



Chapter 4: Demographics



4. Washtenaw County Demographic Profile

4.1 Population Characteristics

Washtenaw County has largely been a rural County with the highest population concentrations in the cities of Ann Arbor and Ypsilanti (see **Map 7**, page 69). The County, however, has experienced a significant amount of population and household growth through the 1990s (see **Table 5**, below). Growth is expected to continue at levels similar to those of the 1990s through at least 2030. The growth in households in more rural areas during the 1990s, as well as the projected increase in household numbers in these same areas, is indicative of a suburban style sprawl with declining household sizes and increasing numbers of households.

The growth rate over the past 60 years in Washtenaw County is similar to that of other counties in Southeast Michigan (see **Table 6**, following page). The population exodus from Detroit, which began in the years immediately following World War II, has continued unabated. The population shift from Detroit to suburban and more rural counties is projected to continue through 2030.

The greatest increases in population (by percentage) during the 1990s occurred in the northeast corner and southern edge of Washtenaw County with some large increases in the areas around the villages of Chelsea and Dexter. The only municipalities to experience significant population loss during the 1990s were the two largest urban areas in the county – the cities of Ann Arbor and Ypsilanti. This trend is indicative of sprawling development as families leave the urban areas for new suburban development. This theory is supported by the

Table 5: Washtenaw County Population (source: U.S. Census and SEMCOG.)

	1990 Census	2000 Census	% change 1990-2000	2030 Forecast	Projected change 2000-2030	Projected Annual change
Population	282,937	322,895	14.1%	448,020	38.8%	1.3%
Household Size	2.50	2.41	-3%	2.27	-5.8%	NA
Households	104,528	125,327	19.9%	187,253	49.4%	1.6%

Table 6: Historical Southeast Michigan Regional Population Total, 1940-2030. (source: SEMCOG)

