

POPULATION ESTIMATES FOR MICHIGAN COUNTIES

COUNTY NAME	1990 CENSUS	1992 ESTIMATE	PERCENT CHANGE
Michigan	9295297	9433665	1.5
Alcona County	10145	10254	1.1
Alger County	8972	9349	4.2
Allegan County	90509	93078	2.8
Alpena County	30605	31000	1.3
Antrim County	18185	18897	3.9
Arenac County	14931	15625	4.6
Baraga County	7954	7828	-1.6
Barry County	50057	51196	2.3
Bay County	111723	112131	0.4
Benzie County	12200	12616	3.4
Berrien County	161378	161466	0.1
Branch County	41502	41871	0.9
Calhoun County	135982	138381	1.8
Cass County	49477	49112	-0.7
Charlevoix County	21468	22225	3.5
Cheboygan County	21398	21780	1.8
Chippewa County	34604	35640	3.0
Clare County	24952	26384	5.7
Clinton County	57883	59397	2.6
Crawford County	12260	12972	5.8
Delta County	37780	38208	1.1
Dickinson County	26831	27014	0.7
Eaton County	92879	95253	2.6
Emmet County	25040	26057	4.1
Genesee County	430459	433508	0.7
Gladwin County	21896	23007	5.1
Gogebic County	18052	17891	-0.9
Grand Traverse County	64273	67290	4.7
Gratiot County	38982	39450	1.2
Hillsdale County	43431	44407	2.2
Houghton County	35446	35831	1.1
Huron County	34951	34977	0.1
Ingham County	281912	281798	0.0
Ionia County	57024	57986	1.7
Iosco County	30209	30211	0.0
Iron County	13175	13136	-0.3
Isabella County	54624	56212	2.9
Jackson County	149756	151740	1.3
Kalamazoo County	223411	225648	1.0
Kalkaska County	13497	14038	4.0
Kent County	500631	511997	2.3
Keweenaw County	1701	1706	0.3
Lake County	8583	9029	5.2
Lapeer County	74768	78526	5.0
Leelanau County	16527	17292	4.6

(continued on reverse side)

*sent to D. Sam
2/28/96**Alcona Reporting*

Number of Persons by 5-Year Age Group, Race, and Sex, 1990

Orion township

Census Code: 26 / 125 / 140

Located in: Oakland County

FIPS Code: 61100

Sex	Age	All Races	White	Black	American Indian/ Eskimo/Aleut	Asian/ Pacific Islander	Other	Hispanic*
Both Sexes	All Ages	24,076	23,588	142	99	84	163	438
	0-4	1,825	1,783	15	4	6	17	37
	5-9	1,751	1,709	14	6	6	16	45
	10-14	1,642	1,606	9	7	7	13	45
	15-19	1,810	1,762	9	12	7	20	57
	20-24	1,684	1,633	21	10	9	11	36
	25-29	2,183	2,141	13	6	13	10	32
	30-34	2,475	2,428	10	18	9	10	24
	35-39	2,277	2,226	16	11	5	19	41
	40-44	2,068	2,020	13	6	7	22	54
	45-49	1,682	1,651	11	6	5	9	24
	50-54	1,259	1,242	4	2	5	6	17
	55-59	845	838	2	2	0	3	8
	60-64	778	769	0	5	1	3	9
	65-69	588	580	1	2	1	4	6
	70-74	469	466	1	2	0	0	2
	75-79	328	326	1	0	1	0	1
80-84	210	209	0	0	1	0	0	
85 +	202	199	2	0	1	0	0	
Males	All Ages	12,084	11,855	58	46	39	86	233
	0-4	954	935	6	1	4	8	22
	5-9	924	906	4	4	3	7	21
	10-14	848	832	3	5	3	5	22
	15-19	923	902	3	3	3	12	36
	20-24	844	831	2	3	4	4	19
	25-29	1,098	1,076	10	1	6	5	11
	30-34	1,229	1,204	4	12	5	4	8
	35-39	1,177	1,152	9	4	2	10	25
	40-44	1,050	1,020	7	3	5	15	31
	45-49	872	857	4	2	1	8	15
	50-54	645	638	2	1	2	2	8
	55-59	434	429	1	1	0	3	7
	60-64	398	393	0	3	0	2	5
	65-69	256	251	1	2	1	1	1
	70-74	198	196	1	1	0	0	2
	75-79	120	119	1	0	0	0	0
80-84	66	66	0	0	0	0	0	
85 +	48	48	0	0	0	0	0	
Females	All Ages	11,992	11,733	84	53	45	77	205
	0-4	871	848	9	3	2	9	15
	5-9	827	803	10	2	3	9	24
	10-14	794	774	6	2	4	8	23
	15-19	887	860	6	9	4	8	21
	20-24	840	802	19	7	5	7	17
	25-29	1,085	1,065	3	5	7	5	21
	30-34	1,246	1,224	6	6	4	6	16
	35-39	1,100	1,074	7	7	3	9	16
	40-44	1,018	1,000	6	3	2	7	23
	45-49	810	794	7	4	4	1	9
	50-54	614	604	2	1	3	4	9
	55-59	411	409	1	1	0	0	1
	60-64	380	376	0	2	1	1	4
	65-69	332	329	0	0	0	3	5
	70-74	271	270	0	1	0	0	0
	75-79	208	207	0	0	1	0	1
80-84	144	143	0	0	1	0	0	
85 +	154	151	2	0	1	0	0	

* Hispanics can be of any race, and they are included in the five racial categories to the left as well as in this column.

Number of Persons by 5-Year Age Group, Race, and Sex, 1990

Lake Orion village

Census Code: 26 / 125 / 140

Located in: Oakland County

FIPS Code: 61100

Sex	Age	All Races	White	Black	American Indian/ Eskimo/Alcut	Asian/ Pacific Islander	Other	Hispanic*
Both Sexes	All Ages	3,057	3,010	11	13	10	13	32
	0-4	209	202	2	1	1	3	5
	5-9	186	185	0	0	1	0	4
	10-14	180	176	2	0	2	0	4
	15-19	191	189	0	1	1	0	4
	20-24	209	206	0	2	1	0	0
	25-29	305	301	2	1	0	1	3
	30-34	335	330	0	4	1	0	1
	35-39	290	286	0	0	0	4	4
	40-44	219	213	2	1	2	1	1
	45-49	164	163	0	1	0	0	1
	50-54	120	120	0	0	0	0	0
	55-59	94	92	1	1	0	0	0
	60-64	101	99	0	1	0	1	2
	65-69	99	95	1	0	0	3	3
	70-74	107	107	0	0	0	0	0
75-79	87	86	1	0	0	0	0	
80-84	72	72	0	0	0	0	0	
85 +	89	88	0	0	0	1	0	
Males	All Ages	1,462	1,439	6	6	5	6	18
	0-4	107	103	1	1	1	1	2
	5-9	97	97	0	0	0	0	3
	10-14	91	90	0	0	1	0	4
	15-19	90	90	0	0	0	0	3
	20-24	107	106	0	1	0	0	0
	25-29	150	147	2	0	0	1	2
	30-34	183	179	0	3	1	0	0
	35-39	160	158	0	0	0	2	2
	40-44	115	112	1	0	2	0	0
	45-49	77	77	0	0	0	0	0
	50-54	58	58	0	0	0	0	0
	55-59	47	46	0	1	0	0	0
	60-64	44	43	0	0	0	1	1
	65-69	38	36	1	0	0	1	1
	70-74	40	40	0	0	0	0	0
75-79	27	26	1	0	0	0	0	
80-84	12	12	0	0	0	0	0	
85 +	19	19	0	0	0	0	0	
Females	All Ages	1,595	1,571	5	7	5	7	14
	0-4	102	99	1	0	0	2	3
	5-9	89	88	0	0	1	0	1
	10-14	89	86	2	0	1	0	0
	15-19	101	99	0	1	1	0	1
	20-24	102	100	0	1	1	0	0
	25-29	155	154	0	1	0	0	1
	30-34	152	151	0	1	0	0	1
	35-39	130	128	0	0	0	2	2
	40-44	104	101	1	1	0	1	1
	45-49	87	86	0	1	0	0	1
	50-54	62	62	0	0	0	0	0
	55-59	47	46	1	0	0	0	0
	60-64	57	56	0	1	0	0	1
	65-69	61	59	0	0	0	2	2
	70-74	67	67	0	0	0	0	0
75-79	60	60	0	0	0	0	0	
80-84	60	60	0	0	0	0	0	
85 +	70	69	0	0	1	0	0	

* Hispanics can be of any race, and they are included in the five racial categories to the left as well as in this column.

