

# Demographic Summary

## Key Findings

- Washtenaw County is fairly segregated in that populations of color tend to be concentrated in particular areas and neighborhoods. Many east side neighborhoods, for example are predominantly African American or predominantly white. This is further explored in the chapter on segregation/integration.
- Like the State of Michigan, overall the population is aging and planning will need to accommodate growing housing needs for older adults and persons with disabilities.
- However, unlike other parts of Michigan several communities skew younger due to the location of the University of Michigan and Eastern Michigan University, which puts additional pressure on the existing housing stock.
- Families in poverty are primarily located in east side neighborhoods.
- Overall populations of color are growing, most noticeably Asian, Black and Hispanic. Related, Limited English Proficiency (LEP) is a factor for some Chinese, Spanish and Korean speakers.

## Demographic Summary

The Washtenaw Urban County (Map 1) is a partnership between the Washtenaw County Board of Commissioners and the cities, townships, and villages who have agreed to jointly participate in federally funded programs. Its governing body named the Washtenaw Urban County Executive Committee (UCEC) consists of 18 jurisdictions, including Ann Arbor Township, Augusta Township, Bridgewater Township, City of Ann Arbor, City of Saline, City of Ypsilanti, Dexter Township, Manchester Township, Lima Township, Northfield Township, Pittsfield Township, Salem Township, Saline Township, Scio Township, Superior Township, Webster Township, York Township, and Ypsilanti Township. City of Dexter and Sylvan Township will join in Fiscal Year 2018.

The UCEC prioritizes needs, reviews projects, and makes funding recommendations to the Washtenaw Board of Commissioners and policies that facilitate Washtenaw County's administration of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs.

MAP 1\_PARTICIPATING JURISDICTIONS IN THE URBAN COUNTY EXECUTIVE COMMITTEE, 2015 - 2018

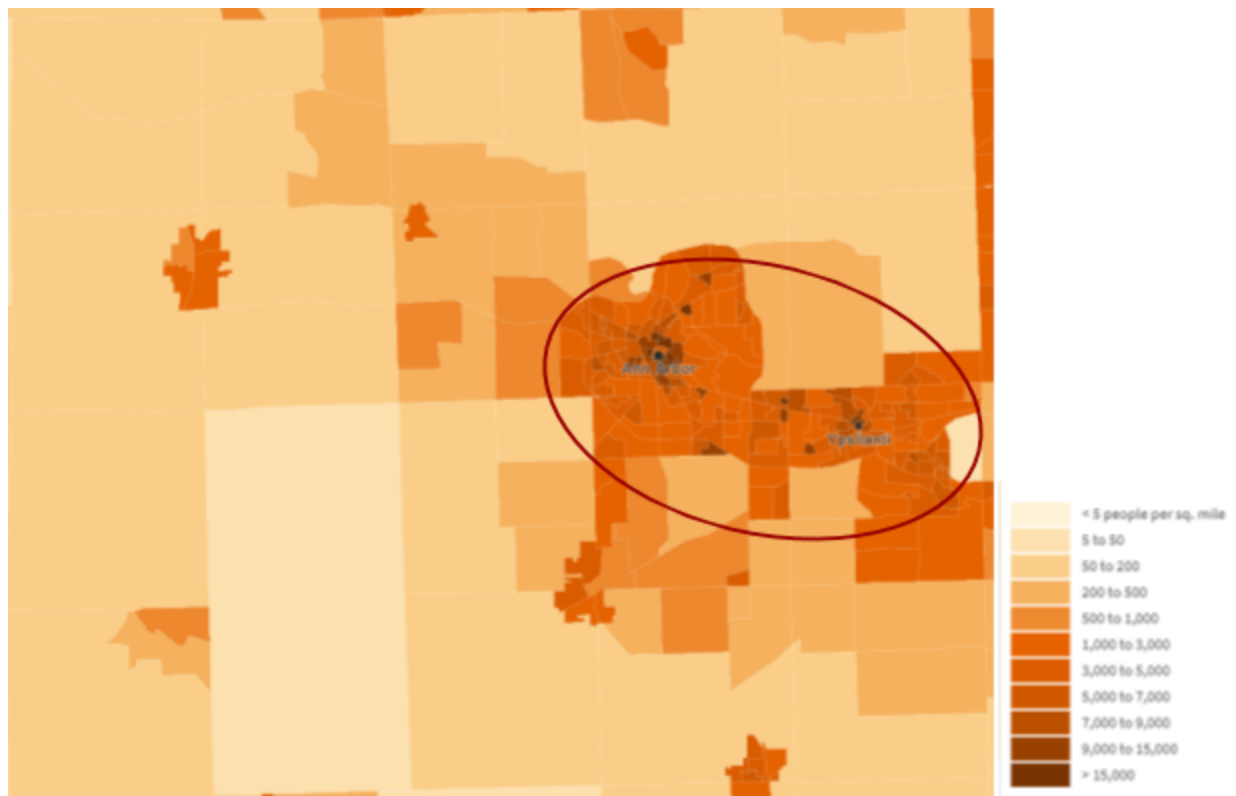


### Population Data

With 304,485 residents, the Urban County makes up 91% of the entire county's population (333,786 total). The Urban County experienced almost an 18% increase in population from 1990 to 2013. Because there are very little disparities between Urban County and Washtenaw County data (provided by HUD), this Plan focuses specifically on the Washtenaw Urban County.

