

## A DEMOGRAPHIC PORTRAIT OF LIVINGSTON COUNTY

### LOCATION

Located in Southeast Michigan, Livingston County is one of seven counties that comprise the Southeast Michigan Council of Governments. Livingston County's central location to several surrounding job markets such as Detroit, Flint and Ann Arbor, coupled with the presence of U.S. 23 and I-96 in the county, have made Livingston County a popular residential community for job commuters. The county provides a diverse mix of growing urbanization surrounding the county's two cities and two villages, numerous lake-side communities, historic burgs, and agricultural lands.



LIVINGSTON COUNTY, MICHIGAN

### POPULATION

#### POPULATION GROWTH

The growth in Livingston County was relatively slow and incremental from 1870 to 1940. The population fluctuated by approximately 200 to 3,000 persons per decade until 1940 when the county's population growth began to increase by larger margins.

By 1980 Livingston County had a total population of over 100,000 (100,289). This figure was a 70.1 percent increase from the 1970 Census figure of 58,967. The 1970 to 1980 decade was the period of time in which Livingston County experienced its largest population growth to date; a gain of 41,322 residents.

In 1990 the Census revealed a total county population of 115,645; a 15.3% population increase over the 1980 count.

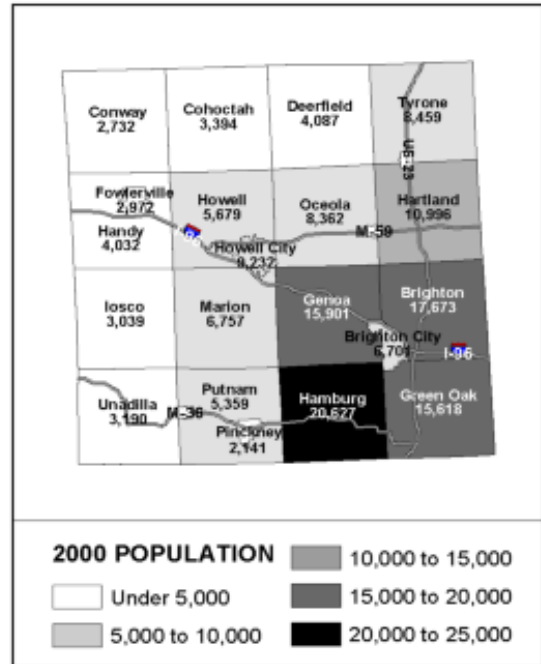
2000 Census figures place Livingston County's total population at 156,951. Livingston County has gained 41,306 residents since 1990, and 97,984 over the last thirty years. The 2000 Census population is a 35.7% increase over the 1990 Census population figure. The gain in population between 1990 and 2000 (41,306) is nearly equal to the 1970 - 1980 population gain (41,322) which was the County's largest period of growth.

The City of Howell remains the most populated of the two Livingston County cities with 9,232 residents in 2000, and the Village of Fowlerville remains the most populated village with 2,972 residents. Among the cities and villages, the Village of Pinckney had the most dramatic growth between the 1990 Census and 2000 Census, a 33.6% increase in population, compared to less than 18% population change in the cities of Howell and Brighton and the Village of Fowlerville.

LIVINGSTON COUNTY Most Populated Communities 2000 Census		
City:	Howell	9,232
Village:	Fowlerville	2,972
Township:	Hamburg	20,627

According to the 2000 Census, the Township of Hamburg had become Livingston County's most populated township (20,627) while Brighton Township moves from number one in the 1990 Census to number two in the 2000 Census (17,673). With 2,732 residents, the Township of Conway is shown to be the least populated Livingston County township in the 2000 Census; a distinction that was Iosco Township's in the 1990 Census. In terms of percent population change from the 1990 Census to the 2000 Census, five townships experienced over 50% change. Iosco Township experienced the largest percent change (93.9%), followed by Oceola (71.8%), Hartland (60.3%), Hamburg (57.7%) and Conway Township (50.3%). In terms of numerical population change, Genoa and Hamburg Townships were the county communities that experienced the greatest population gain. Each township gained over 5,000 new residents between the 1990 Census and the 2000 Census (Genoa 5,081 and Hamburg 7,544).

Compared to the six other counties within the Southeast Michigan Council of Governments (SEMCOG) region, Livingston County's 35.7% growth over the 1990 - 2000 decade is dramatic. No other county has experienced more than a 14.1% population change since 1990 (Washtenaw 14.1 percent, St. Clair 12.8%, Oakland 10.2%, Macomb 9.9%, Monroe 9.2%, and Wayne 2.4%). For the tenth consecutive year, Livingston County ranks first among Michigan counties in terms of percent population change.



**POPULATION DISTRIBUTION**

The southeast quadrant of Livingston County accounts for 48.8% of the 2000 county population. The communities that make up southeast Livingston County are Brighton Township with 17,673 residents, Genoa Township with 15,901 residents, Hamburg Township with 20,627 residents, Green Oak Township with 15,618 residents and the City of Brighton with 6,701 residents. The four townships are the most populous in the county, and all but Brighton Township are forecast to experience over 75% population growth between 2000 and 2030. Development pressures experienced in the southeast quadrant of the county, are largely attributable to the close proximity of Interstate 96 and U.S. 23.

**POPULATION ESTIMATES**

Since the 2000 Census, SEMCOG estimates that Livingston County has gained 34,418 new residents for a population change of 21.9%. It is also estimated that four townships in Livingston County have gained over 3,000 new residents since the Census. These townships include: Genoa (4,756), Oceola (4,386), Hartland (3,995), and Green Oak (3,033). An additional seven communities have gained over 1,000 new residents, and the remaining nine communities have gained less than 1,000 persons.

**POPULATION FORECASTS**

SEMCOG forecasts that the Livingston County population will continue to grow over the next thirty years at an approximate 18-26% change per decade. The largest population gain is expected between 2020 and 2030 when it is forecast that Livingston County will gain 43,636 new residents. SEMCOG projects that the Livingston County population will grow by a total of 125,601 persons between 2000 and 2030 (a change of 80%).