Source: U.S. Bureau of the Census, 1990 Census of Population, Tape STF1A, Tables 12 and 13.
Compiled by the Demographic Research and Statistics Unit, Michigan Department of Management and Budget

Number of Persons by 5-Year Age Group, Race, and Sex, 1990

Ortonville village

Census Code: 26 / 125 / 035

Located in: Oakland County

FIPS Code: 10040

Sex	Age	All Races	White	Black	American Indian/ Eskimo/Alcut	Asian/ Pacific Islander	Other	Hispanic*
Both Sexes	All Ages	1,252	1,228	0	5	13	6	17
	0-4	120	116	0	1	2	1	3
	5-9	88	87	0	0	1	0	0
	10-14	109	105	0	0	3	1	2
	15-19	90	88	0	0	1	1	2
	20-24	59	58	0	0	0	1	1
	25-29	103	102	0	0	0	1	1
	30-34	142	139	0	1	1	1	2
	35-39	119	116	0	0	3	0	1
	40-44	97	97	0	0	0	0	1
	45-49	85	83	0	0	2	0	0
	50-54	40	40	0	0	0	0	0
	55-59	34	34	0	0	0	0	0
	60-64	33	33	0	0	0	0	0
	65-69	29	29	0	0	0	0	0
70-74	51	49	0	2	0	0	0	
75-79	27	26	0	1	0	0	1	
80-84	18	18	0	0	0	0	1	
85+	8	8	0	0	0	0	2	
Males	All Ages	597	588	0	1	6	2	10
	0-4	70	69	0	0	1	0	1
	5-9	41	41	0	0	0	0	0
	10-14	55	52	0	0	2	1	2
	15-19	44	43	0	0	1	0	1
	20-24	24	24	0	0	0	0	0
	25-29	54	54	0	0	0	0	0
	30-34	67	66	0	0	0	1	2
	35-39	51	49	0	0	2	0	1
	40-44	50	50	0	0	0	0	1
	45-49	43	43	0	0	0	0	0
	50-54	21	21	0	0	0	0	0
	55-59	19	19	0	0	0	0	0
	60-64	12	12	0	0	0	0	0
	65-69	14	14	0	0	0	0	0
70-74	12	11	0	1	0	0	0	
75-79	11	11	0	0	0	0	1	
80-84	8	8	0	0	0	0	0	
85+	1	1	0	0	0	0	1	
Females	All Ages	655	640	0	4	7	4	7
	0-4	50	47	0	1	1	1	2
	5-9	47	46	0	0	1	0	0
	10-14	54	53	0	0	1	0	0
	15-19	46	45	0	0	0	1	1
	20-24	35	34	0	0	0	1	1
	25-29	49	48	0	0	0	1	1
	30-34	75	73	0	1	1	0	0
	35-39	68	67	0	0	1	0	0
	40-44	47	47	0	0	0	0	0
	45-49	42	40	0	0	2	0	0
	50-54	19	19	0	0	0	0	0
	55-59	15	15	0	0	0	0	0
	60-64	21	21	0	0	0	0	0
	65-69	15	15	0	0	0	0	0
70-74	39	38	0	1	0	0	0	
75-79	16	15	0	1	0	0	0	
80-84	10	10	0	0	0	0	1	
85+	7	7	0	0	0	0	1	

* Hispanics can be of any race, and they are included in the five racial categories to the left as well as in this column.

Source: U.S. Bureau of the Census, 1990 Census of Population, Tape STF1A, Tables 12 and 13.
Compiled by the Demographic Research and Statistics Unit, Michigan Department of Management and Budget

Number of Persons by 5-Year Age Group, Race, and Sex, 1990

Oxford township

Census Code: 26 / 125 / 145

Located in: Oakland County

FIPS Code: 62040

Sex	Age	All Races	White	Black	American Indian/ Eskimo/Aleut	Asian/ Pacific Islander	Other	Hispanic*
Both Sexes	All Ages	11,933	11,734	37	53	72	37	160
	0-4	940	915	3	6	10	6	26
	5-9	877	854	3	6	10	4	17
	10-14	866	851	4	3	6	2	12
	15-19	931	902	16	3	4	6	16
	20-24	923	902	1	5	9	6	20
	25-29	1,019	1,008	0	4	4	3	11
	30-34	1,109	1,088	3	8	5	5	19
	35-39	1,001	982	3	8	8	0	5
	40-44	987	974	1	6	5	1	12
	45-49	866	860	1	1	3	1	8
	50-54	559	553	0	0	4	2	6
	55-59	455	451	1	1	1	1	2
	60-64	383	381	1	0	1	0	1
	65-69	379	377	0	1	1	0	2
	70-74	242	242	0	0	0	0	1
75-79	215	214	0	0	1	0	1	
80-84	104	103	0	0	1	0	0	
85 +	77	77	0	0	0	0	1	
Males	All Ages	5,894	5,796	29	27	22	20	82
	0-4	491	482	2	4	0	3	16
	5-9	437	431	1	2	3	0	6
	10-14	452	442	4	2	3	1	8
	15-19	471	448	15	1	2	5	9
	20-24	464	454	1	3	3	3	8
	25-29	516	510	0	2	2	2	5
	30-34	538	526	1	5	1	5	13
	35-39	494	487	3	3	1	0	1
	40-44	491	485	1	4	1	0	6
	45-49	440	438	0	1	1	0	3
	50-54	288	285	0	0	2	1	4
	55-59	233	232	0	0	1	0	0
	60-64	169	167	1	0	1	0	1
	65-69	175	175	0	0	0	0	1
	70-74	100	100	0	0	0	0	0
75-79	73	72	0	0	1	0	0	
80-84	43	43	0	0	0	0	0	
85 +	19	19	0	0	0	0	1	
Females	All Ages	6,039	5,938	8	26	50	17	78
	0-4	449	433	1	2	10	3	10
	5-9	440	423	2	4	7	4	11
	10-14	414	409	0	1	3	1	4
	15-19	460	454	1	2	2	1	7
	20-24	459	448	0	2	6	3	12
	25-29	503	498	0	2	2	1	6
	30-34	571	562	2	3	4	0	6
	35-39	507	495	0	5	7	0	4
	40-44	496	489	0	2	4	1	6
	45-49	426	422	1	0	2	1	5
	50-54	271	268	0	0	2	1	2
	55-59	222	219	1	1	0	1	2
	60-64	214	214	0	0	0	0	0
	65-69	204	202	0	1	1	0	1
	70-74	142	142	0	0	0	0	1
75-79	142	142	0	0	0	0	1	
80-84	61	60	0	1	0	0	0	
85 +	58	58	0	0	0	0	0	

* Hispanics can be of any race, and they are included in the five racial categories to the left as well as in this column.

Source: U.S. Bureau of the Census, 1990 Census of Population, Tape STF1A, Tables 12 and 13.
Compiled by the Demographic Research and Statistics Unit, Michigan Department of Management and Budget

Number of Persons by 5-Year Age Group, Race, and Sex, 1990

Oxford village

Census Code: 26 / 125 / 145

Located in: Oakland County

FIPS Code: 62040

Sex	Age	All Races	White	Black	American Indian/ Eskimo/Aleut	Asian/ Pacific Islander	Other	Hispanic*
Both Sexes	All Ages	2,929	2,879	8	9	24	9	41
	0-4	232	221	3	2	3	3	11
	5-9	202	196	2	2	2	0	1
	10-14	199	199	0	0	0	0	2
	15-19	185	183	0	0	1	1	3
	20-24	257	245	0	1	7	4	7
	25-29	282	278	0	2	2	0	2
	30-34	279	273	1	2	2	1	5
	35-39	246	242	1	0	3	0	0
	40-44	213	211	0	0	2	0	3
	45-49	180	180	0	0	0	0	2
	50-54	137	136	0	0	1	0	3
	55-59	96	94	1	0	1	0	0
	60-64	104	104	0	0	0	0	0
	65-69	99	99	0	0	0	0	0
	70-74	82	82	0	0	0	0	1
75-79	61	61	0	0	0	0	1	
80-84	36	36	0	0	0	0	0	
85 +	39	39	0	0	0	0	0	
Males	All Ages	1,409	1,383	3	7	10	6	26
	0-4	119	113	2	2	0	2	8
	5-9	104	103	0	1	0	0	1
	10-14	99	99	0	0	0	0	0
	15-19	95	93	0	0	1	1	2
	20-24	120	114	0	1	3	2	5
	25-29	153	150	0	1	2	0	1
	30-34	134	130	0	2	1	1	5
	35-39	124	122	1	0	1	0	0
	40-44	108	107	0	0	1	0	1
	45-49	89	89	0	0	0	0	1
	50-54	69	69	0	0	0	0	2
	55-59	51	50	0	0	1	0	0
	60-64	41	41	0	0	0	0	0
	65-69	40	40	0	0	0	0	0
	70-74	26	26	0	0	0	0	0
75-79	17	17	0	0	0	0	0	
80-84	12	12	0	0	0	0	0	
85 +	8	8	0	0	0	0	0	
Females	All Ages	1,520	1,496	5	2	14	3	15
	0-4	113	108	1	0	3	1	3
	5-9	98	93	2	1	2	0	0
	10-14	100	100	0	0	0	0	2
	15-19	90	90	0	0	0	0	1
	20-24	137	131	0	0	4	2	2
	25-29	129	128	0	1	0	0	1
	30-34	145	143	1	0	1	0	0
	35-39	122	120	0	0	2	0	0
	40-44	105	104	0	0	1	0	2
	45-49	91	91	0	0	0	0	1
	50-54	68	67	0	0	1	0	1
	55-59	45	44	1	0	0	0	0
	60-64	63	63	0	0	0	0	0
	65-69	59	59	0	0	0	0	0
	70-74	56	56	0	0	0	0	1
75-79	44	44	0	0	0	0	1	
80-84	24	24	0	0	0	0	0	
85 +	31	31	0	0	0	0	0	

* Hispanics can be of any race, and they are included in the five racial categories to the left as well as in this column.