Additionally, this plan naturally focuses more on urbanized areas of Washtenaw County. These areas include the City of Ann Arbor, Pittsfield Township, Superior Township, City of Ypsilanti, and Ypsilanti Township. Due to Ann Arbor's strength as an employment center, there is additional growth in adjacent townships such as Scio, Ann Arbor Townships, Superior Township, and others. These urbanized areas are the oldest areas in Washtenaw County, with development mainly beginning in the City of Ypsilanti and City of Ann Arbor. Surrounding areas (Pittsfield Township, Superior Township and Ypsilanti Township) developed next due to population growth.

### MAP 2\_POPULATION DENSITY



Source: 2015 American Community Survey 5-year Estimates, map provided by Social Explorer

## Race & Ethnicity

The Washtenaw Urban County has experienced dramatic changes when looking at the race and ethnicity breakdown from 1990 to 2010 (Table 7). With the largest increase during this period, Asian and/or Pacific Islanders are the third largest race in the Washtenaw Urban County, making up 8.4% of the current population (Table 6). Similarly, the Urban County experienced a significant rise in the Hispanic and Native American populations, but represent a smaller number in the current population (4.11% for Hispanic, 0.28% Native Americans). The African American population has also risen (by 53% from 1990 to 2010) and makes up almost 14% of the current Urban County population as shown in Table 6 below. While the Urban County has experienced changes throughout the last 20+ years, its majority is white (70%). This is comparable to the white population (71%) in Washtenaw County.

TABLE 6\_RACE AND ETHNICITY (CURRENT)

Race/Ethnicity	#	%
White, Non-Hispanic	221,320	70.3%
Black, Non-Hispanic	42,689	13.6%
Hispanic	12,943	4.2%
Asian or Pacific Islander, Non-Hispanic	26,645	8.5%
Native American, Non-Hispanic	888	0.3%
Two or More Races, Non-Hispanic	9,637	3.1%
Other, Non-Hispanic	802	0.3%

Source: HUD-Provided Table 1, Demographics

There is growth in populations of color. In particular, the Asian population almost doubled between 1990 and 2000 and continues to grow quickly. Growth in the Hispanic/Latino population is also significant in the last 20 years. The African American population, with a long history in the community, continues to grow at a faster pace than the majority white population.

TABLE 7\_RACE AND ETHNICITY TRENDS FROM 1990, 2000 AND 2010

Race/Ethnicity	1990 Trend	2000 Trend	2010 Trend	Percent Change, 1990-2010	Percent Change, 2000-2010
White, Non-Hispanic	209,920	219,733	221,320	5.4%	0.7%
Black, Non-Hispanic	31,034	41,938	47,577	53.3%	13.5%
Hispanic	5,407	8,295	12,943	139.4%	56%
Asian or Pacific Islander, Non-Hispanic	11,402	22,048	30,010	163.2%	36.1%
Native American, Non-Hispanic	870	1,968	2,110	142.5%	7.2%

Source: HUD-Provided Table 2, Demographic Trends

## Age

Likewise, the Urban County has experienced an increase in population across all age ranges (Under 18, 18-64, and 65 and older). While residents 65 years and older make up almost 10%

of the current Urban County Population- the smallest compared to other age ranges (Table 8)- this age group experienced the largest increase from 1990 to 2010 with a 65% increase (Table 9). In Washtenaw County, residents 65 years and older make up a larger portion of the population (11.55). This increase is notable as jurisdictions and agencies address the reality of the aging Baby Boomers and aging in place needs.

TABLE 8\_AGE (CURRENT)

	<b>Washtenaw County</b>	
Under 18	70,500	20%
18-64	242,821	68.5%
65+	40,771	11.5%

Source: HUD-Provided Table 1, Demographics

TABLE 9\_AGE TRENDS FROM 1990, 2000, AND 2010

<b>Age</b>	<b>1990 Trend</b>	<b>2000 Trend</b>	<b>2010 Trend</b>	<b>Percent Change, 1990-2010</b>
Under 18	54,523	66,796	64,821	18.89%
18-64	186,098	206,630	219,415	17.90%
65+	18,556	22,630	30,687	65.38%

Source: HUD-Provided Table 2, Demographic Trends

### Families with Children

There are 32,840 (46.5%) families with children in the Urban County, almost a 14% increase from 1990 to 2010.

