139,416 residents (11.7 percent growth). This 30-year total is only 29,000 more than the increase experienced during the 10-year period from 1990 to 2000. So, although growth is forecast, the rate of growth is expected to slow dramatically.

¹¹ Detailed age breakdowns are provided in the detailed demographic profiles that appear in the Appendix.

Table 1.15. Percentage of the Population Less than 18 Years of Age for Oakland County Communities, 2000

Community	Less than 18 Years		Community	Less than 18 Years	
	Number	Percent		Number	Percent
Addison Twp	1,793	29.4%	Milford Village	1,793	28.6%
Auburn Hills	4,051	20.4%	Northville (Part)	877	26.2%
Berkley	3,542	22.8%	Novi	13,069	27.6%
Beverly Hills Village	2,564	24.6%	Novi Twp	58	30.1%
Bingham Farms Village	164	15.9%	Oakland Twp	8,391	28.2%
Birmingham	4,094	21.2%	Oak Park	3,992	30.5%
Bloomfield Hills	10,242	23.8%	Orchard Lake	595	26.9%
Bloomfield Twp	775	19.7%	Orion Twp	8,979	29.2%
Brandon Twp	4,522	30.6%	Ortonville	497	32.4%
Clarkston	247	25.7%	Oxford Twp	3,688	29.5%
Clawson	2,621	20.6%	Oxford Village	997	28.2%
Commerce Twp	9,118	30.0%	Pleasant Ridge	570	22.0%
Farmington	2,088	20.0%	Pontiac	20,320	30.6%
Farmington Hills	18,942	23.1%	Rochester	2,417	23.1%
Ferndale	4,504	20.4%	Rochester Hills	17,874	26.0%
Franklin Village	830	28.3%	Rose Twp	1,647	26.5%
Groveland Twp	1,202	26.0%	Royal Oak	10,695	17.8%
Hazel Park	5,245	27.7%	Royal Oak Twp	1,362	25.0%
Highland Twp	5,562	29.0%	South Lyon	2,491	24.8%
Holly Twp	1,013	26.0%	Southfield	16,876	21.6%
Holly Village	1,659	27.0%	Southfield Twp	6	23.1%
Huntington Woods	1,634	26.6%	Springfield Twp	3,846	28.8%
Independence Twp	9,017	27.7%	Sylvan Lake	312	18.0%
Keego Harbor	689	24.9%	Troy	21,218	26.2%
Lake Angelus	66	20.2%	Walled Lake	1,431	21.3%
Lake Orion Village	552	20.3%	Waterford Twp	16,957	23.2%
Lathrup Village	1,042	24.6%	West Bloomfield Twp	17,093	26.4%
Leonard Village	87	26.2%	White Lake Twp	7,807	27.7%
Lyon Twp	3,182	28.8%	Wixom	3,300	24.9%
Madison Heights	6,867	22.1%	Wolverine Lake Village	1,125	25.5%
Milford Twp	2,563	28.5%	Oakland County	300,760	25.2%

Source: 2000 Census (SF1)

While the SEMCOG forecasts do not provide the degree of age detail that we analyzed using census data, the age groups that are forecast tell an interesting story. The population less than 5 years of age is expected to add only 5,502 to its ranks (6.8 percent increase), with the majority of this growth occurring after 2020. The 5-17 year age group is expected to decrease after 2000, with the growth after 2015 being insufficient to overcome the early losses. The 18-34 year age group is forecast to peak in 2015 (only 9,000 more than in 2000) and then drop back slightly for a 2.2 percent gain (5,770 residents) over 30 years. The 35 – 64 year age group will grow with the baby boomers through 2010 and then begin to tail off as the smaller Generation X (born 1965 – 1979) cohort replaces them. The result will be a 1.1 percent loss (-5,488 residents) in this age group.

Table 1.16. Median Age and Percentage 65 years+ for Oakland County Communities, 2000

Community	Median Age	65 Years and Over		Community	Median Age	65 Years and Over	
		Number	Percent			Number	Percent
Addison Twp	NA*	400	6.5%	Milford Village	35.2	761	12.1%
Auburn Hills	30.7	1,448	7.3%	Northville (Part)	41.2	363	10.8%
Berkley	35.5	2,001	12.9%	Novi	35.2	3,838	8.1%
Beverly Hills Village	42.4	2,160	20.7%	Novi Twp	43.3	18	9.3%
Bingham Farms Village	53.4	335	32.5%	Oakland Twp	38.2	923	7.1%
Birmingham	39.3	2,700	14.0%	Oak Park	34.6	3,626	12.2%
Bloomfield Hills	45.1	7,659	17.8%	Orchard Lake	42.6	243	11.0%
Bloomfield Twp	51.9	936	23.8%	Orion Twp	NA*	1,675	5.4%
Brandon Twp	34.6	814	5.5%	Ortonville	33.2	125	8.1%
Clarkston	40.7	129	13.4%	Oxford Twp	NA*	888	7.1%
Clawson	37.7	1,936	15.2%	Oxford Village	33.8	337	9.5%
Commerce Twp	NA*	2,154	7.0%	Pleasant Ridge	40.5	296	11.4%
Farmington	40.4	2,132	20.5%	Pontiac	30.0	5,651	8.5%
Farmington Hills	38.6	11,803	14.4%	Rochester	35.6	1,069	10.2%
Ferndale	33.5	2,137	9.7%	Rochester Hills	38.1	7,325	10.6%
Franklin Village	41.7	474	16.1%	Rose Twp	38.3	442	7.1%
Groveland Twp	NA*	205	4.4%	Royal Oak	36.9	8,958	14.9%
Hazel Park	33.0	2,180	11.5%	Royal Oak Twp	34.2	923	16.9%
Highland Twp	35.6	1,395	7.3%	South Lyon	35.2	1,507	15.0%
Holly Twp	NA*	364	9.3%	Southfield	38.3	11,888	15.2%
Holly Village	32.7	760	12.4%	Southfield Twp	NA*	5	19.2%
Huntington Woods	40.6	779	12.7%	Springfield Twp	35.9	770	5.8%
Independence Twp	36.4	2,627	8.1%	Sylvan Lake	40.3	259	14.9%
Keego Harbor	33.3	211	7.6%	Troy	38.1	8,286	10.2%
Lake Angelus	49.0	69	21.2%	Walled Lake	36.8	803	12.0%
Lake Orion Village	38.1	434	16.0%	Waterford Twp	35.5	7,893	10.8%
Lathrup Village	40.5	515	12.2%	West Bloomfield Twp	40.2	8,674	13.4%
Leonard Village	39.2	48	14.5%	White Lake Twp	36.4	2,208	7.8%
Lyon Twp	35.2	746	6.8%	Wixom	30.3	721	5.4%
Madison Heights	36.1	4,416	14.2%	Wolverine Lake Village	37.5	414	9.4%
Milford Twp	NA*	747	8.3%	Oakland County	36.7	134,959	11.3%

NA* = Census tabulations do not provide medians for Twp, net of Villages
 Source: 2000 Census SF1 File

Table 1.17. Age Distribution of Oakland County's Population, 2000-2030

	2000	2005	2010	2015	2020	2025	2030	2000 - 2030 Change	
								Number	Percent
Total Population	1,194,157	1,225,336	1,254,380	1,281,557	1,299,528	1,318,551	1,333,573	139,416	11.7%
Less than 5 years	80,364	80,277	81,908	83,084	82,899	83,854	85,866	5,502	6.8%
5 - 17 years	220,394	215,864	208,318	207,500	209,997	212,833	213,516	-6,878	-3.1%
18 - 34 years	262,484	261,352	263,387	271,237	269,804	268,457	268,254	5,770	2.2%
35 - 64 years	495,956	528,095	546,372	539,770	523,273	504,815	490,468	-5,488	-1.1%
65 years+	134,959	139,748	154,395	179,966	213,555	248,592	275,469	140,510	104.1%
Percent of Total Population									
Less than 5 years	6.7%	6.6%	6.5%	6.5%	6.4%	6.4%	6.4%		
5 - 17 years	18.5%	17.6%	16.6%	16.2%	16.2%	16.1%	16.0%		
18 - 34 years	22.0%	21.3%	21.0%	21.2%	20.8%	20.4%	20.1%		
35 - 64 years	41.5%	43.1%	43.6%	42.1%	40.3%	38.3%	36.8%		
65 years+	11.3%	11.4%	12.3%	14.0%	16.4%	18.9%	20.7%		

Source: SEMCOG Regional Development Forecast

The most obvious change in age composition is the huge growth of the elderly (65 years and over) as baby boomers begin to turn 65 years of age in 2011. The significance of this growth can be better understood by looking at the bottom of the table where population shares by age group are reported. The population 65 years and over represented 11.3 percent of the county's population in 2000. Once the baby boomers hit 65 (in 2011) their share of total population begins to grow dramatically. By 2030, SEMCOG projects that 1 of every 5 Oakland County residents will be 65 and over (Figure 1.7). The forecasted growth of this age group (140,510 people or 104%) will exceed total population growth countywide (both number and percent) for the 30-year period. This will have a tremendous impact on business, government, service providers, and housing.

