

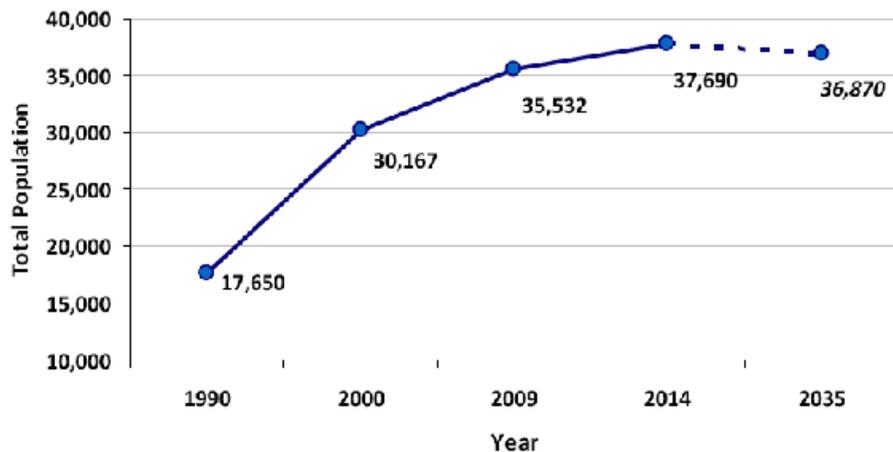
# Appendix A

## Detailed Demographic Information

## DEMOGRAPHICS SNAPSHOT

The population of Pittsfield Township has been increasing steadily throughout the 1900's with a large increase between 1990 and 2000. Projections from ESRI (Environmental Systems Research Institute) anticipate continued but slow growth in the Township until 2014 reaching a total of nearly 37,700 residents. SEMCOG (Southeast Michigan Council of Governments) estimates indicate that the population will then decrease slightly by the year 2035.

**Figure 3.1: Change in Total Population, Pittsfield Charter Township, 1990 to 2035**



Sources: US Census Bureau, ESRI Business Analyst, SEMCOG

When compared with the SEMCOG region and Washtenaw County as a whole, Pittsfield Township has demonstrated significant growth since 1990, with an overall increase of 101.3% during the period between 1990 and 2009. Over the same time, Washtenaw County experienced growth of 24.4% and the SEMCOG region 7.2%. All three are anticipated to continue to grow through 2014 but at a much lower rate than previously and each will begin to level off after 2014.

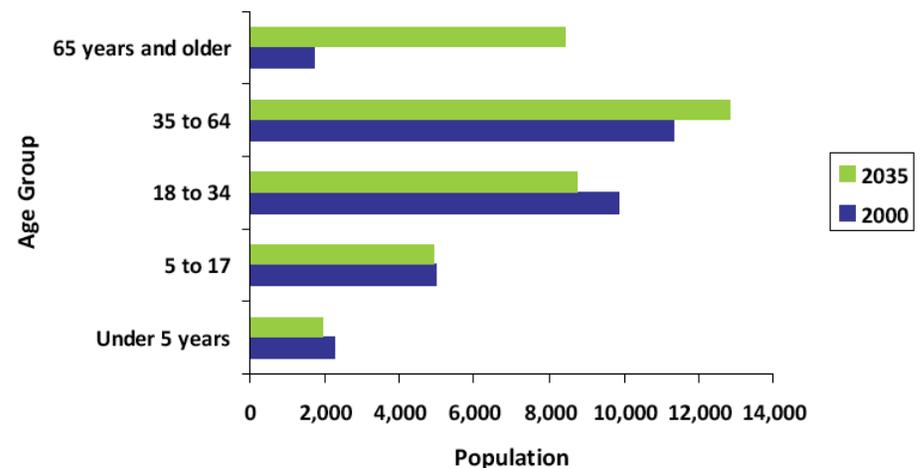
### AGE STRUCTURE OF POPULATION

Figure 3.2 shows the population by age groups in Pittsfield Township in the years 2000 and 2035. The overall structure of the age groups is typical of a community with a high number of family households (parents 30-50 years old, children under 20 years old) and a large college and university presence (residents age 20-29 years old). When looking at the 2000 population, the group of college-age and twentysomething individuals (included in the 18 to 34 category) is notably

high, suggesting that either many high-school graduates choose to stay in the Township to attend one of the many local colleges and universities and/or a significant population of non-resident students live in the Township to attend school. However, this trend is projected to change over the next 25 years.