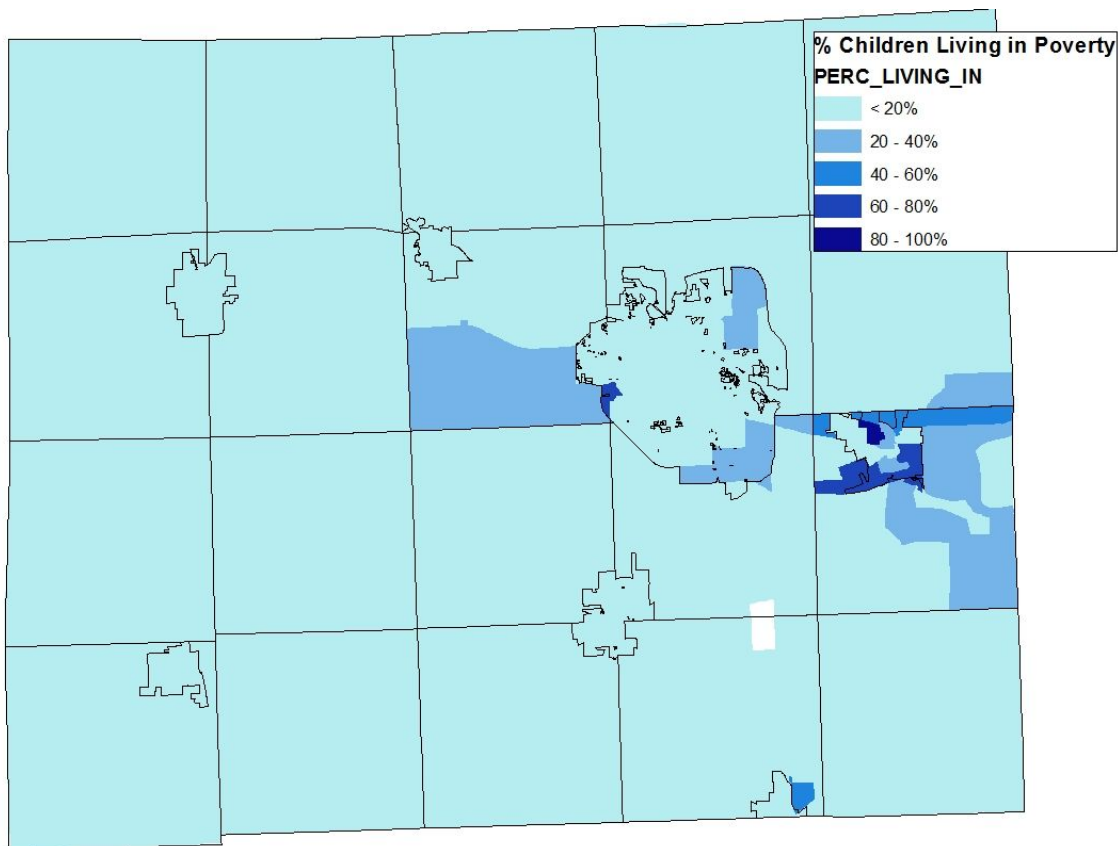
TABLE 10\_FAMILY STATUS

	1990 Trend	2000 Trend	2010 Trend	Percent Change, 1990-2010
Families with children	28,852	26,917	32,840	13.82%

Source: HUD-Provided Table 1, Demographics

Certain areas in the county have a higher concentration of children and families, and families living in poverty. Map 3 shows the percentages of families with income that is below the poverty level. It is notable that the east side of the county has higher percentages of families in poverty, especially in the R/ECAPs, which are located in the City of Ypsilanti and Ypsilanti Township. Over half (52.8%) of the families in one in the Southside R/ECAP have incomes below the poverty level; and nearly half (43.8%) of families in the Leforge R/ECAP have incomes below the poverty level.

MAP 3\_FAMILIES WITH INCOME BELOW POVERTY LEVEL, 2015



Source: 2015 American Community Survey 5-year Estimates

**Sex**

As for the sex breakdown in the Urban County, 49.4% identify as male and 50.6% identify as female.

**National Origin**

The ten most populous national origins in the Urban County are China (excluding Hong Kong and Taiwan), India, Korea, Canada, Japan, Mexico, Taiwan, Germany, and the Philippines (Table 11). Although the number of residents from these 10 national origins may seem small, the Washtenaw Urban County has experienced a 98% increase of residents who are foreign-born from 1990 to 2010 (Table 12).