Race and Ethnicity

The decade of the 1990s was one of great racial and ethnic change in Oakland County (Table 1.18). Oakland County experienced a greater increase in its non-white population than any other county in the region. The same was true for its increase in the proportion of its population that is Black/African-American. The African-American population that was concentrated in the communities of Pontiac, Lathrup Village, Southfield and Royal Oak Township increased in number and spread throughout the county. Immigration brought large numbers of Asians to the county, in addition to increasing the numbers of Hispanics living primarily in the Pontiac-Waterford area. The White, non-Hispanic population, grew at a very slow rate.

Table 1.19 breaks out the racial and ethnic change into more specific categories.¹² The White, non-Hispanic ("majority") population grew by only 1.4 percent over the decade, which resulted in its share of the total population falling from 88.4 percent to 81.4 percent. The African American population grew by 42,907 people (55.9 percent increase) and raised its share of the population from 7.1 to 10.0 percent. This was the largest numerical increase for any minority group. The number of Native Americans decreased, but this appears to be a result of the introduction of the multiple race option in the 2000 Census, as many Native Americans were found to list a second race (the tabulation reported here is only for respondents who reported only one race). Adding 24,827 people (more than double the 1990 population), Asians (primarily Asian Indians, followed by Chinese, Koreans, Filipinos and Japanese), experienced the largest percentage growth and increased their share of total population to 4.1 percent. The Hispanic population added 9,369 residents, increasing its share of total population from 1.8 to 2.4 percent. Finally, 19,692 Oakland County residents listed themselves as being of multiple races. Many of these, were persons of Middle Eastern ethnicity (Arab or Chaldean) who listed a race (most often White) but also checked the "Other Race" option and wrote in their ethnicity.

¹² The Census Bureau changed the way it collected and reported race information in 2000. Respondents were able, for the first time, to indicate multiple racial categories. This produced the concepts of "race alone" or "race alone or in combination" as ways of tallying race. As a result, the comparisons between 1990 and 2000 are not exact. The tables as shown here identify the race alone tabulations with the multiple race entries aggregated under "Two or more races." The race/ethnic estimates shown in Table 1.18 calculate race based on the "alone or in combination" concept.

Table 1.18. Non-White and Black Population in Southeastern Michigan and Statewide, 1990 - 2000

Location	Percent Non-White			Percent Black		
	1990	2000	Change	1990	2000	Change
Genesee County	22%	23%	1%	20%	21%	1%
Lapeer County	2%	3%	0%	1%	1%	0%
Livingston County	2%	2%	0%	1%	0%	0%
Macomb County	3%	6%	2%	1%	3%	1%
Monroe County	3%	3%	0%	2%	2%	0%
Oakland County	10%	16%	5%	7%	10%	3%
St. Clair County	4%	4%	0%	2%	2%	0%
Washtenaw County	16%	21%	4%	11%	13%	1%
Wayne County	43%	47%	4%	40%	43%	3%
State of Michigan	17%	18%	1%	14%	14%	0%

Data Source: US Census 2000 and 1990 SF1

Table 1.19. Racial/Ethnic Composition of Oakland County, 1990 - 2000¹³

	1990		2000		1990-2000 Change	
	Number	Share	Number	Share	Number	Percent
Total Population	1,083,592		1,194,156		110,564	10.2%
NonHispanic Population	1,063,962	98.2%	1,165,157	97.6%	101,195	9.5%
White	958,300	88.4%	971,752	81.4%	13,452	1.4%
Black/African American	76,801	7.1%	119,708	10.0%	42,907	55.9%
Native American	3,659	0.3%	2,854	0.2%	-805	-22.0%
Asian or Pacific Islander	24,643	2.3%	49,470	4.1%	24,827	100.7%
Other race	559	0.1%	1,681	0.1%	1,122	200.7%
Two or more races	na	na	19,692	1.6%	na	na
Hispanic/Latino	19,630	1.8%	28,999	2.4%	9,369	47.7%

Source: 2000 Census SF1 File

Data released in August 2005 show these trends continuing (Table 1.20). While the data report racial/ethnic groups somewhat differently (i.e. groups are reported as “alone or in combination”), the data show that the White, non-Hispanic population is estimated to have declined during this decade while other groups, with the exception of Native Americans, have grown. Oakland County ranked 35th in its share of minority population (20.7 percent) among the 37 U.S. counties with populations of one million or more. Only Middlesex County, Massachusetts and Allegheny County, Pennsylvania ranked lower.

¹³ A detailed listing of racial/ethnic composition for each city, village, and township is provided in Appendix F.

Table 1.20. Estimates of the Racial/Ethnic Composition of Oakland County, 2001 – 2004

Racial / Ethnic Group	Census 2000	July 1 Population Estimates					2000 - 2004 Change	
		2000	2001	2002	2003	2004	Number	Percent
Non-Hispanic								
White alone	978,069	978,202	975,725	969,370	965,915	961,815	-16,254	-1.7%
White alone or in combination	990,356	990,655	988,527	982,546	979,488	975,807	-14,549	-1.5%
Black	125,656	126,597	131,483	134,885	139,056	144,260	18,604	14.8%
Native American	8,483	8,800	8,772	8,681	8,593	8,453	-30	-0.4%
Asian alone	54,459	55,613	57,903	60,785	64,193	67,385	12,926	23.7%
Native Hawaiian and other PI	746	970	997	1,024	1,053	1,093	347	46.5%
Hispanic	28,999	29,255	30,458	31,468	32,466	33,361	4,362	15.0%

Source: Census Bureau Population Estimates Program

Next, we look at racial/ethnic change by city, village, and township, concentrating on those communities that lead in the various racial/ethnic categories. Detailed information on composition and change can be found in the Appendix profiles.

Twenty-four Oakland County communities have White, non-Hispanic population shares of 95 percent or more, led by Ortonville at 97.1 percent and Wolverine Lake at 97.0. Five communities are majority-minority where the minority population accounts for more than 50 percent of the community’s total. The traditionally high African-American communities of Royal Oak Township (22.6 percent White) and Pontiac (34.5 percent) were joined during the 1990s by the growing African American communities of Southfield (38.3 percent), Lathrup Village (48.3 percent), and Oak Park (48.4 percent).¹⁴ While the African American population is concentrated in these five communities listed above, the 1990s also brought growth in the African American population in Auburn Hills, Farmington Hills, West Bloomfield and others.

The Asian population, has its epicenter in Troy, followed by Farmington and Farmington Hills, Novi, Rochester Hills, West Bloomfield and Bloomfield Township. The Native American population finds small groupings (275 is largest) in Pontiac, Waterford Township, Southfield, Royal Oak and Hazel Park. The Hispanic population is concentrated in Pontiac, Waterford Township, Rochester Hills, Farmington Hills, Troy and Southfield. The greatest concentration, 12.8 percent, is found in Pontiac.

Table 1.21, which lists those ancestries that recorded at least 4,000 responses, shows that the Western European ancestries that populated this region during the first half of the last century dominate the list.¹⁵ They are joined by the more recent Middle Eastern immigrant groups of Chaldean, Lebanese and Iraqi.

¹⁴ The changes in Oak Park were also driven by a growing Middle Eastern community whose members identified themselves as multi-racial

¹⁵ While the race and Hispanic origin questions were asked on the short form questionnaire that went to all households, the ancestry question, “What is this person’s ancestry or ethnic origin?,” went to only recipients of the long form, a one-in-six household sample. For this reason, language difficulties, and respondent concerns, the numbers reported are usually much lower than the numbers appear on-the-ground.

Table 1.21. Top Ancestry Responses for Oakland County, 2000

Total ancestries	1,388,286	Ukrainian	9,773
German	225,428	Canadian	9,666
Irish	150,058	Greek	8,583
English	135,579	European	8,542
Polish	116,895	Welsh	8,389
Italian	71,155	Romanian	7,203
French (except Basque)	53,336	Lebanese	6,338
Scottish	37,626	Subsaharan African	6,102
Russian	27,101	British	5,994
French Canadian	23,940	Belgian	5,862
Dutch	21,684	Armenian	5,804
Chaldean	20,413	Lithuanian	5,574
Arab	19,030	Danish	5,168
Scotch-Irish	18,689	Austrian	4,609
Swedish	17,269	Czech	4,535
Hungarian	13,753	African	4,436
Finnish	11,734	Iraqi	4,330
Norwegian	10,413	Slovak	4,133

Source: 2000 Census SF3 File

This discussion of ancestry, coupled with the earlier presentation on immigration, requires a brief mention of the county’s foreign-born population. The population indicating they were born outside the United States numbered 76,175 in 1990. The record immigrant streams of the 1990s raised this count to 119,218 in 2000, a growth of 56.5 percent. A total of 53,009, or 44.5 percent, of this total immigrated to the United States since 1990.

