

***SUMMARY OF DEVELOPMENT
OAKLAND COUNTY, MICHIGAN 1985***

DIVISION OF COUNTY PLANNING

DANIEL T. MURPHY - COUNTY EXECUTIVE



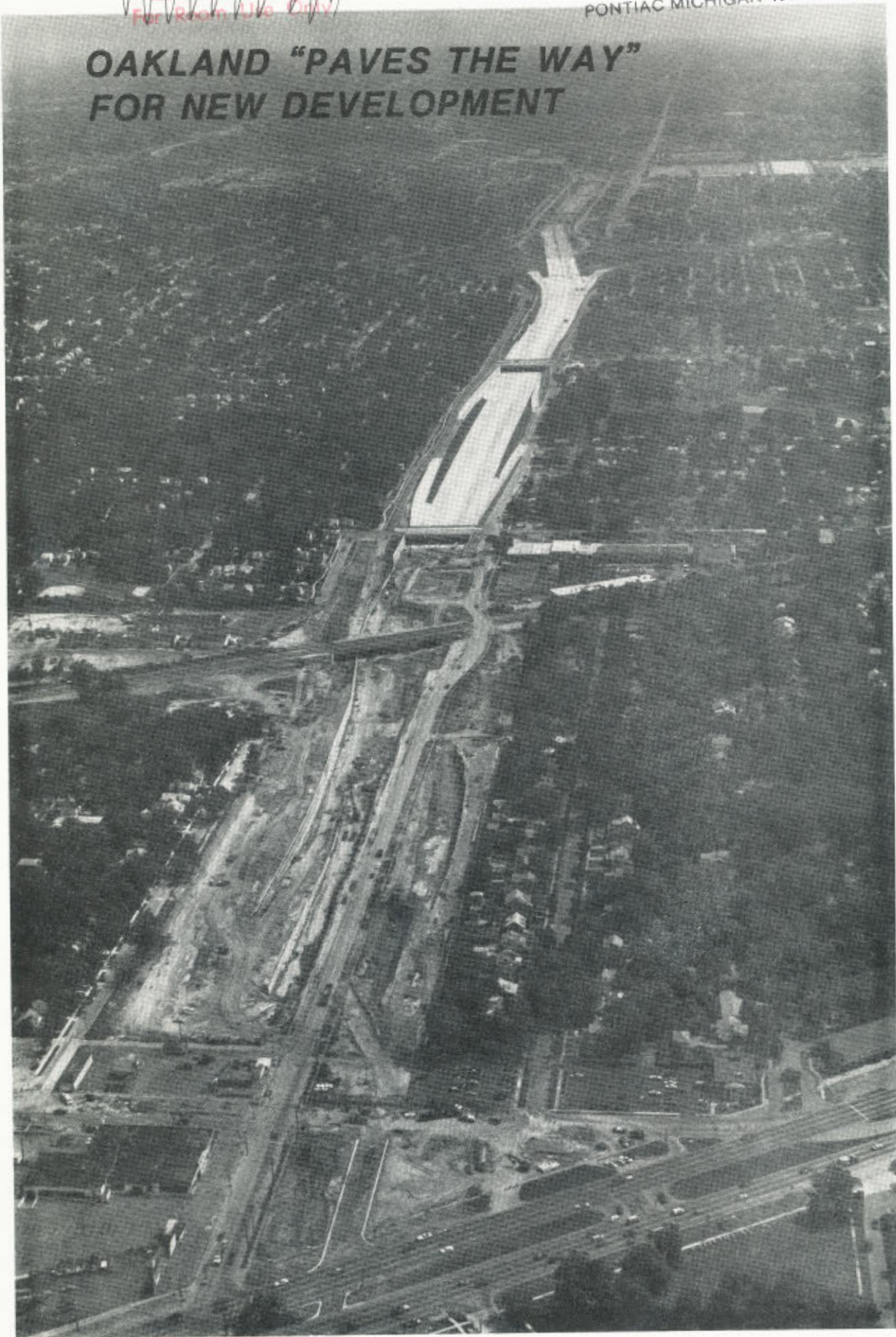
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OAKLAND "PAVES THE WAY" FOR NEW DEVELOPMENT

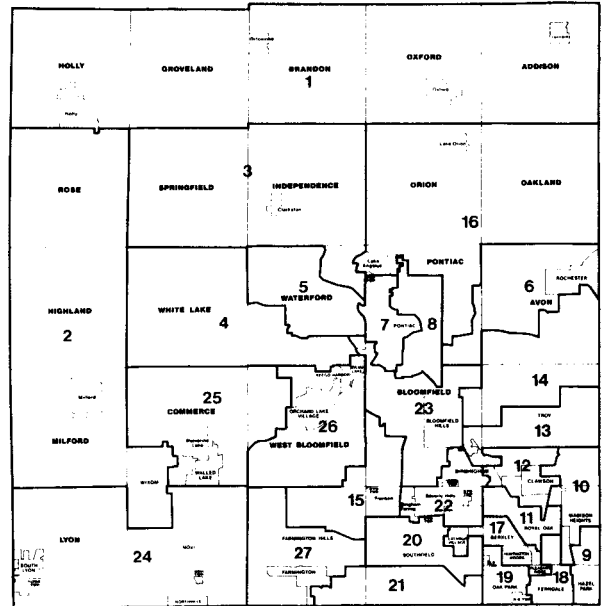


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INTRODUCTION

This Development Summary is a Planning Tool of the County Planning Division's Real Estate Data Program. The Program is designed to influence new development by making information available to developers, investors and realtors that would likely affect a decision to locate, build or invest in Oakland County. This is the eighth annual summary of development which identifies and describes specific indicators of development affecting the distribution of growth throughout the County of Oakland.