TABLE 11\_NATIONAL ORIGIN (CURRENT)

#1 country of origin	China excl. Hong Kong & Taiwan	4,933	1.64%
#2 country of origin	India	4,154	1.38%
#3 country of origin	Korea	3,252	1.08%
#4 country of origin	Canada	1,739	0.58%
#5 country of origin	Japan	1,644	0.55%
#6 country of origin	Mexico	1,477	0.49%
#7 country of origin	Taiwan	1,391	0.46%
#8 country of origin	Germany	1,288	0.43%
#9 country of origin	Philippines	967	0.32%
#10 country of origin	Romania	866	0.3%

Source: HUD-Provided Table 1, Demographics

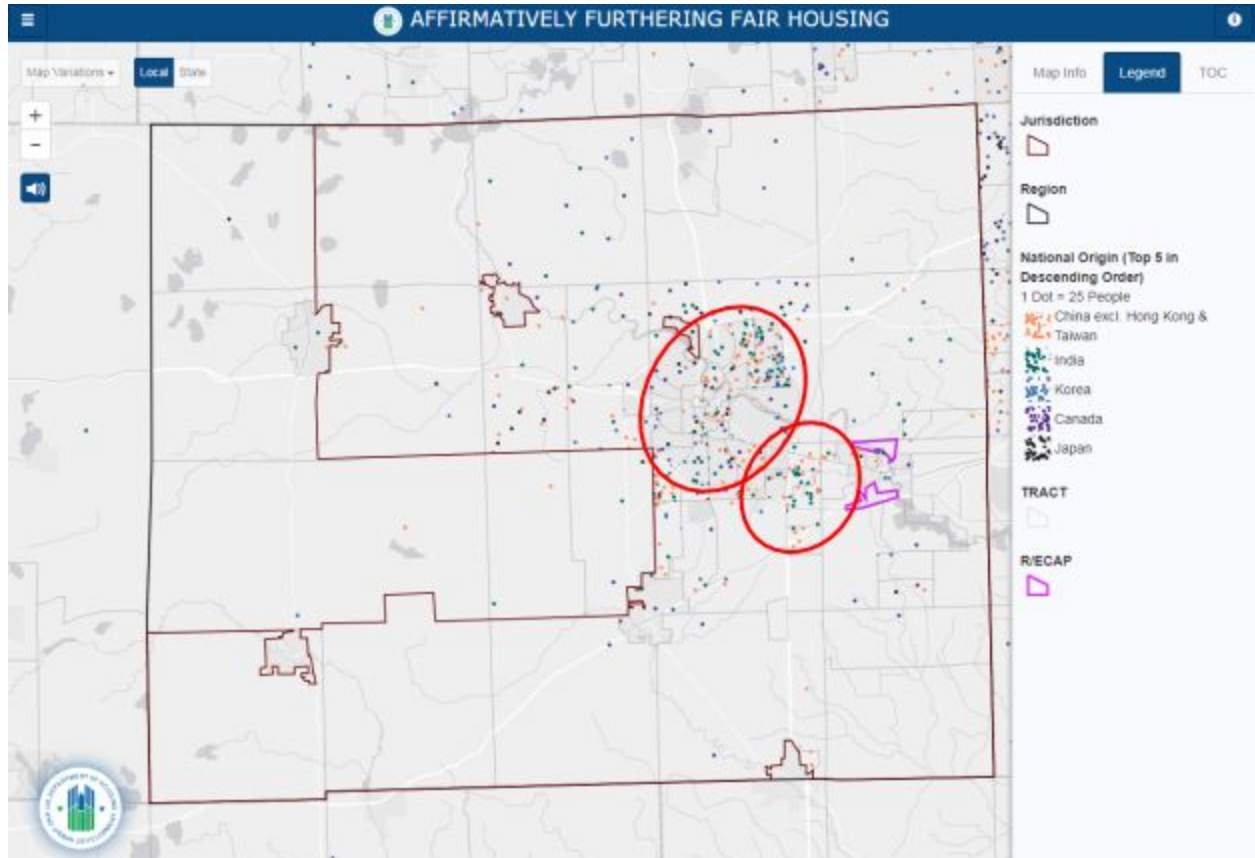
TABLE 12\_NATIONAL ORIGIN TRENDS FROM 1990, 2000 AND 2010

	1990 Trend	2000 Trend	2010 Trend	Percent Change, 1990-2010
Foreign-born	18,815	32,337	37,269	98.08%

Source: HUD-Provided Table 2, Demographic Trends

When looking at areas of higher concentrations of Foreign-Born residents (Map 4), there are clusterings in Ann Arbor and Pittsfield Township (circled in red).

### MAP 4\_FIVE MOST POPULOUS NATIONAL ORIGINS





**Limited English Proficiency (LEP)**

The top three languages that are within the LEP are Chinese, Spanish, and Korean (Table 13). The Limited English Proficiency (LEP) rate increased by 84% from 1990 to 2010 (Table 14). In response to this data, the OCED initially looked to Chinese churches in the Ann Arbor area to reach out to about the AFFH efforts, and also translated the Washtenaw County Housing and Neighborhood Survey into Spanish.