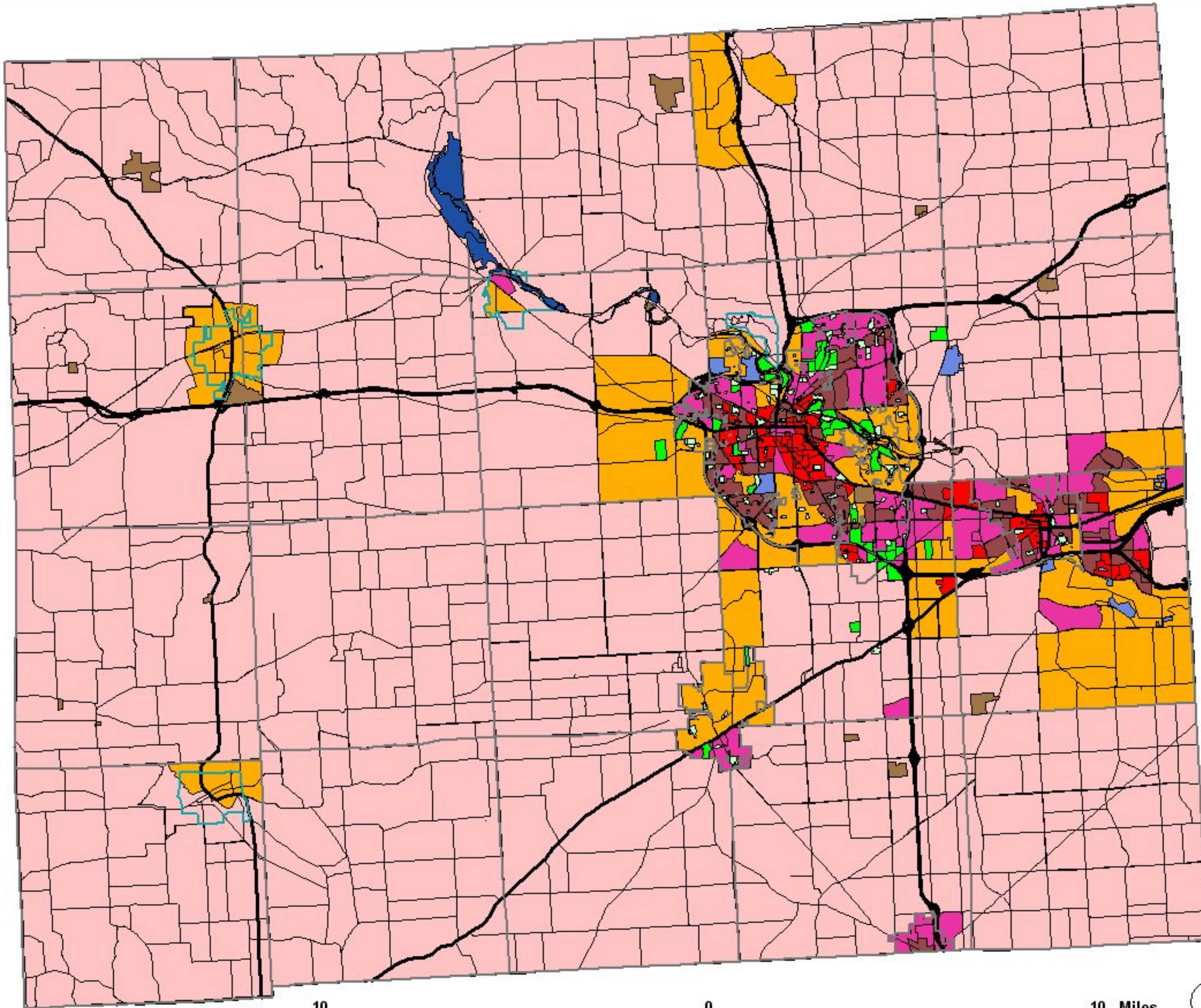
Year	Washtenaw	Lenawee	Livingston	Macomb	Oakland	Wayne
1940	80,810	53,110	20,863	107,638	254,068	2,015,623
1950	134,606	64,629	26,725	184,961	396,001	2,435,235
1960	172,440	77,789	38,233	405,804	690,259	2,666,297
1970	234,103	81,951	58,967	625,309	907,871	2,670,368
1980	264,740	89,948	100,289	694,600	1,011,793	2,337,843
1990	282,937	91,476	115,645	717,400	1,083,592	2,111,687
2000	322,895	98,890	156,951	788,149	1,194,156	2,061,162
2010	371,401	N/A	197,277	836,020	1,254,380	2,032,765
2020	410,748	N/A	238,916	882,410	1,299,528	2,013,215
2030	448,020	N/A	282,552	930,420	1,333,573	2,013,975
Increase 1940- 1970	190%	54%	183%	481%	257%	32%
Increase 1970- 2000	38%	21%	166%	26%	32%	-23%
Projected Increase 2000- 2030	39%	N/A	80%	18%	12%	-2%

data indicating large population growth in and around the villages of Chelsea, Dexter and Manchester and along the major transportation corridors. During the 1990s, the greatest population increases were in areas surrounding Ann Arbor – Pittsfield Township (64.7% increase), Scio Township (46.7% increase), Lodi Township (39.9% increase), Dexter Village (51.3% increase).¹

Projected population growth figures indicate these trends will continue (see **Table 7**, page 71). The greatest projected growth rates are in many of these same areas, with the largest forecasted gains in Webster Township (159.8%), Sylvan Township (148.5%), Dexter Village (145.0%) and Pittsfield Township (119.2%). Similar growth is anticipated in the villages

1 United States Census. 2000.

**MAP 7
2000 POPULATION DENSITY
WASHTENAW COUNTY, MI**



Washtenaw County
Parks & Recreation
Commission 

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Table 7: Municipal Growth within Washtenaw County (source: SEMCOG, July 2000 population estimates)