Over the next thirty years (2000 - 2030) it is forecast that Green Oak and Hamburg Townships will experience the largest population gains with 18,486 and 15,704 new residents respectively, for a 2000 - 2030 percent population change of 118.4% (Green Oak) and 76.1% (Hamburg). The City of Brighton and the Villages of Pinckney and Fowlerville are the only Livingston County communities expected to gain less than 1,000 new residents in the thirty year time period (City of Brighton 664, Pinckney 651, and Fowlerville 760).

LIVINGSTON COUNTY 2008 POPULATION ESTIMATES			
Community	2008 Estimate	Numerical Change 2000 - 2008	Percent Change 2000 - 2008
Brighton	19,349	1,676	9.5
Cohoctah	3,738	344	10.1
Conway	3,573	841	30.8
Deerfield	4,490	403	9.9
Genoa	20,657	4,756	29.9
Green Oak	18,651	3,033	19.4
Hamburg	23,590	2,963	14.4
Handy	5,486	1,454	36.1
Hartland	14,991	3,995	36.3
Howell	6,816	1,137	20.0
Iosco	4,302	1,263	41.6
Marion	9,427	2,670	39.5
Oceola	12,748	4,386	52.5
Putnam	6,087	728	13.6
Tyrone	10,739	2,280	27
Unadilla	3,469	279	8.7
City of Brighton	7,462	761	11.4
City of Howell	10,112	880	9.5
Fowlerville	3,215	243	8.2
Pinckney	2,467	326	15.2
<b>Livingston County</b>	<b>191,369</b>	<b>34,418</b>	<b>21.9</b>

COMPARATIVE REGIONAL POPULATION FORECASTS - LIVINGSTON COUNTY 1990-2030				
1990 Forecast	2000 Forecast	2010 Forecast	2020 Forecast	2030 Forecast
115,645	156,951	197,277	238,916	282,552
Numerical Change 1990 - 2030		Percent Change 1990 - 2030		
166,907		144.3%		

**AGE**

**MEDIAN AGE**

Consistent with our nation's fewer births and aging population the 2000 Livingston County median age of 36.2 has increased from the 1990 County median age of 32.9 and the 1980 County median age of 28.3. It is projected by the State Demographer that the county median age will rise to 39 by the year 2020.

LIVINGSTON COUNTY MEDIAN AGE	
1980	28.3
1990	32.9
2000	36.2

The 2000 median age for each Livingston County community has increased over the 1990 Census figures with the exception of Iosco Township which has experienced a very slight decrease in median age. Within the cities and villages the 2000 median age ranges from a low of 31.2 in the Village of Pinckney to a high of 37.4 in the City of Brighton. Within the townships the median age ranges from a low of 32.9 in Handy Township to a high of 38.8 in Tyrone Township. The Census of 1980, 1990 and 2000 all reveal a consistent Livingston County trend towards younger median ages in the villages than in the cities and townships.

The 2000 Census also reveals that 29 percent of Livingston County's population is under the age of 18 (45,125 persons), while 71 percent of the population is age 18 and over (111,826). The bulk of Livingston County's population falls within the following three age ranges: 25 to 34 years (19,516 persons/ 12.4% of total county population), 35 to 44 years (30,203 persons/ 19.2% of total county population), and 45 to 54 years (24,700/15.7%).

**YOUTH AND SENIOR POPULATION**

According to the 2000 Census, Livingston County has the largest percent of school aged children (under 18) per population in the Southeast Michigan region (29 percent). The other Southeast Michigan counties of Macomb, Monroe, Oakland, St. Clair, Washtenaw and Wayne have an under 18 population that ranges from 22 to 28 percent of their total population. Livingston County's under 18 population has remained consistent since the 1990 Census when 28.6 of the population was of this age category. However, the county's under 18 population has decreased from 34.3 percent in 1980, and the school age population as a *percentage* of total population is projected to decrease steadily through the year 2030. Despite this percent decrease, the number of school aged children in Livingston County increased nearly 12,000 from 1990 to 2000.

LIVINGSTON COMMUNITIES WITH LARGEST UNDER AGE 18 POPULATION 2000 CENSUS	
Iosco Twp	33%
Village of Pinckney	33%
Oceola Twp	32%
Handy Twp	32%

LIVINGSTON COUNTY SENIOR AND YOUTH POPULATION 2000 CENSUS		
65 and over	13,037	8.30%
Under 18	45,125	28.80%
5 to 17	33,820	21.50%

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Similarly, county households with children as a *percentage* of all households has decreased, yet the *number* of households with children has increased (from 16,924 in 1990 to 22,043 in 2000). Schools are currently under construction or expansion in most of the county school districts. Within Livingston County Townships, Iosco (33%), Oceola (32%) and Handy (32%) Townships have the greatest percentages of school aged children under 18 based upon total 2000 population. Of the cities and villages, Pinckney has the greatest percentage of children under 18 per 2000 population (33%).

Throughout the nation the population is aging. Within the senior segment of the population there are more people that are living to near the centurion mark,

while others exceed 100 years of age. At a regional level the percent of population that is 65 plus has increased for five of the seven counties within the Southeast Michigan Council of Governments. Among the five counties where there was an increase in senior population, Livingston County's increase was the most slight. From 1990 to 2000 the percent of population that is 65 plus increased .1 percent in Livingston County, 1.4 percent in Macomb County, .7 percent in Monroe County, .4 percent in Oakland, .6 percent in Washtenaw and .4 percent in Wayne. Livingston County's population age 65 years and over, increased from 8.2 percent of total population in 1990 to 8.3 percent in 2000. The most current population age estimates from the U.S. Bureau of the Census show that Livingston County's population age 65 years and over accounts for 9.0% of the total 2004 population.

The 2000 Census has recorded 13,037 Livingston County residents in the 65 and over age category that breaks down into the following age ranges: 7,355 residents 65 to 74 years of age (4.7% of the total county population), 4,374 residents 75 to 84 years of age (2.8% of the total county population) and 1,308 residents 85 years of age and over (0.8% of the total county population). A percent growth of 34 to 62% in the 65 and over population is expected per decade from 2000 to 2030. Between the years 2000 and 2030, SEMCOG projects that the 65 and over population segment will have increased by 29,790 persons, with a 2000 - 2030 percent change in population of 228.5%.

