

WASHTENAW COUNTY ECONOMIC VITALITY REPORT

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OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

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SECTION 1: INTRODUCTION AND MAJOR FINDINGS

This metrics report provides information on key economic and workforce trends, and performance for Act 88 funded programs. The metrics are intended to track progress in meeting important economic vitality outcomes. A comparison of county-wide trends within Washtenaw County and between Washtenaw and other county, state and national trends is provided whenever possible. Information is provided for both overall economic vitality indicators and for specific County funded economic programs. This report will be updated at least annually by August of each year to provide the Board with information for budget and strategic planning purposes.

Most of the metrics are tracked for the period 2007 through 2012 or 2013 (the latest data availability). In looking at this time period, there are several major findings:

During the recent recession, over 15,000 workers were unemployed in the County. Despite recent improvements in our economy, we still have over 10,000 residents that are out of work.

County-wide, unemployment rates rose from a low of 4.8% in 2007 to a high of 8.4% in 2009. Steady job growth during 2009 through 2013 has resulted in this rate decreasing to 5.9% today. Workers in the eastern part of the County were hardest hit experiencing an 11.9% unemployment rate in 2009 and their rate is a full 2% higher than the rest of the County today.

At 5.3%, Washtenaw County is tied with Clinton and Eaton counties for second lowest unemployment rate in Michigan for November 2013. The only county with a lower rate is Barry County with 5.2% unemployment.

The drop in unemployment claims from a high of 25,000 in 2009 to 9,000 in 2013 indicates a steadily recovering economy.

County and its municipalities have seen a dramatic decrease in tax revenues. Since 2007, the County experienced a 19% decline in taxable value. Ann Arbor's taxable value declined only 9% while Ypsilanti Township and the City of Ypsilanti experienced a decline of over 40%

Washtenaw County has higher per capita and household income than the state and nation. Mean household income (average income for all households based on people 15 years old and over with income) shows a wide geographic disparity with Washtenaw County at \$80,678 per household and the City of Ypsilanti at \$45,691 per household.

While Washtenaw County residents experienced a greater decline in per capital income than the nation and the state during the recent recession, per capita incomes have risen above the pre-recession levels.

The County's median household income has not recovered as quickly as our per capita income.

The vast majority of businesses in the County are small businesses (under 20 employees). The number of business establishment increased significantly in 2013 indicating an improving economy.

The high increase in establishment in 2013 may be due in part to the formation of non-employer firms by those residents that became unemployed during the recent recession.

Countywide, we are experiencing a small increase in students with some college and associated degrees. County-wide bachelor's degree attainment remains high at 50% for residents 25 years and older but only 29% of Ypsilanti residents have a bachelor's degree.

Graduation rates for our students from 2008 to 2012 show improvement in only two of our public school districts while some districts show a decline of graduation rates in the 9-11% range.

Overall, the County's high school dropout rates are well below the state's rate. However, some schools in the eastern portion of the County have rates well above the state's average.

Manufacturing employment has decreased steadily over the years, from a high of 27,425 jobs in 2001 to only 11,757 jobs in 2011.

SECTION 2: ECONOMIC VITALITY OUTCOME METRICS

EMPLOYMENT

During the recent recession, over 15,000 workers were unemployed in the County. Despite recent improvements in our economy, we still have over 10,000 residents that are out of work.

Figure 1 Total Workforce Versus Employed

Total Employment Numbers (2007-2012)						
Washtenaw County:	2007	2008	2009	2010	2011	2012
Total Workers	189,982	187,974	182,665	181,141	181,406	182,258
Total Employed	180,914	177,250	167,377	166,492	169,374	171,912
Total Unemployed:	9,068	10,724	15,288	14,649	12,032	10,346
Unemployment Rate:	4.8%	5.7%	8.4%	8.1%	6.6%	5.7%
Sources: US Department of Labor Bureau of Labor Statistics						

Table 1 Total Employment 2007-2012

'Employed' includes all civilians 16 years old and over who were either (1) "at work" -- those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were "with a job but not at work" -- those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons.