Source: U.S. Bureau of the Census, 1990 Census of Population, Tape STF1A, Tables 12 and 13.
Compiled by the Demographic Research and Statistics Unit, Michigan Department of Management and Budget

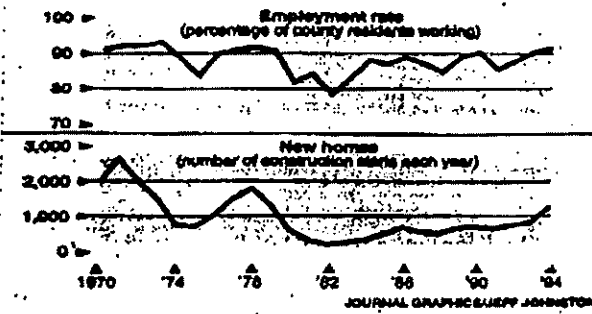
Michigan School Report

Oakland Schools

District Code	Name	Year	Free & Reduced Lunch (%)	Turnover (%)	Enrollment	Staff for 1000 Pupils	Expenditures (\$)	Average Salary (\$)	Average Students (\$)	Dropout Rate	Completion/Graduation Rate (%)	MEAP % SATISFACTORY															ACCREDITATION	
												Math 4th	Math 7th	Math 10th	Story 4th	Story 7th	Story 10th	Info 4th	Info 7th	Info 10th	Science 4th	Science 7th	Science 10th	Science 11th	Science 12th			
5100	NOVI COMMUNITY SCHOOLS	94-95	2.4		4,608	102.7				0.9	36.8	83.4	65.2	53.1	56.1	67.1	69.6	71.7	70.6	68.3	71.7	70.6	62.4	61.1	64.9			
		93-94	2.6	3.8	4,442	99.2	6,395	45,072	12,735		1.1	95.6	78.4	72.2	47.8	88.4	75.9	70.6	68.3	71.7	70.6	62.4	61.1	64.9				
		92-93	2.2	14.8	4,249	103.4	5,904	42,458	8,381		1.1	95.6	63.8	52.6	33.2	81.1	73.1	73.5	68.7	46.5	62.3	44.5	39.4	54.4				
		91-92	1.8	3.2	4,111	98.0	5,643	42,679	8,024		1.8	92.8	63.0	52.4	37.3	90.4	58.4	62.9	58.4	44.9	57.4	90.1	57.4	50.1	30.6			
		NOVI HIGH SCHOOL	94-95	0.9		1,253	70.7																					
		93-94	0.8		1,171																							
		92-93	0.4		1,130	67.3	4,505	54,572	10,216																			
		91-92	0.9		1,089																							
		NOVI MEADOWS SCHOOL	94-95	3.9		715	73.4																					
		93-94	3.0		705																							
		92-93	3.1		666	63.7	3,716	47,595	9,057																			
		91-92	1.9		638																							
		NOVI MIDDLE SCHOOL	94-95	2.1		711	66.2						65.2			67.1												
		93-94	2.0		660								72.2			79.6												
		92-93	1.3		631	59.0	4,000	55,607	10,542																			
	91-92	1.3		613																								
	NOVI WOODS ELEMENTARY SCHOOL	94-95	1.0		518	59.9						75.5																
	93-94	1.3		487								74.4																
	92-93	1.6		456	61.2	3,472	45,875	8,892				59.7																
	91-92	2.1		436								54.8																
	ORCHARD HILLS ELEM SCHOOL	94-95	4.8		462	65.4						84.1																
	93-94	6.4		444								78.4																
	92-93	5.9		413	53.5	3,451	52,751	9,920				64.8																
	91-92	3.9		402								56.0																
	PARKVIEW ELEMENTARY SCHOOL	94-95	3.7		514	63.0						88.0																
	93-94	6.4		494								75.0																
	92-93	5.3		460	53.5	3,228	48,823	9,504				67.6																
	91-92	4.9		429								61.3																
	VILLAGE OAKS ELEMENTARY SCHOOL	94-95	2.3		483	59.8						86.5																
	93-94	2.6		471								88.2																
	92-93	1.8		462	52.9	3,526	54,321	10,179				63.5																
	91-92	0.5		498								78.3																
61250	OAK PARK CITY SCHOOL DISTRICT	94-95	35.3		3,379	88.8				21.9	39.2	41.9	69.9	12.0	53.4	43.2	89.0	26.9	43.8	32.9	74.9	62.7	72.9					
	93-94	36.4	32.2	3,381	103.9	5,745	37,304	12,176			28.1	16.2	3.1	47.3	48.8	41.1	23.2	17.6	25.2	53.1	37.5	25.1						
	92-93	35.4	24.7	3,334	119.2	5,872	35,022	8,116		5.0	82.6	17.5	15.2	5.2	47.1	50.2	62.9	18.9	21.5	38.2	36.1	45.2	36.7					
	91-92	31.6	28.1	3,129	141.9	6,453	32,861	7,138		9.0	70.5	15.4	13.7	5.4	50.0	35.2	74.6	17.1	16.9	38.0	48.0	33.5	17.1					
	EINSTEIN ELEMENTARY SCHOOL	94-95	28.4		477	43.4																						
	93-94	34.0		447								21.9																
	92-93	39.0		429								15.2																
	91-92	37.2		398	101.1	3,068	24,634	5,183				10.6																
	KEY ELEMENTARY SCHOOL	94-95	40.9		333	40.5																						
	93-94	47.0		331								16.7																
	92-93	53.2		310			28,745	4,791				11.1																
	91-92	48.0		345								13.3																
	LESSENGER ELEMENTARY SCHOOL	94-95	55.3		305	45.9																						
	93-94	67.2		287								38.9																
	92-93	85.3		287	104.2	3,968	29,654	6,240				35.7																
91-92	76.9		252								13.0																	
OAK PARK HIGH SCHOOL	94-95	17.7		1,017	68.5									12.0			89.0			32.9				72.9				
93-94	19.0		983											3.1			41.1			25.2				25.1				
92-93	17.9		983	70.2	3,388	42,209	8,408							5.2			62.9			38.2				36.7				
91-92	11.4		967											5.4			74.6			38.0				17.1				
PEPPER ELEMENTARY SCHOOL	94-95	42.1		522	41.2							30.0			50.0													
93-94	50.5		528									29.8																
92-93	47.8		522	62.6	2,844	35,547	7,273					17.3																
91-92	35.4		522									21.9																
ROOSEVELT MIDDLE SCHOOL	94-95	37.5		733	69.6										69.9													
93-94	40.6		801												15.2													
92-93	38.7		781	74.4	3,453	42,420	7,356								15.2													
91-92	32.7		748												13.7													
61110	OXFORD AREA COMMUNITY SCHOOL DISTRICT	94-95	12.2		3,055	99.0						78.6	61.4	40.6	84.1	72.4	90.9	61.2	49.6	59.9	81.8	73.5	52.9					
	93-94	11.7	18.4	2,898	83.9	5,101	37,491	11,037		1.5	93.9	54.8	51.9	28.0	75.5	77.2	69.9	52.3	47.6	55.0	62.9	65.8	67.7					
	92-93	11.0	20.2	2,788	107.1	4,747	32,281	6,495		1.8	91.7	40.7	48.3	25.0	70.4	69.2	71.2	45.0	53.5	51.6	84.8	69.4	53.8					
	91-92	9.7	25.5	2,692																								

As employment goes, so goes home construction

Genesee County home construction over the last 25 years has echoed county employment. When employment bottomed out in 1982, only 223 homes were built, compared to a high of 2,672 homes when employment topped 92 percent in 1971. Last year brought 92 percent employment and 1,307 new homes.



BUILDING

Continued from A1
under construction. The rest were built on private property, primarily with five acres or more.

"I was surprised; I thought we'd maybe get 75 houses at most," said Gramer. "But (land owners) out here are splitting a lot of property right steady."

Although the number of homes built in Montrose and Vienna townships pale in comparison to southern areas like Fenton Township and Grand Blanc Township, it is still a building boom for the northern Genesee County communities.

"We've got them coming in every day, Montrose has just got a new life," said Building Inspector Carolyn Emmendorfer. "We have lakes and streams, yet we're still affordable."

Record-low unemployment and property tax rates are credited for Genesee County's 1,352 new homes under construction in 1994, the best building year since 1979, when 1,368 houses were built.

Last year's 1,352 houses marked a 46.6 percent increase over the previous year. Sales of existing homes also were up — 14.3 percent from 1993, with 4,674 — setting a record for the third straight year.