Between the 1990 Census and the 2000 Census, the percentage of senior citizens increased in twelve municipalities, and decreased in eight. The City of Brighton had both the largest percentage of seniors

(16.6%) in the 2000 Census, and the largest increase between the 1990 and 2000 censuses(5.6%). Among townships, Unadilla had the largest percentage of senior citizens aged 65 and older (10.7%) in the 2000 Census. Howell Township had the second highest percentage of seniors (10.2%) and Genoa the third highest with 9.7% of its population aged 65 and older. In raw numbers, Genoa Township had the largest number of seniors (1,442), with Green Oak (1,378) and Hamburg (1,302) Townships also containing large populations of seniors. Among the cities and villages, Howell had the largest number of seniors (1,151), a slight decrease from the 1,157 they had in the 1990 Census. The City of Brighton had 1,110 seniors in 2000, up from 627 in 1990. The Village of Pinckney had exactly the same number of seniors in 1990 and 2000, 128, although their percentage of the whole village population declined from 8% to 6% between the 1990 and 2000 censuses.

SOUTHEAST MICHIGAN POPULATION 65 YEARS AND OVER 1990 & 2000 CENSUS		
Counties	Percent of Total Population	
	1990	2000
<i>Livingston</i>	8.20%	8.30%
Macomb	12.30%	13.70%
Monroe	10.40%	11.10%
Oakland	10.90%	11.30%
St. Clair	12.30%	12.20%
Washtenaw	7.50%	8.10%
Wayne	12.50%	12.10%

**GENDER**

County figures for percent female and male within the population remained virtually unchanged between 1990 and 2000. 49.5% of Livingston County’s year 2000 population is female while 50.5% is male; these percentages were the same in the 1990 Census and remain constant in 2004 population estimates. In 2000, among Livingston County townships, Genoa and Hartland were the only townships with greater than 50% females (50.1%). Among the cities and villages, Howell (51%), Brighton (53.3%) and Fowlerville (52.3%) all had greater than 50% female populations. Cohoctah Township had the greatest proportion of males within a township (52.1%) in 2000, and the Village of Pinckney had the greatest proportion of males (50.6%) among the county’s cities and villages.

**RACE**

The race categories in the 2000 Census were expanded from the 1990 Census, making a comparison between the two impossible. Respondents were allowed to check more than one race category, which is tabulated as “two or more races.” Another addition was “some other race” as a choice. Of the Livingston County population of 156,951 reported in the 2000 Census, 155,288 persons answered the race question yielding the county race distribution shown in the table at right.

LIVINGSTON COUNTY RACE DESIGNATIONS 2000 CENSUS			
One Race		Two or more races	Hispanic or Latino (of any race)
White	152,439	1,663	1,953
Black or African American	722		
American Indian and Alaska Native	682		
Asian	896		
Native Hawaiian and other Pacific Islander	46		
Some other race	503		

Of the Livingston County responses to race, the majority of people(97.1%) responded that they were White. The remaining population was distributed as follows: Black or African American (0.5%); American Indian and Alaska Native (0.4%); Asian (0.6%); Hawaiian and Pacific Islander (0.03%); some other race (0.3%); and two or more races (1.1%). County residents that identified themselves as Hispanic or Latino, who can be of any race, equaled 1.2%. These percentages are virtually the same in recent U.S. Census Bureau 2004 population estimates. The township with the highest 2000 Census percentage of Black or African American residents is Green Oak (1.6%), followed by Hamburg (1.0%). The highest percentages of American Indian and Alaska Native race are located in Conway Township (1.4%) and Fowlerville (1.3%). The Asian population is most concentrated in the City of Brighton (1.3%) and City of Howell (1.2%), although Brighton Township has the largest number of people identifying themselves as Asian (146). In Iosco Township, 2.9% of the population identified themselves as “some other race”. All other communities in the county had 0.7% (City of Howell) or fewer residents in the category “some other race.” Persons of “two or more races” are fairly evenly distributed throughout the county, ranging from 0.8 to 1.6% of each community’s population. The Hispanic or Latino population, who may be of any race or multiple races, have the largest number of residents in Hamburg Township (236) and the largest proportion of residents in Iosco Township (3.7%).

## HOUSING

### HOUSEHOLDS AND HOUSING UNITS

From 1980 to 1990 there was a 24% gain in the number of Livingston County households, and a 42% gain from 1990 to 2000. Current estimates show a gain of 23% (12,493 households) from 2000 to June 2006. Households in a community are equivalent to the number of occupied housing units. The total stock of housing units is generally greater than the number of households due to the supply of vacant or seasonal housing units. For instance, in 1980 the census recorded a total of 33,149 housing units versus 31,344 households. The 1990 Census recorded 41,863 housing units and 38,887 households, and in the 2000 Census 58,919 housing units versus 55,384 households were recorded.

Although population is an important factor to consider when contemplating the potential future impacts upon a community, it is the built environment or housing units that will accommodate this future population growth and have the most impact on future land use. The number of housing units in Livingston County increased significantly between 1980 when the Census recorded 33,149 housing units and 1990 when the Census recorded 41,863 housing units. The change in number of housing units during this decade reflected a growth of 8,714 new housing units. The following 1990 to 2000 decade reflected an even more significant change in county housing units; the 17,056 new housing units recorded during this decade was more than double that of the previous decade, resulting in a 41% increase in the number of county housing units between 1990 and 2000. Current housing unit estimates (June 2006) reflect an increase of 13,153 housing units since the 2000 Census, resulting in a 22% change.

According to the 2000 Census and current 2006 estimates, Hamburg Township is the Livingston County township that contains the largest number of housing units and households. Conway Township contains the smallest number of housing units and households.

Among the county's cities and villages, the City of Howell has the largest number of housing units and households, and the Village of Pinckney has the least number. Geographically the southeast quadrant of Livingston County, including the City of Brighton, Brighton, Genoa, Hamburg and Green Oak Townships contains 49.6% or nearly half of Livingston County's Census 2000 housing stock (29,214 housing units out of a county total of 58,919) and 49.5% or nearly half of all county households (27,416 households).