EMPLOYMENT

County-wide, unemployment rates rose from a low of 4.8% in 2007 to a high of 8.4% in 2009. Steady job growth during 2009 through 2013 has resulted in this rate decreasing to 5.9% today. Workers in the eastern part of the County were hardest hit experiencing an 11.9% unemployment rate in 2009 and their rate is a full 2% higher than the rest of the County today.

Figure 2 Unemployment Rates 2007-2012

Unemployment Rates 2007-2013						
Year	USA	MI	Washtenaw	City of Ann Arbor	City of Ypsilanti	Ypsilanti Township
2007	4.6%	7.1%	4.8%	5.1%	7.0%	5.3%
2008	5.8%	8.3%	5.7%	6.1%	8.3%	6.4%
2009	9.3%	13.4%	8.4%	8.9%	11.9%	9.3%
2010	9.6%	12.7%	8.1%	8.6%	11.6%	9.0%
2011	8.9%	10.4%	6.6%	7.1%	9.5%	7.4%
2012	8.1%	9.1%	5.7%	6.1%	8.2%	6.3%
2013	7.4%	8.9%	5.9%	6.2%	Not Available	6.5%

Sources: US Department of Labor and Michigan Department of Labor
 2013 data is averaged from January-November data; December 2013 data has not been released as of publication.

Table 2 Unemployment Rates 2007-2013

EMPLOYMENT

At 5.3%, Washtenaw County is tied with Clinton and Eaton counties for second lowest unemployment rate in Michigan for November 2013. The only county with a lower rate is Barry County with 5.2% unemployment.

Unemployment Rate Select MI Counties (November 2013)	
County	Unemployment Rate
Washtenaw	5.3%
Ingham	6.9%
Livingston	7.0%
Monroe	7.3%
Oakland	7.3%
Macomb	7.8%
Jackson	8.0%
Lenawee	8.3%
St. Clair	8.9%
Wayne	9.3%
Source: Michigan Department of Technology, Management, and Budget	

Table 3 Unemployment Rate Select Michigan Counties November 2013

Washtenaw County Underemployment Estimates (2012)		
Estimate of discouraged workers	0.563%	1,026
Estimate of loosely attached workers	0.939%	1,713
Estimate of part-time workers who want to work full-time	5.335%	9,733
Total	6.837%	12,472
Source: WIN (Workforce Intelligence Network)		

Table 4 Underemployment Estimates 2012

"Discouraged workers" are those who have stopped looking for work because current economic conditions make them believe that no work is available for them.

"Loosely attached workers" are those who would like and are able to work, but have not looked for work recently.

EMPLOYMENT

The drop in unemployment claims from a high of 25,000 in 2009 to 9,000 in 2013 indicates a steadily recovering economy.

Washtenaw County Unemployment Claims		
Year	# of Initial Claims	# of Continued Claims
2007	15,354	133,230
2008	20,643	152,972
2009	26,372	248,166
2010	14,921	165,535
2011	15,204	131,129
2012	12,652	106,141
2013	13,462	93,871
Total	118,608	1,031,044

Source: Michigan Department of Licensing and Regulatory Affairs

Table 5 Unemployment Claims 2007-2013

The top 10 jobs in demand in the County are in the IT, medical, retail, management and administrative fields.