Given the context of the year 2000 age groups, SEMCOG projections show a dramatic shift toward an older population in the Township by 2035. The family household (parents with children) and young adult populations are not anticipated to decrease significantly, but a nearly 400% increase in those 65 years and older is expected. The Township must plan for this eventual population shift and change in the composition of the community.

**Figure 3.2: Population by Age Groups, Pittsfield Charter Township, 2000 and 2035**



Source: US Census Bureau, SEMCOG

### HOUSING

Pittsfield's existing housing stock contains nearly 14,697 housing units and 13,999 households (occupied housing units) based on SEMCOG estimates in July 2009. The housing stock consists primarily of detached single-family homes and multiple-unit apartment buildings, with a minor component of townhouse/attached condominium-style residences, manufactured homes, and duplexes.

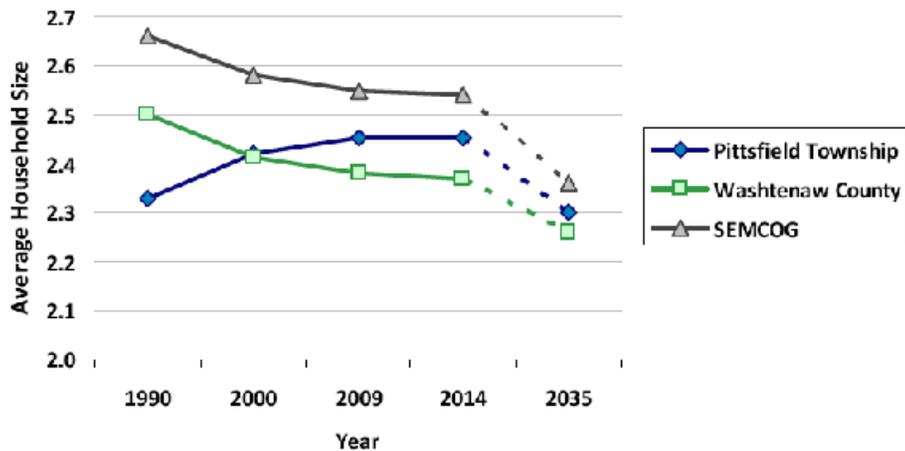
The Township, State of Michigan, and nation as a whole are experiencing an unprecedented number of vacant and foreclosed properties. At this time Pittsfield has 400-500 un-built but approved residential lots that are noted as vacant but could be built one day. Also of note, HUD (U.S. Department of Housing and Urban

Development) estimates the Township to have a moderate risk for foreclosure at this time. Specific numbers of foreclosures are not available, but the risk score accounts for foreclosures and vacancy rates. The highest risk areas are noted as being on the northeast side of the Township; one is the area north of Washtenaw Avenue and south of Clark Road, along with the area south of I-94 and north of Morgan Road. This information should be tempered with the fact that there are approved yet vacant home sites included in these areas that may affect the data. Pittsfield is in an overall better position than surrounding communities as far as the current foreclosures and vacancies.

**HOUSEHOLDS**

As is to be expected with an increasing population, the total number of households in Pittsfield Township increased between 1990 and 2000. Unlike local, regional, and national trends, however, the average household size increased from 2.33 to 2.42, and this trend is projected to continue through 2014. This points to a high percentage of families with children, which is illustrated by the fact that over half of all married couples indicated having children at home in 2000. As seen in the figure, all of the communities compared are projected to see a decrease in average household size consistent with previous trends of an aging population, smaller homes, and more young people not returning to their hometown.