This is no surprise given that the southeast quadrant of Livingston County also accounts for 48.8% of the 2000 Census population of 156,951. The northeast quadrant is the second fastest growing area in Livingston County. Growth in the townships of Hartland, Oceola, Deerfield and Tyrone Townships appears to be expedited by the U.S. 23 and M-59 corridors that traverse these communities. This quadrant contains 19.3% of the county's housing stock (11,367 housing units) and 19.4% of all county households (10,720 households).

LIVINGSTON COUNTY HOUSEHOLDS		
Census Year	Total Households	% Change
1980	31,344	-
1990	38,887	24%
2000	55,384	42%
Estimate	Total Households	% Change From 2000 Census
June 2006	67,877	23%

LIVINGSTON COUNTY HOUSING UNITS		
Census Year	Total Housing Units	% Change
1980	33,149	-
1990	41,863	26%
2000	58,919	41%
Estimate	Total Housing Units	% Change From 2000 Census
June 2006	72,072	22%

HOUSING STOCK PERCENTAGES By County Quadrant		
Southeast		49.60%
Northeast		19.30%
Northwest		18.30%
Southwest		12.80%

The northwest quadrant of the county which contains the City of Howell, the Village of Fowlerville and the townships of Howell, Handy, Conway and Cohoctah, is the third most residentially developed area of the county with 18.3% of the county's housing stock (10,800 housing units) and 18.6% of all county households (10,274 households). The southwest quadrant of the county contains the least amount of the county's housing stock with 12.8% or 7,538 housing units located throughout the communities of the Village of Pinckney and Iosco, Marion, Putnam, and Unadilla Townships. This quadrant comprises 12.6% of all county households or 6,974 households.

SEMCOG projects that by 2030 Livingston County's total households will grow another 99.5%. SEMCOG also forecasts that from 2000 to 2030 ten of sixteen Livingston County townships will experience a doubling of their number of households. The Cities of Howell and Brighton and the Villages of Fowlerville and Pinckney are not expected to gain as many households (the gain ranges from 22.3% to 50.3%).

#### **PERSONS PER HOUSEHOLD**

Despite increases in the number of households, housing units and population in Livingston County, the number of persons per household continues to decline. SEMCOG estimates that there are 2.71 persons per county household in 2006. This is less than the 2000 Census figure of 2.80 persons per household, the 1980 figure of 3.15 and the 1990 figure of 2.94 persons per Livingston County household. Between the censuses of 1990 and 2000, this decrease can probably be attributed to a 49% gain in the total number of housing units constructed and only a 36% increase in population during this same time period; there were more housing units for fewer people. The decrease can also be attributed to the national trend towards fewer births since the end of the Baby Boom in the 1960's. Despite this decrease in the number of persons per household, Livingston County has a slightly higher number of persons per household than the 2000 state average of 2.56. The Southeast Michigan Council of Governments projects that the number of persons per Livingston County household will decline to 2.54 by the year 2030 (a 1980 - 2030 decrease of -19.4%).

In the 2000 Census, average household size in Livingston County townships ranged from a high of 3.19 in Iosco Township to a low of 2.72 in Genoa Township. Unadilla Township realized the largest decrease in household size among townships at 0.26 (a quarter of a person per household decrease). Within the cities and villages, average household sizes ranged from a high of 2.90 in the Village of Pinckney to a low of 2.15 in the City of Brighton. The City of Brighton experienced the largest decrease in household size among the cities and villages at 0.25 (a quarter of a person per household decrease).

#### **2000 CENSUS HOUSING UNITS AND HOUSEHOLDS:**

<b>Community</b>	<b>Total Housing Units</b>	<b>Total Households</b>
Brighton	6,177	5,950
Cohoctah	1,206	1,124
Conway	919	887
Deerfield	1,495	1,386
Genoa	6,346	5,839
Green Oak	5,772	5,438
Hamburg	7,678	7,086
Handy	1,383	1,348
Hartland	3,908	3,696
Howell	1,993	1,902
Iosco	964	921
Marion	2,388	2,271
Oceola	2,944	2,756
Putnam	2,116	1,895
Tyrone	3,020	2,882
Unadilla	1,292	1,156
City of Brighton	3,241	3,103
City of Howell	4,088	3,857
Village of Fowlerville	1,211	1,156
Village of Pinckney	778	731

### **HOUSEHOLD COMPOSITION**

The 2000 Census reveals that 78.6% of households in Livingston County are families, and the other 21.4% are nonfamily households. Of the family households, most are married-couple families (87%). The figures for married-couple family households have declined since 1980 when 89% of all family households consisted of married couples and since 1990 when 88.7% of all family households consisted of married couples. In the 2000 Census, married couple family households total 37,939 households, which is 68.5% of all Livingston County households. This is higher than the national percent according to the U.S. Census Bureau who state that the majority of households in the U.S. (52%) were maintained by married couples. In Livingston County, approximately ½ of all married couple family households (49.7%) contain their own children under the age of 18. Therefore, the lion's share of households or occupied housing units in Livingston County, 34.5% (19,095 households), are occupied by a married couple without children. Within the majority of Livingston County communities, married couple families comprise over 60% of all households. Therefore, these communities contain a greater share of married couple families than the national percent (52%). Three communities including the cities of Howell and Brighton and the Village of Fowlerville, contain less than the national percent (41.8%, 44.3% and 44.4% of all households respectively).

SEMCOG forecasts that Livingston County will experience substantial growth in both households with children and households without children. Although the gain will be significant for households with children (70.2 % from 2000 to 2030), the growth will be much more dramatic for households without children (120.6 % from 2000 to 2030).

### **HOUSING SALE PRICE**

According to multi-listing figures tabulated by County Planning, the average Livingston County housing sales price nearly doubled in the ten years between 1992 (\$124,292) and 2002 (\$237,672). A 91% change in average sale price occurred during this time period. During this time period the largest annual increase in average housing sale price was between the years 1999 and 2000 when the average price increased by \$17,166.

