Maps and Demographics

TMA Workbook

The City of Royal Oak

2017

Prepared by:

LandUseUSA

Detroit Metro Prosperity Region 10

Prepared for the City of Royal Oak

Ro Royal Oak

**TMA Initiative endorsed by the
Michigan State Housing Development Authority**

Maps and Demographics

Prepared by:

LandUseUSA

Section AA

DM Prosperity Region 10

Detroit Metro Prosperity Region 10

Prepared for the City of Royal Oak

Ro **Royal Oak**

TMA Initiative endorsed by the
Michigan State Housing Development Authority

Geographic Setting, Water Features, and Highway Linkages
3 Counties | Detroit Metro Prosperity Region 10

Source: Underlying map provided by Alteryx Decision Analytics;
exhibit prepared by LandUseUSA (c) 2016.

Demographic Profiles | Population by Age Bracket
Detroit Metro Prosperity Region 10 | 2000 - 2016

Region or County	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region
Place Name	10 DM Region 2000 Census	10 DM Region 2000 Share	10 DM Region 2010 Census	10 DM Region 2010 Share	10 DM Region 2016 Estimates	10 DM Region 2016 Share	10 DM Region 2000-10 C.A.R.	10 DM Region 2010-16 C.A.R.
Population Ages								
0 to 4	282,428	7.0%	235,771	6.1%	230,807	5.9%	-1.8%	-0.4%
5 to 14	616,915	15.3%	524,817	13.6%	499,748	12.9%	-1.6%	-0.8%
15 to 19	259,463	6.4%	282,769	7.3%	253,759	6.5%	0.9%	-1.8%
20 to 24	233,831	5.8%	232,835	6.0%	259,316	6.7%	0.0%	1.8%
25 to 34	593,528	14.7%	463,573	12.0%	482,548	12.4%	-2.4%	0.7%
35 to 44	669,551	16.6%	533,163	13.8%	495,372	12.8%	-2.3%	-1.2%
45 to 54	556,824	13.8%	600,112	15.5%	566,510	14.6%	0.8%	-1.0%
55 to 64	337,749	8.4%	480,877	12.4%	528,040	13.6%	3.6%	1.6%
65 to 74	257,846	6.4%	262,750	6.8%	317,305	8.2%	0.2%	3.2%
75 to 84	180,581	4.5%	170,896	4.4%	163,439	4.2%	-0.5%	-0.7%
85+	54,764	1.4%	76,361	2.0%	84,112	2.2%	3.4%	1.6%
Sum	4,043,480	100.0%	3,863,924	100.0%	3,880,956	100.0%	-0.5%	0.1%
Total Population	4,043,480	100.0%	3,863,924	100.0%	3,880,956	100.0%	-0.5%	0.1%
Median Age	36	.	39	.	40	.	.	.
Per Capita Income	$24,390	.	$27,964	.	$30,000	.	1.4%	1.2%

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Demographic Profiles | Race and Ethnicity
Detroit Metro Prosperity Region 10 | 2000 - 2016

Region or County	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region
Place Name	10 DM Region 2000 Census	10 DM Region 2000 Share	10 DM Region 2010 Census	10 DM Region 2010 Share	10 DM Region 2016 Estimates	10 DM Region 2016 Share	10 DM Region 2000-10 C.A.R.	10 DM Region 2010-16 C.A.R.
Population by Race								
White, Caucasian	2,782,344	68.8%	2,598,820	67.3%	2,575,298	66.4%	-0.7%	-0.2%
Black, African Amer.	1,005,485	24.9%	974,745	25.2%	964,931	24.9%	-0.3%	-0.2%
Amer. Indian, Aleut	14,182	0.4%	13,013	0.3%	13,739	0.4%	-0.9%	0.9%
Asian, Pacific Island.	101,906	2.5%	139,643	3.6%	171,745	4.4%	3.2%	3.5%
Any Other Race	46,812	1.2%	49,885	1.3%	54,638	1.4%	0.6%	1.5%
Two or More Races	92,751	2.3%	87,818	2.3%	100,605	2.6%	-0.5%	2.3%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Ethnicity of Any Race								
Hispanic or Latino	119,328	3.0%	156,275	4.0%	172,865	4.5%	2.7%	1.7%
Not Hispanic, Latino	3,924,152	97.1%	3,707,649	96.0%	3,708,091	95.6%	-0.6%	0.0%

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Demographic Profiles | Marital Status and Education
Detroit Metro Prosperity Region 10 | 2000 - 2016

Region or County	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region
Place Name	10 DM Region 2000 Census	10 DM Region 2000 Share	10 DM Region 2010 Census	10 DM Region 2010 Share	10 DM Region 2016 Estimates	10 DM Region 2016 Share	10 DM Region 2000-10 C.A.R.	10 DM Region 2010-16 C.A.R.
Marital Status								
Spouse Present	1,519,417	48.3%	1,357,250	43.7%	1,352,424	42.9%	-1.1%	-0.1%
Spouse Absent	123,835	3.9%	108,623	3.5%	114,079	3.6%	-1.3%	0.8%
Divorced	335,203	10.7%	362,957	11.7%	368,353	11.7%	0.8%	0.2%
Widowed	224,872	7.2%	212,556	6.8%	207,321	6.6%	-0.6%	-0.4%
Never Married	939,458	29.9%	1,061,950	34.2%	1,108,224	35.2%	1.2%	0.7%
Summation	3,142,785	100.0%	3,103,336	100.0%	3,150,401	100.0%	-0.1%	0.3%
Pop. Ages 15+	3,144,137	100.0%	3,103,336	100.0%	3,150,401	100.0%	-0.1%	0.3%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Educ. Attainment								
Grade K - 8	100,000	3.8%	63,822	2.5%	63,818	2.4%	-4.4%	0.0%
Grade 9 - 11	348,613	13.2%	217,808	8.4%	215,604	8.2%	-4.6%	-0.2%
High School Grad.	754,000	28.5%	716,199	27.7%	720,972	27.3%	-0.5%	0.1%
Some College Only	616,862	23.3%	629,538	24.3%	627,748	23.8%	0.2%	0.0%
Associates Degree	171,906	6.5%	201,815	7.8%	213,540	8.1%	1.6%	0.9%
Bachelor's Degree	392,745	14.8%	443,747	17.1%	460,181	17.4%	1.2%	0.6%
Graduate Degree	234,926	8.9%	281,768	10.9%	300,863	11.4%	1.8%	1.1%
No Schooling	30,015	1.1%	33,035	1.3%	34,600	1.3%	1.0%	0.8%
Age 25+ Population	2,649,067	100.0%	2,587,732	100.0%	2,637,326	100.0%	-0.2%	0.3%

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Demographic Profiles | Labor Force and Employment
Detroit Metro Prosperity Region 10 | 2000 - 2016

Region or County	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region
Place Name	10 DM Region 2000 Census	10 DM Region 2000 Share	10 DM Region 2010 Census	10 DM Region 2010 Share	10 DM Region 2016 Estimates	10 DM Region 2016 Share	10 DM Region 2000-10 C.A.R.	10 DM Region 2010-16 C.A.R.
Employment								
Employed Civilians	1,857,040	93.9%	1,651,886	86.1%	1,658,432	92.4%	-1.2%	0.1%
Unempld. Civilians	119,330	6.0%	265,869	13.9%	135,014	7.5%	8.3%	-10.7%
In Armed Forces	1,396	0.1%	1,273	0.1%	1,360	0.1%	-0.9%	1.1%
Subtotal	1,977,765	64.0%	1,919,028	63.0%	1,794,806	57.9%	-0.3%	-1.1%
Not In Labor Force	1,110,580	36.0%	1,126,552	37.0%	1,303,462	42.1%	0.1%	2.5%
Total Pop. Ages 16+	3,088,345	100.0%	3,045,580	100.0%	3,098,268	100.0%	-0.1%	0.3%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Job Professions								
% Blue Collar	681,779	36.7%	611,560	37.0%	620,495	37.4%	-1.1%	0.2%
% White Collar	1,174,514	63.3%	1,040,326	63.0%	1,037,937	62.6%	-1.2%	0.0%
Total Professions	1,856,293	100.0%	1,651,886	100.0%	1,658,432	100.0%	-1.2%	0.1%

Demographic Profiles | Households by Income
Detroit Metro Prosperity Region 10 | 2000 - 2016

Region or County	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region
Place Name	10 DM Region 2000 Census	10 DM Region 2000 Share	10 DM Region 2010 Census	10 DM Region 2010 Share	10 DM Region 2016 Estimates	10 DM Region 2016 Share	10 DM Region 2000-10 C.A.R.	10 DM Region 2010-16 C.A.R.
Household Income								
$0 - $15,000	210,587	13.6%	211,017	13.9%	206,203	13.5%	0.0%	-0.4%
$15,000 - $24,999	170,686	11.0%	171,614	11.3%	161,286	10.6%	0.1%	-1.0%
$25,000 - $34,999	172,820	11.2%	170,751	11.2%	151,386	9.9%	-0.1%	-2.0%
$35,000 - $49,999	231,958	15.0%	210,752	13.9%	200,785	13.2%	-1.0%	-0.8%
$50,000 - $74,999	312,310	20.2%	260,075	17.1%	267,544	17.5%	-1.8%	0.5%
$75,000 - $99,999	195,904	12.6%	185,149	12.2%	191,741	12.6%	-0.6%	0.6%
$100,000 - $149,999	168,136	10.9%	196,762	13.0%	207,712	13.6%	1.6%	0.9%
$150,000 +	<u>87,148</u>	<u>5.6%</u>	<u>111,994</u>	<u>7.4%</u>	<u>139,995</u>	<u>9.2%</u>	2.5%	3.8%
Summation	1,549,550	100.0%	1,518,115	100.0%	1,526,653	100.0%	-0.2%	0.1%
Total Households	1,548,779	100.0%	1,518,115	100.0%	1,526,653	100.0%	-0.2%	0.1%
Avg. Hhld. Income	$63,677	.	$70,801	.	$75,900	.	1.1%	1.2%
Med. Hhld. Income	$49,193	.	$49,589	.	$53,574	.	0.1%	1.3%

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Demographic Profiles | Household Tenure and Vehicles
Detroit Metro Prosperity Region 10 | 2000 - 2016

Region or County	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region	10 DM Region
Place Name	10 DM Region 2000 Census	10 DM Region 2000 Share	10 DM Region 2010 Census	10 DM Region 2010 Share	10 DM Region 2016 Estimates	10 DM Region 2016 Share	10 DM Region 2000-10 C.A.R.	10 DM Region 2010-16 C.A.R.
Housing Units								
Owner Occupied	.	.	1,059,162	62.1%	1,040,590	61.0%	.	-0.3%
Renter Occupied	.	.	458,952	26.9%	486,063	28.5%	.	1.0%
Subtotal	1,548,779	94.5%	1,518,115	89.0%	1,526,653	89.4%	-0.2%	0.1%
Vacant	89,670	5.5%	187,460	11.0%	180,249	10.6%	7.7%	-0.7%
Total Hsg. Units	1,638,449	100.0%	1,705,575	100.0%	1,706,902	100.0%	0.4%	0.0%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Vehicles Available								
0 Vehicles	148,898	9.6%	147,480	9.7%	146,877	9.6%	-0.1%	-0.1%
1 Vehicle	553,768	35.8%	580,395	38.2%	577,307	37.8%	0.5%	-0.1%
2+ Vehicles	846,113	54.6%	790,239	52.1%	802,469	52.6%	-0.7%	0.3%
Total Households	1,548,779	100.0%	1,518,114	100.0%	1,526,653	100.0%	-0.2%	0.1%
Vehicles/Hhld.	1.6	.	1.8	.	1.8	.	.	.