**Figure 3.3: Average Household Size, Selected Communities, 1990 to 2035**



Sources: US Census Bureau, ESRI Business Analyst, SEMCOG

The composition of households in the Township stayed generally consistent

from 1990 to 2000, with the only increase seen in married couple families and those with children at home. Pittsfield is similar to Washtenaw County with the exception of the percentage of single mother households being higher in the County and region than the Township. Information for the years 2009 and 2035 are not available for the specific statistics, but it is anticipated that the number of households will continue to grow while the average household size decreases in both the Township and the county as a whole by 2035.

**Table 3.2: Selected Household Characteristics, Selected Communities, 2000 to 2035**

	Pittsfield Charter Township (1990)	Pittsfield Charter Township (2000)	Pittsfield Charter Township (2009)	Pittsfield Charter Township (2035)	Washtenaw County (2000)	Washtenaw County (2009)	Washtenaw County (2035)
Number of Households	6,932	11,817	13,828	15,254	125,327	139,734	157,409
Average Household Size	2.33	2.42	2.45	2.30	2.41	2.38	2.26
Married-couple Families	44.3%	48.5%	--	--	46.5%	--	--
With children at home	48.5%	52.8%	--	--	47.4%	--	--
Single-mother Households	8.6%	7.3%	--	--	9.3%	--	--
One-person Households	29.6%	29.8%	--	--	29.5%	--	--

Source: US Census Bureau, ESRI Business Analyst, SEMCOG

**HOUSING UNITS**

The percentage of housing units that are single-family structures increased significantly between 1990 and 2000 to 50.7%. However, this is a lower percentage than the Washtenaw County and SEMCOG (73.7%) averages. The Township has a high percentage of multiple family units, and over 90% contain five or more units. This data points to a stable housing base consistent with the percentage of family households, as well as a large young adult population, many of whom may choose to rent and generally serves the needs of current residents. However, over the next 25 years the needs of current residents will change as they lifestyles change, this indicating the potential need for additional housing types.

Pittsfield has a lower percentage of owner-occupied housing units than the SEMCOG region but is consistent with the Washtenaw County average, which is to be expected given the large college and university presence in the county. The percentage of owner-occupied housing was 53.7% in 2000 compared to 57.1% for Washtenaw County and 67.9% for the SEMCOG region. The vacancy rate decreased from 1990 to 2000 from 9.9% to 4.2%, which is consistent with both the county and region as of 2000. It should be noted that SEMCOG estimates that as of July 2009 the vacancy rates for Pittsfield, Washtenaw County, and the SEMCOG region have increased to 4.7%, 5.0%, and 8.0%, respectively. A significant portion of this increase can be attributed to the number of foreclosures and a weak housing market.

**Table 3.3: Percentage of Housing Units by Type, Selected Communities, 2000 to 2014**

	Pittsfield Charter Township (1990)	Pittsfield Charter Township (2000)	Pittsfield Charter Township (2009)	Pittsfield Charter Township (2014)	Washtenaw County (2000)	Washtenaw County (2009)	Washtenaw County (2014)
<b>Total Housing Units</b>	7,794	12,338	14,826	15,731	131,069	139,734	145,891
<b>Single Family Home</b>	32.3%	50.7%	--	--	61.0%	--	--
<b>2 – 4 Unit Structure</b>	2.9%	4.0%	--	--	7.6%	--	--
<b>5 + Unit Structure</b>	39.2%	39.2%	--	--	27.1%	--	--
<b>Other Housing Units (including mobile homes)</b>	6.1%	6.1%	--	--	4.3%	--	--
<b>Rental Units</b>	42.1%	42.1%	40.0%	39.7%	38.5%	37.4%	37.5%
<b>Vacant Units</b>	4.2%	4.2%	6.7%	6.7%	4.4%	7.2%	7.2%

Source: US Census Bureau, ESRI Business Analyst

### HOUSING AGE

As shown in Figure 3.4 below, approximately 82.9% of Pittsfield’s total housing units are less than 40 years old. Of the total, 84.1% of owner occupied and 81.4% of renter occupied fall into this category.

Compared with Washtenaw County, these percentages are very high, with only 51.8% of all housing units in the county constructed after 1970.