Top 10 Jobs In Demand In Washtenaw (July-Sept 2013)	
Job Type	Number of Job Postings
Registered Nurses	782
Retail Salespersons	564
Medical And health Services managers	423
Sales representatives, Wholesale And Manufacturing, Except Technical And Scientific Products	381
Software Developers, Applications	365
Customer Service Representatives	296
First-Line Supervisors Of Retail Sales Workers	266
Computer Systems Analysts	227
Secretaries And Administrative Assistants, Except Legal, Medical, And Executive	208
Heavy And Tractor-Trailer Truck Drivers	199

Source: Workforce Intelligence Network for Southeast Michigan Online Job Posting Data

Table 6 Top Jobs in Demand (Washtenaw County) Q3 2013

EMPLOYMENT

Top 10 Jobs In Demand In Washtenaw (April-June 2013)	
Job Type	Number of Job Postings
Software Developers, Applications	309
Registered Nurses	300
Retail Salespersons	219
Sales representatives, Wholesale And Manufacturing, Except Technical And Scientific Products	195
Heavy And Tractor-Trailer Truck Drivers	190
Customer Service Representatives	165
Medical And health Services managers	155
First-Line Supervisors Of Retail Sales Workers	133
Managers, All Other	111
Secretaries And Administrative Assistants, Except Legal, Medical, And Executive	108
Source: Workforce Intelligence Network for Southeast Michigan Online Job Posting Data	

Table 7 Top Jobs in Demand Q2 2013

Job Demand Overview	
Time Period	Postings
Total Postings Jul-Sept 2013	14,523
Total Postings Apr-Jun 2013	8,051
Total Postings Previous year Jul-Sept 2012	6,738
Source: Workforce Intelligence Network for Southeast Michigan Online Job Posting Data	

Table 8 Job Demand (Washtenaw County)

TAXABLE VALUE

County and its municipalities have seen a dramatic decrease in tax revenues. Since 2007, the County experienced a 19% decline in taxable value. Ann Arbor's taxable value declined only 9% while Ypsilanti Township and the City of Ypsilanti experienced a decline of over 40%

Figure 3 Total Taxable Value

Change in Taxable Value (Total Real and Personal Property)				
2007		2013		% Change
Washtenaw County	19,330,951,897	Washtenaw County	15,579,456,634	-19%
City of Ann Arbor	6,048,900,620	City of Ann Arbor	5,494,224,100	-9%
City of Ypsilanti	528,100,712	City of Ypsilanti	302,271,002	-43%
Pittsfield Township	2,057,211,500	Pittsfield Township	1,725,220,100	-16%
Superior Township	744,713,900	Superior Township	579,074,950	-22%
Ypsilanti Township	2,019,050,600	Ypsilanti Township	1,137,490,797	-44%

Source: Washtenaw County Treasurer

Table 9 Change in Taxable Value

TAXABLE VALUE

Percent Loss in Washtenaw County Total Taxable Value from 2007-2013				
0-10%	11-20%	21-30%	31-40%	41-50%
Ann Arbor City (-9%)	Freedom Township (-14%)	Lyndon Township (-21%)	Milan City (-33%)	Ypsilanti City (-43%)
	Lodi Township (-14%)	Bridgewater Township (-22%)		Ypsilanti Township (-44%)
	Dexter Township (-15%)	Superior Township (-22%)		
	Lima Township (-16%)	Sharon Township (-23%)		
	Pittsfield Township (-16%)	York Township (-23%)		
	Webster Township (-16%)	Manchester Township (-24%)		
	Ann Arbor Township (-18%)	Northfield Township (-25%)		
	Saline Township (-18%)	Sylvan Township (-25%)		
	Washtenaw County (-19%)	Augusta Township (-30%)		
	Chelsea City (-19%)			
	Saline City (-19%)			
	Salem Township (-19%)			
	Scio Township (-20%)			
Source: Washtenaw County Equalization Reports				

Table 10 Percent Loss in Washtenaw County Total Taxable Value 2007-2013

INCOME STATISTICS

Washtenaw County has higher per capita and household income than the state and nation. Mean household income (average income for all households based on people 15 years old and over with income) shows a wide geographic disparity with Washtenaw County at \$80,678 per household and the City of Ypsilanti at \$45,691 per household.