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Demographic Profiles | Population by Age Bracket
The State of Michigan | 2000 - 2016

Region or County	Michigan	Michigan	Michigan	Michigan	Michigan	Michigan	Michigan	Michigan
Place Name	State of Michigan 2000 Census	State of Michigan 2000 Share	State of Michigan 2010 Census	State of Michigan 2010 Share	State of Michigan 2016 Estimates	State of Michigan 2016 Share	State of Michigan 2000-10 C.A.R.	State of Michigan 2010-16 C.A.R.
Total Population	9,938,366	100.0%	9,883,634	100.0%	9,952,789	100.0%	-0.1%	0.1%
Median Age	36	.	39	.	40	.	.	.
Per Capita Income	$21,882	.	$25,787	.	$27,536	.	1.7%	1.1%
Total Households	3,785,653	100.0%	3,872,514	100.0%	3,896,366	100.0%	0.2%	0.1%
Avg. Hhld. Income	$57,447	.	$65,030	.	$69,563	.	1.2%	1.1%
Med. Hhld. Income	$44,700	.	$46,895	.	$50,842	.	0.5%	1.4%
Housing Units								
Owner Occupied	.	.	2,793,346	61.6%	2,767,033	61.0%	.	-0.2%
Renter Occupied	.	.	1,079,168	23.8%	1,129,333	24.9%	.	0.8%
Subtotal	3,785,653	89.4%	3,872,514	85.4%	3,896,366	85.9%	0.2%	0.1%
Vacant	448,619	10.6%	659,728	14.6%	641,932	14.1%	3.9%	-0.5%
Total Hsg. Units	4,234,272	100.0%	4,532,242	100.0%	4,538,298	100.0%	0.7%	0.0%

Section **BB**

Oakland County

Detroit Metro Prosperity Region 10

Prepared for the City of Royal Oak

Ro **Royal Oak**

TMA Initiative endorsed by the Michigan State Housing Development Authority
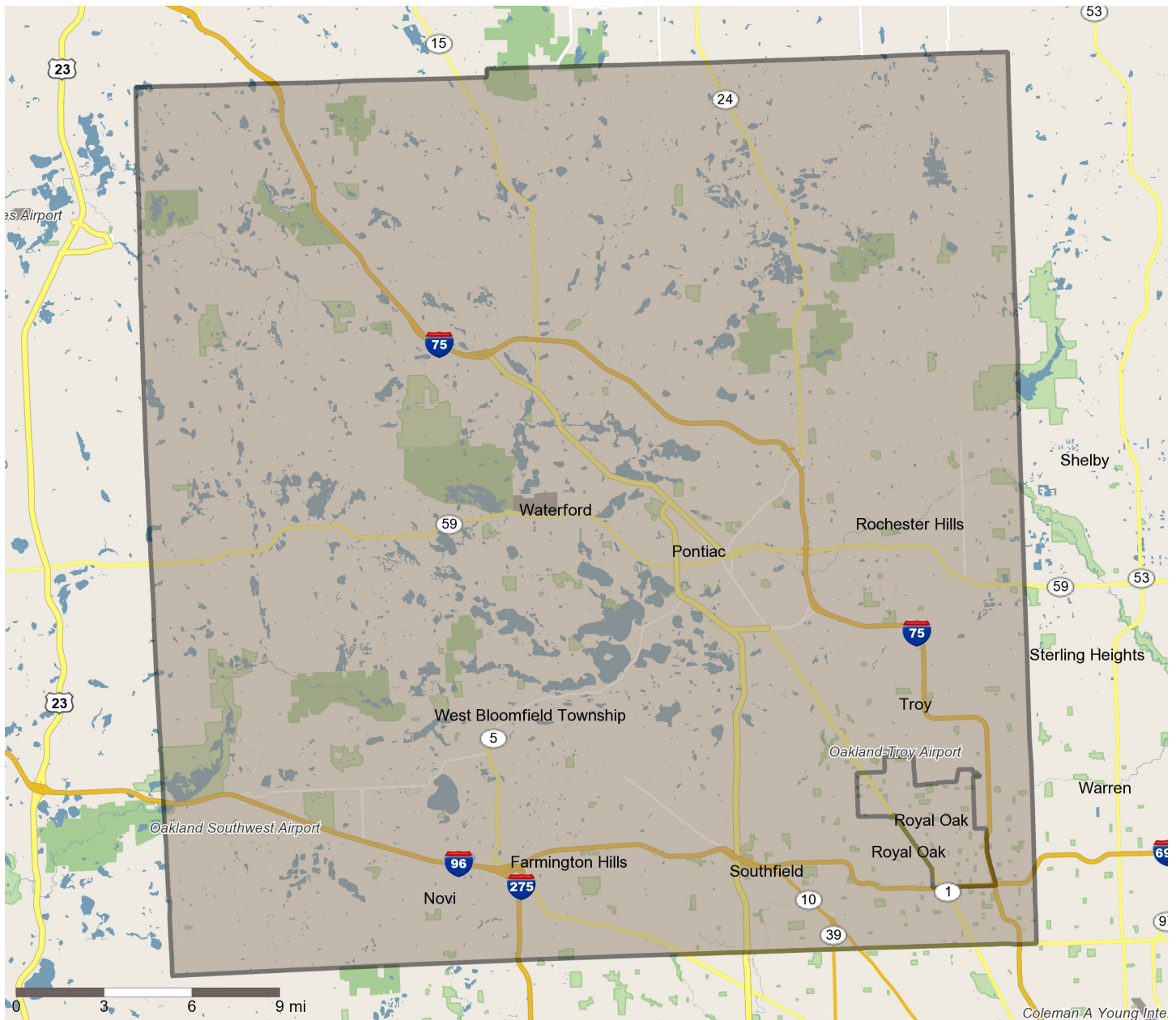
Prepared by:

LandUseUSA

Geographic Setting and Highway Networks
The City of Royal Oak, Oakland County, Michigan

Source: The City of Royal Oak, Michigan, 2017.

Geographic Setting, Water Features, and Highway Linkages
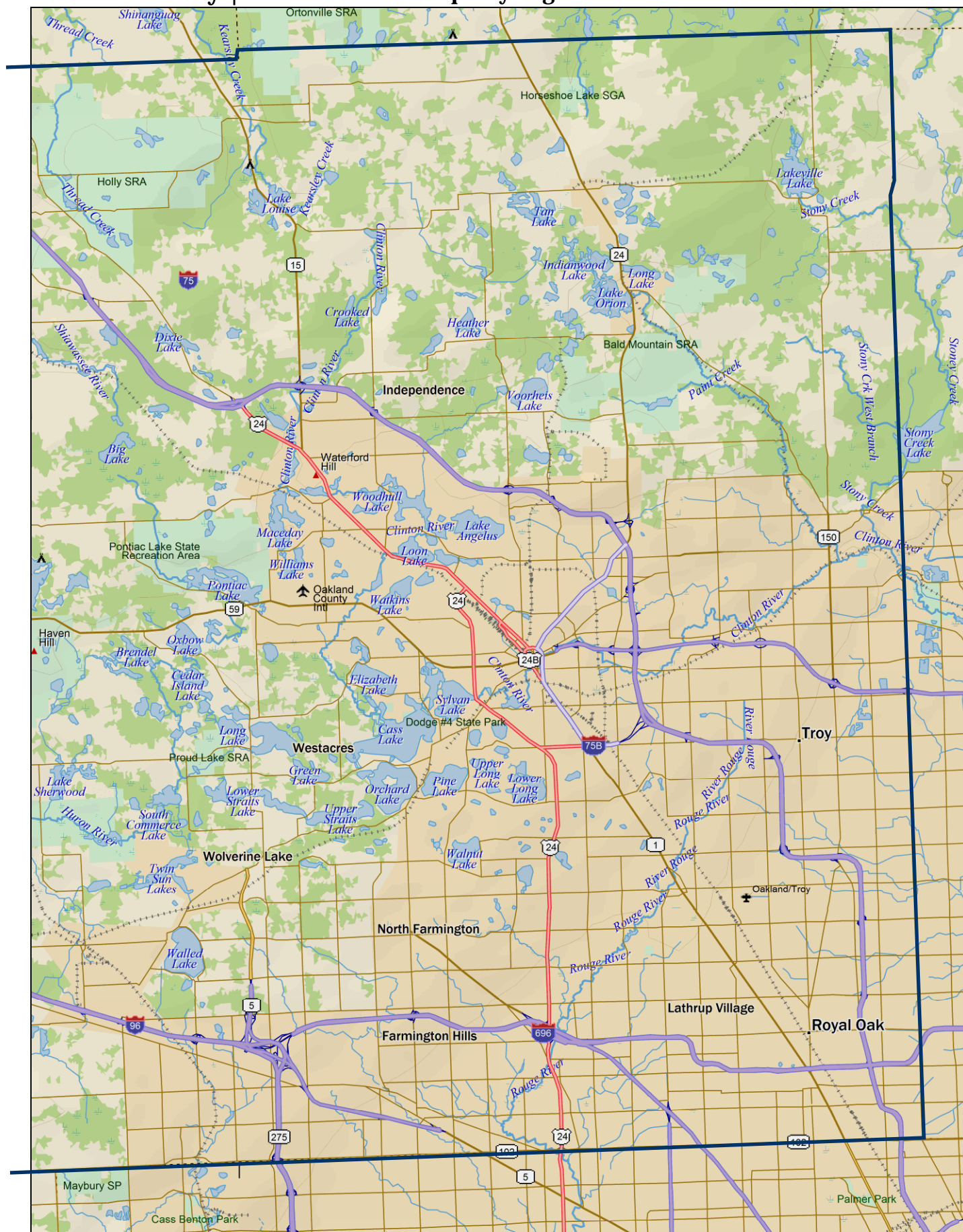# The City of Royal Oak | Oakland County, Michigan

Source: Underlying map provided by Alteryx Decision Analytics;
exhibit prepared by LandUseUSA (c) 2016.

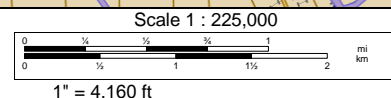# Geographic Setting, Water Features, and Highway Linkages
Oakland County | Detroit Metro Prosperity Region 10

Exhibit BB.3

Thread Creek
Shinanguag Lake
Ortonville SRA
Kearsley Creek
Horseshoe Lake SGA
Lakeville Lake
Stony Creek
Holly SRA
Lake Louise
Kearsley Creek
Tan Lake
Clinton River
24
Indianwood Lake
Lake Orion
Long Lake
Stony Crk West Branch
Stony Creek
15
Crooked Lake
Heather Lake
Bald Mountain SRA
Stoney Creek
Dixie Lake
Shiawassee River
Voorheis Lake
Paint Creek
Stony Creek Lake
75
Independence
Clinton River
Big Lake
Clinton River
Waterford Hill
Clinton River
Lake Angelus
150
Clinton River
Woodhull Lake
Pontiac Lake State Recreation Area
Maceday Lake
Loon Lake
Williams Lake
Pontiac Lake
Oakland County Intl
Watkins Lake
24
59
Clinton River
24B
Haven Hill
Oxbow Lake
Brendel Lake
Cedar Island Lake
Elizabeth Lake
Sylvan Lake
Dodge #4 State Park
Troy
Long Lake
Cass Lake
Upper Long Lake
Lower Long Lake
River Rouge
Proud Lake SRA
Westacres
Green Lake
Orchard Lake
Pine Lake
75B
River Rouge
Lake Sherwood
Lower Straits Lake
Upper Straits Lake
Rouge River
Huron River
South Commerce Lake
Walnut Lake
24
1
Oakland/Troy
Wolverine Lake
Rouge River
Twin Sun Lakes
Walled Lake
Rouge River
North Farmington
Rouge River
5
Lathrup Village
Royal Oak
96
Farmington Hills
696
Rouge River
275
102
24
Maybury SP
5
102
Cass Benton Park
Palmer Park

Scale 1 : 225,000

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1" = 4,160 ft

Demographic Profiles | Population by Age Bracket
Oakland County | Detroit Metro Region 10 | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	Oakland County 2000 Census	Oakland County 2000 Share	Oakland County 2010 Census	Oakland County 2010 Share	Oakland County 2016 Estimates	Oakland County 2016 Share	Oakland County 2000-10 C.A.R.	Oakland County 2010-16 C.A.R.
Population Ages								
0 to 4	79,856	6.7%	68,506	5.7%	68,538	5.5%	-1.5%	0.0%
5 to 14	171,591	14.4%	160,590	13.4%	155,686	12.5%	-0.7%	-0.5%
15 to 19	73,181	6.1%	81,049	6.7%	80,596	6.5%	1.0%	-0.1%
20 to 24	61,123	5.1%	63,344	5.3%	73,511	5.9%	0.4%	2.5%
25 to 34	175,213	14.7%	143,387	11.9%	152,925	12.3%	-2.0%	1.1%
35 to 44	213,055	17.8%	169,832	14.1%	162,208	13.0%	-2.2%	-0.8%
45 to 54	180,181	15.1%	198,258	16.5%	190,372	15.3%	1.0%	-0.7%
55 to 64	105,075	8.8%	158,272	13.2%	176,069	14.1%	4.2%	1.8%
65 to 74	70,571	5.9%	84,103	7.0%	107,470	8.6%	1.8%	4.2%
75 to 84	48,373	4.1%	51,264	4.3%	51,806	4.2%	0.6%	0.2%
85+	16,037	1.3%	23,757	2.0%	27,509	2.2%	4.0%	2.5%
Sum	1,194,257	100.0%	1,202,364	100.0%	1,246,692	100.0%	0.1%	0.6%
Total Population	1,194,257	100.0%	1,202,364	100.0%	1,246,692	100.0%	0.1%	0.6%
Median Age	37	.	40	.	41	.	.	.
Per Capita Income	$32,341	.	$37,155	.	$40,536	.	1.4%	1.5%