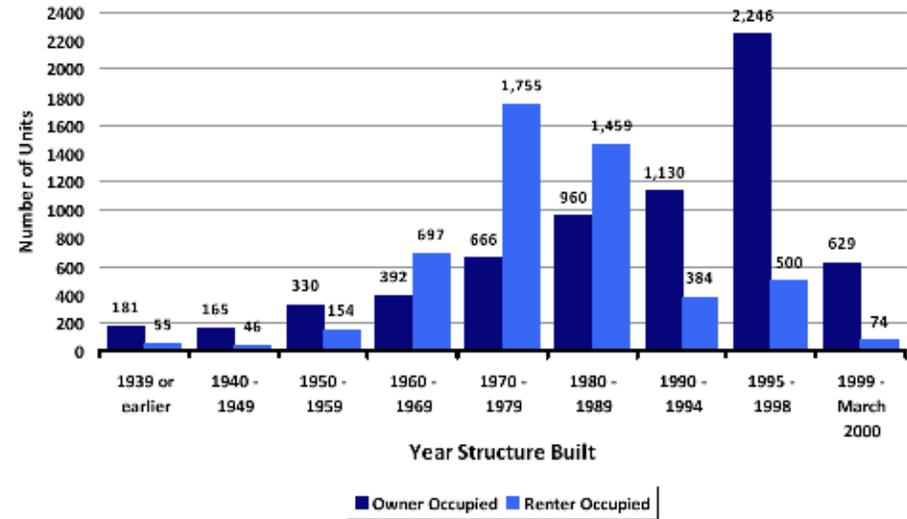
The Township did not seem to experience much of a housing boom immediately following World War II, but there were significant increases in building activity after 1970. A majority of the owner occupied housing was built between 1990 and 1998, while most of the renter occupied housing was built between 1970 and 1989. Only 11% of the rental units in the Township are less than 15 years old.

Data from SEMCOG indicates that a total of 2,256 residential building permits were issued since 2000, of which 56.0% were for single family homes. The remaining units were two family, attached condos, and multi-family structures.

### HOUSING VALUE AND AFFORDABILITY

Housing values in Pittsfield are generally higher than Washtenaw County and the SEMCOG region as a whole. The median value of the housing units in the Township was \$208,600 in 2000, while the median value in the county was \$170,100 and SEMCOG was \$144,314. The Township has a generally even distribution of housing values, in which 44.1% of homes fall between \$125,000 and \$175,000, and 30.5% have a value greater than \$250,000. As noted in Table 3.4, housing values in the Township and county are projected to remain generally consistent through 2014 with no major increases.

**Figure 3.4: Year Structure Built for Owner-Occupied and Rental Housing, Pittsfield Charter Township, 2000**



Source: US Census Bureau, ESRI Business Analyst, SEMCOG

**Table 3.4: Value of Owner-Occupied Housing Units as Percent of Total Housing Units, 2000**

	Pittsfield Charter Township (2000)	Pittsfield Charter Township (2009)	Pittsfield Charter Township (2014)	Washtenaw County (2000)	Washtenaw County (2009)	Washtenaw County (2014)
<b>Less than \$50,000</b>	7.5%	8.4%	8.4%	5.9%	7.2%	7.1%
<b>\$50,000 to \$99,999</b>	3.2%	4.2%	4.3%	13.5%	15.4%	15.1%
<b>\$100,000 to \$124,999</b>	4.1%	4.5%	4.3%	8.4%	9.2%	9.1%
<b>\$125,000 to \$149,999</b>	10.5%	8.0%	7.8%	12.2%	9.9%	9.9%
<b>\$150,000 to \$174,999</b>	9.9%	7.6%	7.5%	12.4%	9.7%	9.7%
<b>\$175,000 to \$199,999</b>	10.6%	9.0%	9.1%	10.3%	8.8%	8.8%
<b>\$200,000 to \$249,999</b>	23.6%	25.1%	25.4%	14.0%	14.3%	14.4%
<b>\$250,000 to \$299,999</b>	11.1%	12.4%	12.4%	8.5%	9.5%	9.5%
<b>\$300,000 to \$399,999</b>	10.8%	9.5%	9.6%	8.0%	7.2%	7.3%
<b>\$400,000 to \$499,999</b>	7.0%	9.4%	9.5%	3.4%	4.7%	4.7%
<b>\$500,000 to \$749,999</b>	1.3%	1.6%	1.6%	2.2%	2.5%	2.5%
<b>\$750,000 or more</b>	0.4%	0.3%	0.3%	1.1%	1.5%	1.6%