Figure 4 Income Statistics (5 Year Average 2008-2012)

Income Statistics (in Dollars) 2008-2012			
City/Area	Per Capita Income	Median Household Income	Mean Household Income
United States	\$28,051	\$53,046	\$73,034
Michigan	\$25,547	\$48,471	\$64,538
Washtenaw County	\$32,853	\$59,063	\$80,678
City of Ann Arbor	\$33,319	\$53,814	\$77,091
City of Ypsilanti	\$20,828	\$32,996	\$45,691

Source: United States Census Bureau ACS 5 year estimates

Table 11 Income Statistics 2008-2012

INCOME STATISTICS

While Washtenaw County residents experienced a greater decline in per capital income than the nation and the state during the recent recession, per capita incomes have risen above the pre-recession levels.

The County's median household income has not recovered as quickly as our per capita income.

Figure 5 Per Capita Income

Figure 6 Median Household Income

INCOME STATISTICS

Income Statistics (in Dollars) 2007-2012						
City/Area	2007	2008	2009	2010	2011	2012
Per Capita Income						
United States	26,688	27,589	26,409	26,059	26,708	27,319
Michigan	24,816	25,303	23,728	23,622	24,409	25,074
Washtenaw County	31,243	31,069	29,363	30,670	32,228	32,625
Median Household Income						
United States	50,740	52,029	50,221	50,046	50,502	51,371
Michigan	47,950	48,591	45,255	45,413	45,981	46,859
Washtenaw County	61,049	57,848	54,603	55,880	56,612	56,330
Mean Household Income						
United States	69,193	71,498	68,914	68,259	69,821	71,317
Michigan	62,922	64,103	60,102	59,772	61,926	75,349
Washtenaw County	80,077	78,305	73,803	76,147	79,240	79,024
Source: United States Census Bureau ACS 1 year estimates						

Table 12 Income Statistics 2007-2012

BUSINESS ESTABLISHMENTS

The vast majority of businesses in the County are small businesses (under 20 employees). The number of business establishment increased significantly in 2013 indicating an improving economy.

The high increase in establishment in 2013 may be due in part to the formation of non-employer firms by those residents that became unemployed during the recent recession.

Figure 7 Total Business Establishments

Total Business Establishments in Washtenaw County By Year						
2007	2008	2009	2010	2011	2012	2013*
8,007	8,130	8,062	8,098	7,902	8,057	8,286

Source: BLS.gov QCEW
*=Preliminary data subject to slight variation

Table 13 Total Business Establishments

An establishment is a single physical location at which business is conducted and/or services are provided. It is not necessarily identical with a company or enterprise, which may consist of one establishment or more.

BUSINESS ESTABLISHMENTS

Figure 8 Business Establishments by Size

Number of Businesses in Washtenaw County by Size	
Number of Employees	Number of Businesses
1,000+	6
500-999	10
250-499	42
100-249	150
50-99	242
20-49	754
10-19	1,159
1-9	5,569
Total Employer Establishments	7,932
Total Nonemployer Firms*	26,873
<small>Source: United States Census Bureau (County Business Patterns and Non-employer Statistics) *Non-employer Firms are those with no paid employees on staff</small>	

Table 14 Business Establishments by Size

Non-employer Firms are those with no paid employees on staff

BUSINESS ESTABLISHMENTS

Washtenaw County Top Employers (January 2013)		
Company Name	Industry	Employees
University of Michigan	Education	16,143
University of Michigan Medical Center	Medical Center	12,000
Trinity Health	Medical Center	5,955
Ann Arbor Public Schools	Education	3,578
Eastern Michigan University	Education	1,976
Toyota Technical Center	Automotive R&D	1,500
Faurecia	Auto Component Mfg.	1,135
Thomson Reuters	IT/Software	1,100
Washtenaw Community College	Education	1,560
Washtenaw County	County Government	1,339
Veterans Administration Medical Center	Medical Center	1,230
United States Post Office	US Government	923
Truven Health Analytics	Information	900
Edwards Brothers Malloy	Book Printing	900
CitiMortgage	Mortgage Lender	850
Ford Motor Company	Auto Component Mfg.	823
Terumo	Medical Device Mfg	715
City of Ann Arbor	Municipality	710
JAC Products	Auto Component Mfg.	675
Ypsilanti Public Schools	Education	640
Saline Public Schools	Education	613
DTE	Energy Provider	588
Sheridan Books	Book Printing	580
ProQuest	Information	560
Domino's Pizza	Headquarters	550
Zingerman's	Food Production	500
Source: Ann Arbor SPARK		
Notes: Does not include retail employers, such as Target or Walmart		