Municipality	1990 population	2000 population	Percent Change	Projected 2030 population	Percent Change
Ann Arbor	109,608	108,109	-1.4 %	116,270	7.5%
Ann Arbor Township	3,463	4,058	17.2%	5,112	26.0%
Augusta Township	4,415	4,956	12.3%	7,440	50.1%
Barton Hills	334	306	-8.4%	390	27.5%
Bridgewater Township	1,304	1,572	20.6%	3,007	91.2%
Chelsea	3,772	3,969	5.2%	7,300	83.9%
Dexter Township	4,407	5,164	17.2%	6,029	16.8%
Dexter Village	1,497	2,338	56.2%	5,472	134%
Freedom Township	1,486	1,526	2.7%	2,169	42.1%
Lima Township	2,132	2,593	21.6%	4,359	68.1%
Lodi Township	3,902	5,458	39.9%	7,862	44.0%
Lyndon Township	2,228	2,648	18.9%	3,403	28.5%
Manchester	1,753	1,972	12.5%	3,741	89.7%
Manchester Township	1,739	2,068	18.9%	3,639	76.0%
Milan (partial)	3,060	3,350	9.5%	3,833	14.4%
Northfield Township	6,732	8,506	26.4%	12,614	48.3%
Pittsfield Township	17,650	29,072	64.7%	63,764	119.2%
Salem Township	3,734	6,145	64.6%	11,388	85.3%
Saline	6,660	7,897	18.6%	10,176	28.9%
Saline Township	1,276	1,377	7.9%	2,451	78.0%
Scio Township	9,578	14,052	46.7%	23,164	64.8%
Sharon Township	1,366	1,756	28.6%	2,938	67.3%
Superior Township	8,720	10,740	23.2%	18,174	69.2%
Sylvan Township	2,508	2,922	16.5%	7,262	148.5%
Webster Township	3,235	5,089	57.3%	13,222	159.8%
York Township	6,255	7,089	13.9%	10,590	49.4%
Ypsilanti	24,846	22,472	-9.6%	22,110	-1.6%
Ypsilanti Township	45,307	49,099	8.4%	70,141	42.9%
Washtenaw County	282,937	316,040	11.7%	448,020	41.8%

of Manchester (89.7%) and Chelsea (83.9%) and the townships surrounding these areas.²

4.2 Age Demographics

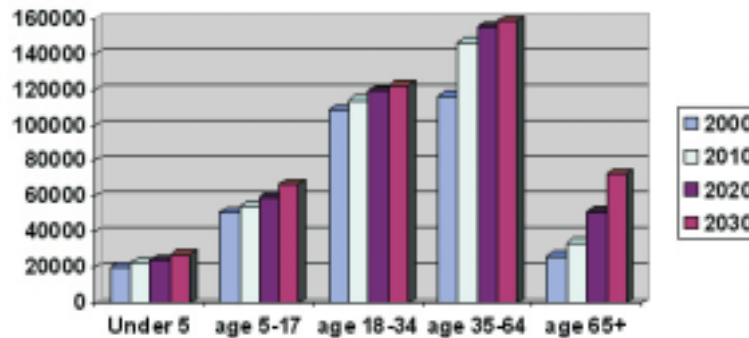
The age of the population is an important planning statistic. Communities with aging populations have different needs than those with more school-age children. The geographic distribution of senior and school-age populations is useful for both programming guidance and strategic planning (see **Map 8**, page 75).

As indicated in **Table 8** (below) and **Table 9** (following page), the senior population is predicted to increase dramatically over the next 30 years (also see **Figure 1**, below). This rate of growth has implications for recreational planning in

Table 8: Age Demographics in Washtenaw County 1990-2030. (source: SEMCOG)

Age Group	1990	2000	Increase 1990-2000	2030	Projected increase 2000-2030
Under 5 years	18,943	20,126	6.3%	26,985	34.1%
5-17 years	41,937	51,160	22.0%	66,884	30.7%
18-34 years	111,623	108,817	-2.5%	122,577	12.7%
35-64 years	89,168	116,250	30.4%	158,943	36.4%
65 + years	21,266	26,274	23.5%	72,631	176.5%

Figure 1: Projected Changes in Washtenaw County Age Group Demographics 2000-2030 (Source (SEMCOG)).