The growth in the foreign-born population increased the number of persons who speak a language other than English at home. In 1990, 91.3 percent of the county’s population 5 years and over spoke *only* English at home. By 2000, the figure was 87.3 percent. Of the 141,164 persons who spoke a language other than English at home, only 14.4 percent reported speaking English “not well” or “not at all.”

Education

The educational attainment of Oakland County residents 25 years of age and over increased between 1990 and 2000. Table 1.22 shows that while the share of persons with less than a high school degree dropped from 15.4 percent to 10.7 percent, the share of persons with at least a bachelor’s degree increased from 30.1 percent to 38.2 percent. Shares of both bachelor’s degrees and graduate and professional degrees experienced significant increases.

Table 1.22. Educational Attainment of Oakland County Residents, 1990 - 2000

	1990		2000	
	Number	Percent	Number	Percent
Total Persons 25 years+	717,290		807,910	
Less than High School	110,203	15.4%	86,717	10.7%
High School graduate (incl. G.E.D.)	184,626	25.7%	178,541	22.1%
Some college, no degree	157,275	21.9%	180,206	22.3%
Associate degree	48,864	6.8%	53,723	6.6%
Bachelor's degree	135,767	18.9%	187,273	23.2%
Graduate or professional degree	80,475	11.2%	121,450	15.0%

Source: 2000 Census SF3 File

Table 1.23 compares Oakland County's educational attainment to other Michigan counties. It is readily apparent that Oakland County exceeds the state averages in all categories and is surpassed by only Washtenaw County—home to two state universities—in terms of college graduation rate. Among other southeast Michigan counties, only Livingston entered the top 10, and its rate was ten points less than Oakland's. Macomb, Wayne and Genesee counties all trail Oakland by at least 20 percentage points in this critical indicator.

Table 1.23. Educational Attainment in Selected Michigan Counties, 2000

	Total 25+	High School graduate or higher	Associate Degree or higher	Bachelor's Degree or higher
Michigan	6,415,941	83.4%	28.7%	21.8%
Washtenaw County	197,414	91.5%	54.1%	48.1%
Oakland County	807,910	89.3%	44.9%	38.2%
Ingham County	162,909	88.1%	40.6%	33.0%
Leelanau County	14,785	90.7%	40.4%	31.4%
Kalamazoo County	144,995	88.8%	38.6%	31.2%
Midland County	53,497	89.0%	37.7%	29.3%
Livingston County	101,381	91.4%	37.0%	28.2%
Emmet County	21,258	89.0%	34.7%	26.2%
Grand Traverse County	51,801	89.3%	35.7%	26.1%
Ottawa County	141,870	86.6%	33.4%	26.0%
Kent County	351,875	84.6%	33.5%	25.8%
Macomb County	535,836	82.9%	25.4%	17.6%
Wayne County	1,305,288	77.0%	23.1%	17.2%
Jackson County	104,880	84.2%	24.3%	16.3%
Genesee County	277,660	83.1%	24.2%	16.2%
Saginaw County	135,198	81.6%	23.3%	15.9%
Monroe County	94,281	83.1%	21.7%	14.3%
Lapeer County	56,454	84.5%	20.2%	12.7%
St. Clair County	107,583	82.8%	20.3%	12.6%

Source: 2000 Census SF3 File

In Table 1.24 we present college graduation rates for all communities in Oakland County. As would be expected from the previous demographic and socioeconomic characteristics we have reviewed, educational attainment levels vary greatly across the county. Such variations translate to highly divergent income levels, which then differentiate the housing stock that is appropriate and the affordability of that stock.

While the college graduation rate for the county was 38.2 percent, twelve communities had rates surpassing 60 percent, and three—Huntington Woods (72.5%), Franklin (71.1%) and Bingham Farms (70.4%)—had rates higher than 70 percent. On the opposite end of the spectrum, in nine communities fewer than 20 percent of residents have at least a bachelor’s degree. In two—Hazel Park (8.0%) and Leonard (7.1%)—the rates are less than 10 percent.

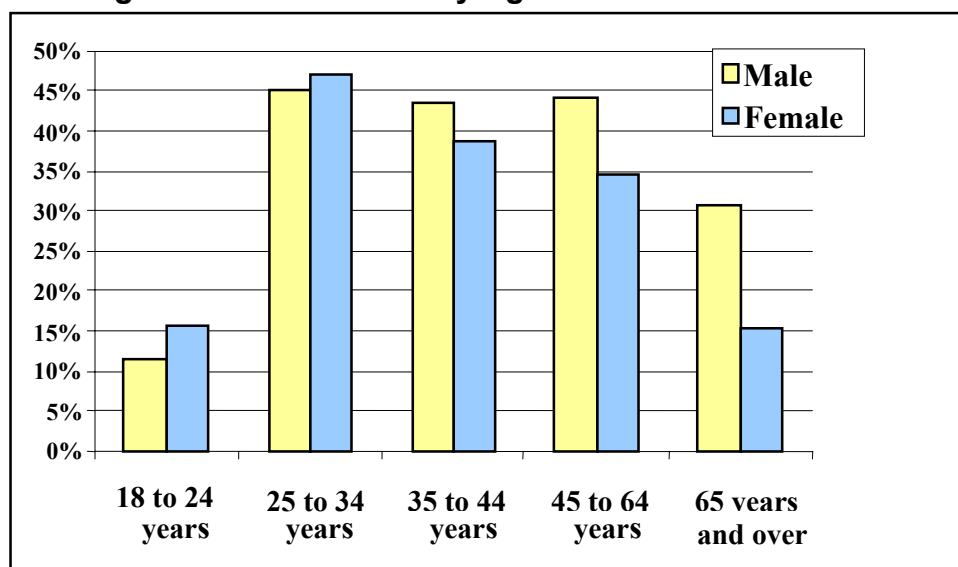
Figure 1.8 illustrates the large presence of college graduates among all adult age groups in the county. It also shows that degrees are becoming more common for females than males. Although college graduates were twice as common among men 65 or older than they were among women, the difference for younger age groups is much smaller. In fact, for the 25 to 34 year old age group, college degrees were more common among women than among men.

Table 1.24. College Graduation Rates in Oakland County Communities, 2000

Community	Population 25 +	Percent Bachelor's Degree or Higher	Community	Population 25 +	Percent Bachelor's Degree or Higher
Addison Twp	3,979	28.4%	Milford Village	4,111	30.2%
Auburn Hills	12,604	32.8%	Northville (Part)	2,323	60.2%
Berkley	11,011	35.6%	Novi	31,216	49.1%
Beverly Hills Village	7,454	62.8%	Novi Twp	128	56.3%
Bingham Farms Village	830	70.4%	Oakland Twp	18,942	27.2%
Birmingham	14,557	67.1%	Oak Park	8,357	47.7%
Bloomfield Hills	31,128	65.8%	Orchard Lake	1,474	61.5%
Bloomfield Twp	3,024	66.7%	Orion Twp	19,569	37.0%
Brandon Twp	9,286	19.9%	Ortonville	915	21.1%
Clarkston	695	43.7%	Oxford Twp	7,994	26.1%
Clawson	9,239	26.1%	Oxford Village	2,272	29.7%
Commerce Twp	19,642	35.3%	Pleasant Ridge	1,927	66.5%
Farmington	7,863	47.9%	Pontiac	39,297	10.3%
Farmington Hills	57,572	47.9%	Rochester	7,362	52.1%
Ferndale	15,589	26.4%	Rochester Hills	46,378	47.3%
Franklin Village	2,012	71.1%	Rose Twp	4,107	19.5%
Groveland Twp	3,006	20.8%	Royal Oak	3,463	15.4%
Hazel Park	11,908	8.0%	Royal Oak Twp	44,980	39.9%
Highland Twp	12,103	20.2%	South Lyon	6,887	31.3%
Holly Twp	2,596	23.2%	Southfield	55,416	36.7%
Holly Village	3,960	11.9%	Southfield Twp	22	54.5%
Huntington Woods	4,344	72.5%	Springfield Twp	8,560	28.0%
Independence Twp	21,240	36.2%	Sylvan Lake	1,322	53.9%
Keego Harbor	1,864	23.7%	Troy	54,239	50.0%
Lake Angelus	247	63.2%	Walled Lake	4,632	25.6%
Lake Orion Village	1,910	29.2%	Waterford Twp	50,210	23.9%
Lathrup Village	2,962	51.5%	West Bloomfield Twp	44,416	55.3%
Leonard Village	212	7.1%	White Lake Twp	18,657	23.0%
Lyon Twp	7,037	26.0%	Wixom	8,204	38.1%
Madison Heights	21,791	18.5%	Wolverine Lake Village	3,071	23.3%
Milford Twp	5,794	32.2%	Oakland County	807,910	38.2%