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Demographic Profiles | Race and Ethnicity
Oakland County | Detroit Metro Region 10 | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	Oakland County 2000 Census	Oakland County 2000 Share	Oakland County 2010 Census	Oakland County 2010 Share	Oakland County 2016 Estimates	Oakland County 2016 Share	Oakland County 2000-10 C.A.R.	Oakland County 2010-16 C.A.R.
Population by Race								
White, Caucasian	989,044	82.8%	928,913	77.3%	932,662	74.8%	-0.6%	0.1%
Black, African Amer.	119,056	10.0%	164,079	13.6%	182,146	14.6%	3.3%	1.8%
Amer. Indian, Aleut	3,114	0.3%	3,376	0.3%	3,602	0.3%	0.8%	1.1%
Asian, Pacific Island.	48,726	4.1%	68,082	5.7%	84,288	6.8%	3.4%	3.6%
Any Other Race	10,489	0.9%	11,584	1.0%	13,220	1.1%	1.0%	2.2%
Two or More Races	23,828	2.0%	26,330	2.2%	30,774	2.5%	1.0%	2.6%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Ethnicity of Any Race								
Hispanic or Latino	29,320	2.5%	41,920	3.5%	47,930	3.8%	3.6%	2.3%
Not Hispanic, Latino	1,164,937	97.5%	1,160,444	96.5%	1,198,762	96.2%	0.0%	0.5%

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Demographic Profiles | Marital Status and Education
Oakland County | Detroit Metro Region 10 | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	Oakland County 2000 Census	Oakland County 2000 Share	Oakland County 2010 Census	Oakland County 2010 Share	Oakland County 2016 Estimates	Oakland County 2016 Share	Oakland County 2000-10 C.A.R.	Oakland County 2010-16 C.A.R.
Marital Status								
Spouse Present	523,337	55.5%	493,760	50.7%	509,668	49.8%	-0.6%	0.5%
Spouse Absent	24,413	2.6%	21,532	2.2%	28,088	2.7%	-1.2%	4.5%
Divorced	93,702	9.9%	116,080	11.9%	115,054	11.3%	2.2%	-0.1%
Widowed	54,907	5.8%	54,786	5.6%	58,854	5.8%	0.0%	1.2%
Never Married	246,127	26.1%	287,109	29.5%	310,803	30.4%	1.6%	1.3%
Summation	942,486	100.0%	973,267	100.0%	1,022,467	100.0%	0.3%	0.8%
Pop. Ages 15+	942,810	100.0%	973,268	100.0%	1,022,468	100.0%	0.3%	0.8%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Educ. Attainment								
Grade K - 8	17,925	2.2%	14,406	1.7%	13,511	1.6%	-2.2%	-1.1%
Grade 9 - 11	62,811	7.8%	40,484	4.9%	41,250	4.8%	-4.3%	0.3%
High School Grad.	178,558	22.1%	168,500	20.3%	176,871	20.4%	-0.6%	0.8%
Some College Only	180,211	22.3%	187,805	22.7%	189,777	21.9%	0.4%	0.2%
Associates Degree	53,730	6.7%	67,288	8.1%	68,389	7.9%	2.3%	0.3%
Bachelor's Degree	187,283	23.2%	204,684	24.7%	216,163	24.9%	0.9%	0.9%
Graduate Degree	121,454	15.0%	140,019	16.9%	155,480	17.9%	1.4%	1.8%
No Schooling	5,997	0.7%	5,688	0.7%	6,919	0.8%	-0.5%	3.3%
Age 25+ Population	807,969	100.0%	828,875	100.0%	868,361	100.0%	0.3%	0.8%

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Demographic Profiles | Labor Force and Employment
Oakland County | Detroit Metro Region 10 | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	Oakland County 2000 Census	Oakland County 2000 Share	Oakland County 2010 Census	Oakland County 2010 Share	Oakland County 2016 Estimates	Oakland County 2016 Share	Oakland County 2000-10 C.A.R.	Oakland County 2010-16 C.A.R.
Employment								
Employed Civilians	614,611	96.3%	560,488	87.6%	563,446	94.1%	-0.9%	0.1%
Unempld. Civilians	23,422	3.7%	79,339	12.4%	34,850	5.8%	13.0%	-12.8%
In Armed Forces	122	0.0%	265	0.0%	279	0.1%	8.1%	0.9%
Subtotal	638,155	68.8%	640,092	67.0%	598,575	59.5%	0.0%	-1.1%
Not In Labor Force	288,786	31.2%	315,667	33.0%	407,105	40.5%	0.9%	4.3%
Total Pop. Ages 16+	926,941	100.0%	955,759	100.0%	1,005,680	100.0%	0.3%	0.9%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Job Professions								
% Blue Collar	167,515	27.3%	159,987	28.5%	161,613	28.7%	-0.5%	0.2%
% White Collar	446,930	72.7%	400,501	71.5%	401,833	71.3%	-1.1%	0.1%
Total Professions	614,445	100.0%	560,488	100.0%	563,446	100.0%	-0.9%	0.1%

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2016.

Demographic Profiles | Households by Income
Oakland County | Detroit Metro Region 10 | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	Oakland County 2000 Census	Oakland County 2000 Share	Oakland County 2010 Census	Oakland County 2010 Share	Oakland County 2016 Estimates	Oakland County 2016 Share	Oakland County 2000-10 C.A.R.	Oakland County 2010-16 C.A.R.
Household Income								
$0 - $15,000	38,441	8.2%	42,402	8.8%	43,159	8.6%	1.0%	0.3%
$15,000 - $24,999	39,245	8.3%	41,269	8.5%	39,730	7.9%	0.5%	-0.6%
$25,000 - $34,999	43,736	9.3%	44,124	9.1%	39,439	7.9%	0.1%	-1.9%
$35,000 - $49,999	64,302	13.6%	61,467	12.7%	57,166	11.4%	-0.4%	-1.2%
$50,000 - $74,999	97,203	20.6%	89,738	18.6%	85,029	16.9%	-0.8%	-0.9%
$75,000 - $99,999	69,257	14.7%	63,383	13.1%	69,597	13.9%	-0.9%	1.6%
$100,000 - $149,999	69,676	14.8%	79,122	16.4%	88,679	17.7%	1.3%	1.9%
$150,000 +	49,605	10.5%	62,193	12.9%	79,486	15.8%	2.3%	4.2%
Summation	471,465	100.0%	483,699	100.0%	502,286	100.0%	0.3%	0.6%
Total Households	471,156	100.0%	483,699	100.0%	502,286	100.0%	0.3%	0.6%
Avg. Hhld. Income	$81,975	.	$92,012	.	$100,279	.	1.2%	1.4%
Med. Hhld. Income	$62,313	.	$63,078	.	$70,661	.	0.1%	1.9%

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2016.

Demographic Profiles | Household Tenure and Vehicles
Oakland County | Detroit Metro Region 10 | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	Oakland County 2000 Census	Oakland County 2000 Share	Oakland County 2010 Census	Oakland County 2010 Share	Oakland County 2016 Estimates	Oakland County 2016 Share	Oakland County 2000-10 C.A.R.	Oakland County 2010-16 C.A.R.
Housing Units								
Owner Occupied	.	.	350,988	66.6%	356,376	66.9%	.	0.3%
Renter Occupied	.	.	132,710	25.2%	145,909	27.4%	.	1.6%
Subtotal	471,156	95.8%	483,699	91.7%	502,286	94.2%	0.3%	0.6%
Vacant	20,889	4.2%	43,557	8.3%	30,763	5.8%	7.6%	-5.6%
Total Hsg. Units	492,045	100.0%	527,256	100.0%	533,049	100.0%	0.7%	0.2%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Vehicles Available								
0 Vehicles	25,208	5.4%	29,199	6.0%	29,637	5.9%	1.5%	0.2%
1 Vehicle	151,547	32.2%	165,205	34.2%	171,338	34.1%	0.9%	0.6%
2+ Vehicles	294,400	62.5%	289,294	59.8%	301,310	60.0%	-0.2%	0.7%
Total Households	471,155	100.0%	483,698	100.0%	502,285	100.0%	0.3%	0.6%
Vehicles/Hhld.	1.7	.	1.9	.	1.9	.	.	.

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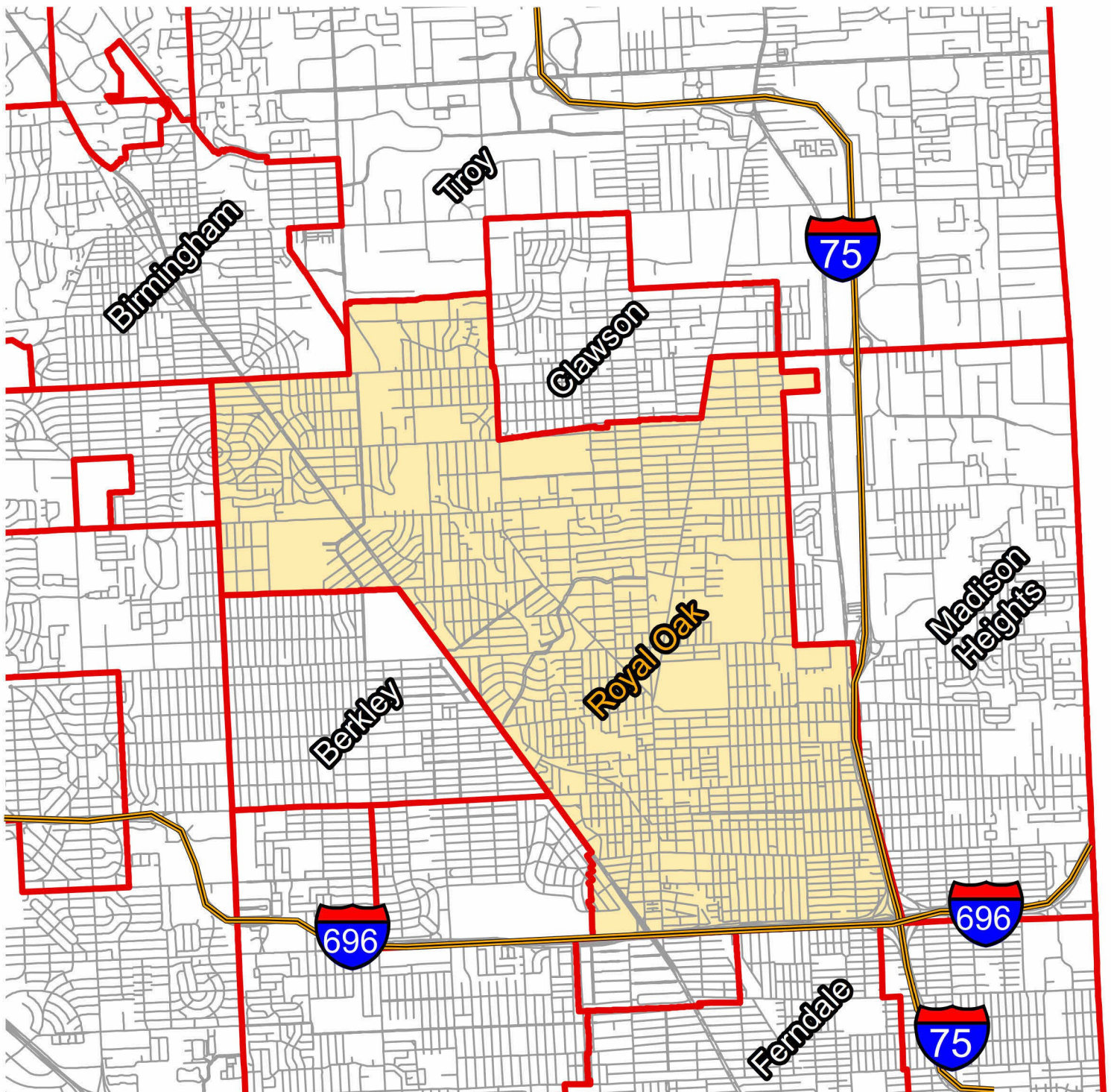
Section CC