2 United States Census. 2000.

the near future. Likewise, the projected drop in the growth rate of school age children and teens in certain municipalities will have impacts on school district and recreational planning.

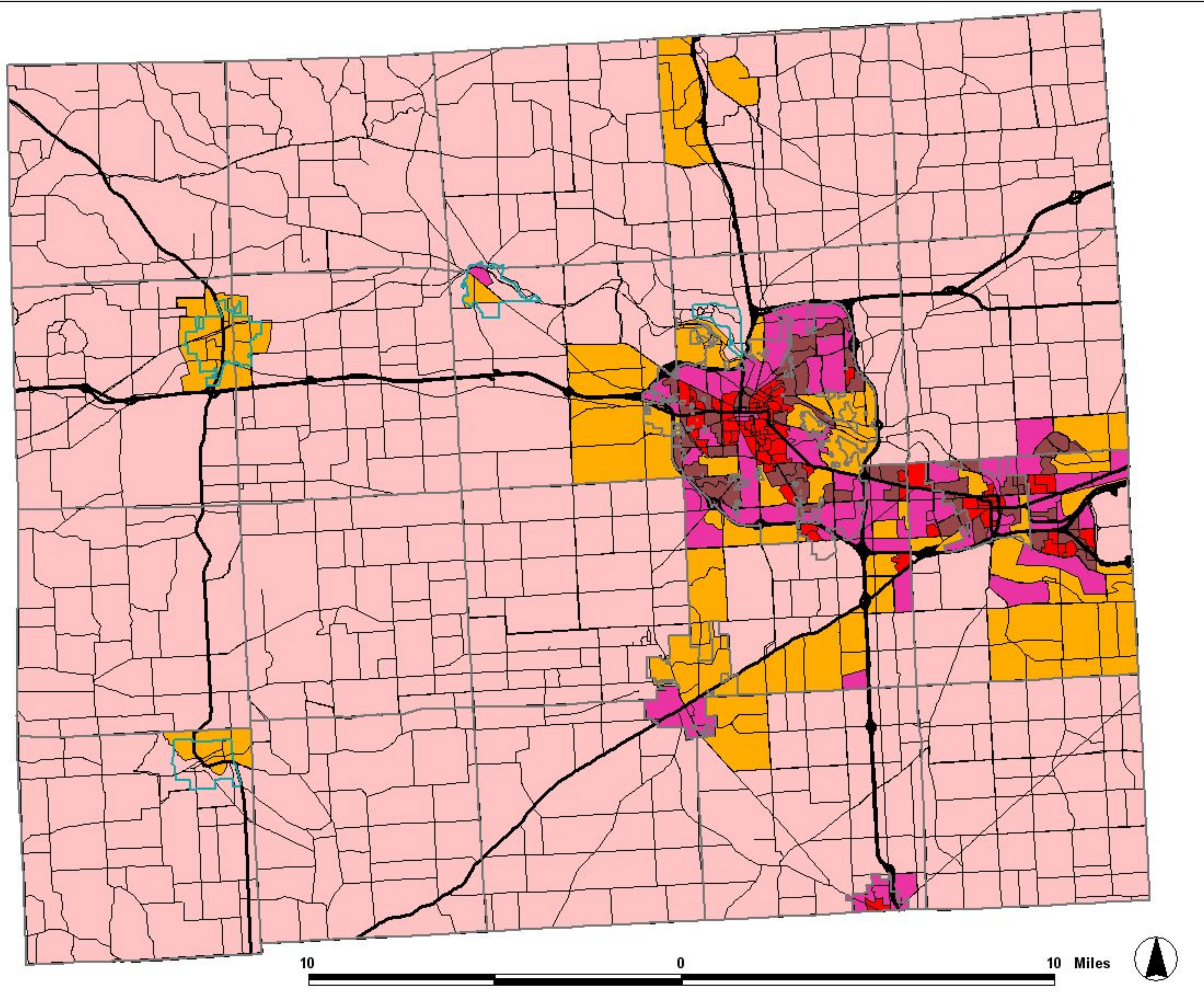
Table 9: Age Demographics by Municipality - 2000 (source: SEMCOG).