**TABLE 13\_LIMITED ENGLISH PROFICIENCY (LEP) LANGUAGES (CURRENT)**

#1 LEP Language	Chinese	3,332	1.11%
#2 LEP Language	Spanish	2,473	0.82%
#3 LEP Language	Korean	1,714	0.57%
#4 LEP Language	Arabic	987	0.33%
#5 LEP Language	Japanese	925	0.31%
#6 LEP Language	African	561	0.19%
#7 LEP Language	Other Indo-European Language	557	0.19%
#8 LEP Language	French	443	0.15%
#9 LEP Language	Other Asian Language	396	0.13%
#10 LEP Language	Hindi	298	0.10%

Source: HUD-Provided Table 1, Demographics

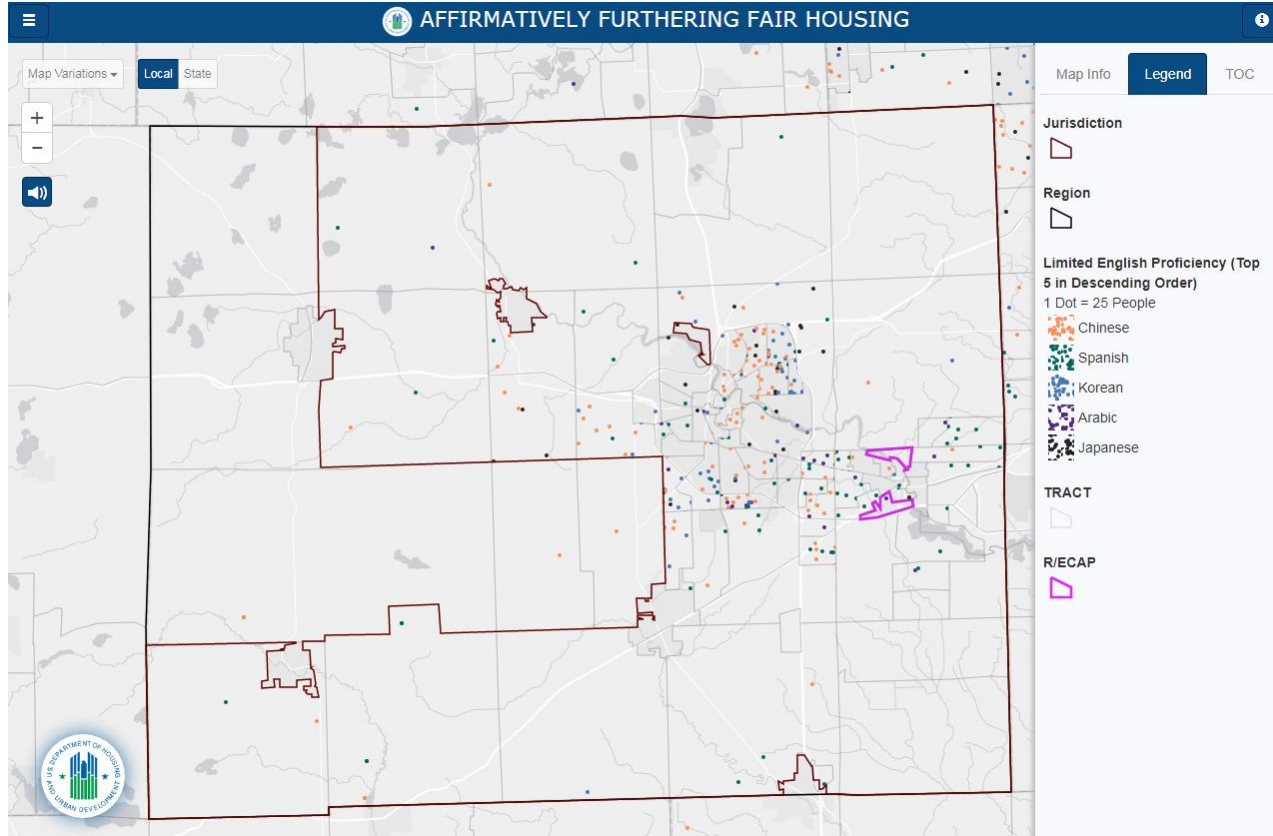
**TABLE 14\_LEP TRENDS FROM 1990, 2000 AND 2010**

	<b>1990 Trend</b>	<b>2000 Trend</b>	<b>2010 Trend</b>	<b>Percent Change, 1990-2010</b>
Limited English Proficiency	7,286	13,041	13,398	83.89%

Source: HUD-Provided Table 2, Demographics Trends

Clusterings of residents with Limited English Proficiency resemble the clusterings of Foreign-born residents (Map 5).