DEVELOPMENT INDICATORS INCLUDE:

POPULATION AND INCOME ESTIMATES;

RESIDENTIAL, COMMERCIAL, OFFICE AND INDUSTRIAL BUILDING PERMITS;

EXISTING AND PROPOSED HOTELS/MOTELS;

CONSTRUCTION EXPENDITURES;

RESIDENTIAL SEPTIC TANK PERMITS;

REGIONAL SEWER SERVICE;

PLATTED SUBDIVISIONS AND LOTS;

RESIDENTIAL DWELLING UNITS SOLD AND AVERAGE SELLING PRICES;

VACANT HOUSING SURVEY;

MOBILE HOMES;

TOTAL COUNTY REAL ESTATE VALUE, COMMERCIAL AND INDUSTRIAL;

MAJOR CORPORATE TAXPAYERS;

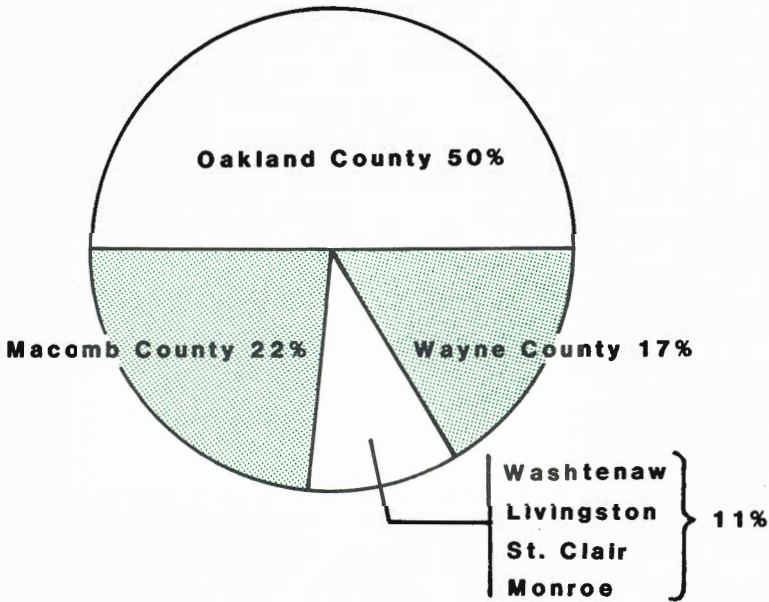
TOWNSHIP REZONING ACTIVITY; AND

FARMLAND AND OPEN SPACE PRESERVATION, P.A. 116.

Graphic Summary 1985

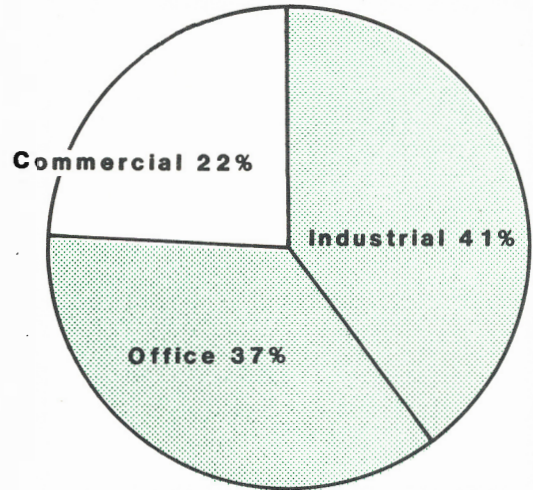
Residential Construction 7 County Region

Total Permits: 20,752



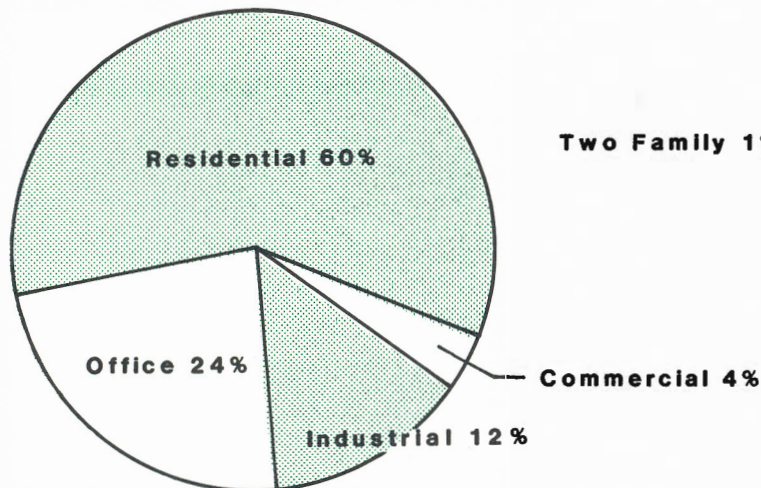
Non Residential Construction Oakland County

Total Permits: 463



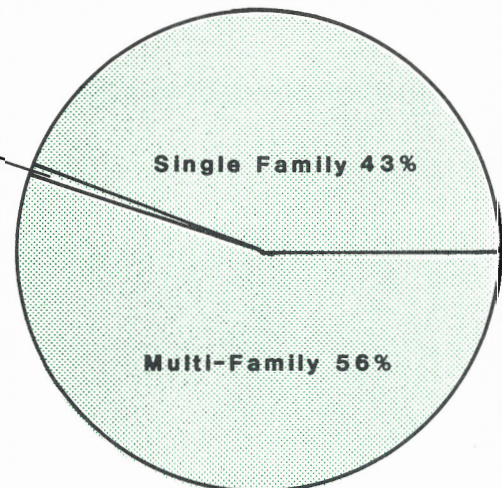
Construction Expenditures Oakland County

Total: \$950,000,000



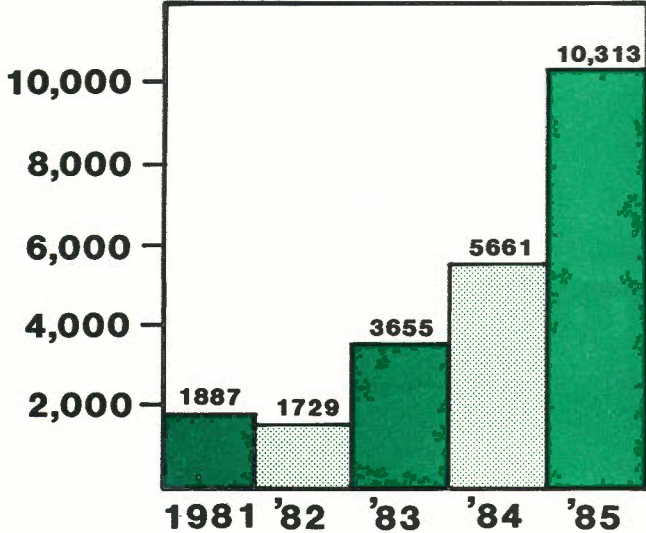
Residential Construction by Type Oakland County