The median housing sale price is a more accurate indicator of housing price because it is not influenced by the sale of very expensive homes, such as those over \$1 million, which tend to pull the average sales price up. The median sales price has increased by 88% in the last ten years from \$114,900 in 1992 to \$216,000 in 2002. The southeast quadrant of Livingston County (Hamburg, Green Oak, Brighton and Genoa Townships and the City of Brighton) has consistently maintained the highest average and median housing sales price in the county with a 2002 average of \$262,104 and a median of \$240,863. The northeast quadrant has the second highest 2002 average and median housing sale price with \$240,961 and \$221,950 respectively.

### ***EDUCATION***

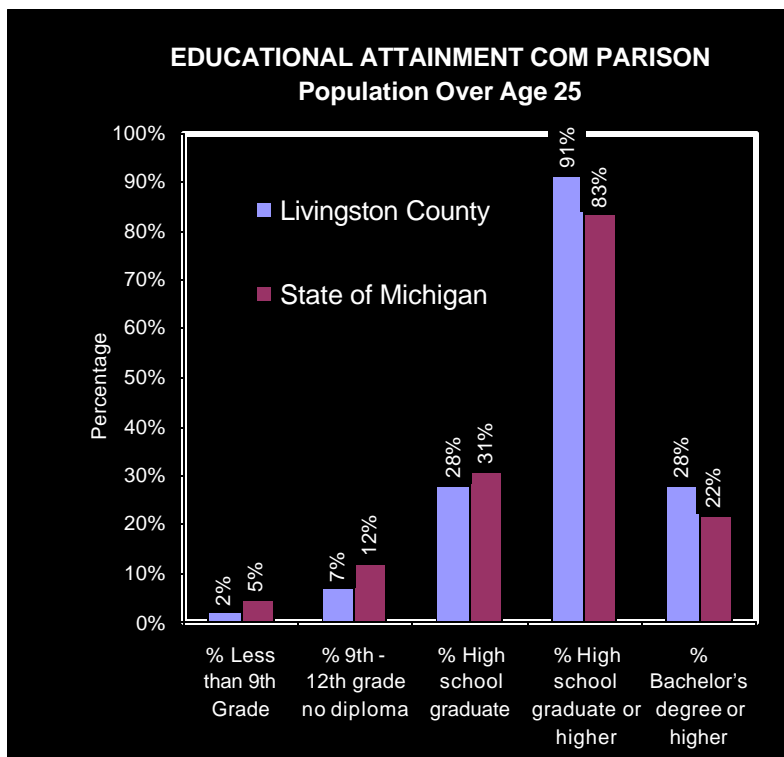
According to the 2000 Census, among Michigan's population 25 years of age and over, 83.4% were at least high school graduates and 21.8% had at least a bachelor's degree. In comparison to state figures, Livingston County had a higher percentage of persons with at least a high school graduate attainment (91.4%) and a higher percentage of persons 25 years and over with at least a bachelor's degree (28.2%).

This 91.4% of high school graduates or higher, was greater than the percentage in most counties within Southeast Michigan (Oakland 89.3%, Monroe 83.1%, Macomb 82.9%, St. Clair 82.8% and Wayne 77.0%) and is second only to Washtenaw County with 91.5% high school graduates or higher. The attainment of a bachelor's degree or higher is achieved to the largest extent by persons in Washtenaw County (48.1%). Oakland County is second (38.2%) and Livingston County is third (28.2%), followed by Macomb (17.6%), Wayne (17.2%), Monroe (14.3%) and St. Clair counties (12.6%).

Within the Livingston County population age 25 years and over, only 2% of the population had less than a ninth grade education in 2000. Within the townships, cities and villages, losco and Handy Townships, Fowlerville and the City of Howell had the highest percentages of persons with less than a ninth grade education; 4.2%, 3.6%, 4.4% and 3.4%, respectively.

The county percentage of persons that are high school graduates or higher is 91.4%. Unadilla (84.6%) and losco (84.7%) townships and the Village of Fowlerville (82.3%) were the communities with the lowest percentages of this level of educational attainment, while Hartland Township maintained the highest percentage of 95.1%. Over one-quarter (1/4) OR 25% of Livingston County's population age 25 and over has obtained a

bachelor's degree or higher. The attainment of a bachelor's degree or higher was less than 15% in the communities of Conway (10.8%), Cohoctah (12.8%), Unadilla (14.7%), and Handy (14.9%) townships and the Village of Fowlerville (11.0%). The attainment of a bachelor's degree or higher was greater than 30% in the communities of Brighton, Genoa, Green Oak, Hamburg, Hartland and Tyrone townships and the City of Brighton.



## ECONOMY

### INCOME

The 2000 Census recorded that Livingston County had the highest 1999 median household income in the state and the Southeast Michigan region (\$67,400), and is second only to Oakland County for the highest 1999 median family income (\$75,284).

Livingston County's median household income grew by \$21,961 or 48.3% between 1989 and 1999. Current estimates (2006) show an additional increase of \$3,987 with a county median household income of \$70,629. Between 1989 and 1999 the Livingston County median family income grew by a larger margin than household income; an increase of \$25,374 or 50.8%.

**HOUSEHOLD INCOME** - the sum total income of all persons in the household (housing unit) that are 15 years of age or older (these persons do not have to be related).

**FAMILY INCOME** - includes the incomes of all members 15 years of age or older in the family that are related to the householder by birth, marriage, or adoption.

**MEDIAN**- The middle value that divides the data set into two equal parts.

By a significant margin, Brighton Township has the highest median household and family incomes in Livingston County (see following table). Brighton Township is the only community in the county to have values in the \$80,000 range. The second and third highest household incomes can be found in Oceola (\$76,139) and Tyrone (\$75,994) Townships. The second and third highest family incomes can be found in Green Oak (\$83,550) and Tyrone (\$82,307). The Village of Fowlerville has the lowest median household and family incomes in Livingston County (\$41,628 household and \$44,459 family). The Livingston County community that has experienced the largest numerical and percent gain in household median income is Oceola Township with a 1989 - 1999 numerical difference of \$31,507 or 70.6%.