Source: 2000 Census (SF3)

Figure 1.8. College Graduation Rates by Age and Gender in Oakland County, 2000



Source: 2000 Census SF3 File

Occupation

Now, we turn to a brief discussion of the occupational distribution of Oakland County’s residents.¹⁶ Table 1.25 summarizes the county’s occupational structure by gender. The first point of note is that almost half of all county workers have occupations that are considered management, professional or technical in nature. This attests to the high level of education among county residents coupled with the business mix that the county has attracted. A quarter of all jobs are considered professional in nature and, while the overall share holds true for both genders, there is a great deal of variability across specific occupation types. The chart provides three of these occupations to illustrate the gender differences. Gender differences also are present in many of the remaining major categories. Let us take “sales and office occupations” as the clearest example. Although it accounts for the same share of jobs as does the “professional and related” category, the share of women working in these occupations is almost twice that of men.

¹⁶ We explore the employment trends and occupational and industrial mix of Oakland County residents and businesses in detail in Chapter 3. The occupational data presented here and in Chapter 3 utilizes data from only the 2000 Census, because the federal government revised the Standard Occupational Classification (SOC) system between censuses and a meaningful comparison across decades is not possible.

Table 1.25. Occupational Mix by Gender in Oakland County, 2000

	Total	Male	Female
Management, professional, and related occupations	44.6%	45.3%	43.7%
Professional and related occupations	26.8%	25.4%	28.4%
Architects, surveyors, cartographers, and engineers	5.0%	8.0%	1.5%
Education, training, and library occupations	5.4%	2.2%	9.2%
Healthcare practitioners and technical occupations	5.4%	3.1%	8.2%
Service occupations	10.7%	7.8%	14.2%
Sales and office occupations	26.8%	19.3%	35.8%
Farming, fishing, and forestry occupations	0.1%	0.1%	0.1%
Construction, extraction, and maintenance occupations	6.9%	12.1%	0.7%
Production, transportation, and material moving occupations	10.9%	15.4%	5.6%
Transportation and material moving occupations	3.6%	5.5%	1.4%

Source: 2000 Census SF3 File

Income

Oakland County has long been touted as ranking in the Top 5 among U.S. counties of one million or more on the dimension of income. There are a number of measures of income and we explore several in this section.

Table 1.26 allows us to look at how Oakland County ranks among Michigan counties on the measures of median household, median family and per capita income.¹⁷ While the county trails only Livingston County on the household income measure, it moves just ahead of Livingston for number 1 on family income and takes a comfortable \$4,000 lead over Livingston in per capita income.

Table 1.27 breaks out Oakland County's households by income category.¹⁸ While Oakland County's wealth is readily recognized, there is often little attention paid to the other end of the economic spectrum. This table shows that 4.7 percent of Oakland County households had incomes below \$10,000 and 12.1 percent had incomes below \$20,000. This 12.1 percent translates to 56,719 Oakland County households who had incomes less than \$20,000, a figure that makes the choice of housing options quite limited. Even adding another \$10,000 to the total, bringing it up to \$30,000 or less, leads to severely limited housing choices. Now, we are speaking about 98,671 households, 20.9 percent of the total. While the median household income of Oakland County households increased by 9.9 percent between censuses (when you adjust \$1,989 to \$1,999), not all Oakland County households experienced growth – a fact that often gets lost in the good economic news.

¹⁷ Household income measures the total income for all members of the household (i.e. all people who report a given housing unit as their primary place of residence). Family income measures the total income for all members of the household who are related by birth, adoption, or marriage. Per capita income divides the aggregate income for all people living in the county by the total population of the county.

¹⁸ A further discussion of household income and its relationship to housing access and affordability appears in Chapter 4 of this report.

Table 1.26. Michigan Counties Ranked by 1999 Median Household Income¹⁹

	Median household income in 1999	Median family income in 1999	Per capita income in 1999
Michigan	\$44,667	\$53,457	\$22,168
Livingston County	\$67,400	\$75,284	\$28,069
Oakland County	\$61,907	\$75,540	\$32,534
Clinton County	\$52,806	\$60,491	\$22,913
Ottawa County	\$52,347	\$59,896	\$21,676
Macomb County	\$52,102	\$62,816	\$24,446
Washtenaw County	\$51,990	\$70,393	\$27,173
Monroe County	\$51,743	\$59,659	\$22,458
Lapeer County	\$51,717	\$57,817	\$21,462
Eaton County	\$49,588	\$57,898	\$22,411
Leelanau County	\$47,062	\$53,228	\$24,686
St. Clair County	\$46,313	\$54,450	\$21,582
Kent County	\$45,980	\$54,770	\$21,629
Genesee County	\$41,951	\$50,090	\$20,883
Wayne County	\$40,776	\$48,805	\$20,058

Source: 2000 Census SF1 File

Table 1.27. Oakland County's Household Income Distribution in 1999

	Number	Percent of Total
Total Households	471,390	
Less than \$10,000	21,981	4.7%
\$10,000 to \$14,999	16,449	3.5%
\$15,000 to \$19,999	18,289	3.9%
\$20,000 to \$24,999	20,949	4.4%
\$25,000 to \$29,999	21,003	4.5%
\$30,000 to \$34,999	22,719	4.8%
\$35,000 to \$39,999	21,775	4.6%
\$40,000 to \$44,999	22,331	4.7%
\$45,000 to \$49,999	20,175	4.3%
\$50,000 to \$59,999	40,828	8.7%
\$60,000 to \$74,999	56,368	12.0%
\$75,000 to \$99,999	69,248	14.7%
\$100,000 to \$124,999	44,591	9.5%
\$125,000 to \$149,999	25,080	5.3%
\$150,000 to \$199,999	23,826	5.1%
\$200,000 or more	25,778	5.5%
Median Household income	\$61,907	
Median Family income	\$75,540	

Source: 2000 Census SF1 File

¹⁹ A detailed listing of income for each city, village, and township is provided in Appendix F.

Our final look at income utilizes data that are produced by the Bureau of Economic Analysis (BEA), an agency that shares a parent organization, the U.S. Department of Commerce, with the Census Bureau. BEA produces annual estimates of personal income and per capita personal income. Table 1.28 compares Oakland County's per capita personal income figures from 1980 through 2003 (latest available at the time of this report) to per capita income of comparison counties located throughout the United States.²⁰ The income figures are in current (i.e. nominal) dollars, meaning that the figures are the same as reported at the time of the initial reports. In other words, no adjustments have been made to account for inflation. The easiest way to gauge how Oakland County has performed relative to its competitors is to rank the counties for each year under study. Oakland County has maintained its ranking of 7th across the 23-year span, with the one exception of 1990 when DuPage County, Illinois momentarily passed Oakland into 7th place.

Table 1.28. Oakland County's Per Capita Personal Income Ranked Against Comparison Counties, 1980 - 2003

County	State	1980		1990		2000		2003	
		PCI	Rank	PCI	Rank	PCI	Rank	PCI	Rank
Oakland	MI	\$14,114	7	\$27,710	8	\$47,079	7	\$49,048	7
Fairfield	CT	\$15,068	3	\$34,300	1	\$58,986	1	\$60,803	1
Westchester	NY	\$15,544	2	\$33,865	2	\$55,066	2	\$55,557	2
Fairfax	VA	\$14,849	4	\$30,957	6	\$50,035	4	\$53,984	3
Montgomery	MD	\$15,591	1	\$32,487	4	\$49,647	5	\$52,854	4
Bergen	NJ	\$14,488	6	\$32,660	3	\$51,227	3	\$51,758	5
Nassau	NY	\$14,818	5	\$31,921	5	\$47,445	6	\$50,242	6
Middlesex	MA	\$11,501	14	\$26,781	9	\$46,347	8	\$47,451	8
Hennepin	MN	\$13,113	10	\$25,987	11	\$43,075	11	\$44,924	9
DuPage	IL	\$13,900	8	\$28,093	7	\$46,233	9	\$44,739	10
Contra Costa	CA	\$13,767	9	\$26,574	10	\$44,479	10	\$43,957	11
St. Louis	MO	\$12,224	11	\$25,982	12	\$39,987	12	\$43,225	12
Baltimore	MD	\$12,181	12	\$24,009	14	\$35,824	14	\$39,478	13
Suffolk	NY	\$10,786	17	\$24,057	13	\$37,136	13	\$37,901	14
Ventura	CA	\$11,284	15	\$22,336	16	\$33,521	15	\$35,241	15
Macomb	MI	\$11,086	16	\$21,245	18	\$32,944	16	\$34,206	16
Honolulu	HI	\$11,799	13	\$23,562	15	\$30,393	17	\$32,463	17
Prince George's	MD	\$10,567	18	\$21,971	17	\$28,865	18	\$31,936	18

Source: U.S. Bureau of Economic Analysis

Poverty

Our last topic related to characteristics of Oakland County's population is poverty. Specifically, we examine the number of residents who fall at or below the federal government's poverty threshold. Our poverty calculations are based on income for calendar year 1999 (the census collects information on income for previous complete calendar year). Table 1.29 illustrates how the income thresholds for 2004 related to family size.