Total Permits: 10,313

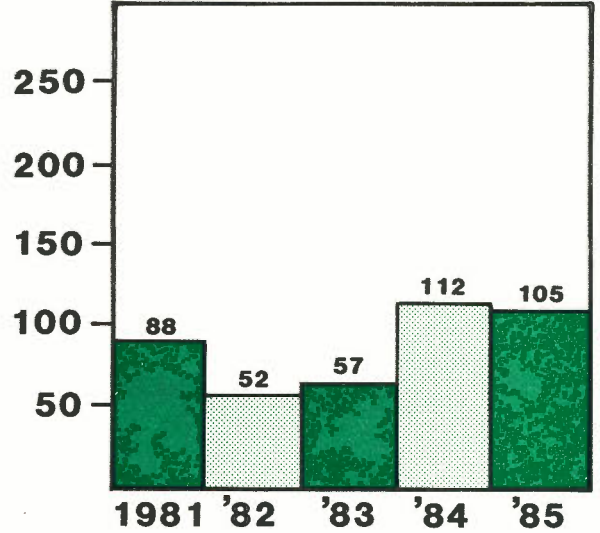


Graphic Summary Oakland County 1981-1985

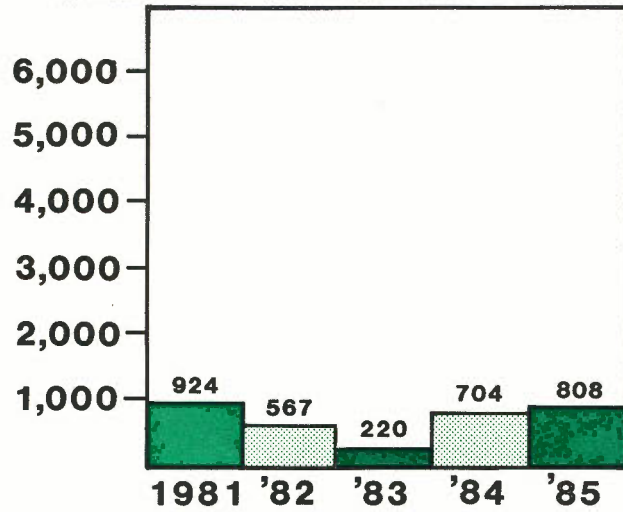
Residential Building Permits



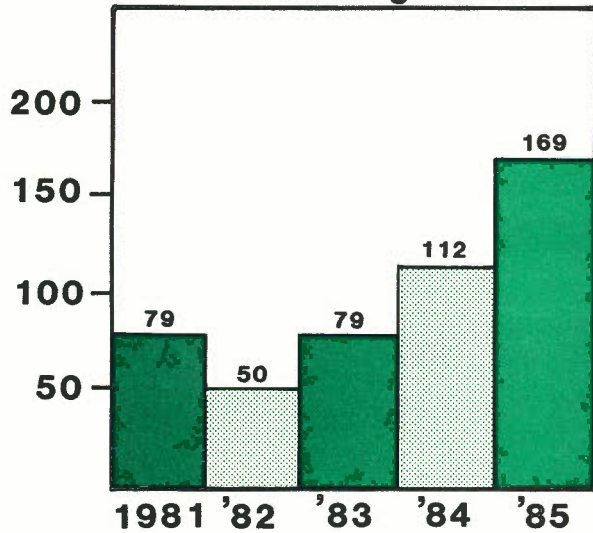
Commercial Building Permits



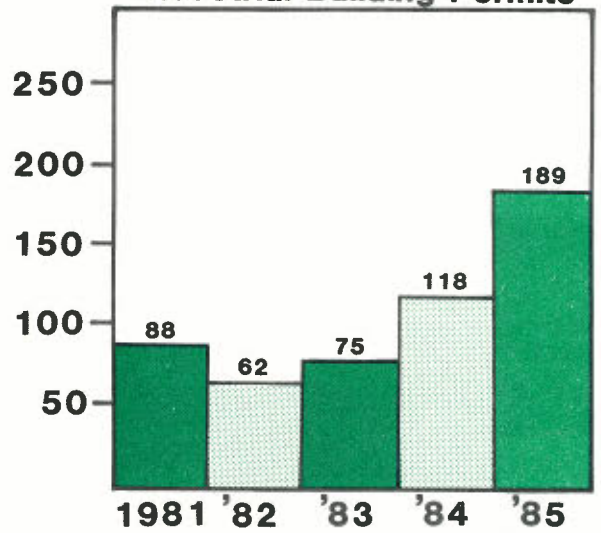
Residential/Non-residential Platted Lots



Office Building Permits



Industrial Building Permits



CAPSULE SUMMARY

1985 was a banner year for Oakland County. Reaching over \$950 million in construction expenditures for commercial, office, industrial and residential building, Oakland absorbed the largest expenditures for construction of the past five years. Development and redevelopment projects have created new "hot spots" and revitalized existing business centers throughout the county. This phenomenon is attributed to the lowering of interest rates, stabilization of inflation, recovery of the automotive industry, expansion of existing businesses, and new industry entering Oakland's market.

Oakland
"Sizzles"

If the housing market is a primary indicator for favorable economic conditions, 1986 promises to be a highly productive year. Business Week reports that:

"Helped by the lowest mortgage rates in seven years, housing is the strongest spot in the economy. That's important for future growth, since residential construction affects other key sectors. In particular, sales of autos and consumer hard goods usually relate to the level of home purchases."

During 1985 and midway into 1986 residential and non-residential construction continued to occur in communities along Oakland's traditional growth corridors; I-696 (east-west corridor to Lansing), I-75 (north-south corridor to Flint) and the proposed Haggerty Road corridor (from the City of Novi north through Independence Township). New areas of intensive development have impacted communities along the Woodward corridor, from the City of Birmingham to the City of Pontiac; the "Golden"

Growth
Corridors
Expand
and
Intensify

corridor in the City of Troy; the Telegraph corridor, from the City of Southfield through Bloomfield Township; the Northwestern corridor, through the Cities of Southfield and Farmington Hills; the Orchard Lake corridor through the City of Farmington Hills and West Bloomfield Township; and the I-275 corridor, from Eight Mile Road to the I-696 Interchange.

Maintaining its role as the largest provider of new housing in the region (50% of the regional total), building expenditures exceeded \$575 million for residential construction. Recent Population Estimates show nine of the top ten permit issuing communities in Oakland have also recorded the largest increase in population since 1980. Residential development in 1985 exceeded 10,300 building permits as multi-family units accounted for approximately 56% of the county total followed by 43% single-family and two-family units, 1%. Approximately 70% of the building permits issued were generated from five communities, two of which, Farmington Hills and Rochester Hills (formerly Avon Township), accounted for over one-half of the five community total. The Cities of Novi, Rochester Hills and Brandon Township accounted for over 57% of the mobile home market in 1985.