<b>LIVINGSTON COUNTY</b> Median Household Income	
2000 Census	\$67,400
2006 Estimate	\$70,629

<b>LIVINGSTON COUNTY</b> Income Ranges			
		Household	Family
Highest	Brighton Chart. Twp	\$83,940	\$89,006
Lowest	Village of Fowlerville	\$41,628	\$44,459

The largest number of Livingston County households (12,925) have a household income in the \$50,000 to \$74,999 range; this range accounts for 23% of county households. The second largest income category is \$75,000 to \$99,000 and this range accounts for 9,838 households or 18% of county households. Combined, these two income categories (\$50,000 to \$99,000) account for approximately 42% of all Livingston County households (23,008 households).

<b>LIVINGSTON COUNTY INCOME RANGES</b>										
Total Households	Less Than \$10,000	\$10,000 To \$14,999	\$15,000 To \$24,999	\$25,000 To \$34,999	\$35,000 To \$49,999	\$50,000 To \$74,999	\$75,000 To \$99,999	\$100,000 To \$149,999	\$150,000 To \$199,999	\$200,000 Or More
55,331	1,564	1,514	3,394	4,483	7,263	12,925	10,083	9,838	2,361	1,906

**LIVINGSTON COUNTY TOWNSHIP  
Median Income Comparison**

Community	Median Income 1989		Median Income 1999		Household Change	
	Household	Family	Household	Family	#	%
Brighton	\$56,009	\$58,936	\$83,940	\$89,006	\$27,931	49.90%
Cohoctah	\$43,944	\$46,098	\$57,500	\$63,182	\$13,556	30.80%
Conway	\$41,312	\$43,017	\$64,306	\$67,206	\$22,994	55.70%
Deerfield	\$42,805	\$44,394	\$65,756	\$69,750	\$22,951	53.60%
Genoa	\$49,311	\$55,424	\$71,398	\$79,988	\$22,087	44.80%
Green Oak	\$47,421	\$50,901	\$75,173	\$83,550	\$27,752	58.50%
Hamburg	\$48,481	\$52,105	\$75,960	\$81,351	\$27,479	56.70%
Handy	\$32,245	\$35,780	\$49,447	\$55,386	\$17,202	53.30%
Hartland	\$50,627	\$52,795	\$75,908	\$79,524	\$25,281	49.90%
Howell	\$47,784	\$49,367	\$63,114	\$67,034	\$15,330	32.10%
Iosco	\$41,616	\$42,600	\$63,808	\$65,156	\$22,192	53.30%
Marion	\$52,673	\$54,728	\$72,378	\$76,112	\$19,705	37.40%
Oceola	\$44,632	\$46,325	\$76,139	\$80,286	\$31,507	70.60%
Putnam	\$41,576	\$44,241	\$61,388	\$63,704	\$19,812	47.70%
Tyrone	\$50,637	\$52,133	\$75,994	\$82,307	\$25,357	50.10%
Unadilla	\$38,372	\$43,291	\$52,433	\$58,036	\$14,061	36.60%

**LIVINGSTON COUNTY CITY AND VILLAGE  
Median Income Comparison**

Community	Median Income 1989		Median Income 1999		Household Change	
	Household	Family	Household	Family	#	%
City of Brighton						
City of Howell	\$31,674	\$38,248	\$43,958	\$57,149	\$12,284	38.80%
Village of Fowlerville	\$29,234	\$32,199	\$41,628	\$44,459	\$12,394	42.40%
Village of Pinckney	\$37,813	\$42,647	\$58,077	\$60,776	\$20,264	53.60%
<b>Livingston County</b>	<b>\$45,439</b>	<b>\$49,910</b>	<b>\$67,400</b>	<b>\$75,284</b>	<b>\$21,961</b>	<b>48.30%</b>