Construction in northern Livingston County increased 41.7 percent with 245 new houses and northern Oakland County was up 37.3 percent, with 281 houses. Bay, Aaper and Shiawassee counties both saw decreases, with Lapeer down 4.0 percent to 472 and Shiawassee down 5 percent to 116 new houses.

A revitalized auto industry and low unemployment rates were key factors, said Fenton-area developer Joseph G. Asher, owner of Kingsway Builders.

"A lot of things bode well for Flint — the cars are selling again and people are back to work," said Asher, who built many of Fenton Township's new houses in his Crossings of Silver Ridge off Owen Road.

In fact, housing trends over the past 20 years closely mirror Genesee County's unemployment rate. The worst year for housing, for example, was 1982, when only 223 houses were built. That also was the year of highest unemployment, when more than 21 percent, or 40,850, county resi-

'A lot of things bode well for Flint — the cars are selling again and people are back to work.'

— Joseph G. Asher, owner of Kingsway Builders

denis were out of work. Genesee County's unemployment rate fell to 5.4 percent in November, the lowest level in about 20 years.

Although interest rates rose by more than 2 percent last year — from 7.3 percent to 9.25 percent — the large drop in school millage rates after Proposal A passed kept the housing industry hopping, said Simon.

"For every person who had a house last year, property taxes are about half what they were before," said Simon, who said the median for a new home in Genesee County was about \$175,000.

He said sales to Oakland County and Detroit-area residents also helped boost new-house construction and could help keep it afloat this year.

"Metro-Detroit traffic is the Genesee County housing industry's best friend," said Simon.

But Asher and Simon say it will be difficult to surpass 1994 housing totals this year.

"I think 1994 was our banner year," said Asher. "With interest rates jumping up, it dampens developers' feelings about starting new projects. I think there will be a little leveling off."

"There were so many things that spiked last year's sales. In 1993, we had one of the strongest fourth quarters we've ever seen (for housing sales), and permits for those houses were pulled in 1994. This December was not nearly as strong."

Simon said that, with a backlog of houses to be built, "not a lot of permits will be drawn until later in the year."

"It will be difficult to match last year; there was a lot of pent-up demand," said Simon, who predicts just over 1,100 houses this year. "But the northern townships could throw me right out of whack."

House building permits issued in 1994

Genesee County

	1994	1993	Per. change
Argentine Twp.	94	82	80.8
Atlas Twp.*	117	55	118.7
Burton	112	38	184.7
Clayton Twp.	38	30	88.7
Clio	2	3	-33.3
Dayton	6	8	-26
Dayton Twp.	79	55	41.1
Fenton	78	60	30
Fenton Twp.	132	88	48.3
Flint	3	5	-40
Flint Twp.	52	60	4
Flushing	21	25	-16
Flushing Twp.	58	38	82.6
Forest Twp.*	82	24	39.3
Gaines Twp.*	86	44	27.3
Genesee Twp.	28	24	16.7
Grand Blanc	82	50	63.2
Grand Blanc Twp.	82	49	67.8
Linden	18	13	38.5
Montrose	2	0	-
Montrose Twp.	83	21	68.7
Mt. Morris	2	5	-60
Mt. Morris Twp.	21	39	-18.2
Mundy Twp.	73	65	18.5
Richfield Twp.	31	33	-4.1
Swartz Creek	13	4	225
Theford Twp.	23	23	21.7
Vienna Twp.	69	28	81.6
Total	1,352	922	46.6

Lapeer County

Almont Twp.*	58	55	-5.8
Atlas Twp.	48	57	-39.6
Deerfield Twp.	31	46	-32.6
Dryden Twp.*	50	37	35.1
Elba Twp.	48	43	6.8
Hadley Twp.	42	42	0
Imley City	13	4	225
Imley Twp.	NA	NA	-
Lapeer City	25	17	35.3
Lapeer Twp.	38	50	-24
Marathon Twp.	37	31	19.4
Mayfield Twp.	36	38	-6.3
Metzmore Twp.*	27	31	-12.9
North Branch Twp.*	31	8	244.4
Oregon Twp.	46	32	40.8
Total	472	405	-4.6

Livingston County

Deerfield Twp.	41	33	24.2
Hartland Twp.	103	73	41.1
Tyrone Twp.	121	81	48.4
Total	265	187	41.7

Oakland County

Brandon Twp.	105	86	22.3
Groveland Twp.	50	47	6.4
Holly	11	NA	-
Holly Twp.	28	27	-7.4
Springfield Twp.	166	101	64.4
Total	360	261	37.2

Shiawassee County

Burns Twp.*	17	24	-29.2
Caladonia Twp.	12	14	-14.3
Corunna	10	6	100.0
Durand	1	2	-50.0
Haskell Twp.*	8	7	14.3
New Haven Twp.	2	4	-50.0
Owosso	10	12	-16.6
Owosso Twp.	18	16	-6.3
Shiawassee Twp.*	18	16	0.0
Vanice Twp.*	6	6	0.0
Varnum Twp.*	18	16	20.9
Total	118	121	-5.0

*NA figures derived by township officials. (This year's building permits issued for 2 construction and 200 manufactured homes are included in township totals.)

Burton basks in housing spotlight

1994 sets record for building permits, to delight of city officials

By Edward L. Ronders

Burton's building boom

Post-It™ brand fax transmittal memo 7671 # of pages > 1

To Pat P.	From Martha G
Co.	Co.
Dept.	Phone # (810) 257-3010
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COUNTY TABLE 25. GENESEE, MI