Residential
Construction
Accelerates

Western
Oakland
is Focus Of
Michigan Dept.
of Transportation

Residential growth continued to impact non-sewered areas of the county in 1985. Nearly 1,350 septic tank permits were issued for residential development in western Oakland County. Current population estimates indicate that communities along the proposed Haggerty Road corridor have experienced a significant population increase since 1980. The intensity of development along this corridor has also alerted the Michigan Department of Transportation to investigate solutions to severe traffic congestion.

Potential residential and non-residential development in Oakland County is likely to occur in those communities recording the greatest number of platted subdivisions and subdivision lots. West Bloomfield, Bloomfield, Avon (Rochester Hills), Orion, and Farmington Hills recorded 53% of the county total. Bloomfield Township and the City of Rochester Hills established the greatest number of lots (over 40% of the County total) creating the potential need for increased public facilities and services. Approximately 808 lots were created from platted subdivisions in Oakland in 1985. Also noteworthy are the 684 acres of land rezoned in the County's townships where residential development on large acreage parcels is prevalent.

Future
Construction

Vacant housing in Oakland County, approximately 1.4% of the 372,335 housing units within the survey area, include 2,879 single-family, 510 attached single family, 1,799 multi-family and 118 mobile homes. A total of 1,288 new housing units are vacant compared with 4,018 units of used housing. The success or failure of new housing development relies in part with competing vacant housing.

Vacancy
Rates
Decline

Non-residential construction (office, commercial, industrial and hotel/motel) continued to expand in established growth corridors (I-96, I-75 and M-59) and penetrated new corridors in eastern and western Oakland County. In 1985, a total of 463 permits were issued for construction of non-residential buildings: Industrial permits accounted for 41% of the total; followed by office, 37% and commercial, 22%. The City of Wixom ranked #1 in industrial permits issued as the Waterford Township ranked first in commercial

Cities of Wixom,
Southfield,
Farmington Hills
& Waterford Twp.
Take the Lead

and the City of Farmington Hills lead in permits for office construction. Hotel/motel construction is most prevalent in the City of Southfield which claims more hotel rooms than any other community in the county.

Total
Real Property
Value Highest
in Troy

Development is also measured in terms of property valuation changes affecting the tax base of each community within the County. Over 40% of the county's real estate value was absorbed by the following communities: City of Troy, City of Southfield, Bloomfield Township, the City of Farmington Hills and West Bloomfield Township respectively. Impacted by over \$950 million in construction expenditures for residential, commercial, office and industrial building, property in Oakland is in demand.

Rising
Cost
of
Housing

The average selling price of single-family residential dwelling units in Oakland was \$75,000 and condominiums \$71,300 which is based on a total of 15,466 dwelling units sold in 1985. A strong correlation exists among communities maintaining the highest average household income and communities recording the highest average selling prices of residential property. Communities within and contiguous to Bloomfield Township, West Bloomfield Township and the City of Southfield have established some of the highest average selling prices in the county. The City of Bloomfield Hills established the highest average selling price as the City of Hazel Park recorded the lowest for communities with more than ten recorded sales.

Over 65% of the value of industrial real estate in the county was absorbed by five communities: The Cities of Pontiac, Troy and Madison Heights, which are contiguous to the I-75 corridor; and the Cities of Farmington Hills and Novi along the I-696 Corridor.

The value of commercial real estate, which is approximately 20% of the total value of all real property in the county is predominant in five communities: The Cities of Southfield, Troy, Farmington Hills, Royal Oak and Waterford Township.

Commercial &
Industrial
Real Estate

In contrast to areas experiencing residential and non-residential construction, specific tracts of land primarily in northern Oakland County have been preserved under Act 116, P.A. 1974 "Farmland and Open Space Preservation." As a result, certain land areas in the county will be preserved for agricultural development for at least ten years. Brandon Township has preserved more land under Act 116 than any other community in the County; over 1,300 acres. As of 1985, over 7,900 acres of Land (approximately 12.5 square miles or the land area equivalent to the City of Royal Oak) has been preserved under the Act.

Agricultural
Lands
Preserved

Current Trend

Highly visible signs of new and expanding business, industry and housing are extensive as investors/developers have committed themselves to the future of Oakland County.

Specifically, the number of residential building permits issued in 1985 (10,313 permits) increased 45% from 1984 (5,661 permits) surpassing the highest level of construction recorded in the late 70's. This occurrence is also reflected in non-sewered areas of Oakland with a 27% increase in residential septic tank permits over 1984 figures. As a result, Oakland continues its domination as the largest provider of new housing in the region.

Confidence
in
Residential
Building

Platted residential and non-residential subdivisions recorded in Oakland rebounded from declining activity of the early 80's. The number of lots created by subdivision plats in 1985 increased 350% over 1983 figures.

Future
Development
Projects

The amount of Township land rezoned in 1985 decreased over 30% from the previous year and fell far short of acreage rezoned in 1982. Over the past five years, rezoning of property to large lot residential classifications has yielded to higher density residential developments. However, the recent economic upturn in Oakland has resurrected estate size residential lots in 1985.

Preservation of property under the provisions of Act 116 "Farmland & Open Space Preservation" has increased by approximately 2,680 acres since 1981. Since 1982 the Townships of Brandon and Holly have out-paced all other communities in the County. Provisions of The Act establish: 1) property tax relief and 2) productive farmland, which has become a precious commodity throughout the State of Michigan.

Productive
Farmland
Preserved

Construction of office, commercial and industrial buildings in Oakland County increased over 27% since 1984, and nearly 300% since 1982. Specifically, construction permits issued for industrial building in 1985 gained over 40% from the preceeding year with the Cities of Troy, Madison Heights and Rochester Hills setting the pace. Waterford Township experienced the greatest impact for commercial construction in 1985, as the county reported \$36 million in expenditures for commercial building; the highest in the past four years. Office permits issued in 1985 responded with the greatest number of permits issued during the past 5 years; spirited by the Cities of Farmington Hills, Southfield and Bloomfield Hills.

Hotel,
Office,
Commercial, &
Industrial
Markets
Energize

The lodging industry has also responded to Oakland's population growth and retail and office space expansion. With over 36% of the hotel/motel rooms in the region, Oakland is expected to gain 18 new hotels/motels providing an additional 2,558 rooms by 1988.

The total value of real estate in Oakland experienced a 5.5% increase in real property valuation since 1984, reflecting the largest construction expenditures of the past five years. The City of Farmington Hills has experienced the largest amount of increase in real property value since 1983. Commercial real estate increased 13% over 1984 figures and 17% since 1982. Industrial real estate increased 10% since 1984 and over 12% since 1983.