Table 15 Top Employers January 2013

EDUCATIONAL ATTAINMENT

Countywide, we are experiencing a small increase in students with some college and associated degrees. County-wide bachelor's degree attainment remains high at 50% for residents 25 years and older but only 29% of Ypsilanti residents have a bachelor's degree or higher.

Figure 9 Highest Educational Attainment Population 25 Years and Over 2012

Figure 10 Highest Educational Attainment Population 25 Years and Over 2012

EDUCATIONAL ATTAINMENT

Highest Educational Attainment Population 25 Years and Over				
2007		2012		% Change
United States				
< HS Degree	15.5%	< HS Degree	13.7%	-11.6%
HS Degree	30.1%	HS Degree	28.0%	-7.0%
Some College	19.5%	Some College	21.3%	9.2%
Associate's	7.4%	Associate's	8.0%	8.1%
Bachelor's	17.4%	Bachelor's	18.2%	4.6%
Graduate or Professional	10.1%	Graduate or Professional	10.9%	7.9%
Michigan				
< HS Degree	12.6%	< HS Degree	10.8%	-14.3%
HS Degree	32.4%	HS Degree	30.6%	-5.6%
Some College	22.3%	Some College	23.9%	7.2%
Associate's	8.0%	Associate's	8.7%	8.7%
Bachelor's	15.2%	Bachelor's	16.0%	5.3%
Graduate or Professional	9.5%	Graduate or Professional	10.0%	5.3%
Washtenaw County				
< HS Degree	6.5%	< HS Degree	6.6%	1.5%
HS Degree	18.2%	HS Degree	17.0%	-6.6%
Some College	17.1%	Some College	19.2%	12.3%
Associate's	7.3%	Associate's	7.5%	2.7%
Bachelor's	23.2%	Bachelor's	23.9%	3.0%
Graduate or Professional	27.7%	Graduate or Professional	25.8%	-6.9%
Ann Arbor City				
< HS Degree	2.5%	< HS Degree	3.8%	52.0%
HS Degree	9.3%	HS Degree	9.4%	1.1%
Some College	11.5%	Some College	12.8%	11.3%
Associate's	5.0%	Associate's	6.5%	30.0%
Bachelor's	26.0%	Bachelor's	28.0%	7.7%
Graduate or Professional	45.7%	Graduate or Professional	39.6%	-13.3%
Ypsilanti City				
< HS Degree	14.9%	< HS Degree	13.6%	-8.7%
HS Degree	17.7%	HS Degree	21.4%	20.9%
Some College	21.3%	Some College	27.7%	30.0%
Associate's	4.3%	Associate's	8.2%	90.7%
Bachelor's	23.9%	Bachelor's	15.0%	-37.2%
Graduate or Professional	17.9%	Graduate or Professional	14.1%	-21.2%
Source: ACS 2007 1 Year Estimates		Source: ACS 2012 1 Year Estimates		
<i>Ypsilanti City Data Sourced from ACS 3 Year Estimates(2005-2007 and 2010-2012)</i>				