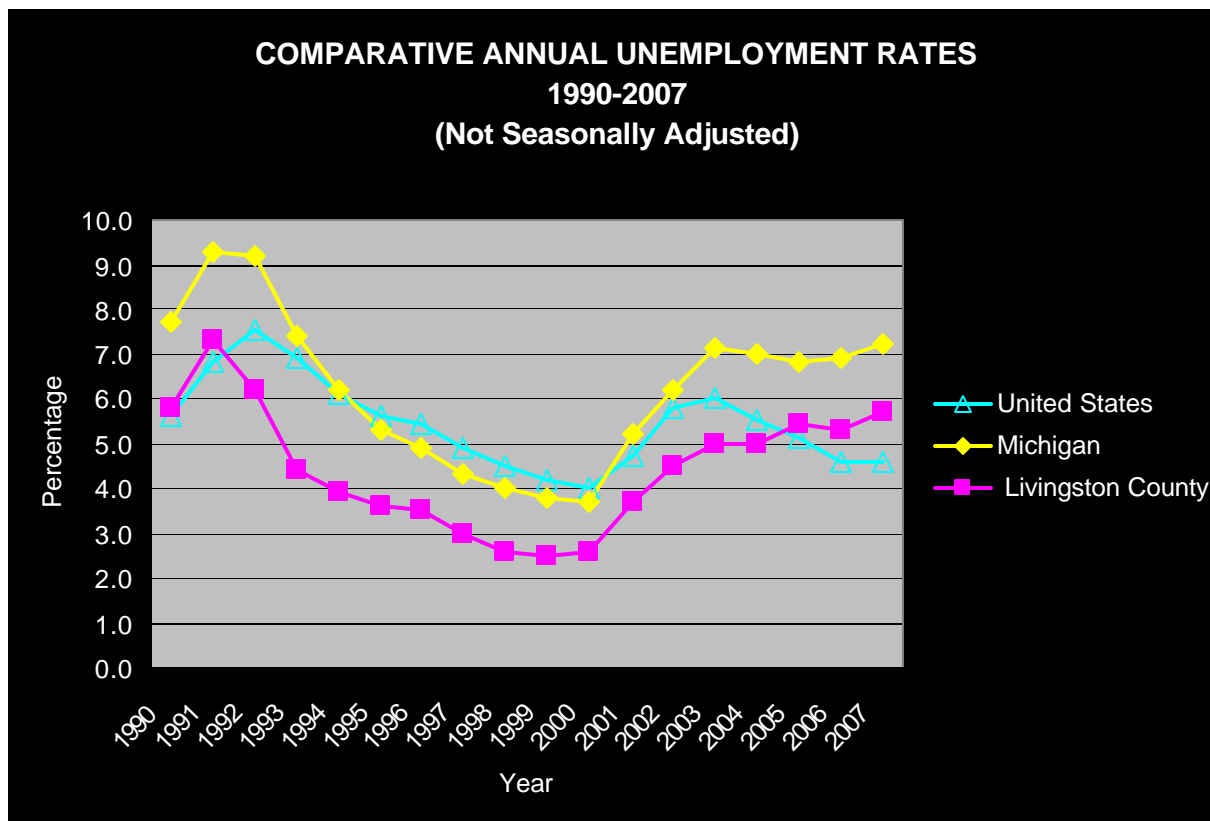
**EMPLOYMENT**

Livingston County's population age 16 and over is considered the total employable labor force. Of these 116,890 persons aged 16 and over, the 2000 Census records that 71.7% are in the labor force and 28.3% are not in the labor force. Those that are a part of the labor force may be employed or unemployed Civilian laborers or in the Armed Forces. In Livingston County, all of the labor force is considered Civilian because the number (37) of persons employed in the Armed Forces is so small that it does not even comprise 1% of the labor force. The Civilian labor force consists of 81,087 employed laborers (69.4%) and 2,744 unemployed laborers (2.3%).

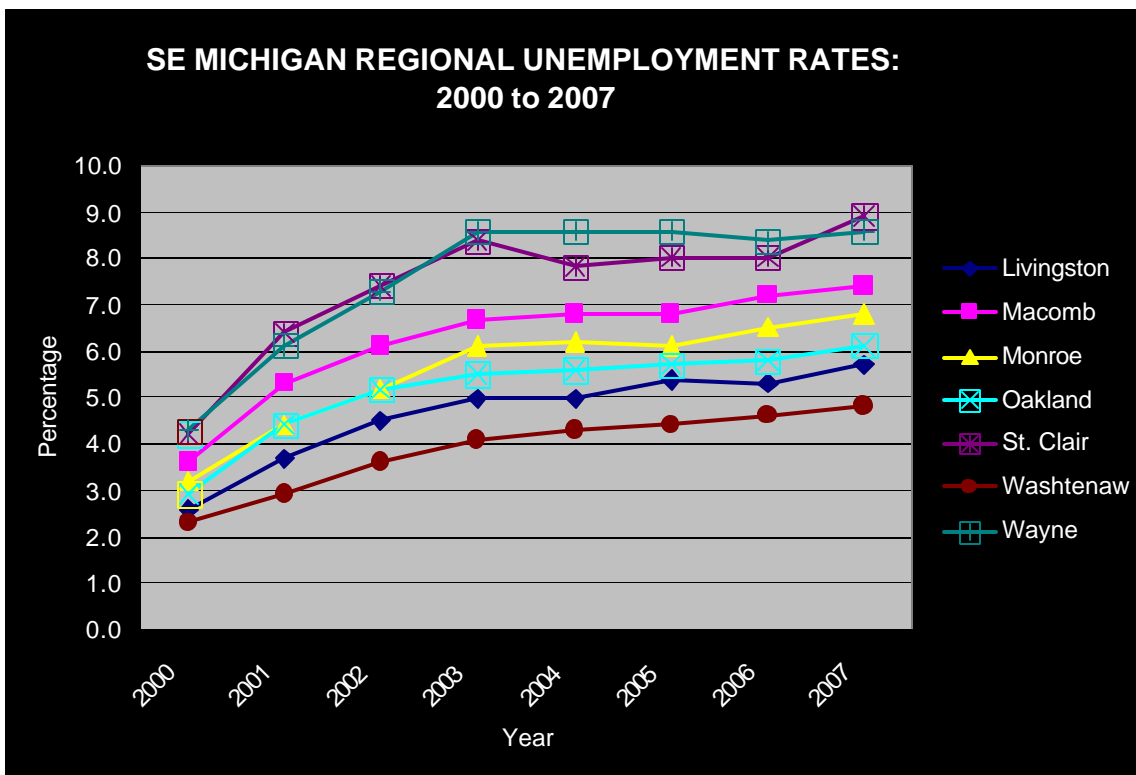
LIVINGSTON COUNTY EMPLOYMENT STATUS, Census 2000													
Total Employable Population 16 and Over		Total Population in Labor Force		Civilian Labor Force		Employed Civilian Labor Force		Unemployed Civilian Labor Force		Armed Forces		Total Population Not in Labor Force	
#	%	#	%	#	%	#	%	#	%	#	%	#	%
116,890	100	83,868	71.7	83,831	71.7	81,087	69.4	2,744	2.3	37	N/A	33,022	28.3

**UNEMPLOYMENT**

The Michigan Department of Labor & Economic Growth reported that in 2007, Livingston County's annual average unemployment rate for 2007 was 5.7%. This figure is based on a labor force of 93,951 persons, 88,635 of which are employed and 5,316 which are unemployed. By comparison, Michigan's 2007 unemployment rate was 7.2%, while the rate for the US was 4.6%.



When making comparisons of unemployment figures across the seven-county SEMCOG region, Livingston County fairs quite favorably. The table above provides unemployment figures for the SEMCOG region for the period 2000 to 2007. It shows that for that period, Livingston County had consistently the second to the lowest unemployment rate in the region, bested only by Washtenaw County. The table also shows that, as a region, unemployment rates have steadily risen in the past eight years.



**OCCUPATIONS**

The term “occupation” describes the kind of work the person does on the job. It is no big surprise that with Livingston County’s high median household income, the majority of the county’s Census 2000 employed civilian population 16 years of age and over is engaged in Management, professional, and related occupations (36.8%). The second largest occupational category is Sales and office occupations (26%) and the third is Production, transportation and material moving occupations (13.9%). The Farming, Fishing, and Forestry occupational category contains the smallest number of employees and percent of employed population in Livingston County (0.2%).