The City of Royal Oak

Detroit Metro Prosperity Region 10

Prepared for the City of Royal Oak

Ro Royal Oak

TMA Initiative endorsed by the
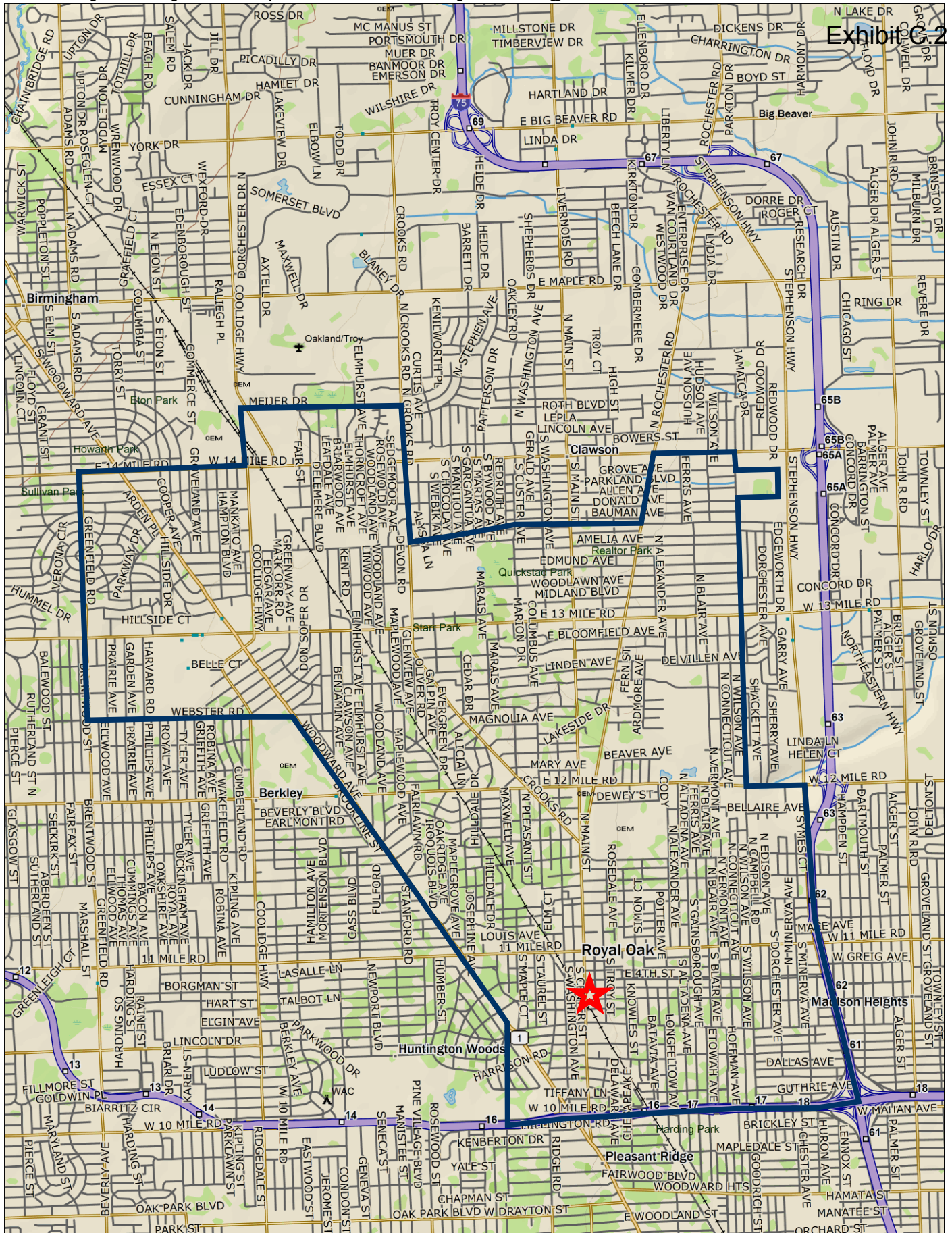**Michigan State Housing Development Authority**

Exhibit C.1

Geographic Setting, Highway Linkages, Street Grid
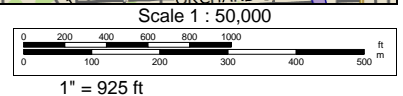**The City of Royal Oak and Nearby Places**

Source: The City of Royal Oak, Michigan, 2017.

Geographic Setting, Water Features, and Street Grid
The City of Royal Oak | Oakland County, Michigan

Exhibit C.2

Scale 1 : 50,000

1" = 925 ft

Underlying map provided by Delorme; analysis and exhibit prepared by LandUseUSA, 2016 (c) with all rights reserved. Might not align precisely with the city boundary.

Exhibit C.3

Demographic Profiles | Population by Age Bracket
The City of Royal Oak | Oakland Co. | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	City of Royal Oak 2000 Census	City of Royal Oak 2000 Share	City of Royal Oak 2010 Census	City of Royal Oak 2010 Share	City of Royal Oak 2016 Estimates	City of Royal Oak 2016 Share	City of Royal Oak 2000-10 C.A.R.	City of Royal Oak 2010-16 C.A.R.
Population Ages								
0 to 4	3,133	5.2%	3,292	5.8%	3,624	6.1%	0.5%	1.6%
5 to 14	5,702	9.5%	4,727	8.3%	4,873	8.3%	-1.9%	0.5%
15 to 19	2,947	4.9%	2,387	4.2%	2,210	3.7%	-2.1%	-1.3%
20 to 24	3,263	5.4%	3,462	6.0%	3,581	6.1%	0.6%	0.6%
25 to 34	12,565	20.9%	12,248	21.4%	13,271	22.5%	-0.3%	1.3%
35 to 44	10,641	17.7%	8,305	14.5%	8,692	14.7%	-2.4%	0.8%
45 to 54	8,267	13.8%	8,367	14.6%	7,474	12.7%	0.1%	-1.9%
55 to 64	4,492	7.5%	6,978	12.2%	7,406	12.5%	4.5%	1.0%
65 to 74	3,999	6.7%	3,387	5.9%	3,938	6.7%	-1.6%	2.5%
75 to 84	3,829	6.4%	2,623	4.6%	2,390	4.0%	-3.7%	-1.5%
85+	1,203	2.0%	1,460	2.6%	1,597	2.7%	2.0%	1.5%
Sum	60,041	100.0%	57,236	100.0%	59,056	100.0%	-0.5%	0.5%
Total Population	60,041	100.0%	57,236	100.0%	59,056	100.0%	-0.5%	0.5%
Median Age	37	.	38	.	37	.	.	.
Per Capita Income	$30,866	.	$36,219	.	$41,522	.	1.6%	2.3%

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2016.
Demographic profiles for 14 other cities and villages in Oakland County are also available upon request.

Exhibit C.4

Demographic Profiles | Race and Ethnicity
The City of Royal Oak | Oakland Co. | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	City of Royal Oak 2000 Census	City of Royal Oak 2000 Share	City of Royal Oak 2010 Census	City of Royal Oak 2010 Share	City of Royal Oak 2016 Estimates	City of Royal Oak 2016 Share	City of Royal Oak 2000-10 C.A.R.	City of Royal Oak 2010-16 C.A.R.
Population by Race								
White, Caucasian	56,719	94.5%	51,941	90.7%	52,779	89.4%	-0.9%	0.3%
Black, African Amer.	1,100	1.8%	2,435	4.3%	2,890	4.9%	8.3%	2.9%
Amer. Indian, Aleut	140	0.2%	153	0.3%	178	0.3%	0.9%	2.6%
Asian, Pacific Island.	941	1.6%	1,382	2.4%	1,721	2.9%	3.9%	3.7%
Any Other Race	251	0.4%	248	0.4%	259	0.4%	-0.1%	0.7%
Two or More Races	890	1.5%	1,077	1.9%	1,229	2.1%	1.9%	2.2%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Ethnicity of Any Race								
Hispanic or Latino	835	1.4%	1,340	2.3%	1,537	2.6%	4.8%	2.3%
Not Hispanic, Latino	59,206	98.6%	55,896	97.7%	57,519	97.4%	-0.6%	0.5%

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Demographic profiles for 14 other cities and villages in Oakland County are also available upon request.

Exhibit C.5

Demographic Profiles | Marital Status and Education
The City of Royal Oak | Oakland Co. | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	City of Royal Oak 2000 Census	City of Royal Oak 2000 Share	City of Royal Oak 2010 Census	City of Royal Oak 2010 Share	City of Royal Oak 2016 Estimates	City of Royal Oak 2016 Share	City of Royal Oak 2000-10 C.A.R.	City of Royal Oak 2010-16 C.A.R.
Marital Status								
Spouse Present	23,502	45.9%	21,208	43.1%	21,260	42.0%	-1.0%	0.0%
Spouse Absent	1,070	2.1%	399	0.8%	950	1.9%	-9.4%	15.6%
Divorced	5,878	11.5%	6,165	12.5%	6,262	12.4%	0.5%	0.3%
Widowed	3,534	6.9%	2,672	5.4%	2,487	4.9%	-2.8%	-1.2%
Never Married	17,225	33.6%	18,773	38.1%	19,600	38.8%	0.9%	0.7%
Summation	51,209	100.0%	49,217	100.0%	50,559	100.0%	-0.4%	0.4%
Pop. Ages 15+	51,206	100.0%	49,217	100.0%	50,559	100.0%	-0.4%	0.4%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Educ. Attainment								
Grade K - 8	833	1.9%	180	0.4%	199	0.4%	-14.2%	1.7%
Grade 9 - 11	2,857	6.4%	1,671	3.9%	1,666	3.7%	-5.2%	0.0%
High School Grad.	10,274	22.9%	8,934	20.6%	8,723	19.5%	-1.4%	-0.4%
Some College Only	10,083	22.4%	9,344	21.5%	9,120	20.4%	-0.8%	-0.4%
Associates Degree	2,826	6.3%	3,487	8.0%	3,422	7.6%	2.1%	-0.3%
Bachelor's Degree	11,659	25.9%	11,433	26.4%	12,603	28.2%	-0.2%	1.6%
Graduate Degree	6,303	14.0%	8,020	18.5%	8,722	19.5%	2.4%	1.4%
No Schooling	125	0.3%	299	0.7%	313	0.7%	9.1%	0.8%
Age 25+ Population	44,960	100.0%	43,368	100.0%	44,768	100.0%	-0.4%	0.5%

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Demographic profiles for 14 other cities and villages in Oakland County are also available upon request.

Exhibit C.6

Demographic Profiles | Labor Force and Employment
The City of Royal Oak | Oakland Co. | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	City of Royal Oak 2000 Census	City of Royal Oak 2000 Share	City of Royal Oak 2010 Census	City of Royal Oak 2010 Share	City of Royal Oak 2016 Estimates	City of Royal Oak 2016 Share	City of Royal Oak 2000-10 C.A.R.	City of Royal Oak 2010-16 C.A.R.
Employment								
Employed Civilians	35,476	97.6%	30,557	88.7%	30,407	94.6%	-1.5%	-0.1%
Unempld. Civilians	877	2.4%	3,881	11.3%	1,751	5.5%	16.0%	-12.4%
In Armed Forces	0	0.0%	0	0.0%	0	0.0%	.	.
Subtotal	36,353	71.8%	34,438	70.7%	32,158	64.2%	-0.5%	-1.1%
Not In Labor Force	14,274	28.2%	14,288	29.3%	17,951	35.8%	0.0%	3.9%
Total Pop. Ages 16+	50,627	100.0%	48,726	100.0%	50,109	100.0%	-0.4%	0.5%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Job Professions								
% Blue Collar	8,666	24.4%	7,420	24.3%	7,365	24.2%	-1.5%	-0.1%
% White Collar	26,820	75.6%	23,137	75.7%	23,042	75.8%	-1.5%	-0.1%
Total Professions	35,486	100.0%	30,557	100.0%	30,407	100.0%	-1.5%	-0.1%

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Demographic profiles for 14 other cities and villages in Oakland County are also available upon request.