Table 16 Highest Educational Attainment Population 25 Years and Over

EDUCATIONAL ATTAINMENT

Educational Attainment Population 25 Years and Over					
Attainment	United States	Michigan	Washtenaw	Ann Arbor City	Ypsilanti City
2007					
Less Than High School	15.5%	12.6%	6.5%	2.5%	14.9%
High School or Above	84.5%	87.4%	93.5%	97.5%	85.1%
Bachelor's or Above	27.5%	24.7%	50.8%	71.7%	41.8%
2012					
Less Than High School	13.7%	10.8%	6.6%	3.8%	13.6%
High School or Above	86.4%	89.2%	93.4%	96.2%	86.4%
Bachelor's or Above	29.1%	26.0%	49.7%	67.6%	29.1%
Percent Change (2007-2012)					
Less Than High School	-11.6%	-14.3%	1.5%	52.0%	-8.7%
High School or Above	2.2%	2.1%	-0.1%	-1.3%	1.5%
Bachelor's or Above	5.8%	5.3%	-2.2%	-5.7%	-30.4%

Table 17 Highest Educational Attainment Population 25 Years and Over

Graduation rates for our students from 2008 to 2012 show improvement in only two of our public school districts while some districts show a decline of graduation rates in the 9-11% range.

Graduation Rate Change From 07-08 to 11-12				
School District	Average Graduation Rate 07-08	Average Graduation Rate 11-12	Change from 07-08 to 11-12 (Whole Value)	Change from 07-08 to 11-12 (Percentage)
Michigan	75.5	75.3	-0.2	-0.28%
Ann Arbor	87.2	85.5	-1.7	-1.96%
Ypsilanti	66.5	60.3	-6.2	-9.37%
Chelsea	91.0	87.8	-3.2	-3.53%
Dexter	95.0	91.1	-3.9	-4.10%
Lincoln	79.7	70.7	-9.0	-11.34%
Manchester	89.0	89.5	0.5	0.55%
Milan	79.2	78.1	-1.1	-1.45%
Saline	92.3	93.4	1.1	1.16%
Whitmore Lake	82.5	86.8	4.3	5.21%
Willow Run	47.5	43.7	-3.8	-7.92%

Source: State Board of Education

Table 18 Change in Graduation Rate 07-08 to 11-12

EDUCATIONAL ATTAINMENT

Overall, the County's high school dropout rates are well below the state's rate. However, some schools in the eastern portion of the County have rates well above the state's average.

Class of 2012 4-Year Grad/Dropout Rate		
School District	Graduation Rate	Dropout Rate
Michigan	76.24%	10.71%
Ann Arbor	87.44%	<5%
Ypsilanti	63.14%	16.99%
Chelsea	84.80%	5.20%
Dexter	92.50%	5.63%
Lincoln	70.84%	8.70%
Manchester	91.11%	<5%
Milan	80.15%	6.74%
Saline	>95%	<5%
Whitmore Lake	87%	<5%
Willow Run	41.43%	24.29%
Central Academy	>95%	<5%
Washtenaw Tech	91.53%	<5%
Multicultural Academy	90%	10%
Source: State Board of Education		

Table 19 2012 4-Year Graduation and Dropout Rate

SECTION 3: ADDITIONAL INFORMATION

POPULATION

During the recession the county lost approximately 5,000 residents however in recent years almost 6,000 have been gained.

Figure 11 Total Population

The population remained fairly stable; the graph above represents a shift of ~6,000.

Total Population of Washtenaw County (2006-2012)	
Year	Population
2007	350,003
2008	347,376
2009	347,563
2010	345,350
2011	348,637
2012	350,946

Sources: ACS 1 Year Estimates, US Census Bureau Annual Estimates

Table 20 Total Population

MANUFACTURING EMPLOYMENT

Manufacturing employment has decreased steadily over the years, from a high of 27,425 jobs in 2001 to only 11,757 jobs in 2011.

Figure 12 Manufacturing Employment

Washtenaw County Manufacturing Employment By Year	
Year	Number Employed
2001	27,425
2002	21,098
2003	18,988
2004	18,211
2005	17,075
2006	19,752
2007	15,098
2008	14,561
2009	12,536
2010	12,324
2011	11,757

Source : United States Census NAICS 31 Data

Table 21 Manufacturing Employment