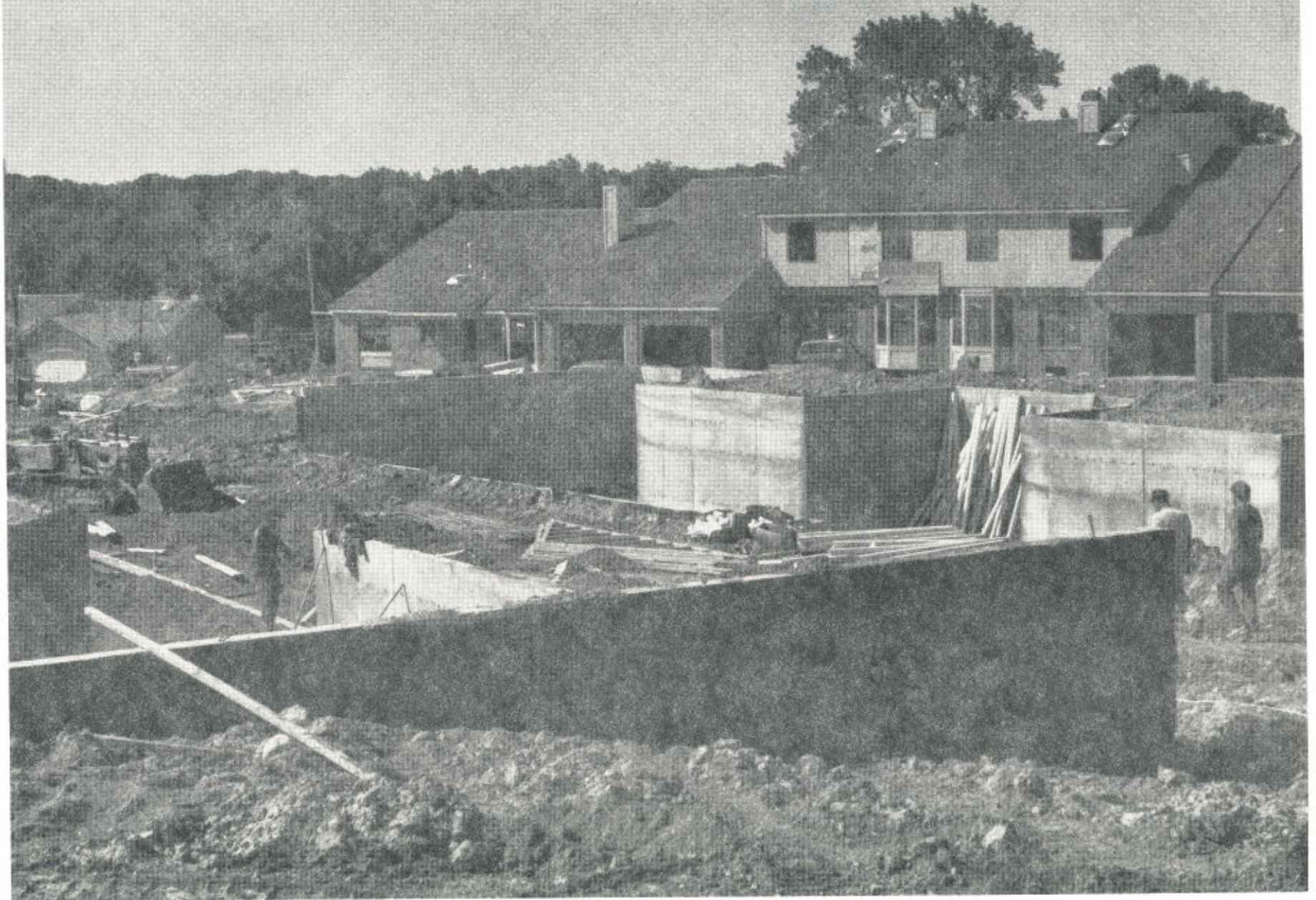
Real Estate
Values
Climb

The average selling price of single family residential dwelling units in 1985 was \$75,000, representing a 7% increase from the 1984 average of \$70,400 and surpassing the county's highest inflation burdened average of 72,900 in 1981. Also responding to Oakland's vigorous recovery, residential housing units sold in 1985 reached the highest number recorded since 1980.

DEVELOPMENT INDICATOR REPORTS

**CHANDLER COUNTY
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HOUSING IN "UPSCALE" OAKLAND COUNTY



RESIDENTIAL CONSTRUCTION

Residential building permit data is utilized to measure the extent, location and type of authorized new dwelling units constructed in Oakland County.

A total of 10,313 residential building permits were issued throughout Oakland in 1985, approximating \$575 million in construction costs. Permits issued for Single-Family construction (4,507 permits) accounted for 43% of the county total compared with 56% (5,778 permits) for Multi-Family and 1% (28 permits) for Two-Family units.

Approximately 70% of the building permits issued in the county were generated from five communities (see map pg. 20): Farmington Hills recorded 2,423 permits, Rochester Hills (1,729 permits), Novi (1,143 permits), Southfield (1,081 permits), and West Bloomfield Township (957 permits). Over one half of the building permit activity in these five communities occurred in the Cities of Farmington Hills and Rochester Hills.

Farmington Hills
&
Rochester Hills
Set The Pace

TABLE I
HOUSING UNITS
TOP FIVE
1985

<u>Single Family</u>	<u>Multi-Family</u>
Rochester Hills 1,003	Farmington Hills 1,777
Farmington Hills 646	Southfield 1,063
Troy 521	Novi 887
West Bloomfield 302	Rochester Hills 726
Novi 256	West Bloomfield 665
County Total <u>4,507</u>	County Total <u>5,778</u>

A total of 747 mobile homes, which include only mobile homes for which building permits were issued, have been recorded for 1985. The Cities of Novi, Rochester Hills and Brandon Township recorded over 57% of the County total. Walled Lake and White Lake followed the lead with approximately 17% of the permits issued.

Oakland
Continues To
Dominate Regional
Housing Market

Building
Activity Fuels
Population
Growth

Housing
Construction
on the
Upswing

Oakland dominated the region as the largest provider of new housing in 1985, absorbing 50% of the region's 20,752 housing units. Macomb and Wayne Counties followed with 22% and 17% respectively.

Population estimates (1984) prepared by the County Planning Division reveal a strong correlation between the numerical changes of population and residential building permit activity. Nine of the top ten permit issuing communities in 1985 have also recorded the largest increase in population since 1980. (See map pg. 19). Rochester Hills and Farmington Hills lead the population expansion with increases of 7,999 and 7,022 respectively.

