

# Community Profile for Ann Arbor

## Population and Households Overview

Component	1990 Census <sup>1</sup>	2000 Census	Aug 2004 SEMCOG	2030 Forecast
Household Population	96,861	101,635	102,113	103,426
Group Quarters Population	12,747	12,389	12,264	12,844
<b>Total Population</b>	<b>109,608</b>	<b>114,024</b>	<b>114,377</b>	<b>116,270</b>
Households	41,660	45,693	46,886	53,213
Housing Units	44,013	47,218	48,548	n/a
Household Size	2.33	2.22	2.18	1.94

1 - Revisions to 1990 total population and households by the U.S. Census Bureau have also been applied to 1990 household population and housing units by SEMCOG.

## Population by Age

Age Groups	1990 Census	2000 Census	2030 Forecast
Age 0-4	6,357 (6%)	5,744 (5%)	4,746 (4%)
Age 5-17	12,554 (11%)	13,365 (12%)	10,703 (9%)
Age 18-34	52,662 (48%)	51,358 (45%)	46,129 (40%)
Age 35-64	30,138 (28%)	34,540 (30%)	34,374 (30%)
Age 65+	7,881 (7%)	9,017 (8%)	20,318 (17%)
<b>Total Population</b>	<b>109,608 <sup>2</sup></b>	<b>114,024</b>	<b>116,270</b>

2 - 1990 total population does not equal the sum of the age populations due to revisions to total population by the U.S. Census Bureau.

## Population by Race and Hispanic Origin

Race	1990 Census	2000 Census	2000 Census Alone or Combined
White	89,841 (82%)	85,151 (75%)	88,113 (75%)
Black	9,905 (9%)	10,070 (9%)	11,333 (10%)
American Indian	386 (0%)	332 (0%)	989 (1%)
Asian	8,395 (8%)	13,566 (12%)	14,855 (13%)
Pacific Islander	29 (0%)	41 (0%)	156 (0%)
Other Race	1,036 (1%)	1,384 (1%)	2,358 (2%)
Multi-Racial	n/a	3,480 (3%)	n/a
<b>Total Population</b>	<b>109,608 <sup>3</sup></b>	<b>114,024</b>	<b>117,804 <sup>4</sup></b>
Hispanic Origin	2,827 (3%)	3,814 (3%)	n/a
Not of Hispanic Origin	106,765 (97%)	110,210 (97%)	n/a

3 - 1990 total population does not equal the sum of the racial populations due to revisions to total population by the U.S. Census Bureau.

4 - 2000 total here will exceed total population as those persons marking more than one race are counted in each race category they marked.

### Population Age 25 or Older by Education

Highest Level of Educational Attainment	1990 Census	2000 Census
Did Not Graduate High School	3,718 (6%)	2,794 (4%)
Graduated High School	6,001 (10%)	5,812 (9%)
Some College, No Degree	9,075 (15%)	8,727 (13%)
Associate Degree	3,076 (5%)	2,529 (4%)
Bachelor's Degree	17,245 (28%)	19,302 (30%)
Graduate or Professional Degree	22,007 (36%)	25,508 (39%)
<b>Total Population Age 25 or Older <sup>5</sup></b>	<b>60,743</b>	<b>64,380</b>

5 - The 100% count of total population age 25 or older shown here may not equal the sum of the sample data.

### Births by Race of Mother

Race of Mother	Annual Average 1992-1996	Annual Average 1997-2001	2002
White	1,003 (71%)	962 (71%)	959 (67%)
Black	160 (11%)	145 (11%)	160 (11%)
American Indian	5 (0%)	6 (0%)	10 (1%)
Asian or Pacific Islander	184 (13%)	203 (15%)	278 (19%)
Other or Unknown	52 (4%)	47 (3%)	25 (2%)
<b>Total Births</b>	<b>1,404</b>	<b>1,363</b>	<b>1,432</b>

### Deaths by Race

Race	Annual Average 1992-1996	Annual Average 1997-2001	2002
White	441 (87%)	490 (86%)	495 (87%)
Black	55 (11%)	60 (11%)	61 (11%)
American Indian	1 (0%)	1 (0%)	0 (0%)
Asian or Pacific Islander	8 (2%)	15 (3%)	13 (2%)
Other or Unknown	0 (0%)	2 (0%)	3 (1%)
<b>Total Deaths</b>	<b>505</b>	<b>568</b>	<b>572</b>