²⁰ The comparison counties were identified using criteria provided by the Oakland County Planning and Economic Development Services staff. The criteria are as follows: population between 750,000 and 1.5 million; median household income of \$50,000 or more; and a poverty rate for families of 7 percent or less.

Table 1.29. Health & Human Services 2004 Poverty Guidelines

Size of Family Unit	48 Contiguous States and D.C.	Alaska	Hawaii
1	\$9,310	\$11,630	\$10,700
2	12,490	15,610	14,360
3	15,670	19,590	18,020
4	18,850	23,570	21,680
5	22,030	27,550	25,340
6	25,210	31,530	29,000
7	28,390	35,510	32,660
8	31,570	39,490	36,320
For each additional person, add	3,180	3,980	3,660

Source: *Federal Register*, Vol. 69, No. 30, February 13, 2004, pp. 7336-7338

Table 1.30 provides a view of Oakland County's poor by age. The county's overall poverty rate is a low 5.5 percent. Only four counties in the state—Livingston (3.4%), Clinton (4.6%), Leelanau (5.4%), and Lapeer (5.4%)—have lower rates. The surrounding counties of Genesee, Macomb, and Wayne had poverty rates of 13.1, 5.6 and 16.4 percent, respectively. The poverty rate for the state was 10.5 percent in 1999. Clearly, the county compares favorably with other Michigan counties. It is worth noting that the county's low rate is driven mainly by the relatively high incomes and large number of people falling into the 18-64 year old age group. Very young and very old age groups had poverty rates exceeding 7 percent.

Table 1.30. Poverty by Age in Oakland County, 1999

	Total Population	Poverty Population	
		Number	Percent
Total Persons	1,182,165	65,478	5.5%
Under 5 years	78,950	5,699	7.2%
5 years	16,476	1,278	7.8%
6 to 11 years	102,346	7,214	7.0%
12 to 17 years	98,545	6,025	6.1%
18 to 64 years	755,278	36,814	4.9%
65 to 74 years	69,888	3,615	5.2%
75 years and over	60,682	4,833	8.0%

Source: 2000 Census SF3 File

Table 1.31 looks at poverty from a family perspective. The data are presented by type of family (married couple/single parent) and the presence and absence of children (under 18 years) in the family. It is quite clear that there are great differences between the economic condition of married couple families and single-parent families, particularly single women-headed families. Single-parent, male-headed families with children are almost four times more likely to be in poverty than married-couple families with children. Single-parent, female-headed families with children are 8.7 times more likely to be in poverty.

Table 1.31. Poverty by Family Type in Oakland County, 1999

	Total Families	Poverty Population	
		Number	Percent
Total Families	316,669	12,006	3.8%
Married-couple families	258,733	4,965	1.9%
with related children	127,324	2,932	2.3%
No related children	131,409	2,033	1.5%
Male householder, no wife present	15,271	1,050	6.9%
with related children	7,936	703	8.9%
No related children	7,335	347	4.7%
Female householder, no husband present	42,665	5,991	14.0%
with related children	26,283	5,279	20.1%
No related children	16,382	712	4.3%

Table 1.32 presents total poverty levels, as well as those for the youngest, most vulnerable children—less than 5 years of age—for communities within the county. It is readily apparent that, as was the case with race and income, the level of poverty ranges widely among the communities. The overall poverty rate ranged from over 20 percent in Pontiac and Royal Oak Township to two percent or less in in Lake Angelus, Northville, Orchard Lake, Pleasant Ridge, Southfield Township, Sylvan Lake, and the villages of Franklin and Bingham Farms. The lowest rate for any community of size was 2.2 percent Novi.

Looking at the pattern of poverty for young children, we find a number of communities which, for reasons of both general wealth and a small number of young children, had poverty rates of 0.0 percent. Joining them with rates less than 2.0 percent were Farmington, Berkley and West Bloomfield Township. It is usually the case that poor communities show higher rates for children than the general population. This is indeed the case in Oakland County as the poorest communities of Royal Oak Township, Pontiac and Hazel Park had higher rates of poverty among their children – 36.9, 30.4 and 21.2 percent, respectively. Groveland Township, which had a moderate overall poverty rate (9.5%) had an especially high poverty rate for young children (24.7 percent). Such a pattern suggests that a disproportionate number of Groveland’s births are concentrated in the poorest portions of the community. Seven other communities had poverty rates greater than 10 percent for young children, while the overall county rate was 7.2 percent.

Table 1.32. Poverty Rates for Oakland County Communities, 1999

Community	All Persons		Persons < 5 Years		Community	All Persons		Persons < 5 Years	
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
Addison Twp	343	5.8%	9	2.6%	Milford Village	449	7.2%	44	8.5%
Auburn Hills	1,144	6.3%	103	7.5%	Northville (Part)	25	0.8%	0	0.0%
Berkley	552	3.6%	8	0.8%	Novi	1,054	2.2%	158	4.6%
Beverly Hills Village	239	2.3%	0	0.0%	Novi Twp	0	0.0%	0	0.0%
Bingham Farms Village	9	90.0%	0	0.0%	Oakland Twp	2,789	9.4%	223	11.5%
Birmingham	555	2.9%	47	3.5%	Oak Park	338	2.6%	0	0.0%
Bloomfield Hills	1,078	2.5%	77	3.6%	Orchard Lake	12	50.0%	0	0.0%
Bloomfield Twp	144	3.8%	8	4.3%	Orion Twp	927	3.0%	73	2.7%
Brandon Twp	650	4.4%	54	4.6%	Ortonville	73	4.8%	6	4.9%
Clarkston	37	3.7%	0	0.0%	Oxford Twp	491	4.0%	24	2.3%
Clawson	435	3.5%	21	3.1%	Oxford Village	192	5.3%	21	6.6%
Commerce Twp	1,051	3.5%	100	3.9%	Pleasant Ridge	53	2.0%	4	2.4%
Farmington	342	3.3%	4	60.0%	Pontiac	14,375	22.1%	1,733	30.4%
Farmington Hills	3,299	4.1%	198	4.2%	Rochester	278	2.7%	17	2.1%
Ferndale	1,811	8.2%	146	11.7%	Rochester Hills	2,346	3.4%	160	3.6%
Franklin Village	30	1.0%	0	0.0%	Rose Twp	284	4.6%	64	17.8%
Groveland Twp	433	9.5%	89	34.1%	Royal Oak	2,550	4.3%	124	4.0%
Hazel Park	2,333	12.4%	267	21.2%	Royal Oak Twp	1,245	23.5%	111	36.9%
Highland Twp	1,116	5.8%	119	8.4%	South Lyon	524	5.2%	34	3.8%
Holly Twp	318	8.2%	59	31.2%	Southfield	5,721	7.4%	400	9.4%
Holly Village	442	7.3%	13	2.6%	Southfield Twp	0	0.0%	0	0.0%
Huntington Woods	158	2.6%	14	2.9%	Springfield Twp	776	5.9%	84	0.0%
Independence Twp	820	2.5%	66	2.8%	Sylvan Lake	34	2.0%	0	2.3%
Keego Harbor	141	5.1%	10	5.7%	Troy	2,220	2.7%	112	0.0%
Lake Angelus	4	1.2%	0	0.0%	Walled Lake	322	5.0%	37	10.1%
Lake Orion Village	146	5.6%	10	7.5%	Waterford Twp	3,658	5.1%	327	6.4%
Lathrup Village	115	2.7%	0	0.0%	West Bloomfield Twp	1,743	2.7%	64	1.5%
Leonard Village	13	3.9%	0	0.0%	White Lake Twp	855	3.1%	70	3.7%
Lyon Twp	460	4.2%	24	2.7%	Wixom	717	5.4%	71	6.7%
Madison Heights	2,738	8.9%	223	11.9%	Wolverine Lake Village	121	2.7%	32	10.2%
Milford Twp	350	4.3%	36	6.5%	Oakland County	65,478	5.5%	5,699	28.5%

Source: 2000 Census SF3 File

Household Characteristics

Introduction

We now move on to present a portrait of the demographic and economic characteristics of Oakland County households in 2000.²¹ The characteristics that will be described are change in households, age and race of householders, size of households, householders' income by tenure (i.e. owner vs. renter) and race, and length of residence.