Current Trend

Residential building permits issued in 1985 continued to rebound from declining residential construction in the early part of this decade.

Oakland experienced a 45% increase in new construction (10,313 permits) compared to 1984 (5,661 permits), surpassing the record level of construction set in the late 70's. Overall, 35 of Oaklands 61 communities either increased or maintained the same level of residential construction compared with 1984 figures, as the City of Farmington Hills recorded the largest gain.

The following communities placed within the top ten permit issuing places since 1981: Farmington Hills, Rochester Hills (formerly Avon Township), Novi, Troy, West Bloomfield Township, Waterford Township, and

Bloomfield Township. The City of Southfield placed within the "Top Ten" four of the last five years. The ratio of Single-Family to Multi-Family construction permits (43%/56% respectively) reflects a strong multi-family market in 1985. Traditionally, the single family market has dominated the residential character of Oakland County.

Multi-Family
Housing
in Demand

Dominating the mobile home market in Oakland County, the City of Novi has issued permits for over 600 units since 1981.

TABLE II
MOBILE HOMES
IN OAKLAND COUNTY: 1981 - 1985

<u>Community</u>	<u>Number of Units</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
1. Brandon Township	181	78	8	50	5
2. Novi	145	125	144	142	49
3. Rochester Hills	100	30	17	20	4
4. Walled Lake	76	0	0	0	1
5. White Lake Township	52	71	41	26	21
6. Springfield Township	41	13	6	4	12
7. Lyon Township	33	0	1	0	0
8. Auburn Hills	32	116	53	7	13
9. Orion Township	24	60	12	8	14
10. Oakland Township	19	15	14	4	9
11. Addison Township	15	9	9	4	6
12. Milford Township	11	18	10	5	3
13. Commerce Township	11	13	9	7	6
14. Oxford Township	3	4	0	0	0
15. Southfield	2	5	14	0	0
16. Rose Township	1	3	0	4	4
17. Holly Township	1	0	0	0	0
TOTAL	<u>747</u>	<u>560</u>	<u>338</u>	<u>281</u>	<u>147</u>

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Div.

TABLE III
RESIDENTIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1981 - 1985

<u>Community</u>	<u>Number of Permits Issued</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
1. Farmington Hills	2,423	979	654	287	109
2. Rochester Hills	1,729	976	584	315	199
3. Novi	1,143	401	315	81	149
4. Southfield	1,081	105	130	29	205
5. West Bloomfield Township	957	634	258	252	159
6. Troy	529	390	289	79	85
7. Waterford Township	369	435	227	43	81
8. Bloomfield Township	227	122	113	46	126
9. Independence Township	172	77	53	10	38
10. Madison Heights	146	9	5	17	11
11. Commerce Township	126	80	70	37	30
12. Orion Township	116	85	64	10	27
13. Rochester	102	17	6	2	4
14. Auburn Hills	81	36	11	0	8
15. Walled Lake	80	64	63	32	5
16. Lake Orion	78	19	2	4	1
17. Lyon Township	74	40	30	12	15
18. White Lake Township	71	36	56	16	27
19. Oakland Township	70	45	45	6	14
20. Springfield Township	59	35	33	7	16
21. Oxford Township	57	37	23	6	14
22. Milford Township	54	29	21	9	14
23. Lathrup Village	48	3	0	0	3
24. Beverly Hills	43	16	2	1	1
25. Highland Township	43	49	21	10	24
26. Bloomfield Hills	42	41	26	11	19
27. Brandon Township	42	26	19	10	18
28. Wixom	42	454	46	3	6
29. Birmingham	37	54	17	1	194
30. South Lyon	28	39	28	0	0
31. Groveland Township	26	7	8	11	11

Continued

<u>Minor Civil Division</u>	<u>Number of Permits Issued</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
32. Orchard Lake	24	18	14	7	10
33. Addison Township	23	17	21	11	11
34. Rose Township	20	19	14	11	20
35. Bingham Farms	20	48	48	18	41
36. Farmington	19	10	7	0	0
37. Berkley	15	17	1	0	4
38. Wolverine Lake	15	32	17	1	8
39. Sylvan Lake	14	6	2	2	0
40. Clawson	13	33	4	2	2
41. Royal Oak	11	27	48	226	23
42. Northville	10	15	2	0	0
43. Keego Harbor	7	2	0	0	0
44. Milford	7	25	1	1	1
45. Holly Township	6	13	2	6	9
46. Franklin	3	5	2	0	3
47. Oxford	3	2	18	0	0
48. Ortonville	3	1	0	1	2
49. Pontiac	1	9	221	1	8
50. Clarkston	1	7	1	0	0
51. Hazel Park	1	2	1	1	55
52. Holly	1	1	5	33	2
53. Huntington Woods	1	0	1	0	0
54. Royal Oak Twp.	0	1	0	0	0
55. Pleasant Ridge	0	0	3	0	0
56. Oak Park	0	0	2	0	2
57. Lake Angelus	0	0	1	0	1
58. Ferndale	0	1	0	61	72
59. Leonard Village	0	0	0	0	0
60. Southfield Twp.	0	0	0	0	0
61. Novi Twp.	0	0	0	0	0
TOTAL	<u>10,313</u>	<u>5,661</u>	<u>3,655</u>	<u>1,729</u>	<u>1,887</u>

SOURCE: Preliminary report; authorized dwelling units based on building permits issued in the Detroit Region: Southeast Michigan Council of Governments.

U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division.