Municipality	Under 5 Years	5-17 Years	18-34 Years	35-64 Years	65+ Years
Ann Arbor	5,768	13,474	51,551	34,974	9,245
Ann Arbor Township	274	589	808	1616	476
Augusta Township	253	946	855	2,246	513
Barton Hills	13	50	25	172	75
Bridgewater Township	103	311	267	802	163
Chelsea	213	827	652	1,652	1,054
Dexter	181	437	601	890	229
Dexter Township	322	1,173	816	2,504	433
Freedom Township	95	317	244	760	146
Lima Township	125	523	327	1,282	260
Lodi Township	358	1,319	840	2,674	519
Lyndon Township	141	502	652	1,241	192
Manchester	149	427	461	815	308
Manchester Township	96	406	291	966	183
Milan (partial)	203	576	765	1,172	349
Northfield Township	620	1,490	1,993	3,468	681
Pittsfield Township	2,216	4,950	9,763	11,210	1,662
Salem Township	374	1,129	953	2,611	495
Saline	596	1,699	1,573	3,259	905
Saline Township	67	268	220	601	146
Scio Township	890	2,771	2,500	3,958	677
Sharon Township	108	328	277	805	160
Superior Township	937	2,169	2,420	4,380	834
Sylvan Township	120	640	405	1,331	238
Webster Township	380	1,206	650	2,594	368
York Township	358	1,308	1,664	3,621	441
Ypsilanti	1,120	2,438	12,187	5,046	1,571
Ypsilanti Township	4,048	8,885	15,052	17,661	3,536
Washtenaw County	20,130	51,158	108,812	116,524	26,271

Table10: Projected (%) Change in Age Demographics 2000-2030. (source: SEMCOG)

Municipality	Under 5 Years	5-17 Years	18-34 Years	35-64 Years	65+ Years
Ann Arbor	-17.7%	-20.6%	-10.5%	-1.7%	119.8%
Ann Arbor Township	24.5%	24.1%	1.6%	10.8%	200.0%
Augusta Township	53.0%	45.6%	65.5%	31.6%	154.6%
Barton Hills	-30.8%	-34.0%	84.0%	-4.7%	84.0%
Bridgewater Township	108.7%	79.7%	93.6%	55.6%	187.1%
Chelsea	49.3%	35.4%	54.0%	47.3%	130.1%
Dexter	82.9%	146.9%	71.9%	155.1%	231.4%
Dexter Township	10.9%	0.0%	14.8%	3.6%	123.6%
Freedom Township	43.2%	34.7%	30.7%	22.9%	141.8%
Lima Township	140.8%	75.0%	102.1%	46.6%	131.5%
Lodi Township	47.8%	18.1%	38.0%	26.0%	140.1%
Lyndon Township	19.9%	1.6%	11.3%	22.2%	151.0%
Manchester	51.7%	56.4%	65.5%	74.5%	114.9%
Manchester Township	59.4%	73.4%	84.9%	75.9%	197.8%
Milan (partial)	46.8%	29.0%	19.1%	13.6%	57.6%
Northfield Township	15.5%	31.5%	11.8%	52.7%	254.8%
Pittsfield Township	145.8%	118.4%	66.4%	109.8%	365.4%
Salem Township	108.6%	84.3%	94.1%	81.9%	289.3%
Saline	25.6%	5.4%	8.3%	21.6%	117.3%
Saline Township	55.2%	64.2%	88.2%	75.2%	201.4%
Scio Township	61.3%	53.6%	82.1%	46.1%	258.5%
Sharon Township	86.1%	57.9%	81.2%	69.3%	121.3%
Superior Township	3.0%	32.3%	47.4%	75.4%	270.3%
Sylvan Township	255.8%	153.8%	186.2%	114.4%	403.4%
Webster Township	194.7%	130.0%	142.9%	129.1%	390.8%
York Township	58.7%	30.6%	32.2%	22.0%	284.6%
Ypsilanti	-28.7%	-18.4%	-8.3%	-3.3%	107.9%
Ypsilanti Township	27.3%	32.4%	22.4%	37.1%	199.4%
Washtenaw County	34.1%	30.7%	12.7%	36.4%	176.5%