Table 1.33 presents an overview of household change for the county and its communities. While the county's population grew by 10 percent over the decade, households grew by almost 15 percent. This reflects decreasing household size resulting from increasing numbers of empty nest households, elderly households, and young singles and childless couples. The pattern of growth followed the general pattern evidenced by the population trend – growth was highest in the outlying suburbs and lowest in the inner-ring suburbs.

Table 1.33. Household Change for Oakland County Communities, 1990 – 2000

Community	1990	2000	1990-00 Change		Community	1990	2000	1990-00 Change	
			Number	Percent				Number	Percent
Addison Twp	1,596	2,050	454	28.4%	Milford Village	1,999	2,427	428	21.4%
Auburn Hills	6,453	8,064	1,611	25.0%	Northville (Part)	1,230	1,303	73	5.9%
Berkley	6,611	6,678	67	1.0%	Novi	12,699	18,726	6,027	47.5%
Beverly Hills Village	4,075	4,085	10	0.2%	Novi Twp	48	66	18	37.5%
Bingham Farms Village	410	445	35	8.5%	Oakland Twp	10,885	11,104	219	2.0%
Birmingham	9,120	9,131	11	0.1%	Oak Park	2,726	4,341	1,615	59.2%
Bloomfield Hills	15,734	16,804	1,070	6.8%	Orchard Lake	696	750	54	7.8%
Bloomfield Twp	1,517	1,520	3	0.2%	Orion Twp	7,331	11,048	3,717	50.7%
Brandon Twp	3,987	5,012	1,025	25.7%	Ortonville	452	537	85	18.8%
Clarkston	431	406	-25	-5.8%	Oxford Twp	3,082	4,385	1,303	42.3%
Clawson	5,544	5,572	28	0.5%	Oxford Village	1,151	1,402	251	21.8%
Commerce Twp	7,700	10,708	3,008	39.1%	Pleasant Ridge	1,064	1,110	46	4.3%
Farmington	4,673	4,825	152	3.3%	Pontiac	24,777	24,234	-543	-2.2%
Farmington Hills	29,234	33,559	4,325	14.8%	Rochester	3,451	4,667	1,216	35.2%
Ferndale	9,858	9,872	14	0.1%	Rochester Hills	22,353	26,315	3,962	17.7%
Franklin Village	975	1,073	98	10.1%	Rose Twp	1,589	2,144	555	34.9%
Groveland Twp	1,082	1,569	487	45.0%	Royal Oak	2,456	2,511	55	2.2%
Hazel Park	7,284	7,284	0	0.0%	Royal Oak Twp	28,344	28,880	536	1.9%
Highland Twp	5,933	6,786	853	14.4%	South Lyon	2,338	4,246	1,908	81.6%
Holly Twp	1,095	1,321	226	20.6%	Southfield	32,112	33,987	1,875	5.8%
Holly Village	2,056	2,412	356	17.3%	Southfield Twp	7	9	2	28.6%
Huntington Woods	2,376	2,381	5	0.2%	Springfield Twp	3,276	4,619	1,343	41.0%
Independence Twp	7,977	11,765	3,788	47.5%	Sylvan Lake	829	826	-3	-0.4%
Keego Harbor	1,235	1,223	-12	-1.0%	Troy	26,167	30,018	3,851	14.7%
Lake Angelus	122	132	10	8.2%	Walled Lake	2,794	3,158	364	13.0%
Lake Orion Village	1,240	1,198	-42	-3.4%	Waterford Twp	25,476	29,387	3,911	15.4%
Lathrup Village	1,577	1,621	44	2.8%	West Bloomfield Twp	19,226	23,414	4,188	21.8%
Leonard Village	121	124	3	2.5%	White Lake Twp	7,776	10,092	2,316	29.8%
Lyon Twp	3,334	3,887	553	16.6%	Wixom	4,114	5,889	1,775	43.1%
Madison Heights	12,850	13,299	449	3.5%	Wolverine Lake Village	1,658	1,671	13	0.8%
Milford Twp	2,182	3,043	861	39.5%	Oakland County	410,488	471,115	60,627	14.8%

Source: 2000 Census (SF1)

Age of Householder

Table 1.34 presents the county households by age and tenure (i.e. owner vs. renter). Homeowners aged 35 to 44 years old (19%) accounted for the largest share of owner households in 2000. They were followed closely by homeowners aged 45 to 54 (just under 19%). These two age brackets dominate the distribution of owner households, with each group comprising 25%. The next largest group of owner households is aged 55 to 64 (16%). Those aged 25 to 34 comprised nearly 14% of the distribution of homeowners.

Table 1.34. Age of Householder by Tenure for Oakland County, 2000

	Number	Share of Total
Total Occupied Housing units	471,115	
Owner occupied	352,125	74.7%
Householder 15 to 24 years	3,529	0.7%
Householder 25 to 34 years	48,183	10.2%
Householder 35 to 44 years	90,480	19.2%
Householder 45 to 54 years	87,377	18.5%
Householder 55 to 64 years	55,187	11.7%
Householder 65 to 74 years	37,374	7.9%
Householder 75 to 84 years	24,671	5.2%
Householder 85 years and over	5,324	1.1%
Renter occupied	118,990	25.3%
Householder 15 to 24 years	11,778	2.5%
Householder 25 to 34 years	37,216	7.9%
Householder 35 to 44 years	24,651	5.2%
Householder 45 to 54 years	16,662	3.5%
Householder 55 to 64 years	8,442	1.8%
Householder 65 to 74 years	7,215	1.5%
Householder 75 to 84 years	8,351	1.8%
Householder 85 years and over	4,675	1.0%

Source: 2000 Census SF1 File

Most renter households were headed by someone aged 25 to 34 (31%). The next largest share was those aged 35 to 44 (21%). Householders aged 45 to 54 years followed, while a considerable share of rental householders were 75 years or over (11%).

Looking at householder age independently we see that while 18.5 percent of the county’s householders were 65 years of age or older, the range for this group went from a high of 26.3 percent in Bingham Farms to a low of 4.5 percent in Wixom. On the other end of the age spectrum – those 15 to 24 years – we see Wixom on the high end with 14.6 percent of all households (a factor of the large number of rental units available). The presence of these young

²¹ The Census Bureau defines a household as including all the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any group of related or unrelated people who share living quarters (U.S. Census Bureau, 2003).

households in Bingham Farms, Bloomfield Hills, Lathrup Village, Huntington Woods, Franklin, Beverly Hills and Oakland Township was very low.

Presence of Children

Of the households residing in Oakland County in 2000, 162,384 (34.5 percent) contained children. Although the total number increased by 11.4 percent over 1990's, the percentage of all households that contained children actually decreased by one point. Seventy-seven percent of households with children contained married-couple families. The second highest household type was that of single-parent, female-headed families (17.3 percent). The share of households with children ranged from highs in the Village of Ortonville (47.9%) and Brandon (47.2%) and Oakland (46.6%) Townships to lows in Bingham Farms (20.2%), Royal Oak (21.6%) and Sylvan Lake (21.7%).

Race/Ethnicity of Householders

Table 1.35 presents the distribution of the county's householders by race and ethnic origin.²² The vast majority of county householders (83.5%) were white, non-Hispanic. Blacks accounted for 10 percent, Asians for 3.4 percent, Hispanics for 1.8 percent and the remaining 2.2 percent were Native American, Multi-race or Other race.

Table 1.35. Race/Ethnicity of Householders in Oakland County, 2000

	Number	Percent
Total Households	471,115	
White, Non-Hispanic	393,240	83.5%
Black	46,539	9.9%
Native American	1,184	0.3%
Asian / Pacific Islander	16,249	3.4%
Other Race	2,916	0.6%
Two or More Races	6,076	1.3%
Hispanic	8,388	1.8%

Source: 2000 Census SF1 File

Householders of all racial/ethnic groups saw increases over their 1990 numbers, except for Native Americans.²³ The number of black households increased by 71%, Asian households by 129%, Hispanic households by 65%, and Other Race households increased by 48%.²⁴

²² The 2000 Census instituted wide-ranging changes in the method of collected race data. For the first time respondents were allowed to indicate more than one race. This allowed for the new category of multi-race respondents. In addition, persons who listed Other race were allowed to remain there rather than being reclassified. Finally, as in previous censuses, a separate question was asked for the identification of Hispanics. The race numbers reported in this table are for those who indicated a single race.