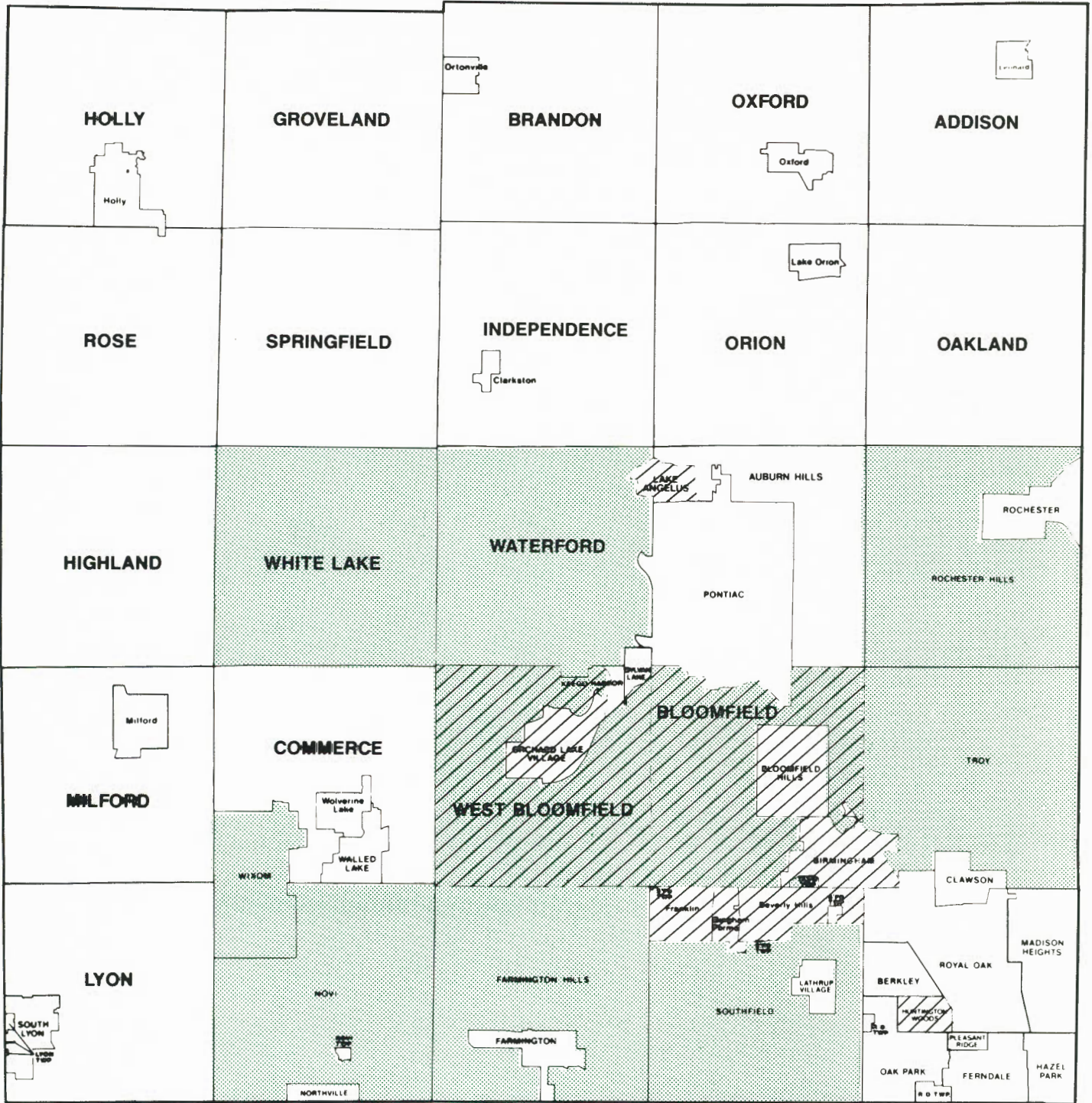
TABLE IV
1984 POPULATION ESTIMATES FOR COMMUNITIES IN
OAKLAND COUNTY, MICHIGAN

<u>CITIES</u>	<u>1980 Census Population</u>	<u>1984 Population Estimates</u>	<u>Numerical Change</u>	<u>Percent Change</u>
Auburn Hills	15,388	16,188	+800	+5.20
Berkley	18,637	18,431	-206	-1.11
Birmingham	21,689	22,598	+909	+4.19
Bloomfield Hills	3,985	4,508	+523	+13.12
Clawson	15,103	15,117	+14	+.09
Farmington	11,022	11,067	+45	+.41
Farmington Hills	58,056	65,078	+7,022	+12.10
Ferndale	26,227	26,433	+206	+.79
Hazel Park	20,914	21,082	+168	+.80
Huntington Woods	6,937	6,803	-134	-1.93
Keego Harbor	3,083	3,148	+65	+2.11
Lake Angelus	397	468	+71	+17.88
Lathrup Village	4,639	4,721	+82	+1.77
Madison Heights	35,375	35,356	-19	-.05
Northville (pt.)	2,785	2,976	+191	+6.86
Novi	22,525	27,113	+4,588	+20.37
Oak Park	31,537	31,180	-357	-1.13
Orchard Lake Village	1,798	1,979	+181	+10.07
Pleasant Ridge	3,217	3,190	-27	-.84
Pontiac	76,715	76,930	+215	+.28
Rochester	7,203	7,554	+351	+4.87
Rochester Hills	40,779	48,778	+7,999	+19.62
Royal Oak	70,893	71,591	+698	+.98
Southfield	75,568	78,804	+3,236	+4.28
South Lyon	5,214	5,555	+341	+6.54
Sylvan Lake	1,949	1,978	+29	+1.49
Troy	67,102	69,641	+2,539	+3.78
Walled Lake	4,748	5,234	+486	+10.24
Wixom	6,705	19,112	+2,407	+35.90

Oakland County Planning Division

<u>TOWNSHIPS</u>	<u>1980 Census Population</u>	<u>1984 Population Estimates</u>	<u>Numerical Change</u>	<u>Percent Change</u>
Addison	4,184	4,716	+532	+12.72
Bloomfield	42,876	44,837	+1,961	+4.57
Brandon	8,336	9,450	+1,114	+13.36
Commerce	18,789	19,668	+879	+4.68
Groveland	4,114	4,245	+131	+3.18
Highland	16,958	18,162	+1,204	+7.10
Holly	3,612	3,945	+333	+9.22
Independence	20,569	21,321	+752	+3.66
Lyon	7,078	7,477	+399	+5.64
Milford	5,146	5,573	+427	+8.30
Novi	150	150	0	0
Oakland	7,628	8,235	+607	+7.96
Orion	19,566	20,666	+1,100	+5.62
Oxford	7,823	8,226	+403	+5.15
Rose	4,465	5,225	+760	+17.02
Royal Oak	5,784	5,958	+174	+3.00
Southfield	40	39	-1	-2.50
Springfield	8,295	9,606	+1,311	+15.80
Waterford	64,250	68,701	+4,451	+6.93
West Bloomfield	41,962	46,186	+4,224	+10.07
White Lake	21,870	23,507	+1,637	+7.49
<u>VILLAGES</u>				
Beverly Hills	11,598	11,581	-17	-.15
Bingham Farms	529	1,170	+641	+121.17
Clarkston	968	1,003	+35	+3.62
Franklin	2,864	2,883	+19	+.66
Holly	4,874	5,134	+260	+5.33
Lake Orion	2,907	3,211	+304	+10.46
Leonard	423	418	-5	-1.18
Milford	5,041	5,148	+107	+2.12
Ortonville	1,190	1,256	+66	+5.55
Oxford	2,746	2,936	+190	+6.92
Wolverine Lake	4,968	5,008	+40	+.81
OAKLAND COUNTY	1,011,793	1,068,254	+56,461	+5.58