Exhibit C.7

Demographic Profiles | Households by Income
The City of Royal Oak | Oakland Co. | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	City of Royal Oak 2000 Census	City of Royal Oak 2000 Share	City of Royal Oak 2010 Census	City of Royal Oak 2010 Share	City of Royal Oak 2016 Estimates	City of Royal Oak 2016 Share	City of Royal Oak 2000-10 C.A.R.	City of Royal Oak 2010-16 C.A.R.
Household Income								
$0 - $15,000	2,614	9.1%	2,809	10.0%	2,626	9.0%	0.7%	-1.1%
$15,000 - $24,999	2,817	9.8%	2,532	9.0%	2,487	8.6%	-1.1%	-0.3%
$25,000 - $34,999	3,337	11.6%	2,874	10.2%	2,486	8.6%	-1.5%	-2.4%
$35,000 - $49,999	4,740	16.4%	4,339	15.5%	3,922	13.5%	-0.9%	-1.7%
$50,000 - $74,999	6,265	21.7%	5,739	20.5%	5,271	18.1%	-0.9%	-1.4%
$75,000 - $99,999	4,486	15.6%	3,648	13.0%	4,200	14.5%	-2.0%	2.4%
$100,000 - $149,999	3,199	11.1%	4,097	14.6%	4,985	17.2%	2.5%	3.3%
$150,000 +	1,377	4.8%	2,025	7.2%	3,073	10.6%	3.9%	7.2%
Summation	28,835	100.0%	28,063	100.0%	29,050	100.0%	-0.3%	0.6%
Total Households	28,853	100.0%	28,063	100.0%	29,050	100.0%	-0.3%	0.6%
Avg. Hhld. Income	$64,229	.	$73,676	.	$84,223	.	1.4%	2.3%
Med. Hhld. Income	$53,113	.	$54,962	.	$62,523	.	0.3%	2.2%

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Demographic profiles for 14 other cities and villages in Oakland County are also available upon request.

Exhibit C.8

Demographic Profiles | Household Tenure and Vehicles
The City of Royal Oak | Oakland Co. | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	City of Royal Oak 2000 Census	City of Royal Oak 2000 Share	City of Royal Oak 2010 Census	City of Royal Oak 2010 Share	City of Royal Oak 2016 Estimates	City of Royal Oak 2016 Share	City of Royal Oak 2000-10 C.A.R.	City of Royal Oak 2010-16 C.A.R.
Housing Units								
Owner Occupied	.	.	18,995	62.9%	18,844	62.0%	.	-0.1%
Renter Occupied	.	.	9,068	30.0%	10,206	33.6%	.	2.0%
Subtotal	28,853	96.5%	28,063	92.9%	29,050	95.5%	-0.3%	0.6%
Vacant	1,059	3.5%	2,144	7.1%	1,363	4.5%	7.3%	-7.3%
Total Hsg. Units	29,912	100.0%	30,207	100.0%	30,413	100.0%	0.1%	0.1%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Vehicles Available								
0 Vehicles	1,897	6.6%	1,836	6.5%	1,754	6.0%	-0.3%	-0.8%
1 Vehicle	12,182	42.2%	11,796	42.0%	12,262	42.2%	-0.3%	0.6%
2+ Vehicles	14,774	51.2%	14,431	51.4%	15,034	51.8%	-0.2%	0.7%
Total Households	28,853	100.0%	28,063	100.0%	29,050	100.0%	-0.3%	0.6%
Vehicles/Hhld.	1.6	.	1.8	.	1.7	.	.	.

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Demographic profiles for 14 other cities and villages in Oakland County are also available upon request.
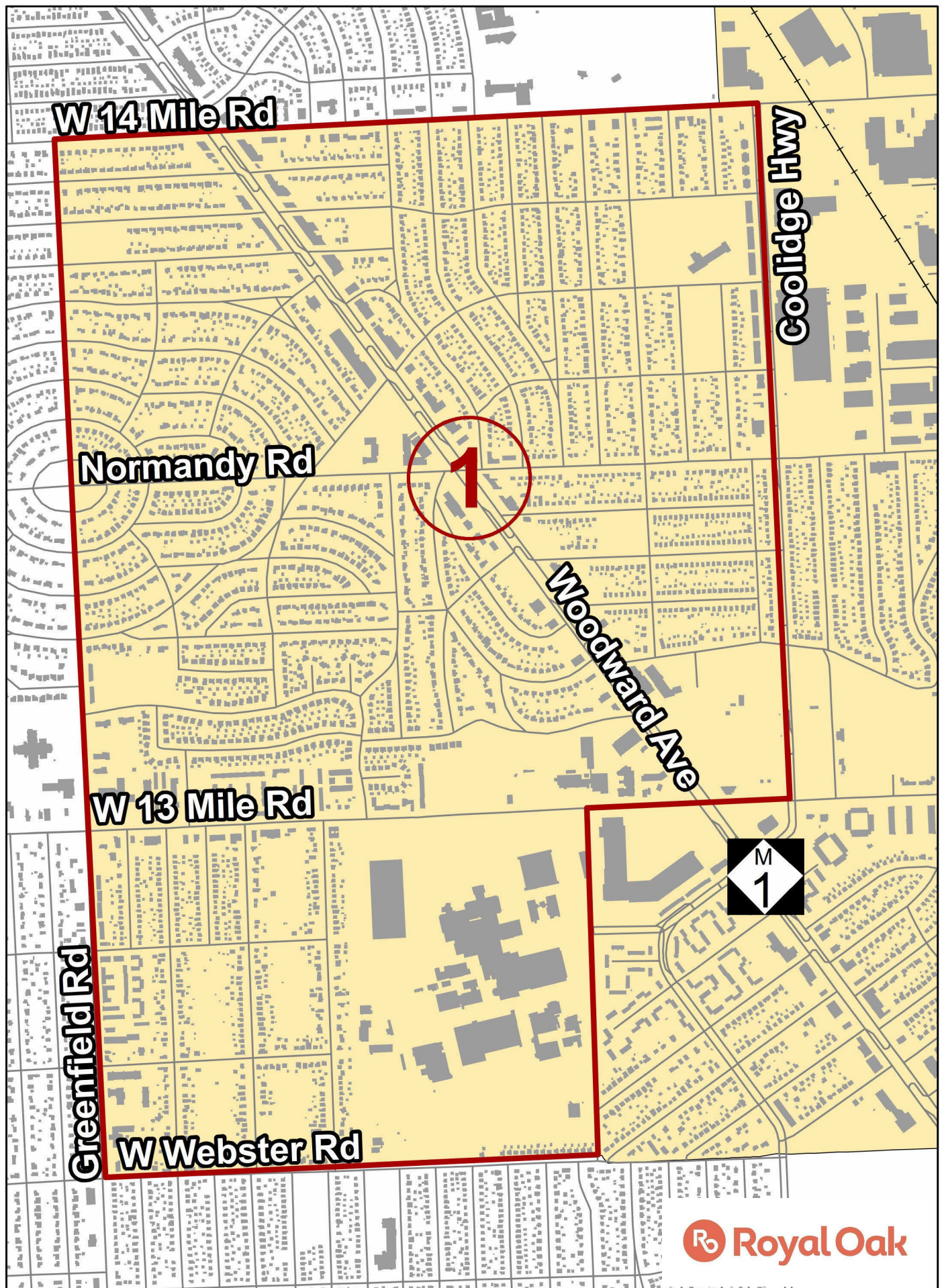
Section DD

Geographic Sectors

Detroit Metro Prosperity Region 10

Prepared for the City of Royal Oak

Royal Oak

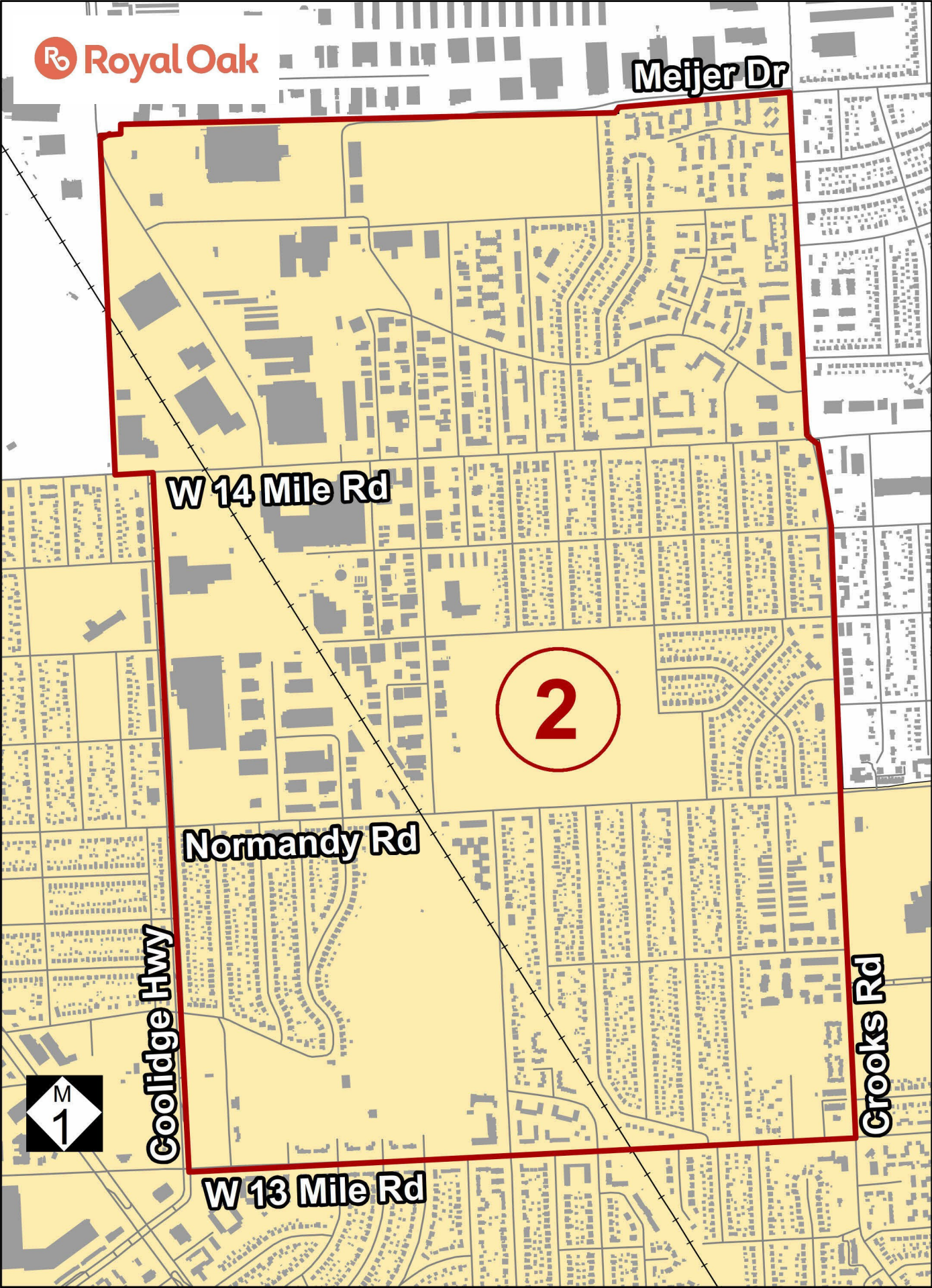TMA Initiative endorsed by the
Michigan State Housing Development Authority

Prepared by:

LandUseUSA

W 14 Mile Rd

Coolidge Hwy

Normandy Rd

1

Woodward Ave

W 13 Mile Rd

Greenfield Rd

M 1

W Webster Rd

Ro Royal Oak

Source: The City of Royal Oak, Michigan, 2017.