**MAP 8
SENIOR CITIZEN
2000 POPULATION DENSITY
WASHTENAW COUNTY, MI**



Population Density

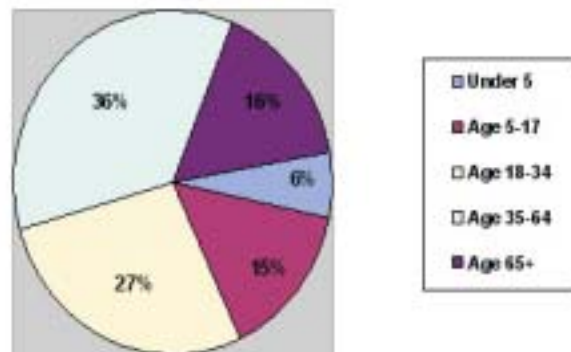
	0 - 32 seniors/square mile
	33 - 116 seniors/square mile
	121 - 265 seniors/square mile
	269 - 500 seniors/square mile
	509 - 2319 seniors/square mile
	Municipal Boundaries



Washtenaw County
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Figure 2 : Age as Percentage of Overall Population - 2030



The aging population of Washtenaw County is not atypical for Michigan. While 8% of County residents are senior citizens, 12% of Michigan’s population is age 65 and over. There is a lower percentage of school-age children in the population in the County; 22% of Washtenaw County residents are school-age children compared with 26% of state residents. According to 2000 census figures, there are 117,309 residents enrolled in school (see **Table 10**, page 74). **Table 11** (below) displays the school enrollment details. It is important to note that 36% of the County’s population is enrolled in school and 19% are enrolled in college or graduate school.³

Table 11: School Enrollment - 2000 (source: U.S. Census)

School	Number	Percentage
Preschool	5,867	5.0%
Kindergarten	3,878	3.3%
Elementary (grades 1-8)	32,570	27.8%
High School (grades 9-12)	14,962	12.8%
College/Graduate School	60,032	51.2%
TOTAL	117,309	100%

3 United States Census. 2002.

Table 12: Racial Composition of Washtenaw County - 2000 (Source: U.S. Census)

Race/Ethnicity	Washtenaw County	Michigan
White	77.4%	80.2%
African-American	12.3%	14.2%
Asian	6.3%	1.8%
American Indian	.4%	.6%
Some other race	1.0%	1.3%
More than one race	2.6%	1.9%
Hispanic/Latino	2.7%	3.3%

As **Figure 2** (previous page) illustrates, adults aged 35-64 are the largest percentage of County residents. Therefore the age projections detailed earlier in this chapter become more relevant to planning efforts.

4.3 Race and Gender Demographics

Washtenaw County has a slightly lower percentage of white residents than the rest of Michigan. However, the County as a whole has a narrower range of racial and ethnic diversity than the State. The County has an Asian population significantly higher than the statewide percentage. The percentage of other racial groups is slightly lower in Washtenaw County than in the rest of Michigan. **Table 12** (above) breaks down the racial and ethnic composition of the County in 2000.

Washtenaw County has a significantly higher percentage of foreign born and non-English speaking residents than the rest of Michigan. These differences between state and County averages are most likely the result of the concentration of major research universities and high-tech industries in and around Ann Arbor. The percentage of foreign-born County residents is 10.3% compared to a state-wide total of 5.3%. Similarly, the percentage of homes within the County where English is not the primary spoken language is 13.2% compared with 8.4% in the

state.⁵ The majority of foreign-born County residents are from Asia followed by Europe and Central America.