	1970	1980	1990	1995	2000	2005	2010	2015
1 TOTAL POPULATION (THOUSANDS)	446.13	449.45	430.62	416.59	402.13	392.39	385.60	382.06
2 AGE 0 TO 4	44.98	36.14	34.18	32.23	29.58	28.45	28.43	28.73
3 AGE 5 TO 9	51.27	37.59	36.21	34.76	32.69	30.32	29.30	29.44
4 AGE 10 TO 14	53.30	41.03	33.43	33.41	32.21	30.81	28.94	28.35
5 AGE 15 TO 19	43.07	45.52	33.96	31.48	31.47	30.84	29.82	28.33
6 AGE 20 TO 24	34.45	43.59	31.03	26.32	25.11	25.45	25.20	24.54
7 AGE 25 TO 29	31.33	38.47	37.64	30.55	26.39	24.76	25.06	24.30
8 AGE 30 TO 34	26.81	34.58	36.02	32.37	26.42	23.29	22.22	22.83
9 AGE 35 TO 39	26.55	27.89	34.08	34.01	30.54	25.26	22.42	21.54
10 AGE 40 TO 44	27.50	24.09	31.57	33.00	33.18	30.30	25.27	22.59
11 AGE 45 TO 49	25.20	23.95	25.22	29.08	30.37	31.07	28.71	24.24
12 AGE 50 TO 54	20.86	23.90	21.80	23.86	27.51	29.20	30.23	28.30
13 AGE 55 TO 59	17.65	20.78	18.39	18.51	20.84	24.35	26.26	27.64
14 AGE 60 TO 64	14.15	15.44	14.59	13.22	13.58	15.70	19.03	21.06
15 AGE 65 TO 69	10.74	12.20	13.91	12.93	11.75	12.17	14.15	17.24
16 AGE 70 TO 74	8.00	9.52	10.64	11.03	10.31	9.48	9.87	11.53
17 AGE 75 TO 79	5.25	6.97	8.24	8.47	8.83	8.44	7.82	8.19
18 AGE 80 TO 84	3.17	4.23	5.47	5.82	6.03	6.42	6.20	5.77
19 AGE 85 AND OVER	1.86	2.98	4.23	4.92	5.51	6.06	6.67	6.94
20 TOTAL POPULATION AGE 0 TO 19	192.61	161.08	137.78	131.89	125.96	120.43	116.49	114.86
21 TOTAL POPULATION AGE 20 TO 64	224.50	252.48	250.34	241.52	233.75	229.38	224.40	217.53
22 TOTAL POPULATION AGE 65 AND OVER	29.02	35.89	42.50	43.18	42.42	42.58	44.71	49.67
23 WHITE POPULATION	383.83	365.68	340.15	324.39	308.87	296.80	286.90	279.47
24 BLACK POPULATION	60.91	78.87	84.29	86.10	87.42	90.02	93.40	97.56
25 OTHER POPULATION	1.40	4.90	6.18	6.10	5.85	5.57	5.30	5.03
26 HISPANIC POPULATION	5.87	6.50	8.88	11.37	16.13	18.80	20.67	18.47
27 MEDIAN AGE OF POPULATION (YEARS)	24.42	27.61	31.23	32.93	34.47	35.45	35.85	35.93
28 TOTAL EMPLOYMENT (THOUSANDS)	167.44	192.40	188.58	175.05	171.88	172.15	171.48	173.17
29 FARM	1.36	1.46	1.30	1.30	1.30	1.29	1.27	1.25
30 AGRICULTURAL SERVICES, OTHER	0.27	0.39	0.69	0.70	0.72	0.74	0.76	0.79
31 MINING	0.08	0.17	0.31	0.34	0.38	0.43	0.47	0.52
32 CONSTRUCTION	6.57	6.22	6.95	5.49	4.61	4.11	3.65	3.35
33 MANUFACTURING	65.31	66.54	38.33	31.06	26.52	23.42	21.20	19.76
34 TRANS, COMM, & PUBLIC UTILITIES	5.51	5.44	4.36	3.51	2.91	2.56	2.24	2.01
35 WHOLESALE TRADE	11.24	10.34	12.08	11.32	11.13	11.08	10.81	10.68
36 RETAIL TRADE	26.15	32.58	41.20	41.04	42.60	44.23	44.53	45.06
37 FINANCE, INSURANCE, & REAL ESTATE	5.31	8.34	9.30	8.53	8.26	8.13	7.90	7.82
38 SERVICES	24.02	33.80	48.29	50.07	53.07	56.45	59.94	63.94
39 FEDERAL CIVILIAN GOVERNMENT	1.26	1.46	1.44	1.38	1.38	1.39	1.34	1.34
40 FEDERAL MILITARY	1.46	1.00	1.03	0.94	0.86	0.75	0.73	0.68
41 STATE AND LOCAL GOVERNMENT	18.39	24.06	21.30	19.37	18.17	17.57	16.65	16.00
42 TOTAL EARNINGS (MILLIONS '82 \$)	\$3,695.80	\$4,678.73	\$3,996.88	\$3,740.93	\$3,730.62	\$3,761.36	\$3,864.52	\$4,047.94
43 FARM	12.32	8.31	5.80	6.33	6.82	6.93	7.26	7.60
44 AGRICULTURAL SERVICES, OTHER	3.76	4.70	7.64	7.94	8.57	9.25	10.20	11.32
45 MINING	2.34	10.08	3.73	4.10	4.66	5.38	6.07	6.84
46 CONSTRUCTION	170.41	149.36	154.61	122.60	105.47	95.97	89.70	87.08
47 MANUFACTURING	1,897.82	2,573.64	1,557.61	1,345.41	1,246.22	1,151.25	1,092.18	1,065.15
48 TRANS, COMM, & PUBLIC UTILITIES	140.16	159.11	110.88	95.24	84.52	78.34	73.75	71.13
49 WHOLESALE TRADE	252.31	287.45	369.41	352.70	356.39	365.37	375.07	389.40
50 RETAIL TRADE	349.37	381.93	387.24	393.29	424.42	455.64	484.15	517.54
51 FINANCE, INSURANCE, & REAL ESTATE	91.96	107.94	102.48	98.40	102.19	107.20	113.00	121.46
52 SERVICES	391.01	550.10	799.23	855.05	942.83	1,038.54	1,165.87	1,317.14
53 FEDERAL CIVILIAN GOVERNMENT	31.18	36.41	36.87	36.21	37.08	38.01	39.74	41.79
54 FEDERAL MILITARY	5.33	3.85	5.12	5.02	5.01	4.97	5.07	5.19
55 STATE AND LOCAL GOVERNMENT	347.84	425.87	446.52	418.64	406.64	404.52	402.48	406.32
56 PERSONAL INCOME (MILLIONS '82 \$)	\$4,160.65	\$5,399.92	\$4,806.09	\$4,617.59	\$4,700.36	\$4,861.63	\$5,139.80	\$5,552.34
57 WAGES AND SALARIES	3,148.71	3,850.38	3,296.78	3,080.82	3,078.12	3,109.22	3,203.10	3,388.09
58 OTHER LABOR INCOME	328.73	642.00	457.22	400.64	370.44	345.04	326.63	314.46
59 PROPRIETORS INCOME	218.36	186.38	242.87	259.48	282.07	307.10	334.79	365.39
60 DIVIDENDS, INTEREST AND RENT	468.12	574.68	675.21	688.29	751.32	840.57	963.10	1,126.97
61 TRANSFERS TO PERSONS	140.93	252.85	281.57	270.77	285.42	308.81	336.03	374.75
62 LESS SOCIAL INS CONTRIBUTIONS	-283.19	-484.86	-411.65	-395.99	-407.36	-423.93	-448.94	-484.05
63 RESIDENCE ADJUSTMENT	98.01	99.41	81.02	77.76	77.40	77.83	79.37	81.75
64 WOODS & POOLE WEALTH INDEX (US=100)	\$3,908	\$10,332	\$14,922	\$18,461	\$24,367	\$32,464	\$44,149	\$59,984
65 INCOME PER CAPITA (CURRENT \$)	9,326	12,014	11,161	11,084	11,689	12,390	13,329	14,533
66 INCOME PER CAPITA ('82 \$)	130.18	155.36	161.36	160.28	158.15	159.76	164.61	171.38
67 HOUSEHOLDS (THOUSANDS)	3.40	2.87	2.84	2.57	2.51	2.41	2.30	2.18
68 PERSONS PER HOUSEHOLD (AVERAGE)	\$13,322	\$29,714	\$39,496	\$47,514	\$61,236	\$78,604	\$101,794	\$131,459
69 MEAN HOUSEHOLD INC. (CURRENT \$)	31,796	34,551	29,541	28,528	29,375	29,999	30,734	31,849
70 MEAN HOUSEHOLD INCOME ('82 \$)								
71 TOTAL RETAIL SALES (MIL. '82 \$)	\$2,143.61	\$2,341.28	\$2,121.95	\$1,988.55	\$1,986.69	\$2,054.15	\$2,178.17	\$2,354.97
72 BUILDING MATERIALS, HARDWARE	106.38	109.64	123.87	115.78	122.02	131.63	145.56	164.42
73 GENERAL MERCHANDISE	297.20	373.09	351.74	326.06	328.53	338.75	357.44	384.77
74 FOOD STORES	526.16	484.40	342.04	310.55	300.44	297.58	302.02	313.06
75 AUTOMOBILE DEALERS	427.51	487.38	490.82	445.18	455.46	477.18	511.96	560.79
76 GASOLINE SERVICE STATIONS	169.25	228.33	188.80	178.57	174.47	174.44	178.65	186.83
77 APPAREL AND ACCESSORIES	118.23	110.46	92.09	85.00	85.57	88.28	93.21	100.48
78 FURNITURE, HOME FURNISHINGS	101.99	112.41	95.40	87.52	89.32	93.39	99.97	109.23
79 EATING AND DRINKING PLACES	150.03	212.63	202.64	193.50	200.07	211.83	229.65	254.16
80 DRUG STORES	91.25	80.42	80.60	78.13	79.34	82.52	87.85	95.47
81 MISCELLANEOUS RETAIL STORES	158.61	162.51	158.15	148.26	151.49	158.55	169.87	185.78

NOTE: HISTORICAL DATA 1970-1988 FROM U.S. DEPT. OF COMMERCE; PROJECTED DATA 1989-2015 FROM WOODS & POOLE; 1990 CENSUS DATA IS INCLUDED FOR TOTAL POPULATION, POPULATION BY RACE AND SPANISH ORIGIN, HOUSEHOLDS, AND PERSONS PER HOUSEHOLD. PLEASE READ CHAPTER TWO FOR AN EXPLANATION OF DATA CONCEPTS AND FORECAST METHODS. COPYRIGHT 1991, WOODS & POOLE ECONOMICS, INC. ALL RIGHTS RESERVED.

SELECTED CALCULATIONS FOR GENESEE, MI
(RANK OF GENESEE, MI AMONG ALL COUNTIES IN STATE, IN PARENTHESES)

TOTAL POPULATION AVERAGE ANNUAL RATE OF GROWTH 1970-1990: -0.18% (74) 1990-2015: -0.48% (78)	TOTAL EMPLOYMENT AVERAGE ANNUAL RATE OF GROWTH 1970-1990: 0.54% (77) 1990-2015: -0.30% (74)
WHITE POPULATION AS PERCENT OF TOTAL POPULATION 1970: 86.0% (81) 1990: 79.0% (82) 2015: 73.2% (81)	OVER 65 POPULATION AS PERCENT OF TOTAL POPULATION 1970: 6.5% (79) 1990: 9.9% (75) 2015: 13.0% (73)
BLACK POPULATION AS PERCENT OF TOTAL POPULATION 1970: 13.7% (3) 1990: 19.6% (2) 2015: 25.5% (2)	HISPANIC POPULATION AS PERCENT OF TOTAL POPULATION 1970: 1.3% (23) 1990: 2.1% (18) 2015: 4.8% (21)
MANUFACTURING EMPLOYMENT AS PERCENT OF TOTAL 1970: 39.0% (6) 1990: 20.5% (27) 2015: 11.4% (58)	SERVICE SECTOR EMPLOYMENT AS PERCENT OF TOTAL 1970: 14.3% (48) 1990: 25.9% (20) 2015: 38.9% (10)
POPULATION RANK 1970: 4 1990: 5 2015: 5	INCOME PER CAPITA RANK 1970: 13 1990: 37 2015: 39