### MAP 5\_LEP & THE FIVE MOST COMMONLY USED LANGUAGES



### Disability Type

Within the Urban County, 15.6% residents reportedly live with a disability. The three most reported disabilities are ambulatory difficulty (4.44%), cognitive difficulty (3.39%), and independent-living difficulty (3.12%). Note for definitions of each disability type, see List of Acronyms and Definitions.

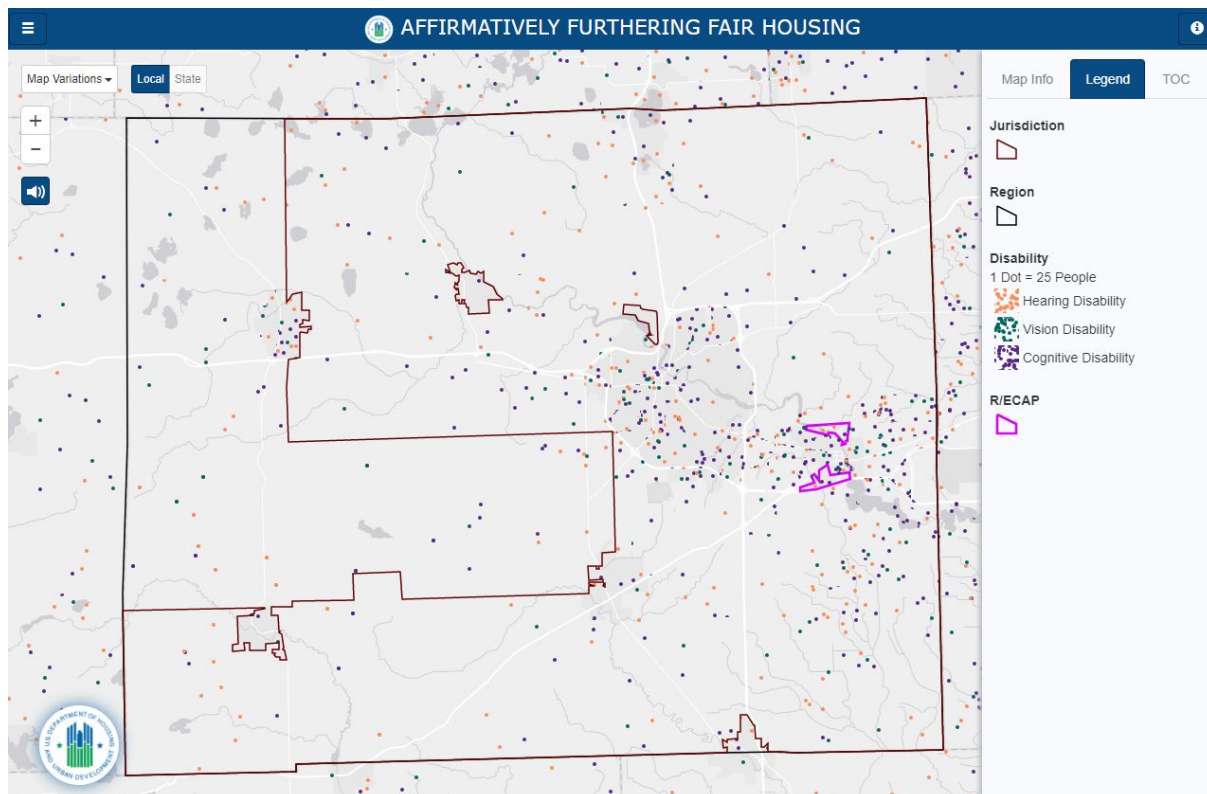
TABLE 15\_DISABILITY TYPES

Disability Type	(Washtenaw County, MI CDBG, HOME, ESG) Jurisdiction		(Ann Arbor, MI) Region	
	Count	Percentage	Count	Percentage
Hearing difficulty	6,784	2.29%	7,886	2.42%
Vision difficulty	3,409	1.15%	3,907	1.20%
Cognitive difficulty	10,049	3.39%	11,135	3.42%
Ambulatory difficulty	13,183	4.44%	14,821	4.55%
Self-care difficulty	4,907	1.65%	5,560	1.71%
Independent living difficulty	9,265	3.12%	10,284	3.16%
TOTAL	47,597	15.63%	53,593	16.06%