Source: US Census Bureau, ESRI Business Analyst

The definition of affordable housing is related to income: if a household spends less than 30% of its income on housing costs (including mortgage, rents, utilities, taxes, and heating fuels), that housing is considered to be affordable. Table 3.5 shows that of the 5,595 owner occupied households in Pittsfield in 2000, 20.3% spent more than 30% of their income on housing costs, which is only slightly

higher than the Washtenaw County average of 18.8%.

More significantly, however, approximately 70.6% of Township “unaffordable” households had housing costs above 35% of their income, with nearly half of the households making less than \$35,000 per year. While only 29 owner-occupied households had incomes less than \$10,000, all of them spent more than 35% of their income on housing costs. The table below shows that the large majority of housing in the Township is affordable, but the trend of lower-income households having higher housing costs suggests that some less expensive housing may be needed in Pittsfield.

**Table 3.5: Selected Monthly Owner Costs as Percentage of Household Income, Pittsfield Charter Township, 2000**

Housing Costs (percent of income)		Household Income in 1999							
		Less than \$10,000	\$10,000 - \$19,999	\$20,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	\$150,000 or more
Affordable	Less than 20%	0	24	110	125	264	523	989	711
	20% - 24%	0	14	31	21	259	412	306	95
	25% - 29%	0	6	26	36	175	200	87	33
	30% - 34%	0	6	7	51	156	82	31	0
	35% or more	29	115	202	163	149	115	19	9

Source: US Census Bureau

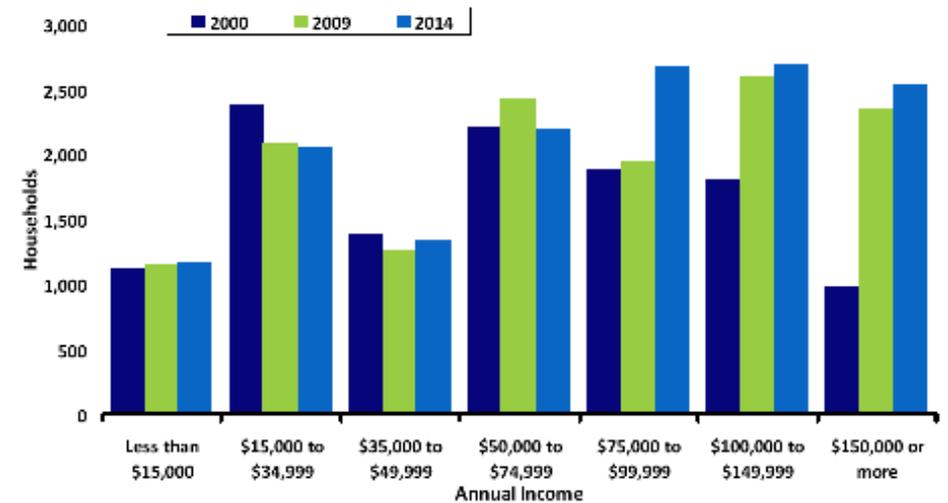
**HOUSEHOLD INCOME**

Pittsfield Township showed a generally even amount of low to middle income levels as well as high income levels in 1999. As shown in Figure 3.5 below, 41.7% of households earned less than \$50,000 in 1999, while 34.8% earning between \$50,000 and \$100,000. 6.3% earned less than \$10,000 for the year, while 23.6% earned \$100,000 or more in 1999. The median household income in 1999 was \$61,262, up from \$34,639 in 1989.