COUNTY TABLE 44. LAPEER, MI

	1970	1980	1990	1995	2000	2005	2010	2015
1 TOTAL POPULATION (THOUSANDS)	52.73	69.37	74.99	78.79	80.59	82.21	83.34	84.07
2 AGE 0 TO 4	5.25	6.00	5.28	5.34	5.11	5.14	5.36	5.56
3 AGE 5 TO 9	6.19	6.63	7.22	7.46	7.37	7.09	7.01	7.14
4 AGE 10 TO 14	6.36	7.53	7.39	8.04	8.19	8.12	7.72	7.55
5 AGE 15 TO 19	5.05	7.12	5.96	6.19	6.73	7.01	7.02	6.73
6 AGE 20 TO 24	3.66	5.56	3.78	3.62	3.72	4.09	4.25	4.23
7 AGE 25 TO 29	3.83	5.87	3.96	3.10	4.70	4.74	5.13	5.27
8 AGE 30 TO 34	3.24	5.89	6.98	6.68	5.69	5.23	5.19	5.51
9 AGE 35 TO 39	3.04	5.28	7.46	8.11	7.69	6.59	5.97	5.79
10 AGE 40 TO 44	3.98	5.90	5.33	5.35	7.03	6.75	6.84	7.32
11 AGE 45 TO 49	2.82	3.26	4.65	5.91	6.57	7.12	6.84	6.89
12 AGE 50 TO 54	2.47	3.06	3.03	3.90	4.95	5.59	6.07	6.33
13 AGE 55 TO 59	2.15	2.82	2.37	2.66	3.35	4.31	4.89	5.33
14 AGE 60 TO 64	1.64	2.25	2.10	1.98	2.21	2.83	3.66	4.17
15 AGE 65 TO 69	1.32	1.84	2.03	1.95	1.85	2.07	2.81	3.36
16 AGE 70 TO 74	1.03	1.32	1.60	1.70	1.28	1.58	1.75	2.19
17 AGE 75 TO 79	0.84	0.88	1.12	1.20	0.84	0.92	0.92	1.36
18 AGE 80 TO 84	0.54	0.55	0.50	0.79	0.88	0.76	0.86	0.93
19 AGE 85 AND OVER	0.34	0.43	0.70	0.59	0.68	0.78	0.86	0.93
20 TOTAL POPULATION AGE 0 TO 19	22.84	27.27	26.86	28.03	28.40	28.39	28.11	27.98
21 TOTAL POPULATION AGE 20 TO 64	25.82	37.67	42.17	44.32	45.91	47.55	47.84	47.38
22 TOTAL POPULATION AGE 65 AND OVER	4.07	5.02	5.96	6.24	6.28	6.29	7.38	8.73
23 WHITE POPULATION	52.29	69.41	73.90	77.71	79.54	81.17	82.32	83.07
24 BLACK POPULATION	0.34	0.18	0.48	0.50	0.51	0.53	0.54	0.55
25 OTHER POPULATION	0.11	0.38	0.61	0.58	0.54	0.51	0.48	0.45
26 HISPANIC POPULATION	0.85	1.17	1.50	2.59	3.16	3.87	4.42	4.05
27 MEDIAN AGE OF POPULATION (YEARS)	24.81	26.83	30.64	31.98	33.06	33.74	34.02	34.13
28 TOTAL EMPLOYMENT (THOUSANDS)	14.48	18.24	24.87	25.75	27.19	28.89	30.11	31.38
29 FARM	2.57	2.48	1.90	1.81	1.73	1.66	1.58	1.52
30 AGRICULTURAL SERVICES, OTHER	0.05	0.10	0.20	0.21	0.22	0.23	0.24	0.25
31 MINING	0.12	0.12	0.12	0.13	0.15	0.17	0.18	0.20
32 CONSTRUCTION	0.47	0.83	1.21	1.16	1.14	1.17	1.16	1.17
33 MANUFACTURING	2.65	2.52	5.25	5.58	6.02	6.45	6.81	7.13
34 TRANS, COMM. & PUBLIC UTILITIES	0.48	0.47	0.54	0.55	0.55	0.56	0.56	0.55
35 WHOLESALE TRADE	0.25	0.37	0.70	0.76	0.84	0.93	0.99	1.04
36 RETAIL TRADE	1.97	2.95	3.91	3.85	3.95	4.09	4.13	4.22
37 FINANCE, INSURANCE, & REAL ESTATE SERVICES	0.56	0.95	1.28	1.21	1.20	1.22	1.21	1.23
38 FEDERAL CIVILIAN GOVERNMENT	0.10	0.12	0.14	0.14	0.14	0.14	0.13	0.13
39 FEDERAL MILITARY	0.18	0.15	0.16	0.15	0.14	0.13	0.12	0.11
40 STATE AND LOCAL GOVERNMENT	3.58	4.45	4.86	5.18	5.55	5.98	6.21	6.39
42 TOTAL EARNINGS (MILLIONS '82 \$)	\$210.80	\$255.89	\$361.01	\$400.54	\$457.87	\$517.71	\$581.17	\$650.32
43 FARM	28.01	14.09	8.32	9.08	9.49	9.94	10.41	10.90
44 AGRICULTURAL SERVICES, OTHER	0.50	1.25	2.23	2.42	2.71	3.03	3.44	3.90
45 MINING	1.93	3.15	2.26	2.48	2.82	3.24	3.67	4.13
46 CONSTRUCTION	9.88	15.85	21.57	20.97	21.46	22.63	23.91	25.56
47 MANUFACTURING	48.48	51.24	106.24	124.16	150.47	174.72	200.14	226.39
48 TRANS, COMM. & PUBLIC UTILITIES	12.39	11.77	11.36	12.36	13.36	14.59	15.67	16.68
49 WHOLESALE TRADE	4.42	7.08	11.28	12.89	15.19	17.78	20.42	23.24
50 RETAIL TRADE	24.34	30.69	35.81	35.83	38.37	41.14	43.96	47.56
51 FINANCE, INSURANCE, & REAL ESTATE SERVICES	6.57	8.24	7.76	8.00	8.84	9.84	10.97	12.45
52 FEDERAL CIVILIAN GOVERNMENT	25.04	36.23	58.45	66.76	77.88	90.35	106.39	125.55
53 FEDERAL MILITARY	2.09	2.52	2.96	3.11	3.32	3.48	3.68	3.88
54 STATE AND LOCAL GOVERNMENT	0.66	0.53	0.83	0.89	0.96	1.02	1.11	1.20
55 STATE AND LOCAL GOVERNMENT	47.98	73.26	92.14	101.59	113.00	125.94	137.40	148.87
56 PERSONAL INCOME (MILLIONS '82 \$)	\$427.94	\$744.87	\$987.74	\$1,079.24	\$1,203.02	\$1,325.59	\$1,446.44	\$1,567.01
57 WAGES AND SALARIES	152.49	198.70	285.78	318.77	367.42	418.27	472.44	531.84
58 OTHER LABOR INCOME	9.75	18.55	27.17	30.63	35.12	39.52	43.88	48.30
59 PROPRIETORS INCOME	48.56	38.64	48.06	51.13	55.34	59.91	64.84	70.18
60 DIVIDENDS, INTEREST AND RENT	48.94	80.80	125.56	136.02	152.06	169.71	187.97	206.47
61 TRANSFERS TO PERSONS	49.53	127.07	166.23	184.69	202.74	219.73	233.31	242.17
62 LESS: SOCIAL INS CONTRIBUTIONS	7.50	11.01	21.67	25.42	31.59	39.11	48.05	58.73
63 RESIDENCE ADJUSTMENT	126.17	292.12	356.62	383.42	421.94	457.56	492.05	526.77
64 WOODS & POOLE WEALTH INDEX (US=100)	84.82	89.70	92.04	91.47	93.40	95.35	97.40	99.44
65 INCOME PER CAPITA (CURRENT \$)	\$3,400	\$ 9,155	\$17,611	\$22,815	\$31,118	\$42,252	\$57,487	\$76,931
66 INCOME PER CAPITA ('82 \$)	8,115	10,646	13,172	13,698	14,927	16,125	17,357	18,639
67 HOUSEHOLDS (THOUSANDS)	14.11	21.32	24.73	26.68	27.89	29.45	31.32	33.21
68 PERSONS PER HOUSEHOLD (AVERAGE)	3.56	3.21	2.97	2.89	2.83	2.73	2.60	2.47
69 MEAN HOUSEHOLD INC. (CURRENT \$)	\$12,233	\$29,544	\$52,559	\$66,284	\$88,383	\$115,755	\$150,143	\$191,205
70 MEAN HOUSEHOLD INCOME ('82 \$)	29,198	34,354	39,311	39,798	42,397	44,177	45,331	46,324
71 TOTAL RETAIL SALES (MIL. '82 \$)	\$179.10	\$218.71	\$329.85	\$348.00	\$384.59	\$423.63	\$463.21	\$502.70
72 BUILDING MATERIALS, HARDWARE	16.73	15.43	29.08	30.94	35.80	41.25	47.18	53.55
73 GENERAL MERCHANDISE	11.22	13.98	23.89	25.21	27.89	30.72	33.53	36.27
74 FOOD STORES	48.49	59.07	66.00	68.22	72.47	76.66	80.49	83.83
75 AUTOMOBILE DEALERS	45.25	55.42	94.18	97.27	109.28	122.29	135.72	149.37
76 GASOLINE SERVICE STATIONS	16.82	19.72	49.40	53.75	57.67	61.59	65.25	68.56
77 APPAREL AND ACCESSORIES	8.66	10.19	9.18	9.64	10.66	11.74	12.83	13.86
78 FURNITURE, HOME FURNISHINGS	6.41	5.46	6.60	6.98	10.06	11.24	12.44	13.66
79 EATING AND DRINKING PLACES	10.72	15.99	21.22	23.07	26.19	29.61	33.21	36.93
80 DRUG STORES	7.65	11.34	14.50	16.00	17.84	19.82	21.83	23.84
81 MISCELLANEOUS RETAIL STORES	7.14	12.71	13.81	14.92	16.74	18.71	20.74	22.79