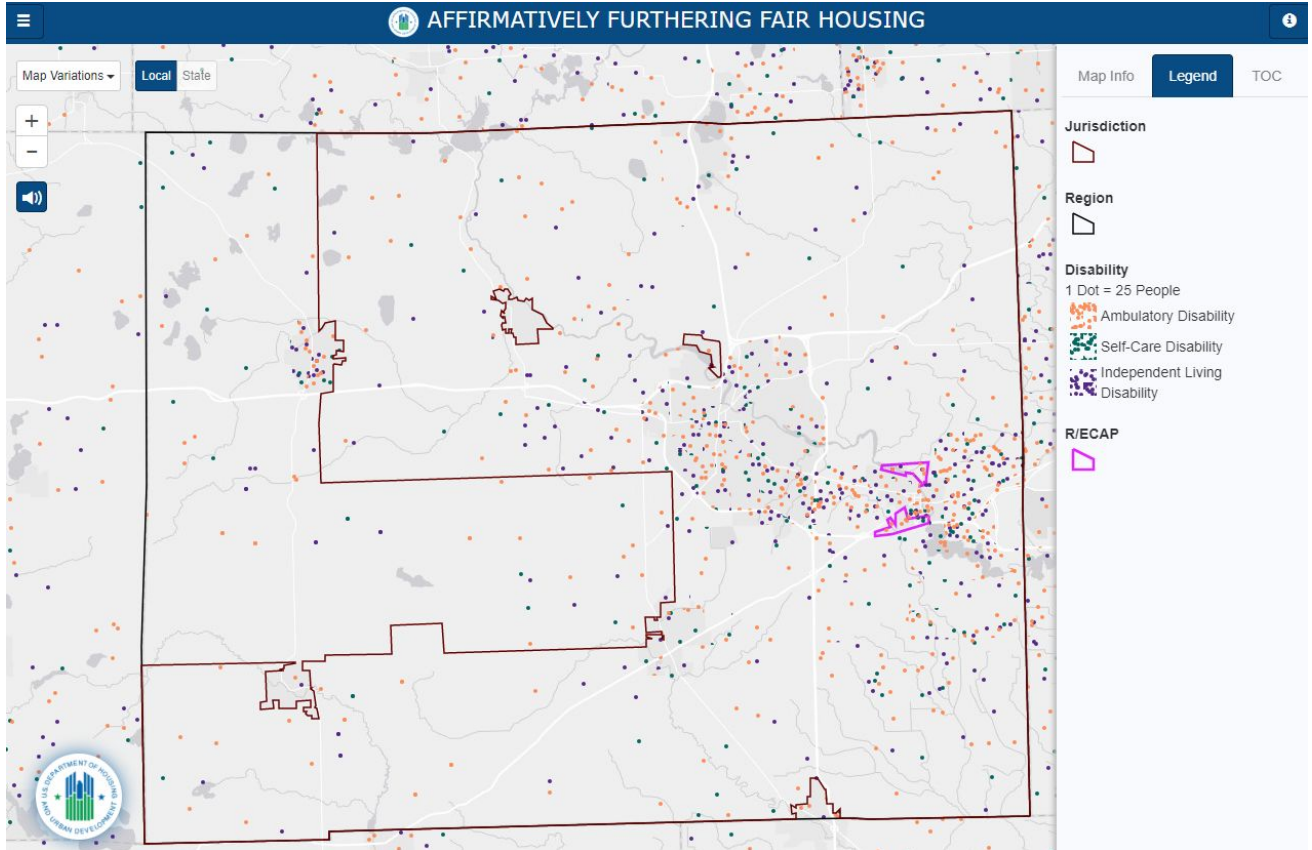
Source: HUD-Provided Table 1, Demographics

As seen in Maps 6 and 7, persons living with a disability reside in more urbanized areas, which matches trends in other demographic categories.