When compared with the income data from the previous Census, it is readily apparent that household incomes not only increased but also became more distributed toward high incomes. The high income levels, specifically those above \$150,000, have increased by nearly 2,066.7% since 1989. 69.9% of households in 1989 earned less than \$50,000; by 1999, only 41.7% of households in Pittsfield fell into the same category. Conversely, only 3.4% of households earned \$100,000 or more in 1989, while ten years later the number of households with six-figure incomes had increased to 23.6%.

Based on the projection information for 2009 and 2014, it is anticipated that household incomes will continue to rise and at a significant rate for those above \$75,000 and particularly those greater than \$150,000.

**Figure 3.5: Distribution of Household Income with Number of Households, Pittsfield Charter Township, 2000 to 2014**



Source: US Census Bureau, ESRI Business Analyst

**COMMUNITY AND CULTURE**

One of the characteristics that make a community unique is the variety of people who call the community their home. The discussions below highlight the various community characteristics and specific needs of different groups, as applicable.

**RACE AND ETHNICITY**

Pittsfield is overall slightly more diverse than Washtenaw County as a whole. The Township has become more diverse since 1990 when 21.8% of the population was non-white compared to 29.6% in 2000 and 35.3% estimated for 2009. The population contributing to the largest increase of non-white residents is Asian, which have demonstrated a continual increase every decade for both the Township and the county as a whole. The race and ethnicity of the Township is projected to continue to change with the white population decreasing and the Asian population continuing to increase.

**Table 3.6: Race and Ethnicity Percentage, Selected Communities, 2000 to 2014**

	Pittsfield Charter Township (2000)	Pittsfield Charter Township (2009)	Pittsfield Charter Township (2014)	Washtenaw County (2009)	Washtenaw County (2000)	Washtenaw County (2014)
White alone	70.4%	64.7%	61.0%	77.4%	72.9%	70.1%
Black or African American alone	14.3%	14.5%	14.6%	12.3%	13.1%	13.4%
American Indian and Alaska Native alone	0.4%	0.4%	0.4%	0.4%	0.4%	0.3%
Asian alone	10.0%	14.9%	18.3%	6.3%	9.5%	11.6%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%
Some other race alone	1.7%	1.8%	1.9%	1.0%	1.2%	1.4%
Two or more races	3.2%	3.5%	3.7%	2.6%	3.0%	3.1%
Hispanic or Latino	4.0%	4.6%	5.0%	2.7%	3.5%	3.9%

Source: US Census Bureau, ESRI Business Analyst

### LANGUAGE SPOKEN AT HOME

The percentage of those in the Township who speak a language other than English at home is nearly 7% higher than Washtenaw County as a whole and one-fifth of the population. The top five other languages spoken at home are the same for both the Township and the County but ranked slightly different. As demonstrated by Table 3.6, Chinese and Korean languages rank high, consistent with the significant Asian population. With the continued change in the race and ethnicity of the Township, a continued change in the language spoken at home can be expected.

**Table 3.7: Language Spoken at Home Percentage, Selected Communities, 2000 Pittsfield Charter Township Washtenaw County**

	Pittsfield Charter Township		Washtenaw County	
English only	79.9%		86.8%	
Other Language	20.1%		13.2%	
Top 5 other Languages	Spanish	4.3%	Spanish	2.6%
	Chinese	2.3%	Chinese	1.9%
	Arabic	2.2%	Korean	0.9%
	Korean	1.6%	German	0.9%
	German	0.9%	Arabic	0.9%

Source: US Census Bureau

### NATIVITY OF POPULATION

As to be expected with the race and ethnicity and language analysis above, a large percentage of the Township residents were foreign born in 2000. The

Township percentage is higher than the County as a whole as well.

**Table 3.8: Nativity of Population, Selected Communities, 2000 Pittsfield Charter Township**

	Pittsfield Charter Township	percentage	Washtenaw County	percentage
Total Population	30,126	100.0%	322,895	100.0%
Native	25,090	83.3%	289,731	89.7%
Foreign Born	5,036	16.7%	33,164	10.3%

Source: US Census Bureau

### DISABLED POPULATION

Disability data is collected for a range of age groups. As the population ages, the proportion with one or more disabilities steadily increases. This trend is consistent with the data for both the Township and county as a whole. Approximately 12.6% of the Township population has a disability which is slightly less than the 13.4% in the county. Of note, however, is that a large percentage of the senior population in the Township has a disability.