NOTE: HISTORICAL DATA 1970-1988 FROM U.S. DEPT. OF COMMERCE; PROJECTED DATA 1989-2015 FROM WOODS & POOLE; 1990 CENSUS DATA IS INCLUDED FOR TOTAL POPULATION, POPULATION BY RACE AND SPANISH ORIGIN, HOUSEHOLDS, AND PERSONS PER HOUSEHOLD. PLEASE READ CHAPTER TWO FOR AN EXPLANATION OF DATA CONCEPTS AND FORECAST METHODS. COPYRIGHT 1991, WOODS & POOLE ECONOMICS, INC. ALL RIGHTS RESERVED.

SELECTED CALCULATIONS FOR LAPEER, MI
(RANK OF LAPEER, MI AMONG ALL COUNTIES IN STATE, IN PARENTHESES)

TOTAL POPULATION AVERAGE ANNUAL RATE OF GROWTH 1970-1990: 1.78% (18) 1990-2015: 0.46% (38)	TOTAL EMPLOYMENT AVERAGE ANNUAL RATE OF GROWTH 1970-1990: 2.75% (16) 1990-2015: 0.93% (18)
WHITE POPULATION AS PERCENT OF TOTAL POPULATION 1970: 99.2% (38) 1990: 98.5% (28) 2015: 98.8% (22)	OVER 65 POPULATION AS PERCENT OF TOTAL POPULATION 1970: 7.7% (69) 1990: 8.0% (82) 2015: 10.4% (83)
BLACK POPULATION AS PERCENT OF TOTAL POPULATION 1970: 0.6% (34) 1990: 0.7% (39) 2015: 0.7% (43)	HISPANIC POPULATION AS PERCENT OF TOTAL POPULATION 1970: 1.6% (16) 1990: 2.0% (21) 2015: 4.8% (22)
MANUFACTURING EMPLOYMENT AS PERCENT OF TOTAL 1970: 18.3% (52) 1990: 21.1% (24) 2015: 22.7% (20)	SERVICE SECTOR EMPLOYMENT AS PERCENT OF TOTAL 1970: 10.3% (80) 1990: 18.5% (71) 2015: 23.8% (64)
POPULATION RANK 1970: 28 1990: 23 2015: 23	INCOME PER CAPITA RANK 1970: 35 1990: 16 2015: 9

POPULATION AND HOUSING COUNTS: 1990 CENSUS

County Code	MCD Code	FIPS MCD	Place Code	FIPS Place	State County, Minor Civil Division	Total Population	Total Housing Units
45	55	33420	1080	33420	Grand Ledge city	7,579	3,168
45	60	36200	9999	99999	Hamlin township	2,351	846
45	65	42220	9999	99999	Kalamo township	1,665	567
45	67	46000	1485	46000	Lansing city (pt.)	4,621	1,940
45	70	60580	1990	60580	Olivet city	1,604	468
45	75	60700	9999	99999	Oneida Charter township	3,228	1,109
45	77	66100	2240	66100	Pottersville city	1,523	596
45	80	70020			Roxand township	1,903	641
45	80	70020	1865	56140	Mulliken village	590	194
45	80	70020	9999	99999	Remainder of Roxand township	1,313	447
45	85	77440			Sunfield township	2,086	730
45	85	77440	2605	77420	Sunfield village	610	208
45	85	77440	9999	99999	Remainder of Sunfield township	1,476	522
45	90	81980			Vermontville township	1,896	690
45	90	81980	2745	81960	Vermontville village	776	290
45	90	81980	9999	99999	Remainder of Vermontville township	1,120	400
45	95	83180	9999	99999	Walton township	1,729	595
45	100	87840			Windsor township	6,460	2,311
45	100	87840	700	22380	Dimondale village	1,247	430
45	100	87840	9999	99999	Remainder of Windsor township	5,213	1,881
47	0	0			Emmet County	25,040	14,731
47	5	6380	9999	99999	Bear Creek township	3,469	2,101
47	10	8980	9999	99999	Bliss township	483	303
47	15	13500	9999	99999	Carp Lake township	597	681
47	20	14300	9999	99999	Center township	517	223
47	25	18900	9999	99999	Cross Village township	201	192
47	30	30860	9999	99999	Friendship township	591	327
47	35	36560	1165	36560	Harbor Springs city	1,540	941
47	40	48020			Littlefield township	2,310	1,266
47	40	48020	25	860	Alanson village	677	344
47	40	48020	9999	99999	Remainder of Littlefield township	1,633	922
47	45	48080	9999	99999	Little Traverse township	1,805	1,291
47	50	50340			McKinley township	1,080	479
47	50	50340	2120	63300	Pellston village (pt.)	504	221
47	50	50340	9999	99999	Remainder of McKinley township	576	258
47	55	51280			Maple River township	743	354
47	55	51280	2120	63300	Pellston village (pt.)	79	28
47	55	51280	9999	99999	Remainder of Maple River township	664	326
47	60	63820	2145	63820	Petoskey city	6,056	2,804
47	65	64960	9999	99999	Pleasant View township	375	509
47	70	67540	9999	99999	Readmond township	374	332
47	75	68060	9999	99999	Resort township	2,068	986
47	80	75900	9999	99999	Springvale township	1,300	617
47	85	84840			Wawatam township	563	517
47	85	84840	1605	50320	Mackinaw City village (pt.)	467	355
47	85	84840	9999	99999	Remainder of Wawatam township	96	162
47	90	86300	9999	99999	West Traverse township	968	808
49	0	0			Genesee County	430,459	170,808
49	5	3420			Argentine township	4,651	1,823
49	5	3420	87	3400	Argentine CDP	1,907	814
49	5	3420	9999	99999	Remainder of Argentine township	2,744	1,009
49	10	4000			Atlas township	5,551	1,812
49	10	4000	1060	32980	Goodrich village	916	330
49	10	4000	9999	99999	Remainder of Atlas township	4,635	1,482
49	15	12060	378	12060	Burton city	27,617	10,840

POPULATION AND HOUSING COUNTS: 1990 CENSUS

County Code	MCD Code	FIPS MCD	Place Code	FIPS Place	State	Total Population	Total Housing Units
					County, Minor Civil Division		
49	20	16260			Clayton township	7,368	2,620
49	20	16260	1518	46880	Lennon village (pt.)	84	34
49	20	16260	9999	99999	Remainder of Clayton township	7,284	2,586
49	25	16620	560	16620	Clio city	2,629	1,218
49	30	19880	650	19880	Davison city	5,693	2,612
49	35	19900	9999	99999	Davison township	14,671	6,080
49	39	27760	890	27760	Fenton city	8,444	3,395
49	40	27780			Fenton township	10,055	3,851
49	40	27780	1433	44520	Lake Fenton CDP	4,091	1,671
49	40	27780	9999	99999	Remainder of Fenton township	5,964	2,180
49	45	29000	920	29000	Flint city	140,761	58,724
49	50	29020	9999	99999	Flint township	34,081	14,609
49	54	29200	925	29200	Flushing city	8,542	3,370
49	55	29220	9999	99999	Flushing township	9,223	3,192
49	60	29420			Forest township	4,409	1,494
49	60	29420	2030	61600	Otisville village	724	291
49	60	29420	2040	61760	Otter Lake village (pt.)	55	15
49	60	29420	9999	99999	Remainder of Forest township	3,630	1,188
49	65	31220			Gaines township	5,391	1,772
49	65	31220	1010	31200	Gaines village	427	159
49	65	31220	9999	99999	Remainder of Gaines township	4,964	1,613
49	70	31800			Genesee township	24,093	9,228
49	70	31800	183	6820	Beecher CDP (pt.)	3,154	1,225
49	70	31800	9999	99999	Remainder of Genesee township	20,939	8,003
49	75	33280	1070	33280	Grand Blanc city	7,760	3,299
49	80	33300	9999	99999	Grand Blanc township	25,392	10,017
49	83	47820	1555	47820	Linden city	2,415	913
49	84	55280	1825	55280	Montrose city	1,811	700
49	85	55300	9999	99999	Montrose township	6,236	1,995
49	90	55960	1850	55960	Mount Morris city	3,292	1,411
49	95	55980			Mount Morris township	25,198	9,360
49	95	55980	183	6820	Beecher CDP (pt.)	11,311	3,967
49	95	55980	9999	99999	Remainder of Mount Morris township	13,887	5,393
49	100	56160	9999	99999	Mundy township	11,511	4,310
49	105	68180	9999	99999	Richfield township	7,271	2,511
49	110	77700	2620	77700	Swartz Creek city	4,851	1,981
49	115	79460	9999	99999	Thetford township	8,333	2,909
49	120	82380	9999	99999	Vienna township	13,210	4,762
51	0	0			Gladwin County	21,896	14,885
51	5	6660	180	6660	Beaverton city	1,150	539
51	10	6680	9999	99999	Beaverton township	1,671	640
51	15	7360	9999	99999	Bentley township	751	290
51	20	8360	9999	99999	Billings township	2,305	2,024
51	25	9720	9999	99999	Bourret township	400	486
51	30	11440	9999	99999	Buckeye township	996	531
51	35	12180	9999	99999	Butman township	1,188	992
51	40	16360	9999	99999	Clement township	822	1,130
51	45	32320	1050	32320	Gladwin city	2,682	1,185
51	50	32340	9999	99999	Gladwin township	916	397
51	55	35340	9999	99999	Grim township	100	107
51	60	35620	9999	99999	Grout township	1,626	641
51	65	37300	9999	99999	Hay township	1,173	1,197
51	70	70500	9999	99999	Sage township	2,177	1,389
51	75	72240	9999	99999	Secord township	914	1,242
51	85	73140	9999	99999	Sherman township	796	874