The gender composition of County residents is also somewhat divergent from the state total. While women outnumber men 51%-49% on a statewide basis, the County ratio is slightly, though negligibly smaller - 50.3%-49.7%.⁶

4.4 Household Characteristics and Housing Trends

The number of households in Washtenaw County has increased 19% over the past decade (see **Table 13**, below). The number of housing units grew 18% during the same period.⁷ The most striking trend is the increase in housing unit numbers coupled with the gradual reduction in average household size. These figures and projections indicate that population in the County is becoming more dispersed, which requires municipal services, such as Parks and Recreation, to address the shifting locations of population concentration to ensure that adequate service is provided.

Household Size

Consistent with the decline in average household size is the drop in the percentage of households with children in

Table 13: Household and Housing Unit Totals. (Source: SEMCOG and U.S. Census)

	1990	2000	2030 projection
Households	104,528	125,327	187,253
Housing Units	111,256	131,069	138,823
Average Household Size	2.50	2.41	2.27

5 2000 United States Census.

6 *Ibid.*

7 *Ibid.*

Washtenaw County. During the 1990s, the percentage of households with children fell 1% to 31% in 2000. More importantly, that figure is projected to decline further by 2030.⁸ It is important to note, however, that while the percentage of households with children will drop, the number of households with children is expected to increase to 39% by 2030.⁹ Overall, the number of households without children is estimated to outnumber those with children nearly 3 to 1 by 2030¹⁰.

Household Income

Household income in the County is distributed somewhat evenly, avoiding a high concentration of either poverty or affluence (see **Table 14**, below). 20% of County households are considered low income (compared to the income quartile of the southeast Michigan region) and 31% are classified as high income. The number of County households in poverty increased during the 1990s from 12,140 to 13,520, while the

Table 14: Household Income - Washtenaw County (Source: U.S. Census)

Household Income	Number	Percentage
Less than \$10,000	9,960	7.9%
\$10,000 - \$14,999	5,715	4.6%
\$15,000 - \$24,999	12,388	9.9%
\$25,000-\$34,999	13,577	10.8%
\$35,000 - \$49,999	18,493	14.7%
\$50,000 - \$74,999	24,139	19.2%
\$75,000 - \$99,999	16,365	13.0%
\$100,000 - \$149,999	15,960	12.7%
\$150,000 - \$199,999	4,467	3.6%
\$200,000 or more	4,401	3.5%

8 Southeast Michigan Council of Governments. Washtenaw County Profile.

9 *Ibid.*

10 *Ibid.*

total percentage of households in poverty declined by 1% to 5.1%.¹¹ The number of individuals in poverty also increased slightly from 31,777 to 33,450.¹² The median household income among Washtenaw County residents was \$51,990 - 16% higher than the state median household income of \$44,667. The County median household income rose 6.8% during the 1990s.¹³

Housing Type

The majority of housing (57%) in Washtenaw County is detached single family homes (see **Table 15**, below). The number of single family detached housing units increased 25% during the 1990s. Multiple-unit apartments are the second largest housing type, accounting for 32% of the total units in the County in 2000. As single family detached units became a larger percentage of the housing stock, multiple unit apartments lost share, dropping to 32% of the total housing units.¹⁴

Table 15: Housing Types 1990-2000. (Source: SEMCOG)

Type	1990	1990 percentage	2000	2000 percentage
Single Family detached	57,186	51%	71,200	57%
Single Family attached	6,316	6%	8,794	7%
Two Family/Duplex	3,817	3%	4,039	3%
Multi-unit Apartment	38,877	35%	41,458	32%
Mobile Homes	4,073	4%	5,538	4%
Other Units	987	1%	40	0%

11 2000 United States Census.

12 Southeast Michigan Council of Governments. Washtenaw County Profile.

13 2000 United States Census.

14 Southeast Michigan Council of Governments. Washtenaw County Profile.

Housing Tenure and Value

Home ownership in Washtenaw County increased 29% during the 1990s, from 57,787 to 74,830. According to 2000 census figures, 57% of County residents own their own homes, up from 52% a decade earlier. Accordingly, the percentage of County residents renting their residences dropped over the same period from 42% to 39% of the total population. Median rent dropped slightly as well, from a median rent of \$647 per month in 1990 to \$633 in 2000. The number of vacant units also declined during the 1990s accounting for just 4% of the total number of units in 2000¹⁵.