While the employers of many Livingston County employees are not located within the county, it is interesting to examine the geographic distribution of occupations within the county. For instance, more than half (58%) of the persons employed in the Management, professional, and related occupations category reside in the townships of: Brighton, Genoa, Green Oak, Hamburg, and Hartland which are primarily located in the southeast quadrant of the county. In Brighton Township alone, this occupational category comprises 45.3% of their employed civilian population aged 16 and older. Sales and office occupations comprise at least 25% of the employed civilian population in every Livingston County community except: Handy, Iosco, Tyrone and Unadilla Townships and the villages of Fowlerville and Pinckney.

In the Production, transportation and material moving occupational category, the Township of Handy and the Village of Fowlerville on the western side of Livingston County, have the largest percentage (over 20%) of their employed civilian population in this occupational category. When it comes to the small Farming, fishing and forestry occupational category, Losco Township contains more of these employees than any other township (53 of 141 employees).

LIVINGSTON COUNTY OCCUPATIONS				
Occupation	Number		Percent	
	2000*	2006**	2000*	2006**
Management, professional, and related occupations	29,816	35,734	36.8%	37.3%
Sales and office occupations	21,103	24,627	26.0%	25.7%
Production, transportation, and material moving occupations	11,236	12,263	13.9%	12.8%
Service occupations	9,589	14,491	11.8%	15.1%
Construction, extraction, and maintenance occupations	9,202	8,139	11.3%	8.5%
Farming, fishing, and forestry occupations	141	431	0.2%	0.5%
<b>TOTALS</b>	<b>81,087</b>	<b>95,685</b>	<b>100.00%</b>	<b>100.0%</b>

The Census Bureau defines industry as the kind of business conducted by a person's employing organization.

Many of these employing organizations may not be located in Livingston County. Nearly one quarter of the employed civilian population age 16 and over (23.4%) reported that they were employed by a Manufacturing organization. The second largest employment industry is Educational, health and social services (18.2%) and the third is Retail trade (12.2%).

Geographically, the Manufacturing Industry employs over 20% of the employed civilian population in all county communities except the City of Brighton and the Village of Pinckney, which nearly approach this percentage level. The Educational, health and social services industrial category contains the most employees in Brighton, Hamburg and Tyrone townships. Retail, which is the third largest employment industry in the county comprises 8.2 to 17.8% of all Livingston County communities, with all communities except Genoa and Unadilla townships reporting that over 10% of their employed civilian population is employed by a retail organization.

LIVINGSTON COUNTY INDUSTRIES				
Industry	Number		Percent	
	2000*	2006**	2000*	2006**
Agriculture, forestry, fishing and hunting, and mining	519	603	0.6%	0.6%
Construction	7,349	7,075	9.1%	7.4%
Manufacturing	18,965	19,355	23.4%	20.2%
Wholesale trade	3,219	3,090	4.0%	3.2%
Retail trade	9,907	10,340	12.2%	10.8%
Transportation and warehousing, and utilities	2,496	2,970	3.1%	3.1%
Information	1,805	1,512	2.2%	1.6%
Finance, insurance, real estate, and rental and leasing	5,017	7,523	6.2%	7.9%
Professional, scientific, management, administrative, and waste management services	6,609	11,411	8.2%	11.9%
Educational, health and social services	14,756	17,138	18.2%	17.9%
Arts, entertainment, recreation, accommodation and food services	4,769	8,197	5.9%	8.6%
Other services (except public administration)	3,321	4,132	4.1%	4.3%
Public administration	2,355	2,339	2.9%	2.4%
<b>TOTALS</b>	<b>81,087</b>	<b>95,685</b>	<b>100%</b>	<b>100.0%</b>

### AGRICULTURE

The U.S. Bureau of the Census conducts an agriculture census every 5 years for years ending in "2" and "7". The Census defines a farm as any place from which \$1,000 or more of agricultural products were produced and sold or normally would have been sold during the census year. The 2002 Census of Agriculture reveals that in the twenty years from 1982 to 2002, the total number of farms in Livingston County has only slightly decreased (0.8%) from 884 farms to 877 farms. However, the total farm acreage in the county has changed more dramatically by -30.2% or 41,608 acres from 137,918 acres to 96,310 acres. The average number of acres per farm in Livingston County has also significantly decreased from an average 156 in 1982 to 110 in 2002. Overall, total farm acreage has decreased as urbanized developments have gradually taken over.

**COMMUTING TO WORK**

The 2006 American Community Survey recorded that there are 92,960 Livingston County residents that commute to work.

**Livingston County residents who commute to work outside of Livingston County:**

45,884 Livingston County residents commute out of the county to work. Most of these Livingston County commuters are employed in Oakland (17,064 workers), Washtenaw (11,033) and Wayne (10,549) counties. This pattern is consistent with figures from the 1990 Census.

The average travel time to work for Livingston County commuters is 31 minutes. Most commuters drive to work alone (87.1%). Carpooling is the second most common means of commuting to work, however only 7.7% of commuters responding to this 2000 Census question reported that they carpool.

COMMUTING TO WORK - Workers 16 years and over		
	Number	Percent
Car, truck, or van - drive alone	80,193	86.3%
Car, truck, or van - carpoled	7,756	8.3%
Public transportation	127	0.1%
Walked	1,032	1.1%
Other means	1,096	1.2%
Worked at Home	2,756	3.0%

**Livingston County residents who work in Livingston County:**

33,845 Livingston County residents work within the county. This is more than half (62.7%) of the 54,000 workers employed in Livingston County. The remaining 37.3% of workers employed in Livingston County, commute from outside the county.

Most of the workers who commute to work in Livingston County come from Oakland and Genesee counties; in fact, the percent of commuters from Genesee County has substantially increased between the 1990 and 2000 Census from 3.9% to 7.8% of total commuters who work in Livingston County.

COMMUTING TO WORK - Workers 16 years and over		
	Number	Percent
Total Workers Residing In Livingston County	79,729	100%
Residents That Work Outside Livingston County	45,884	57.50%
Residents That Work In Livingston County	33,845	42.50%