POPULATION AND HOUSING COUNTS: 1990 CENSUS

County Code	MCD Code	FIPS MCD	Place Code	FIPS Place	State County, Minor Civil Division	Total Population	Total Housing Units
51	90	79860	9999	99999	Tobacco township	2,229	1,221
53	0	0			Gogebic County	18,052	10,997
53	5	7960	240	7960	Bessemer city	2,272	1,205
53	10	7980	9999	99999	Bessemer township	1,374	945
53	15	26340	9999	99999	Erwin township	477	258
53	20	41060	1340	41060	Ironwood city	6,849	3,410
53	25	41080	9999	99999	Ironwood township	2,303	1,618
53	30	51560	9999	99999	Marenisco township	959	687
53	35	82800	2765	82780	Wakefield city	2,318	1,053
53	40	82800	9999	99999	Wakefield township	452	440
53	45	84380	9999	99999	Watersmeet township	1,048	1,381
55	0	0			Grand Traverse County	64,273	28,740
55	5	200	9999	99999	Acme township	3,447	1,587
55	10	8880	9999	99999	Blair township	5,249	1,956
55	15	23800	9999	99999	East Bay township	8,307	3,770
55	20	28020			Fife Lake township	1,344	698
55	20	28020	905	28000	Fife Lake village	394	225
55	20	28020	9999	99999	Remainder of Fife Lake township	950	473
55	25	31580	9999	99999	Garfield township	10,516	4,513
55	30	34240	9999	99999	Grant township	745	382
55	35	34960	9999	99999	Green Lake township	3,677	2,107
55	40	49240	9999	99999	Long Lake township	5,977	2,621
55	45	52480	9999	99999	Mayfield township	967	375
55	50	62320			Paradise township	2,508	912
55	50	62320	1405	43340	Kingsley village	738	269
55	50	62320	9999	99999	Remainder of Paradise township	1,770	643
55	55	63340	9999	99999	Peninsula township	4,340	2,206
55	60	80340	2665	80340	Traverse City city (pt.)	15,116	6,531
55	65	81320	9999	99999	Union township	255	167
55	70	87040	9999	99999	Whitewater township	1,825	915
57	0	0			Gratiot County	38,982	14,699
57	5	1540	55	1540	Alma city	9,034	3,307
57	10	3260	9999	99999	Arcada township	1,660	620
57	15	8020	9999	99999	Bethany township	1,814	510
57	20	25120			Elba township	1,390	530
57	20	25120	95	3740	Ashley village	518	185
57	20	25120	9999	99999	Remainder of Elba township	872	345
57	25	25880	9999	99999	Emerson township	1,003	388
57	30	31080			Fulton township	2,114	824
57	30	31080	2130	63660	Perrinton village	393	169
57	30	31080	9999	99999	Remainder of Fulton township	1,721	655
57	35	36160	9999	99999	Hamilton township	489	187
57	41	41340	1355	41340	Ithaca city	3,009	1,198
57	45	44080	9999	99999	Lafayette township	683	265
57	50	57040	9999	99999	Newark township	1,138	389
57	55	57360	9999	99999	New Haven township	972	344
57	60	58800	9999	99999	North Shade township	758	277
57	65	58880	9999	99999	North Star township	1,055	412
57	70	64360	9999	99999	Pine River township	2,064	897
57	75	71000	2405	71000	St. Louis city	3,828	1,554
57	80	72580	9999	99999	Seville township	2,217	818
57	85	77300	9999	99999	Sumner township	1,799	669
57	90	84080	9999	99999	Washington township	1,029	372
57	95	86620			Wheeler township	2,926	1,138
57	95	86620	300	10160	Breckenridge village	1,301	555

POPULATION AND HOUSING COUNTS: 1990 CENSUS

County Code	MCD Code	FIPS MCD	Place Code	FIPS Place	State County, Minor Civil Division	Total Population	Total Housing Units
87	0	0			Lapeer County	74,768	26,445
87	5	1680			Almont township	4,660	1,630
87	5	1680	60	1660	Almont village	2,354	867
87	5	1680	9999	99999	Remainder of Almont township	2,306	763
87	10	3280	9999	99999	Arcadia township	2,448	796
87	15	4040	9999	99999	Attica township	3,873	1,444
87	17	11180	345	11180	Brown City city (pt.)	9	2
87	20	11840			Burlington township	1,495	515
87	20	11840	545	16420	Clifford village	354	134
87	20	11840	9999	99999	Remainder of Burlington township	1,141	381
87	25	11900	9999	99999	Burnside township	1,753	573
87	30	21160			Deerfield township	4,903	1,767
87	30	21160	147	5470	Barnes Lake-Millers Lake CDP	1,304	610
87	30	21160	9999	99999	Remainder of Deerfield township	3,599	1,157
87	35	23160			Dryden township	3,399	1,154
87	35	23160	720	23140	Dryden village	628	198
87	35	23160	9999	99999	Remainder of Dryden township	2,771	956
87	40	25160	9999	99999	Elba township	4,536	1,708
87	45	32960	9999	99999	Goodland township	1,476	512
87	50	35840	9999	99999	Hadley township	3,830	1,304
87	55	40300	9999	99999	Imlay township	2,143	700
87	57	40320	1315	40320	Imlay City city	2,921	1,261
87	60	46040	1490	46040	Lapeer city	7,759	3,070
87	65	46060	9999	99999	Lapeer township	4,519	1,510
87	70	51420			Marathon township	4,286	1,488
87	70	51420	585	17460	Columbiaville village (pt.)	934	338
87	70	51420	2040	61760	Otter Lake village (pt.)	419	159
87	70	51420	9999	99999	Remainder of Marathon township	2,933	991
87	75	52500	9999	99999	Mayfield township	7,133	2,390
87	80	53360			Metamora township	3,544	1,283
87	80	53360	1750	53340	Metamora village	447	156
87	80	53360	9999	99999	Remainder of Metamora township	3,097	1,127
87	85	58090			North Branch township	3,006	1,021
87	85	58090	1945	58080	North Branch village	1,023	391
87	85	58090	9999	99999	Remainder of North Branch township	1,983	630
87	90	61060			Oregon township	5,913	1,902
87	90	61060	585	17460	Columbiaville village (pt.)	0	0
87	90	61060	9999	99999	Remainder of Oregon township	5,913	1,902
87	95	68160	9999	99999	Rich township	1,162	415
89	0	0			Leelanau County	16,527	11,171
89	5	8440	9999	99999	Bingham township	2,051	1,017
89	10	14340	9999	99999	Centerville township	836	615
89	15	16400	9999	99999	Cleveland township	783	602
89	20	25700			Elmwood township	3,427	1,515
89	20	25700	1111	35300	Greilickville CDP	1,165	504
89	20	25700	9999	99999	Remainder of Elmwood township	2,262	1,011
89	25	26000			Empire township	858	817
89	25	26000	835	25980	Empire village	355	244
89	25	26000	9999	99999	Remainder of Empire township	503	573
89	30	32380	9999	99999	Glen Arbor township	644	1,448
89	35	42320	9999	99999	Kasson township	1,135	500
89	40	46700			Leelanau township	1,694	1,547
89	40	46700	1955	58740	Northport village	605	361
89	40	46700	9999	99999	Remainder of Leelanau township	1,089	1,186
89	45	46820	9999	99999	Leland township	1,642	1,435