Demographic Profiles | Population by Age Bracket
Geographic Sector 01 | The City of Royal Oak | 2000 - 2016

Region or County	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak
Place Name	Royal Oak Sector 01 2000 Census	Royal Oak Sector 01 2000 Share	Royal Oak Sector 01 2010 Census	Royal Oak Sector 01 2010 Share	Royal Oak Sector 01 2016 Estimates	Royal Oak Sector 01 2016 Share	Royal Oak Sector 01 2000-10 C.A.R.	Royal Oak Sector 01 2010-16 C.A.R.
Total Population	6,602	100.0%	6,311	100.0%	6,474	100.0%	-0.4%	0.4%
Median Age	38	.	39	.	38	.	.	.
Per Capita Income	$31,437	.	$36,093	.	$41,369	.	1.4%	2.3%
Total Households	3,112	100.0%	3,008	100.0%	3,089	100.0%	-0.3%	0.4%
Avg. Hhld. Income	$66,689	.	$74,892	.	$85,872	.	1.2%	2.3%
Med. Hhld. Income	$51,641	.	$54,281	.	$63,027	.	0.5%	2.5%
Housing Units								
Owner Occupied	.	.	2,008	61.9%	1,989	61.4%	.	-0.9%
Renter Occupied	.	.	999	30.8%	1,100	33.9%	.	1.6%
Subtotal	3,112	95.6%	3,008	92.7%	3,089	95.3%	-0.3%	0.4%
Vacant	142	4.4%	238	7.3%	153	4.7%	5.3%	-7.1%
Total Hsg. Units	3,254	100.0%	3,245	100.0%	3,242	100.0%	0.0%	0.0%

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Royal Oak

Meijer Dr

W 14 Mile Rd

2

Normandy Rd

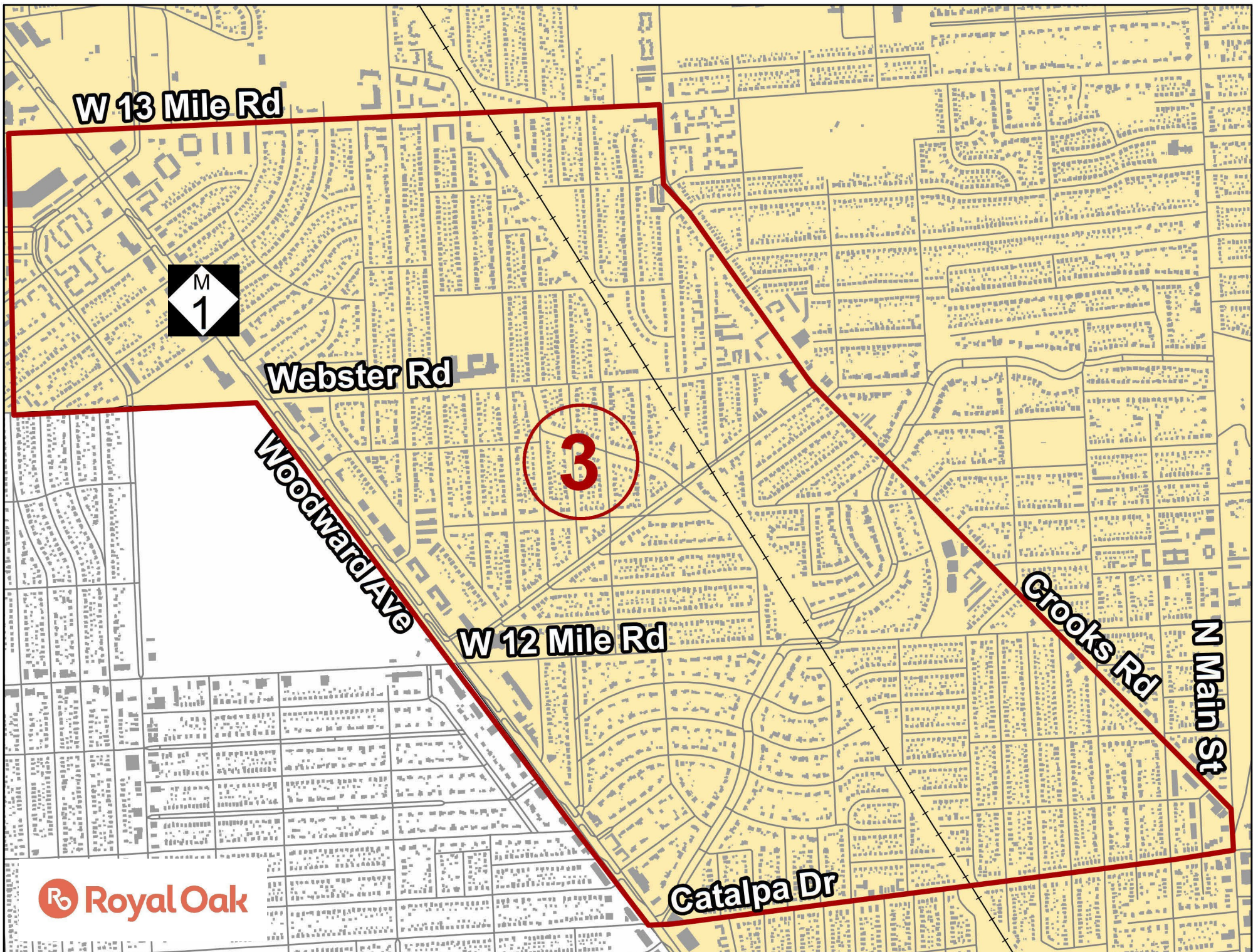Coolidge Hwy

Crooks Rd

M 1

W 13 Mile Rd

Source: The City of Royal Oak, Michigan, 2017.

Demographic Profiles | Population by Age Bracket
Geographic Sector 02 | The City of Royal Oak | 2000 - 2016

Region or County	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak
Place Name	Royal Oak Sector 02 2000 Census	Royal Oak Sector 02 2000 Share	Royal Oak Sector 02 2010 Census	Royal Oak Sector 02 2010 Share	Royal Oak Sector 02 2016 Estimates	Royal Oak Sector 02 2016 Share	Royal Oak Sector 02 2000-10 C.A.R.	Royal Oak Sector 02 2010-16 C.A.R.
Total Population	6,267	100.0%	6,009	100.0%	6,295	100.0%	-0.4%	0.8%
Median Age	39	.	39	.	37	.	.	.
Per Capita Income	$30,565	.	$31,018	.	$34,306	.	0.1%	1.7%
Total Households	3,598	100.0%	3,435	100.0%	3,620	100.0%	-0.5%	0.9%
Avg. Hhld. Income	$53,228	.	$54,217	.	$59,616	.	0.2%	1.6%
Med. Hhld. Income	$43,508	.	$43,650	.	$46,583	.	0.0%	1.1%
Housing Units								
Owner Occupied	.	.	1,916	50.6%	1,884	48.5%	.	-0.9%
Renter Occupied	.	.	1,519	40.1%	1,735	44.7%	.	2.2%
Subtotal	3,598	96.4%	3,435	90.7%	3,620	93.3%	-0.5%	0.9%
Vacant	136	3.6%	354	9.3%	262	6.8%	10.0%	-4.9%
Total Hsg. Units	3,734	100.0%	3,789	100.0%	3,881	100.0%	0.1%	0.4%

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2016.

W 13 Mile Rd

M 1

Webster Rd

Woodward Ave

3

W 12 Mile Rd

Crooks Rd

N Main St

Catalpa Dr

Royal Oak

Source: The City of Royal Oak, Michigan, 2017.

Exhibit DD.8

Demographic Profiles | Population by Age Bracket
Geographic Sector 03 | The City of Royal Oak | 2000 - 2016

Region or County	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak
Place Name	Royal Oak Sector 03 2000 Census	Royal Oak Sector 03 2000 Share	Royal Oak Sector 03 2010 Census	Royal Oak Sector 03 2010 Share	Royal Oak Sector 03 2016 Estimates	Royal Oak Sector 03 2016 Share	Royal Oak Sector 03 2000-10 C.A.R.	Royal Oak Sector 03 2010-16 C.A.R.
Total Population	9,422	100.0%	8,799	100.0%	9,057	100.0%	-0.7%	0.5%
Median Age	41	.	42	.	42	.	.	.
Per Capita Income	$33,779	.	$41,923	.	$48,487	.	2.2%	2.5%
Total Households	4,404	100.0%	4,184	100.0%	4,314	100.0%	-0.5%	0.5%
Avg. Hhld. Income	$72,266	.	$88,105	.	$101,740	.	2.0%	2.4%
Med. Hhld. Income	$58,836	.	$60,407	.	$74,999	.	0.3%	3.7%
Housing Units								
Owner Occupied	.	.	3,101	68.9%	3,132	69.5%	.	-0.9%
Renter Occupied	.	.	1,083	24.1%	1,182	26.2%	.	1.5%
Subtotal	4,404	93.9%	4,184	93.0%	4,314	95.7%	-0.5%	0.5%
Vacant	287	6.1%	315	7.0%	192	4.3%	0.9%	-7.9%
Total Hsg. Units	4,691	100.0%	4,499	100.0%	4,506	100.0%	-0.4%	0.0%