Households by Type			
Households	1990 Forecast	2000 Forecast	2030 Forecast
With Children	10,810 (25%)	11,110 (24%)	9,900 (19%)
Without Children	31,696 (75%)	35,003 (76%)	43,313 (81%)
Income Quartile 1 - Low <sup>6</sup>	10,763 (25%)	11,975 (26%)	13,928 (26%)
Income Quartile 2	11,033 (26%)	10,134 (22%)	9,574 (18%)
Income Quartile 3	9,112 (21%)	9,858 (21%)	11,546 (22%)
Income Quartile 4 - High	11,598 (27%)	14,146 (31%)	18,165 (34%)
<b>Total Households</b>	<b>42,506</b>	<b>46,113</b>	<b>53,213</b>

6 - Indicates the number of households in the community whose household income is within each household income quartile of Southeast Michigan.

Household Income		
Income Categories as Reported in Each Census	1990 Census	2000 Census
Less than \$10,000	5,656 (14%)	4,724 (10%)
\$10,000 to \$14,999	3,527 (8%)	2,543 (6%)
\$15,000 to \$24,999	6,566 (16%)	5,221 (11%)
\$25,000 to \$34,999	6,095 (15%)	4,894 (11%)
\$35,000 to \$49,999	6,395 (15%)	6,873 (15%)
\$50,000 to \$74,999	7,255 (17%)	8,046 (18%)
\$75,000 to \$99,999	3,139 (7%)	5,024 (11%)
\$100,000 to \$149,999	2,157 (5%)	5,129 (11%)
\$150,000 or more	1,095 (3%)	3,290 (7%)
<b>Total Households <sup>7</sup></b>	<b>41,660 <sup>8</sup></b>	<b>45,693</b>

Median Household Income (In 1999 Dollars)	\$ 44,684	\$ 46,299
Households in Poverty	6,025 (14%)	6,856 (15%)
Persons in Poverty	15,624 (14%)	16,922 (15%)

7 - The 100% count of total households shown here may not equal the sum of the sample data.

8 - Revision to 1990 total households by the U.S. Census Bureau is shown here.

Housing Tenure		
Tenure	1990 Census	2000 Census
Owner Occupied Units	17,996 (41%)	20,685 (44%)
Median Housing Value (In 2000 dollars)	\$ 153,683	\$ 181,400
Renter Occupied Units	23,661 (54%)	25,008 (53%)
Median Contract Rent (In 2000 Dollars)	\$ 750	\$ 696
Vacant Units	2,353 (5%)	1,525 (3%)
<b>Total Housing Units</b>	<b>44,013 <sup>9</sup></b>	<b>47,218</b>

9 - 1990 total housing units, as revised by SEMCOG, does not equal the sum of occupied and vacant units due to

revisions to households by the U.S. Census Bureau.

Housing Units by Structure Type		
Structure Type	1990 Census	2000 Census
One-Family Detached	17,728 (40%)	19,725 (42%)
One-Family Attached	4,123 (9%)	5,065 (11%)
Two-Family / Duplex	2,044 (5%)	2,194 (5%)
Multi-Unit Apartments	19,577 (44%)	20,104 (43%)
Mobile Homes	59 (0%)	126 (0%)
Other Units	479 (1%)	0 (0%)
<b>Total Housing Units</b>	<b>44,013 <sup>10</sup></b>	<b>47,218 <sup>11</sup></b>

10 - Revision to 1990 households by the U.S. Census Bureau has been applied to the 1990 total housing units shown here.

11 - The 100% count of 2000 total housing units shown here may not equal the sum of the 2000 sample data.

Residential Building Permits				
Structure Type	Annual Average 1993-1997	Annual Average 1998-2002	2003	2004
Single Family / Detached				
Condo	182	114	55	0
Townhouse / Attached Condo	0	128	192	3
Two-Family / Duplex	29	17	12	0
Multi-Family / Apartments	159	95	70	0
<b>Total New Units</b>	<b>370</b>	<b>354</b>	<b>329</b>	<b>3</b>
Total Units Demolished	7	12	10	1
<b>Net Total</b>	<b>363</b>	<b>342</b>	<b>319</b>	<b>2</b>