4.5 Employment and Commuting

Historically, Washtenaw County has been a rural county, dependent upon the fortunes of the agricultural industry for economic prosperity. Over the last 40 years, much of that has changed as the County has urbanized and the economy has been transformed from an agricultural economy to a more industrial economy (see **Table 16**, below). In 2000, almost half

Table 16: Employment by Industrial Class (source: SEMCOG)

Industry	1990	2000	2030 Forecast
Agriculture, Mining and Natural Resources	4,550	4,549	5,074
Manufacturing	37,363	34,517	44,308
Transportation, Communication and Utility	6,912	8,916	11,068
Wholesale Trade	6,177	6,618	9,903
Retail Trade	33,166	38,888	49,573
Finance, Insurance and Real Estate	10,970	10,729	14,319
Services	110,208	119,998	144,626
Public Administration	4,549	7,960	11,098
Total Employment	213,895	232,175	289,969

15 Southeast Michigan Council of Governments. Washtenaw County Profile.

of employed residents were employed in a managerial or professional occupation.¹⁶

As the economy has shifted from being agriculturally- driven to a service-based economy, there have been somewhat predictable trends in employment and commuting figures. The majority of workers, 76.7%, are employed by private business, and 18% of the County workforce is employed by governmental agencies. The balance of the workforce is self-employed (5.1%) or unpaid family workers (.3%).¹⁷

As communities grow, additional commuting time can be expected as a consequence of growth. The majority of County residents commute to work alone, while only 3.2% of the workforce uses public transportation to get to and from work (see **Table 17**, below). Public transportation ridership remained static during the 1990s at 3% of the workforce. Drivers commuting to work alone actually increased during the last decade from 74% to 76%, while the percentage of commuters relying on carpooling dropped 1%.¹⁸ The combination of dispersed residential development, increased traffic and a high percentage of commuters driving alone has led to an increase in

Table 17: Washtenaw County Commuting Habits - 2000 (source: U.S. Census)

Commuting Method	Number	Percentage
Drove Alone	128,514	76.0%
Carpool	14,386	8.5%
Walk	12,445	7.4%
Work at Home	5,996	3.5%
Public Transportation	5,494	3.2%
Other Means	2,334	1.4%

16 United States Census. 2000.

17 2000 United States Census.

18 Southeast Michigan Council of Governments. Washtenaw County Profile.

average commuting time from 19 minutes in 1990 to 22.2 minutes in 2000.¹⁹

4.6 Land Use

Washtenaw County is a diverse county and that diversity is reflected in its land use development patterns. Land use patterns in the County are consistent with growing regions. Single-family residential development is increasing while woodlands, wetlands and cultivated land are decreasing (see **Table 18**, below). Historically, these trends are indicative of sprawl, however, Washtenaw County and the City of Ann Arbor are taking steps to preserve open space and farmland while limiting the impacts of development. Because these efforts are relatively new, the impacts are not reflected in the land use data compiled by the SEMCOG.

Table 18: Land Use Totals. (Source: SEMCOG)

Land Use	1990 Acres	1995 Acres	Change
Cultivated, Grassland & Shrubland	280,842	274,873	-5,969
Woodland and Wetland	92,774	92,021	-753
Single-Family Residential	51,034	55,453	4,419
Water	9,821	9,933	112
Cultural, Recreational and Cemetery	5,252	6,151	899
Industrial	5,163	5,550	387
Transportation, Communication and Utility	5,189	5,165	-24
Institutional	4,516	4,500	-16
Commercial and Office	3,158	3,383	225
Multi-Family Residential	2,764	2,935	171
Extractive	1,770	2,274	504

19 Southeast Michigan Council of Governments. Washtenaw County Profile.

Michigan is a “home-rule” state - meaning that land use decisions are made by local units of government instead of the County or State. Historically there has been little coordination between municipalities as they plan for recreation, infrastructure and future growth. In order to properly plan for recreation within Washtenaw County, it is important to evaluate future recreation needs on a County-wide or regional basis.