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W 13 Mile Rd

Crooks Rd

4

Vinsetta Blvd

W 12 Mile Rd

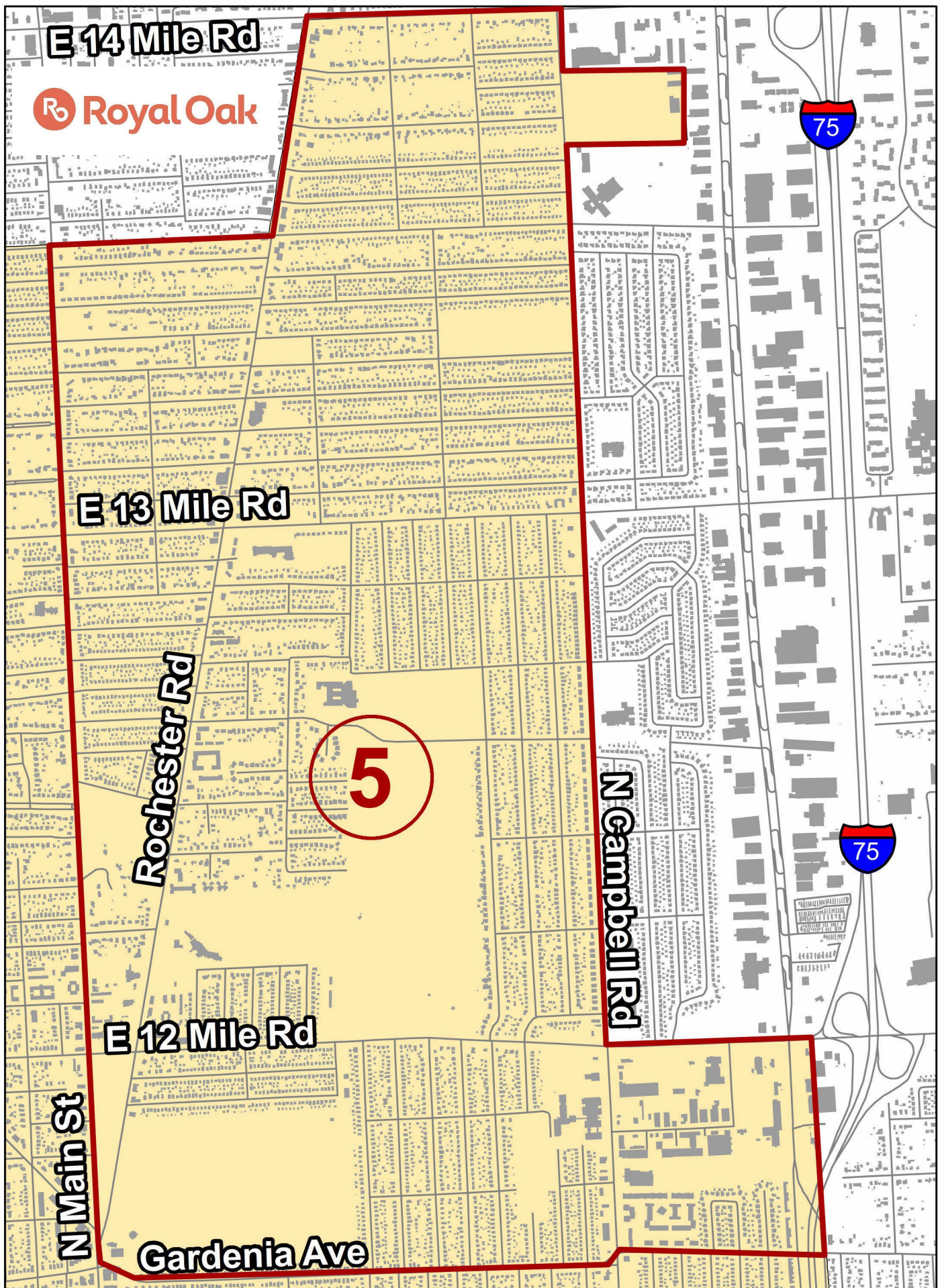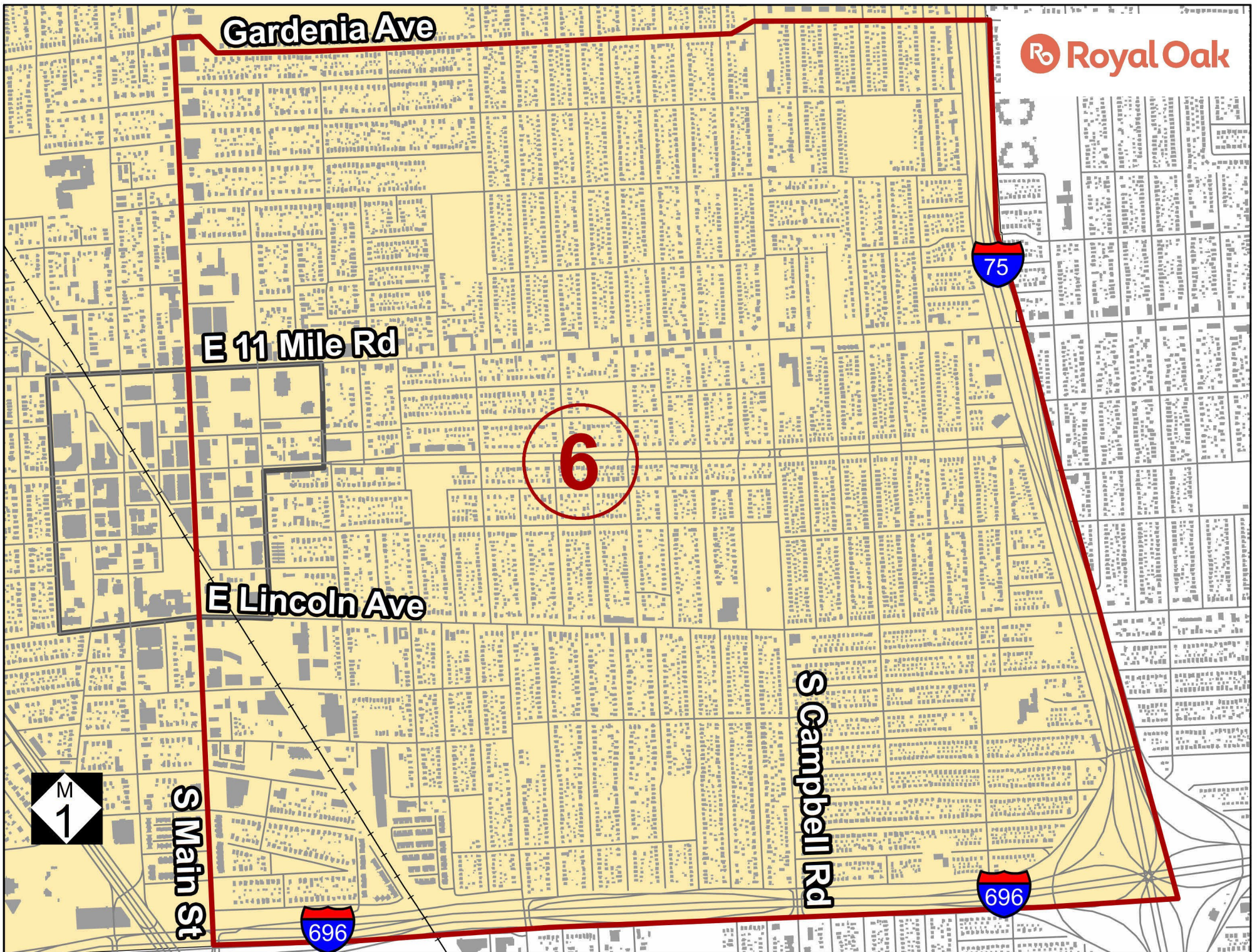N Main St

Catalpa Dr

Ro Royal Oak

Source: The City of Royal Oak, Michigan, 2017.

Demographic Profiles | Population by Age Bracket
Geographic Sector 04 | The City of Royal Oak | 2000 - 2016

	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak
Region or County								
Place Name	Royal Oak Sector 04 2000 Census	Royal Oak Sector 04 2000 Share	Royal Oak Sector 04 2010 Census	Royal Oak Sector 04 2010 Share	Royal Oak Sector 04 2016 Estimates	Royal Oak Sector 04 2016 Share	Royal Oak Sector 04 2000-10 C.A.R.	Royal Oak Sector 04 2010-16 C.A.R.
Total Population	5,977	100.0%	5,419	100.0%	5,607	100.0%	-1.0%	0.6%
Median Age	39	.	42	.	41	.	.	.
Per Capita Income	$30,661	.	$37,260	.	$43,204	.	2.0%	2.5%
Total Households	2,714	100.0%	2,574	100.0%	2,668	100.0%	-0.5%	0.6%
Avg. Hhld. Income	$67,529	.	$78,401	.	$90,785	.	1.5%	2.5%
Med. Hhld. Income	$57,203	.	$60,902	.	$71,255	.	0.6%	2.7%
Housing Units								
Owner Occupied	.	.	1,862	68.0%	1,882	68.1%	.	-0.9%
Renter Occupied	.	.	712	26.0%	786	28.4%	.	1.7%
Subtotal	2,714	98.0%	2,574	94.0%	2,668	96.6%	-0.5%	0.6%
Vacant	54	2.0%	164	6.0%	95	3.4%	11.7%	-8.7%
Total Hsg. Units	2,768	100.0%	2,738	100.0%	2,763	100.0%	-0.1%	0.2%

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E 14 Mile Rd

Rø Royal Oak

I-75

E 13 Mile Rd

Rochester Rd

N Campbell Rd

5

I-75

N Main St

E 12 Mile Rd

Gardenia Ave

Demographic Profiles | Population by Age Bracket
Geographic Sector 05 | The City of Royal Oak | 2000 - 2016

Region or County	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak
Place Name	Royal Oak Sector 05 2000 Census	Royal Oak Sector 05 2000 Share	Royal Oak Sector 05 2010 Census	Royal Oak Sector 05 2010 Share	Royal Oak Sector 05 2016 Estimates	Royal Oak Sector 05 2016 Share	Royal Oak Sector 05 2000-10 C.A.R.	Royal Oak Sector 05 2010-16 C.A.R.
Total Population	11,994	100.0%	11,399	100.0%	11,713	100.0%	-0.5%	0.5%
Median Age	36	.	36	.	36	.	.	.
Per Capita Income	$29,707	.	$32,750	.	$36,800	.	1.0%	2.0%
Total Households	5,382	100.0%	5,171	100.0%	5,318	100.0%	-0.4%	0.5%
Avg. Hhld. Income	$66,205	.	$72,122	.	$80,984	.	0.9%	2.0%
Med. Hhld. Income	$55,635	.	$58,008	.	$64,582	.	0.4%	1.8%
Housing Units								
Owner Occupied	.	.	3,859	70.0%	3,836	69.5%	.	-0.9%
Renter Occupied	.	.	1,312	23.8%	1,482	26.8%	.	2.1%
Subtotal	5,382	98.1%	5,171	93.8%	5,318	96.3%	-0.4%	0.5%
Vacant	106	1.9%	341	6.2%	203	3.7%	12.4%	-8.3%
Total Hsg. Units	5,488	100.0%	5,512	100.0%	5,521	100.0%	0.0%	0.0%

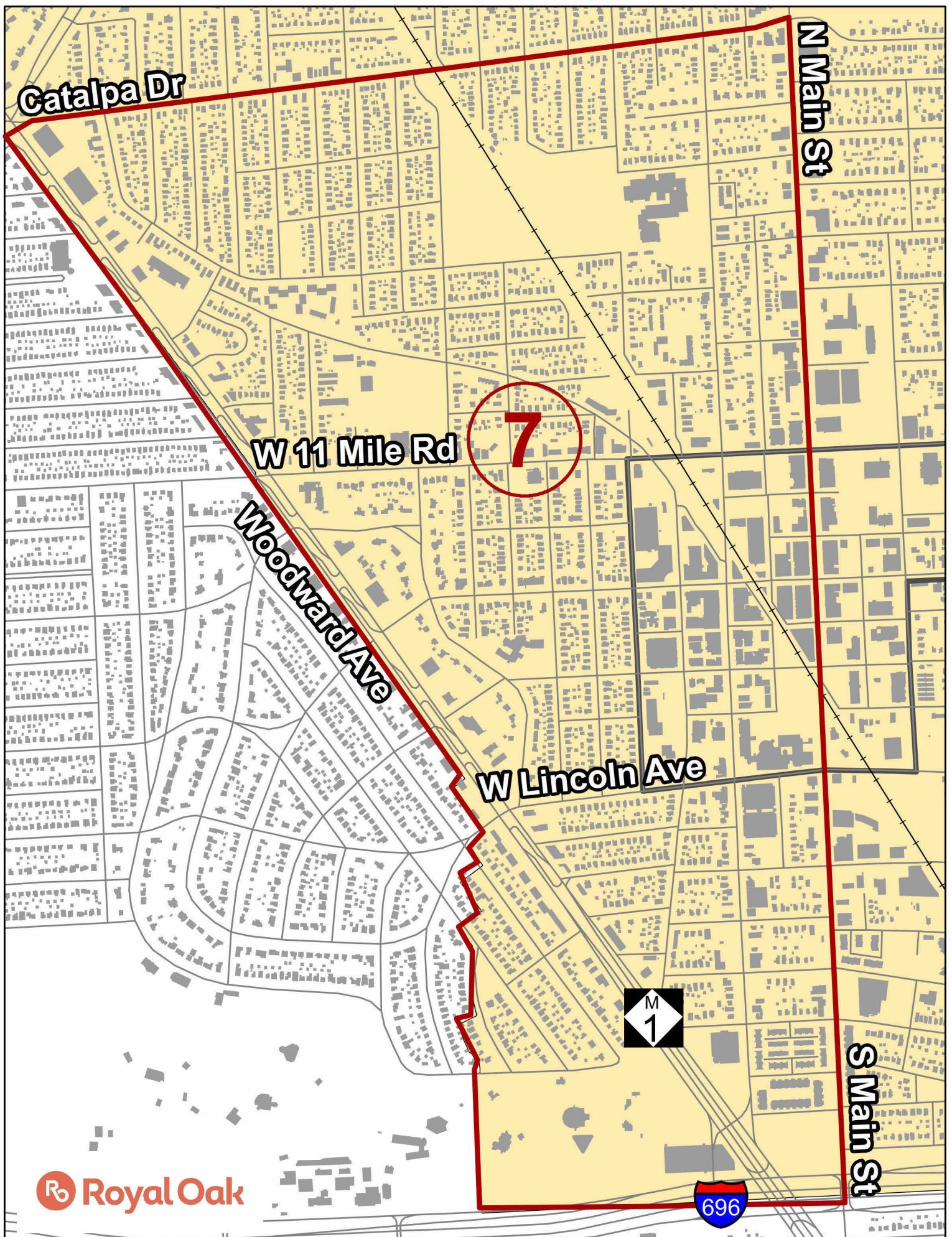Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2016.

Source: The City of Royal Oak, Michigan, 2017.

Exhibit DD.17

Demographic Profiles | Population by Age Bracket
Geographic Sector 06 | The City of Royal Oak | 2000 - 2016

Region or County	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak
Place Name	Royal Oak Sector 06 2000 Census	Royal Oak Sector 06 2000 Share	Royal Oak Sector 06 2010 Census	Royal Oak Sector 06 2010 Share	Royal Oak Sector 06 2016 Estimates	Royal Oak Sector 06 2016 Share	Royal Oak Sector 06 2000-10 C.A.R.	Royal Oak Sector 06 2010-16 C.A.R.
Total Population	14,496	100.0%	14,062	100.0%	14,492	100.0%	-0.3%	0.5%
Median Age	35	.	36	.	35	.	.	.
Per Capita Income	$28,399	.	$35,385	.	$40,646	.	2.2%	2.3%
Total Households	6,879	100.0%	6,929	100.0%	7,174	100.0%	0.1%	0.6%
Avg. Hhld. Income	$59,846	.	$71,723	.	$82,022	.	1.8%	2.3%
Med. Hhld. Income	$51,164	.	$54,925	.	$63,849	.	0.7%	2.5%
Housing Units								
Owner Occupied	.	.	4,773	64.0%	4,709	62.8%	.	-0.9%
Renter Occupied	.	.	2,156	28.9%	2,465	32.9%	.	2.3%
Subtotal	6,879	97.3%	6,929	93.0%	7,174	95.7%	0.1%	0.6%
Vacant	192	2.7%	524	7.0%	326	4.3%	10.6%	-7.6%
Total Hsg. Units	7,071	100.0%	7,453	100.0%	7,500	100.0%	0.5%	0.1%

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Catalpa Dr

N Main St

W 11 Mile Rd

7

Woodward Ave

W Lincoln Ave

M 1

696

S Main St

Ro Royal Oak

Source: The City of Royal Oak, Michigan, 2017.