**Table 3.9: Persons with a Disability, Selected Communities, 2000**

	Pittsfield Charter Township	percentage	Washtenaw County	percentage
Total Population 5 years and over	26,316		297,490	
Total Population 5 years and over with a disability	3,312	12.6%	39,902	13.4%
Population 5 to 15 years	4,290			
Population 5 to 15 years with a disability	187	4.4%	2,697	6.2%
Population 16 to 64 years	20,564		229,321	
Population 16 to 64 years with a disability	2,499	12.2%	28,141	12.3%
Population 65 years and over	1,462		24,592	
Population 65 years and over with a disability	626	42.8%	9,064	36.9%

Source: US Census Bureau

### ECONOMIC DEVELOPMENT

Based on forecasts of employment by sector, Pittsfield will continue to be a center of "knowledge work" through the next 25 years. Professional, scientific, and technical services will be the largest sector, followed by retail trade through

2020. Health care and social assistance is the fastest growing sector, increasing from sixth place in 2005 to the second-largest employer by 2025. Rounding out the top five sectors are leisure and hospitality services and financial activities, including insurance and real estate. Manufacturing, the traditional employment base of Southeast Michigan, is projected to fall in rank from the second largest employer in 2000 to eighth (behind administrative/support services and public administration) by 2025.

**EMPLOYMENT**

Pittsfield Township residents are employed in a wide range of industries, and they have shifted greatly since 2000. The top three industries in 2009 are retail trades, professional/scientific/ administrative services, and education/health/social services. The three industries account for 44% of employees in the Township, thus reflecting a common trend away from production industries. Further, the manufacturing industry has seen a 58.1% decrease since 2000. The remaining residents are employed as shown in Table 3.10 below.

**Table 3.10: Employment by Industry, Pittsfield Charter Township, 2000 and 2009**

	Pittsfield Charter Township (2000)	Pittsfield Charter Township (2009)
Agriculture, forestry, fishing, hunting and mining	0.1%	0.0%
Arts, entertainment, recreation, accommodation and food services	6.6%	9.9%
Construction	2.8%	5.9%
Education, health and social services	26.4%	12.9%
Finance, insurance and real estate	5.6%	8.4%
Information	2.9%	3.3%
Manufacturing	20.3%	8.5%
Other services	3.3%	4.3%
Professional, scientific and administrative services	12.8%	13.5%
Public administration	2.4%	6.9%
Retail trade	11.3%	17.6%
Transportation, warehousing, utilities	3.7%	3.0%
Wholesale trade	1.6%	4.6%

Source: US Census Bureau, ESRI

**MAJOR EMPLOYERS**

The major employers in both Washtenaw County and Pittsfield Township have been documented by Crain’s Detroit Business and Ann Arbor SPARK and are listed in Tables 3.11 and 3.12. It should be noted that the employers listed for Pittsfield do not include major retail companies (Meijer, Lowe’s, Target, etc.) or the public schools, as these numbers are not available at a Township level. Based on the existing businesses located in the county and Township, as well as the forecasted industry growth patterns, Pittsfield is well-positioned to compete in the new knowledge-based economy.

**Table 3.11: Largest Employers, Washtenaw County, 2009**

Ranking	Employer	Number of jobs
1	University of Michigan	25,730
2	Trinity Health Corp. (St. Joseph Mercy)	4,810
3	Ann Arbor Public Schools	2,659
4	U.S. Government	2,419
5	Ford Motor Company	2,280
6	Eastern Michigan University	1,961
7	Thomson Reuters	1,756
8	State of Michigan	1,673
9	Washtenaw County	1,372
10	Borders Group Inc.	887
11	City of Ann Arbor	750
12	General Motors Co.	725
13	U.S. Postal Service	643
14	DTE Energy Co.	625
15	Washtenaw Community College	564
16	Chelsea Community Hospital	516
17	Edwards Bros. Inc.	447
18	Domino’s Pizza Inc.	416
19	Chrysler Group L.L.C.	414
20	NSK Corp.	294