MAP 6\_HEARING, VISION, AND COGNITIVE DISABILITY



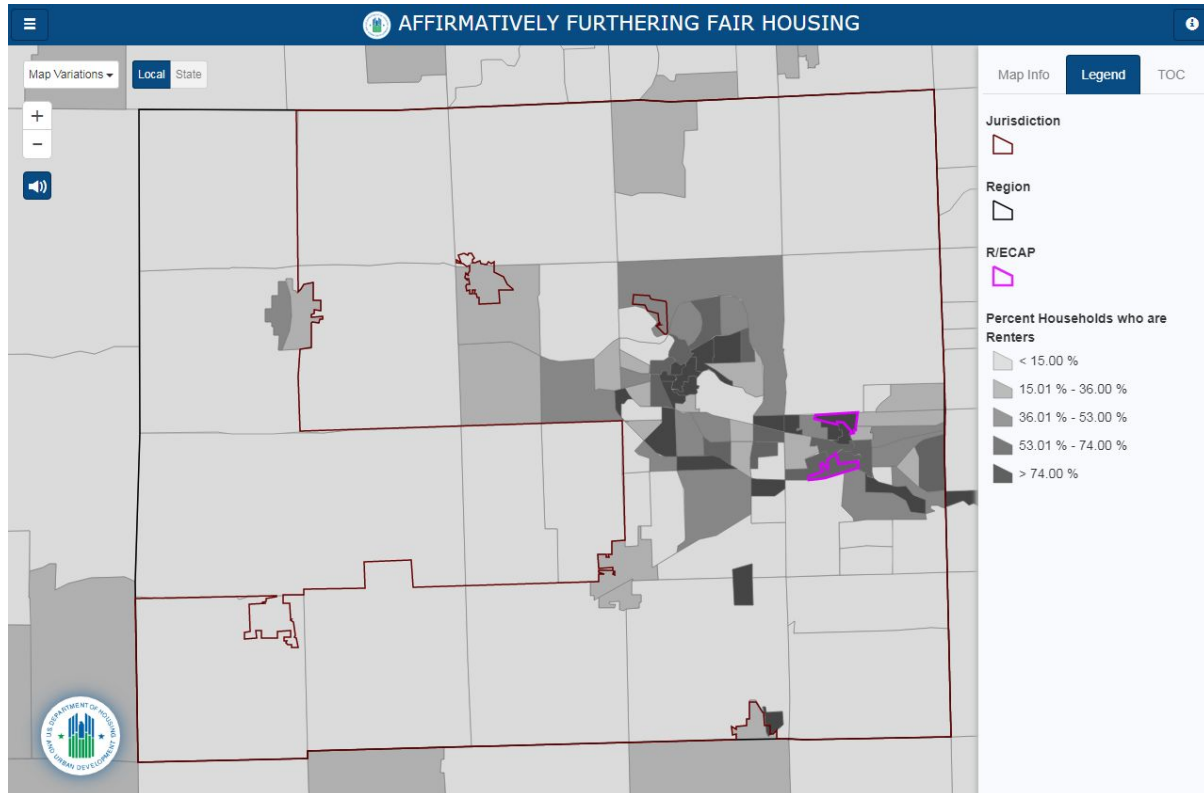
### MAP 7\_ AMBULATORY, SELF-CARE, AND INDEPENDENT LIVING DIFFICULTY



## Housing Tenure

Washtenaw County is unique in that it hosts two major universities, the University of Michigan in the City of Ann Arbor and Eastern Michigan University in the City of Ypsilanti, which creates clusterings of renters in both cities (Map 8). The overall tenure of the Urban County is fairly balanced with 58.2% owner-occupied households and 41.8% renters.

MAP 8\_HOUSING TENURE BY RENTERS



When comparing housing tenure by race (Table 16), it is notable that:

- There are more white homeowners than white renters
- Whites have the highest rate of homeownership
- All other races have more renters than homeowners

TABLE 16\_HOUSING TENURE BY RACE & ETHNICITY

Race/Ethnicity	Homeowners		Renters	
	#	%	#	%
White, Non-Hispanic	59,910	82.1%	30,705	60.4%
Black, Non-Hispanic	5,890	8.1%	9,718	19.1%
Hispanic	1,497	2.1%	2,529	5%
Asian or Pacific Islander, Non-Hispanic	4,213	5.8%	5,685	11.2%
Native American, Non-Hispanic	82	0.1%	115	0.2%
Other, Non-Hispanic	1,355	1.9%	2,109	4.2%
Total Household Units	72,955	-	50,875	-

Source: HUD-Provided Table 16, Homeownership and Rental Rates by Race/Ethnicity

Geographically, certain areas have more renters than homeowners (Map 8). The City of Ann Arbor and City of Ypsilanti both have more renters than homeowners. The contrast of owner/renter tenure is greater in the City of Ypsilanti with 65.8% renters and 34.2% owners, whereas Ann Arbor's owner/renter tenure is more balanced with 54.3% renters and 45.7% owners (Table 17).

TABLE 17\_HOUSING TENURE IN THE CITY OF ANN ARBOR AND THE CITY OF YPSILANTI

	City of Ann Arbor		City of Ypsilanti	
	#	%	#	%
Owner Occupied	21,031	45.7%	2,625	34.2%
Renter Occupied	24,965	54.3%	5,059	65.8%
Total Units	45,996		7,684	

Source: American Community Survey 2013 5-year Estimates, US Census Bureau

While the two universities have had a great influence on the number of rental units, the housing downturn has created a change in attitude around home-ownership as well. Focus group participants also spoke in regards to the housing tenure in their neighborhood:

- With mortgages nearly paid off, it was apparent that the homeowners in one focus group were unaware of the cost of living for current renters.
- The Ypsilanti Renter focus group noted rents in Ypsilanti increasing annually post-recession.
- Participants in another focus group unanimously agreed that it is cheaper to own a home in their neighborhood than it is to rent.

- In another focus group, participants who are homeowners expressed their preference in living in an area with more homeowners than renters, commenting that they would be more accepting if renters acted more like homeowners.