²³ Native Americans, as mentioned in the population section, were disproportionately affected by the multi-race option. The number of Native Americans in Oakland County who listed a second race were double those with a single race response.

²⁴ These percentages are approximate due to the inability to make one-to-one comparisons on race between 1990 and 2000. Research indicates that a large number of Other Race households are headed by persons of Arabic or Chaldean ethnicity.

Among Oakland County communities, Royal Oak Township had the lowest share of white householders (27 percent). There were several jurisdictions that had high percentages of black householders, including Lathrup Village and Oak Park at 45 percent and Pontiac at 47 percent. In two jurisdictions—Southfield (52 percent) and Royal Oak Township (66 percent)—a majority of households were headed by a black householder. Troy had the largest share of Asian households (11 percent). The Village of Leonard had the highest concentration of Hispanic householders (19 percent).

When we look at the race/ethnicity of householders by tenure, we find that the majority of owner-occupants in 2000 were white (88 percent), while seven percent were black, three percent were Asian, and one percent was Hispanic. The other one percent of owner-occupants was made up of very small proportions of Native Americans and persons who identified themselves as being of some other race or multi-racial. A smaller majority of renters were white (72 percent). Black householders accounted for a much larger share of renters than owners (18 percent vs. 9.9 percent). Asians made up six percent of the renter distribution, while those identifying themselves as two or more races comprised just over two percent of the distribution. Hispanics comprised three percent of renter households.

Royal Oak Township had the highest share of black owner households (90 percent). Black householders were also very common among owners in Southfield (50 percent), Lathrup Village (46 percent), Oak Park (43 percent), and Pontiac (42 percent). The highest share of Asian owner householders resided in Troy (9 percent), while the highest share of Hispanic owner householders was found in Pontiac (8 percent).

The highest share of black renters—61 percent—was found in Royal Oak Township. Rather high shares of Asian renters were found in a number of communities, including Farmington (21 percent), Troy (16 percent), West Bloomfield (15 percent), Madison Heights (13 percent), Farmington Hills (11 percent), and Novi and Bloomfield Township (both at 10 percent). Both Orchard Lake and Lathrup Village had high shares of Hispanic renters, 21 and 17 percent, respectively.

Household Size

An analysis of households in Oakland County (Table 1.36) finds that the 2-person household is the most frequently occurring household in Oakland County, accounting for 1/3 of all households. This was equal to its share in 1990. Single-person households made up the second largest share, at 27 percent, and showed the largest increase between 1990 and 2000. One-person households also grew more common, accounting for 27.3 percent of households in 2000, compared to 23.6 in 1990. Three-person and 4-person households both experienced decreasing shares while maintaining their ranking of third and fourth most common, respectively.

Table 1.36. Households by Size in Oakland County, 1990 and 2000

	1990		2000	
	Number	Share	Number	Share
Total Households	410,488		471,115	
1-person	97,074	23.6%	128,807	27.3%
2-person	133,296	32.5%	153,566	32.6%
3-person	72,767	17.7%	75,745	16.1%
4-person	66,704	16.2%	69,804	14.8%
5-person	27,499	6.7%	29,300	6.2%
6-person	8,783	2.1%	9,417	2.0%
7-or-more person	4,365	1.1%	4,476	1.0%

Source: 2000 Census SF1 File

The average household size decreased countywide from 1990 to 2000. While the average Oakland County household contained 2.51 persons in 2000, household size varied somewhat by community. The largest average household size occurred in Oakland Township (3.01) where families and single-family owner-occupied housing dominates. Following closely were Orchard Lake (2.95) and Brandon (2.92), Novi (2.92) and Groveland (2.91) Townships. Leading the low end of household size was the Royal Oak at 2.06 persons per household. The new housing stock being developed downtown and on the south end of Royal Oak, dominated by lofts and townhouses, will serve to drive that average even lower in the years to come. Other communities with less than 2.2 persons per household include Birmingham, Farmington, Lake Orion, Royal Oak Township, Sylvan Lake, and Walled Lake.

Households living in multifamily housing were noticeably smaller than those living in single-family housing. Countywide, the share of single-family households composed of one-to-two people was 31 percent smaller than the share of multifamily households that were this size. While the direction of this difference was the same for all communities that had at least 10 multifamily households, the amount of the difference varied. For example, in Walled Lake and Springfield Township, the difference was only 10 to 11 percent. In seven other communities—Clarkston, Commerce Township, Farmington, Oak Park, Pontiac, Royal Oak Township, and Sylvan Lake—the difference was 20 to 24 percent. On the other hand, four communities with at least 100 multifamily households had differences of 38 to 50 percent. These communities and their differences were Highland Township (50 percent), Lyon Township (45 percent), Novi (38 percent), and Oxford Township (50 percent).

Renter households also tended to be smaller than owner households. This is not surprising, since most multifamily housing, which was already shown to have smaller households, is renter housing. However, since a large share of Oakland County renters live in single-family housing (see Chapter 3), the difference in size between renter and owner households is not as great as we might expect. Countywide, the share of owner households that are composed of one-to-two people is 21 percent lower than the share for renter households. In several communities the differences between renter and owner household size differ noticeably from the county totals. In fact, in five communities—Addison Township, Bloomfield Hills, Groveland Township, Keego Harbor, and Oakland Township—the share of owner households that are composed of one-to-two people is actually greater than the share of renter households

that are this size. Of the remaining communities, 12 have differences of 14 percent or less. Eight have differences of 28 percent or more.

Household Income by Tenure and Race/Ethnicity

Median household income for residents within the county varies greatly by race and tenure (Table 1.37). The overall median household income (in 1999) was \$61,907, considerably higher than the median household income for Michigan, \$44,667. This represents a 43 percent increase in the median household income of \$43,407 in 1989 (not adjusted for inflation). Owner occupants’ median household income was nearly twice that of renter occupants (\$72,320 and \$36,652, respectively). Asian householders had the highest median household income (\$76,949). In fact, Asian owner households was the only group to surpass \$100,000 in median household income. Asians were followed by white householders (\$63,221), Native Americans (\$52,250) and black householders (\$50,871). Multiracial respondents and Hispanics had the lowest median household incomes at \$48,037 and \$48,057, respectively.

Table 1.37. Median Household Income by Race/Ethnicity and Tenure for Oakland County, 2000

	All Households	White	Black	Native Am.	Asian	MutiRace	Hispanic
Total Households	\$61,907	\$63,221	\$50,871	\$52,250	\$76,949	\$48,037	\$48,057
Owner occupied	\$72,320	\$72,195	\$69,836	\$65,227	\$101,829	\$65,000	\$64,795
Renter occupied	\$36,652	\$36,006	\$34,918	\$32,308	\$57,098	\$30,597	\$33,695

Source: U.S. Census Bureau – 2000 Census – SF4

Among Oakland County communities, Bloomfield Hills had the highest median household income at \$170,790, while Royal Oak Township had the lowest \$36,324. Owner occupants had consistently higher average median household incomes than renter occupants. As was the case with overall household income, the highest median household income for owner occupants occurred in Bloomfield Hills (\$198,334) and the lowest owner occupant median household income occurred in Royal Oak Township (\$36,324). Bingham Farms had the highest median rental household income at \$97,500 and Pontiac had the lowest at \$21,137.

The highest median household income for Asians (greater than \$200,000) was found in Ortonville (\$20,625). The highest median household income for whites occurred in Bloomfield Hills (\$190,198), and the lowest occurred in Royal Oak Township (\$18,056). The highest median household income for blacks was in Huntington Woods (greater than \$200,000), while the lowest was in Hazel Park (\$12,283). As for Hispanics, the highest median household income occurred in Leonard (greater than \$200,001) and the lowest occurred in Walled Lake (less than \$2,500). It must be pointed out that the values attributed to race groups, particularly on the high end, may simply be a factor of a very small sample skewing the results. This is very possible for blacks and Hispanics due to the fact that few communities have a base large enough to prevent a large sample error.

Length of Residence

Table 1.38 displays the median year that each community's householders moved into their units.²⁵ The median for the county, as of 2000, was 1995. Thus, at least half of the county's households have lived in the county since 1995. The detailed breakout of moves for the county showed that 18 percent of households had moved in between 1999 and March 2000; 30 percent between 1995 and 1998; 17 percent between 1990 and 1994; 17 percent during the 1980s; 10 percent during the 1970s; and 8 percent prior to 1970.