Demographic Profiles | Population by Age Bracket
Geographic Sector 07 | The City of Royal Oak | 2000 - 2016

Region or County	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak	10 DM Royal Oak
Place Name	Royal Oak Sector 07 2000 Census	Royal Oak Sector 07 2000 Share	Royal Oak Sector 07 2010 Census	Royal Oak Sector 07 2010 Share	Royal Oak Sector 07 2016 Estimates	Royal Oak Sector 07 2016 Share	Royal Oak Sector 07 2000-10 C.A.R.	Royal Oak Sector 07 2010-16 C.A.R.
Total Population	5,284	100.0%	5,237	100.0%	5,417	100.0%	-0.1%	0.6%
Median Age	35	.	35	.	34	.	.	.
Per Capita Income	$34,943	.	$41,468	.	$49,257	.	1.7%	2.9%
Total Households	2,764	100.0%	2,762	100.0%	2,867	100.0%	0.0%	0.6%
Avg. Hhld. Income	$66,800	.	$78,102	.	$92,563	.	1.6%	2.9%
Med. Hhld. Income	$55,535	.	$50,829	.	$61,372	.	-0.9%	3.2%
Housing Units								
Owner Occupied	.	.	1,475	49.6%	1,412	47.1%	.	-0.9%
Renter Occupied	.	.	1,287	43.3%	1,455	48.5%	.	2.1%
Subtotal	2,764	95.1%	2,762	93.0%	2,867	95.6%	0.0%	0.6%
Vacant	143	4.9%	209	7.0%	133	4.4%	3.9%	-7.3%
Total Hsg. Units	2,907	100.0%	2,971	100.0%	3,000	100.0%	0.2%	0.2%

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Section EE
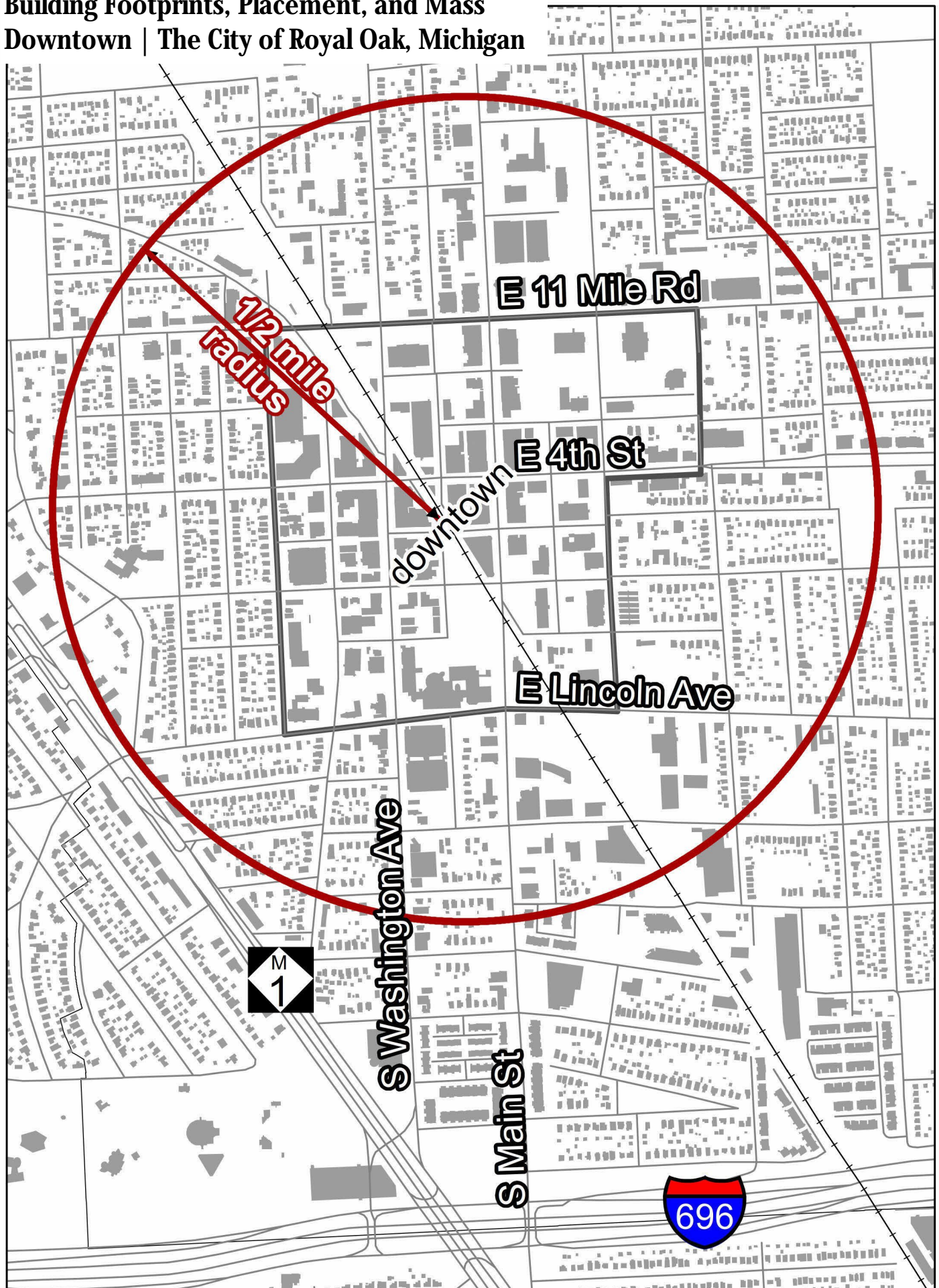
Half Mile Radius

Prepared by:

LandUseUSA

Detroit Metro Prosperity Region 10

Prepared for the City of Royal Oak

Ro **Royal Oak**

TMA Initiative endorsed by the
Michigan State Housing Development Authority

**Building Footprints, Placement, and Mass
Downtown | The City of Royal Oak, Michigan**
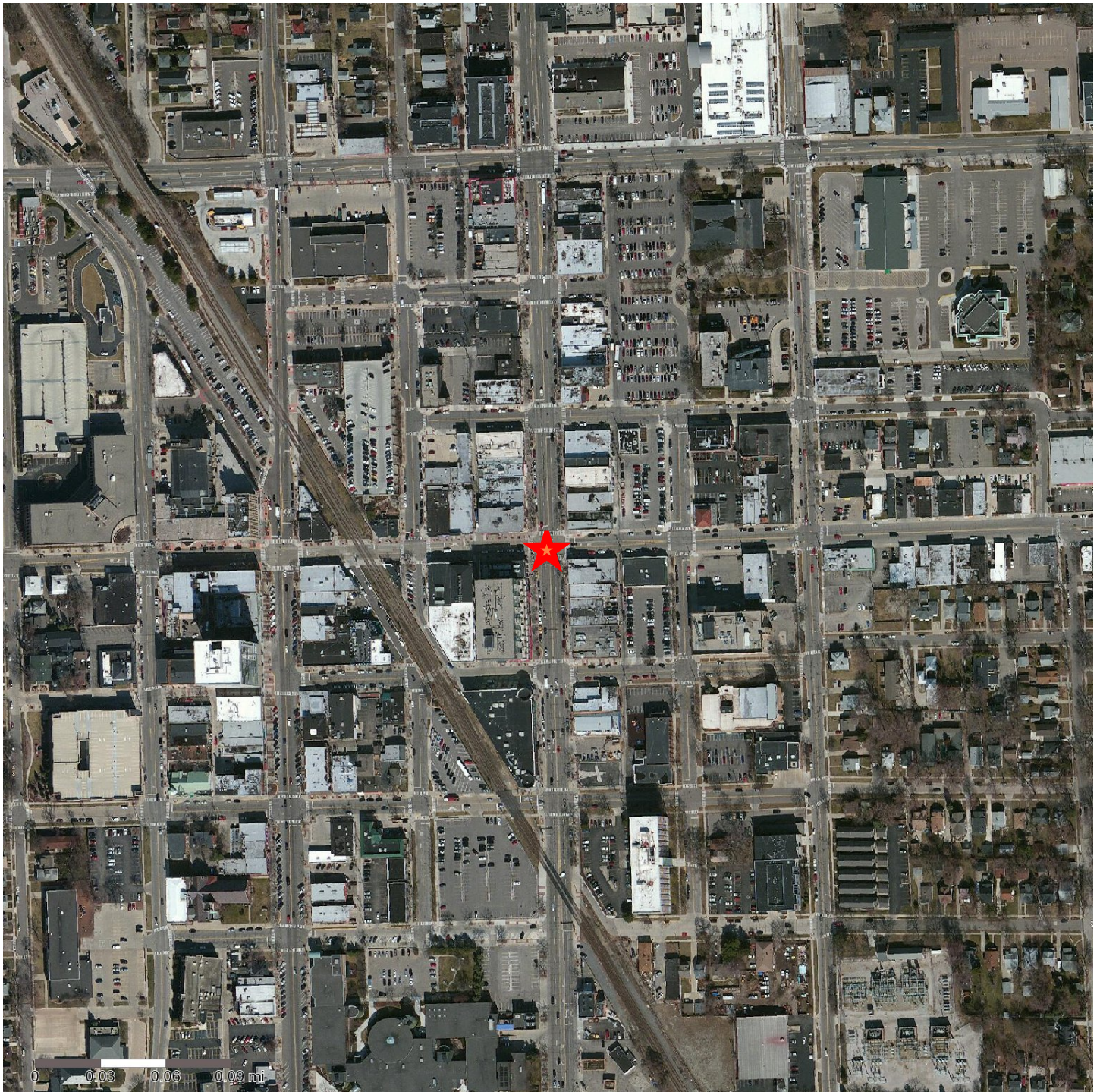

Source: The City of Royal Oak, Michigan, 2017.

Demographic Profiles | Population by Age Bracket
Downtown Royal Oak 0.5 Mile Radius | 2000 - 2016

Region or County	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.	Oakland Co.
Place Name	Royal Oak 0.5 Miles 2000 Census	Royal Oak 0.5 Miles 2000 Share	Royal Oak 0.5 Miles 2010 Census	Royal Oak 0.5 Miles 2010 Share	Royal Oak 0.5 Miles 2016 Estimates	Royal Oak 0.5 Miles 2016 Share	Royal Oak 0.5 Miles 2000-10 C.A.R.	Royal Oak 0.5 Miles 2010-16 C.A.R.
Total Population	4,375	100.0%	4,618	100.0%	4,778	100.0%	0.5%	0.6%
Median Age	38	.	37	.	36	.	.	.
Per Capita Income	$31,418	.	$40,386	.	$49,178	.	2.5%	3.3%
Total Households	2,505	100.0%	2,709	100.0%	2,811	100.0%	0.8%	0.6%
Avg. Hhld. Income	$54,861	.	$68,278	.	$83,032	.	2.2%	3.3%
Med. Hhld. Income	$40,700	.	$42,843	.	$47,820	.	0.5%	1.8%
Housing Units								
Owner Occupied	.	.	1,217	41.3%	1,155	38.8%	.	-0.9%
Renter Occupied	.	.	1,492	50.7%	1,657	55.7%	.	1.8%
Subtotal	2,505	95.0%	2,709	92.0%	2,811	94.4%	0.8%	0.6%
Vacant	131	5.0%	236	8.0%	166	5.6%	6.1%	-5.7%
Total Hsg. Units	2,636	100.0%	2,945	100.0%	2,977	100.0%	1.1%	0.2%

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2016.

Aerial Photo, Building Mass, and Street Grid
Downtown Core | The City of Royal Oak, Michigan

Source: Underlying aerial licensed by Digital Globe and powered by Alteryx, Inc., 2016 (c).
Exhibit prepared by LandUseUSA, 2016.