Source: Crain’s Detroit Business, December 28, 2009

**Table 3.12: Top Employers, Pittsfield Charter Township, 2010**

Ranking	Employer	Number of jobs	Description
1	CitiMortgage	800	Mortgage modification and refinancing
2	Cayman Chemical Company	175	Biomedical products supplier
3	Warde Medical Laboratory	141	Reference laboratory offering esoteric testing for health care
4	National Archive Publishing Company	140	Microfilm, digital conversion
5	All Media Guide	140	Online entertainment database and guides, music
6	i3 Drug Safety	120	Clinical research organization
7	Horba Instruments Inc.	115	Analytical instruments for automotive emission monitors
8	Fry Multimedia	125	Custom website, intranet development
9	Tecumseh Products Company	100	Hermetic compressor manufacturing
10	Audatex	100	Insurance company

Source: Ann Arbor SPARK, March 2010

## EDUCATION

As compared with the State of Michigan overall, Pittsfield had a higher percentage of high school graduates, college graduates, and residents with graduate or professional degrees in 2000. The Township was generally consistent with Washtenaw County in all three categories as well. It should be noted that the education attainment of Pittsfield residents has increased since 1990, when 87.9% were high school graduates and 38.5% held college degrees.

**Table 3.13: Educational Attainment of Persons 25 Years or Older, Selected Communities, 2000**

	High school diploma or higher	Bachelor's degree or higher	Graduate or professional degree
Pittsfield Charter Township	89.6%	52.3%	22.3%
Washtenaw County	91.5%	48.1%	23.8%
SEMCOG	82.9%	24.7%	9.5%
State of Michigan	83.4%	21.8%	8.1%

Source: US Census Bureau, ESRI Business Analyst

## TRANSPORTATION AND LAND USE

### TRANSPORTATION

As can be expected, private automobiles are the predominate mode of transportation in Pittsfield Township, with 84% of workers driving alone to work. Nine percent participate in carpools or van pools, and two percent use public transportation. On average, a Pittsfield resident drives just over 22 minutes to

work on a typical day.

Major highways through the Township include Interstate 94 (I-94), connecting Detroit and Canada on the east to Jackson, Kalamazoo, and ultimately, Chicago to the west. US Route 23 (US-23) runs north-south through the eastern portion of Pittsfield Township and links the Ann Arbor area to Flint (and points north) and Toledo, Ohio. US Route 12 (US-12), known locally as Michigan Avenue, bisects the Township and connects Ypsilanti, Coldwater, and points west; US-12 generally parallels I-94 and provides an alternate route to northern Indiana and the Chicago area. US-12 is also the designated truck route for oversized loads.

Non-automobile transportation options are limited in Pittsfield. Ann Arbor-based public transit provider AATA operates four fixed-route schedules into Pittsfield Township; these serve primarily the denser residential and commercial areas in the northern third of the Township. The City of Milan formerly operated a local bus service in the southeastern portion of Pittsfield, but service was suspended because of funding problems in 2007.

While the nearest passenger air service is located at Detroit Metro airport just 25 miles to the east, Pittsfield Township is home to Ann Arbor Municipal Airport, a general aviation and small cargo airfield.

Operated by the City of Ann Arbor, the airport handles 65,000 take-offs and landings per year.

Amtrak provides passenger rail service to the area, with six trains per day stopping in downtown Ann Arbor. There are currently no regional commuter rail services near Pittsfield, although plans are in the works for an Ann Arbor to Detroit service and commuter service between Ann Arbor and Brighton, approximately twenty miles to the north. While these services are not scheduled to serve Pittsfield Township directly, Township residents will most likely make use of any regional commuter rail services that are instituted.

There are a variety of non-motorized options throughout the Township; however, most are isolated to residential neighborhoods in the form of sidewalks and pathways. Most recently, the Platt Road Greenway was constructed and has become a model for future greenways in the Township. Many of those involved with the master plan process, through the community survey and meetings, have identified non-motorized transportation and linkages between land uses as a major priority.