Among Oakland County communities, residents of Leonard Village demonstrated the greatest length of residency, with a median year of entry of 1978. The longest residency for any community of size was 11 years in Huntington Woods. The growing communities of Wixom, South Lyon and Auburn Hills came up with the most recent median year of entry – 1998, 1997 and 1997, respectively.²⁶

While the average length of residency in a community, as gathered in the census, is a good measure of a community's stability and, for older communities and neighborhoods, a measure of its "health," it is more important in Michigan due to the fact that more transient areas (unless they are heavily renter-occupied) translate into growing property tax assessments. One must be careful with this measure and understand the underlying housing stock and building trends to use it most effectively. Communities with high rates of rental housing will have high levels of transience and thus a lower length of residency. This will also be the case in newer communities that are in the process of adding a great deal of new housing.

²⁵ The census also collects and reports data on place of residency 5 years prior. While this also provides important information on householder stability, it misses moves that occurred between 1995 and 2000.

²⁶ Median year of move does not indicate whether the householder moved into the unit from inside or outside of the county. This number will be heavily impacted by the amount of new housing built and the presence of rental housing.

Table 1.38. Median Year Moved Into Current Unit for Communities in Oakland County, 2000

<i>County Totals</i>	1995	Milford village	1995
Addison township	1993	Northville city (pt.)	1991
Auburn Hills city	1997	Novi city	1996
Berkley city	1992	Novi twp.	1984
Beverly Hills village	1991	Oak Park city	1992
Bingham Farms vil.	1992	Oakland township	1994
Birmingham city	1995	Orchard Lake Vil city	1991
Bloomfield township	1991	Orion township	1996
Bloomfield Hills city	1991	Ortonville village	1995
Brandon township	1995	Oxford township	1995
Clawson city	1992	Oxford village	1995
Commerce township	1994	Pleasant Ridge city	1992
Farmington city	1993	Pontiac city	1995
Farmington Hills city	1995	Rochester city	1997
Ferndale city	1994	Rochester Hills city	1994
Franklin village	1990	Rose township	1993
Groveland township	1993	Royal Oak township	1996
Hazel Park city	1993	Royal Oak city	1994
Highland township	1993	South Lyon city	1997
Holly township	1995	Southfield city	1995
Holly village	1995	Southfield twp.	1991
Huntington Woods city	1989	Springfield township	1994
Independence township	1995	Sylvan Lake city	1993
Keego Harbor city	1996	Troy city	1993
Lake Angelus city	1991	Village of Clarkston city	1993
Lake Orion village	1995	Walled Lake city	1995
Lathrup Village city	1992	Waterford township	1995
Leonard village	1978	W. Bloomfield Township	1993
Lyon township	1995	White Lake township	1994
Madison Heights city	1993	Wixom city	1998
Milford township	1993	Wolverine Lake village	1991

Source: 2000 Census SF3 File

Conclusions

The findings presented in this chapter lead to several conclusions, which relate to one of three issues—the overall level and distribution of growth, the nature of growth, and the age of the population.

Growth Rates and Unevenness of Growth

The county has done an excellent job in attracting a large portion of the growth that has occurred in the region and state. This attests to the county's strengths in many of the areas that attract residents, such as economic opportunity, neighborhood quality, quality of services, tax burden, and public safety. The implication is that the county and its constituent communities should continue to do much of what they have done in the past to retain their status as communities of choice. High growth brings many benefits; however, it also often brings with it challenges, such as escalating housing costs, infrastructure needs, and service demands. As later chapters will show, the county's growth has brought both benefits and challenges. It will be important for the county and its member communities to adopt policies to proactively address

these challenges. The high growth experienced thus far provides a strong foundation for building solutions to related challenges and opportunities.

One of the primary challenges relates to the unevenness of growth. It is natural to expect growth to be higher in communities that have more land available to accommodate growth. Such is the case in Oakland County. However, uneven growth can have detrimental effects on both the communities that must accommodate the growth and the communities that are abandoned in lieu of the high growth communities. The location of growth in communities along the northern and western edges of the county has already resulted in increased infrastructure and service needs. The high concentration of growth in a small number of communities in the county suggests that the needs in these areas are likely to be particularly high. On the other hand, there is currently no evidence of substantial abandonment of older communities, but historical trends across the country suggest that without proactive efforts to ensure stability of older communities, abandonment and deterioration will result. Unequal access to jobs and housing are also a potential concern.

While they seek to accommodate the needs resulting from high growth during the 1990s, county leaders from the public, private, and nonprofit sectors will also need to look to the dramatic change in growth rates that has begun and is forecast to continue over the next few decades. Slower growth is not inherently bad. In fact, a slowdown in growth is natural given overall trends in the region and the large growth that the county has experienced in the past. In fact, a slowing of growth may have a calming effect on problems or needs created by high growth (e.g. affordability problems detailed in Chapter 4). Still, slow growth poses issues of concern. Forecasts for government revenue, service demands, and development opportunities need to reflect the new reality. Slow growth is particularly a concern when it comes from a loss of residents to other counties in the region, rather than simply a regionwide decrease in growth rates. This trend has already begun, and county stakeholders may need to take actions to minimize such losses and stimulate new in-movers. In-migration by foreigners has accounted for a considerable share of the county's growth, but the stability of immigration is unpredictable in the long-run.

Nature of Growth

Population growth comes from both natural increase (i.e. births exceeding deaths) and migration (i.e. in-movers exceeding out-movers). The county has gained population through both sources. The fact that natural increase has accounted for the majority of growth suggests that families have decided that the county is a good place to live and they. People are having babies and staying in the county. Likewise, the growth that the county has experienced through foreign immigration is a positive sign. Increasingly, people from outside of the United States are attracted to Oakland County. Moreover, foreign in-movers tend to be younger, better educated and earn higher incomes than those moving out of the county. Again, it appears that much of what county stakeholders have done in the past to attract residents has worked well.

The nature of the growth that has occurred in the county also presents challenges. First, it is unclear how long the positive trend of foreign immigration can be maintained. Second, the county has lost population through domestic migration. Although many former Wayne County

residents opted to move to Oakland County in the 1990s, it is unclear how long this trend can be maintained. Moreover, the gains from Wayne County conceal losses to other counties in southeastern Michigan. The factors driving domestic migration are many. Housing costs, quality of housing, quality of life, quality of services, and tax burden, are commonly cited as factors driving moves. Data presented later in this report suggest that housing cost is an important factor for Oakland County. Yet, many others are likely at play. For example, since people 55 and older moving to other states account for the largest losses through domestic migration, housing options and lifestyle issues related to retirement are likely at play. Likewise, the large number of 20 to 24 year olds moving out of the county suggest that economic opportunities and lifestyle issues pertinent to young adults are likely at play. Although county stakeholders cannot impact some of the factors driving such moves (e.g. weather) there are certainly opportunities to address housing options, economic growth, and related lifestyle issues for both ends of the age spectrum. For example, the county has actually gained 25 to 34 year olds through domestic migration. The factors attracting this age group to the county may provide a good base for attracting those slightly younger (i.e. 20 to 24 year olds).

A third challenge related to the nature of growth is racial and ethnic diversity. The diversity brought about by migration into the county presents wonderful opportunities for people and communities within the county. However, historical patterns of community reaction to racial and ethnic change suggest that the potential for tension is quite high. This is particularly true in a metropolitan area that has not historically adjusted well to such change. The fact racial/ethnic minorities now account for the majority of the population in several communities can be interpreted as a positive sign, but it also may indicate “white flight” that has posed challenges in other communities throughout the country.

Age of the Population

Our final set of conclusions addresses the dramatic change the age of the population that is forecast through 2030. Overall, the county still has a relatively young population, but it is aging quickly. People 40 and older account for a larger share of the population than in the past. The number of people above 65 years of age continues to grow. Growth for this age group is forecast to increase substantially beginning in 2011, as baby boomers begin to reach 65. From 2000 to 2030, the 65 and older age group is projected to grow by 104%. The average lifespan has increased and the elderly of today are much healthier and better off financially than ever before. This is leading to large increases in the population 70 years and over. The aging of the population suggests that great changes are in store for housing needs, service needs, and economic growth. For example, the number of persons with disabilities is likely to grow substantially in the coming decades. Also, the county’s older population is likely to want smaller, more manageable housing with necessary services (e.g. medical, transportation, etc.), and appropriate lifestyle options readily available in their communities. Yet, because of their higher incomes than in the past, elderly households are likely to have greater opportunities to move to other parts of the state or country. Thus, the ability of the county and its communities to accommodate the demands of the elderly population will become increasingly important. We discuss several of the issues related to an aging population in more depth in subsequent chapters of this report.