Current Employment Estimates by Industrial Class <sup>12</sup>				
Industrial Class	1999	2000	2001	2002
Agriculture, Mining, and Natural Resources	320 (0%)	324 (0%)	367 (0%)	228 (0%)
Manufacturing	6,026 (6%)	6,619 (6%)	6,431 (6%)	6,643 (7%)
Transportation, Communication, and Utility	2,230 (2%)	2,331 (2%)	2,213 (2%)	1,952 (2%)
Wholesale Trade	2,118 (2%)	1,949 (2%)	2,074 (2%)	2,090 (2%)
Retail Trade	15,479 (15%)	15,820 (15%)	15,346 (15%)	14,314 (14%)
Finance, Insurance, and Real Estate	4,021 (4%)	3,830 (4%)	4,036 (4%)	4,138 (4%)
Services	68,241 (68%)	70,059 (68%)	69,629 (68%)	70,031 (69%)
Public Administration	2,169 (2%)	2,422 (2%)	2,232 (2%)	2,249 (2%)
<b>Total Employment</b>	<b>100,604</b>	<b>103,354</b>	<b>102,328</b>	<b>101,645</b>

12 - The data represents employment covered by unemployment insurance programs. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)

### Employment by Industrial Class <sup>13</sup>

Industrial Class	1990 Forecast	2000 Forecast	2030 Forecast
Agriculture, Mining, and Natural Resources	780 (1%)	626 (1%)	441 (0%)
Manufacturing	7,119 (6%)	7,165 (6%)	8,368 (6%)
Transportation, Communication, and Utility	2,559 (2%)	2,743 (2%)	3,334 (3%)
Wholesale Trade	2,884 (3%)	2,863 (2%)	3,462 (3%)
Retail Trade	18,704 (17%)	19,412 (16%)	19,906 (15%)
Finance, Insurance, and Real Estate	7,494 (7%)	7,336 (6%)	7,026 (5%)
Services	71,487 (63%)	79,965 (64%)	84,264 (64%)
Public Administration	2,282 (2%)	4,268 (3%)	5,504 (4%)
<b>Total Employment</b>	<b>113,309</b>	<b>124,378</b>	<b>132,305</b>

**13 - The data represents all (covered and non-covered) employment. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)**

### Vehicles Available Per Household

Number of Vehicles Available	1990 Census	2000 Census
None	3,806 (9%)	4,361 (10%)
One	17,869 (43%)	20,287 (44%)
Two	15,031 (36%)	16,331 (36%)
Three or More	4,951 (12%)	4,695 (10%)
<b>Total Households <sup>14</sup></b>	<b>41,660 <sup>15</sup></b>	<b>45,693</b>

**14 - The 100% count of total households shown here may not equal the sum of the sample data.**

**15 - Revision to 1990 total households by the U.S. Census Bureau is shown here.**

### Commuting to Work

Means of Transportation to Work	1990 Census	2000 Census
Drove Alone	36,316 (62%)	37,687 (63%)
Carpool or Vanpool	5,388 (9%)	4,746 (8%)
Public Transportation	3,354 (6%)	3,968 (7%)
Walked to Work	10,022 (17%)	9,505 (16%)
Other Means	1,395 (2%)	1,645 (3%)
Worked at Home	2,273 (4%)	2,637 (4%)
<b>Total Workers Age 16 or Older</b>	<b>58,748</b>	<b>60,188</b>
Mean Travel Time to Work (In Minutes)	16	19

**Land Use / Land Cover ( [View Detailed Land Use Summary](#) )**

Land Use Type	1990 Acres	2000 Acres
Single-Family <sup>16</sup>	6,389 (37%)	6,803 (39%)
Multiple-Family	1,346 (8%)	1,560 (9%)
Commercial and Office	1,304 (7%)	1,321 (8%)
Institutional	1,768 (10%)	1,805 (10%)
Industrial	923 (5%)	1,047 (6%)
Transportation, Communication, and Utility	428 (2%)	432 (2%)
Cultural, Outdoor Recreation, and Cemetery	1,339 (8%)	1,438 (8%)
Active Agriculture	369 (2%)	160 (1%)
Grassland and Shrub	1,520 (9%)	911 (5%)
Woodland and Wetland	1,352 (8%)	1,224 (7%)
Extractive and Barren	0 (0%)	0 (0%)
Water	573 (3%)	577 (3%)
Under Development <sup>17</sup>	157 (1%)	190 (1%)
<b>Total Acres <sup>18</sup></b>	<b>17,468</b>	<b>17,468</b>

**16 - Single-Family land use: areas of single-family houses, and also includes manufactured housing, farmsteads, and portions of developing single-family residential.**

**17 - Under Development: includes two types of areas, 1. The acreage not built on in areas where new residential construction is partially completed, and 2. Areas where ground breaking has occurred and no land use type could be determined.**

**18 - 1990 and 2000 total acres may not be the same due to rounding errors and precision differences between 1990 and 2000 GIS layers.**

Source: Southeast Michigan Council of Governments  
<http://www.semcog.org/cgi-bin/comprof/profiles.cfm>