OAKLAND COUNTY, MICHIGAN



Population and Income Estimates (Top Ten Communities)

CITY
Village
TOWNSHIP



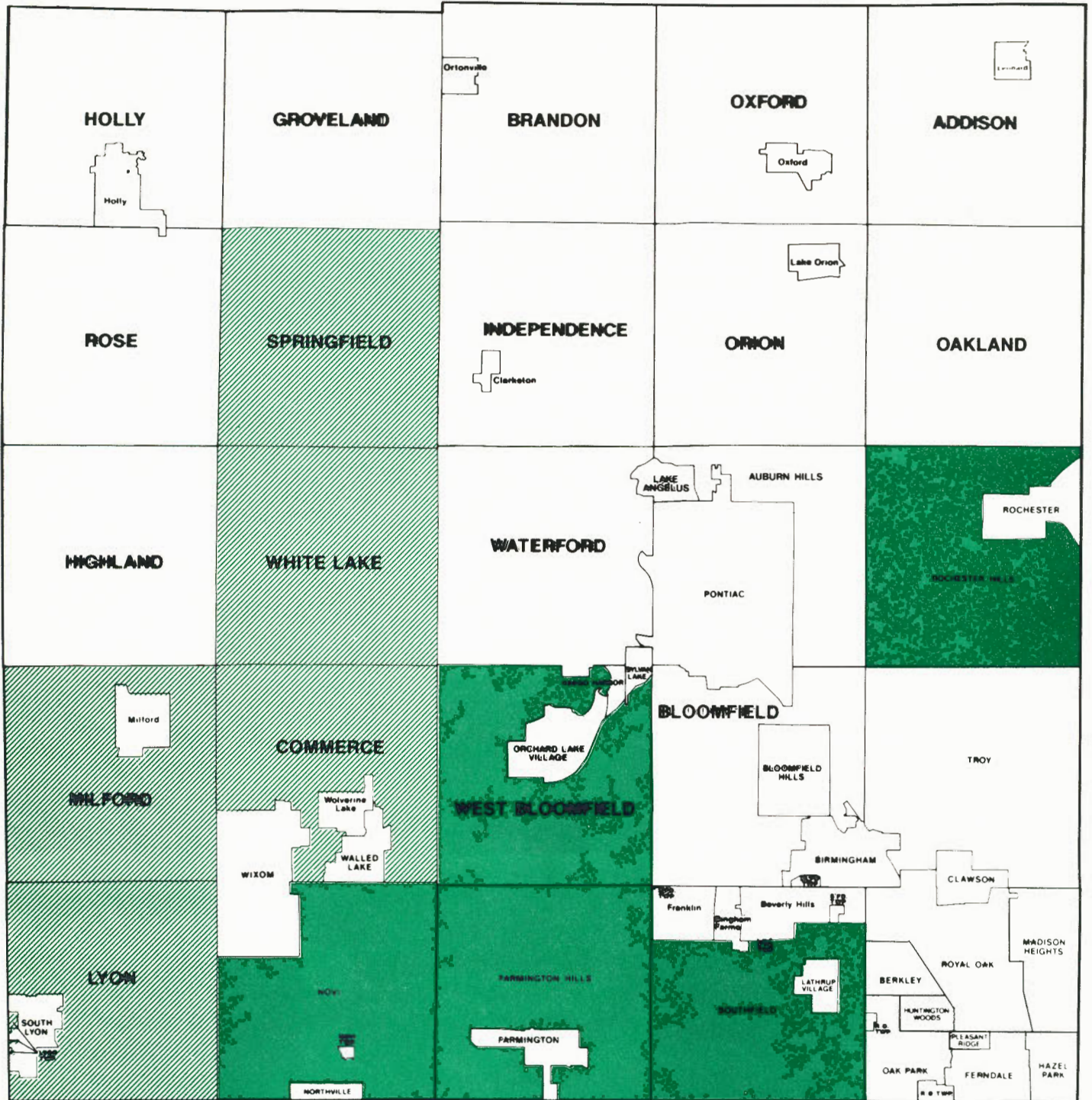
Population Increase 1980-84



Per Capita Income 1983

Source: 1984 Population Estimates, Oakland County Planning Division, and the U.S. Census Bureau

OAKLAND COUNTY, MICHIGAN



1985 Residential Construction (Top Five Communities)

CITY
Village
TOWNSHIP



Residential Building Permits Issued
Total County Permits: 10,313



Residential Septic Tank Permits Issued
Total County Permits: 1,348

Sources: SEMCOG Authorized dwelling units based on residential building permits in the Detroit Region (monthly printout), U.S. Department of Commerce; Bureau of the Census, Construction Statistics Division, and the Oakland County Health Division

RESIDENTIAL SEPTIC TANKS

The issuance of residential septic tank permits allows the geographic identification of residential development in areas not served by sewer.

A total of 1,348 septic tank permits were issued for private residential units in Oakland County in 1985. Of this total 92% (1,233 permits) were issued in unincorporated areas (townships) of the county compared with 7% (97 permits) in the cities and 1% (18 permits) in the several villages. Of all the non-sewered areas in the county, Commerce, Lyon, Springfield, White Lake and Milford Townships have experienced the greatest demand for residential septic systems. (See map pg. 20) Due to the intensity of development in this area, the Haggerty Road Corridor is severely inadequate to handle existing traffic. The Michigan Department of Transportation is currently investigating several options to the resolution of this dilemma.

The Regional Sewer Service Area Map adopted by the General Assembly of the Southeast Michigan Council of Governments (SEMCOG) in March 1980 and updated May 1985, provides useful insight to sewered and non-sewered development throughout Oakland County (see map pg. 23) The Map identifies: 1) areas with sewer service, 2) areas with potential sewer service to the year 2000 and 3) areas not to be sewered to the year 2000. This map is also referenced in the Regional Review (A-95) of applications for sewer construction requesting governmental financial assistance.

Non-sewered

Development

Impacts

Western

Oakland

Projected

Sewer

Service

Current Trend

Septic tank permits issued in 1985 (1,348 permits) experienced a 27% increase over 1984 figures (990 permits) maintaining an upward trend throughout the County. This resurgence of residential development in non-sewered areas surpasses the level of development activity experienced in the early 80's. Only one community recorded over 100 permits in 1984 compared with four communities in 1985. Commerce Twp. is the only community in the County to rank in the "top five" permit issuing communities since 1981.

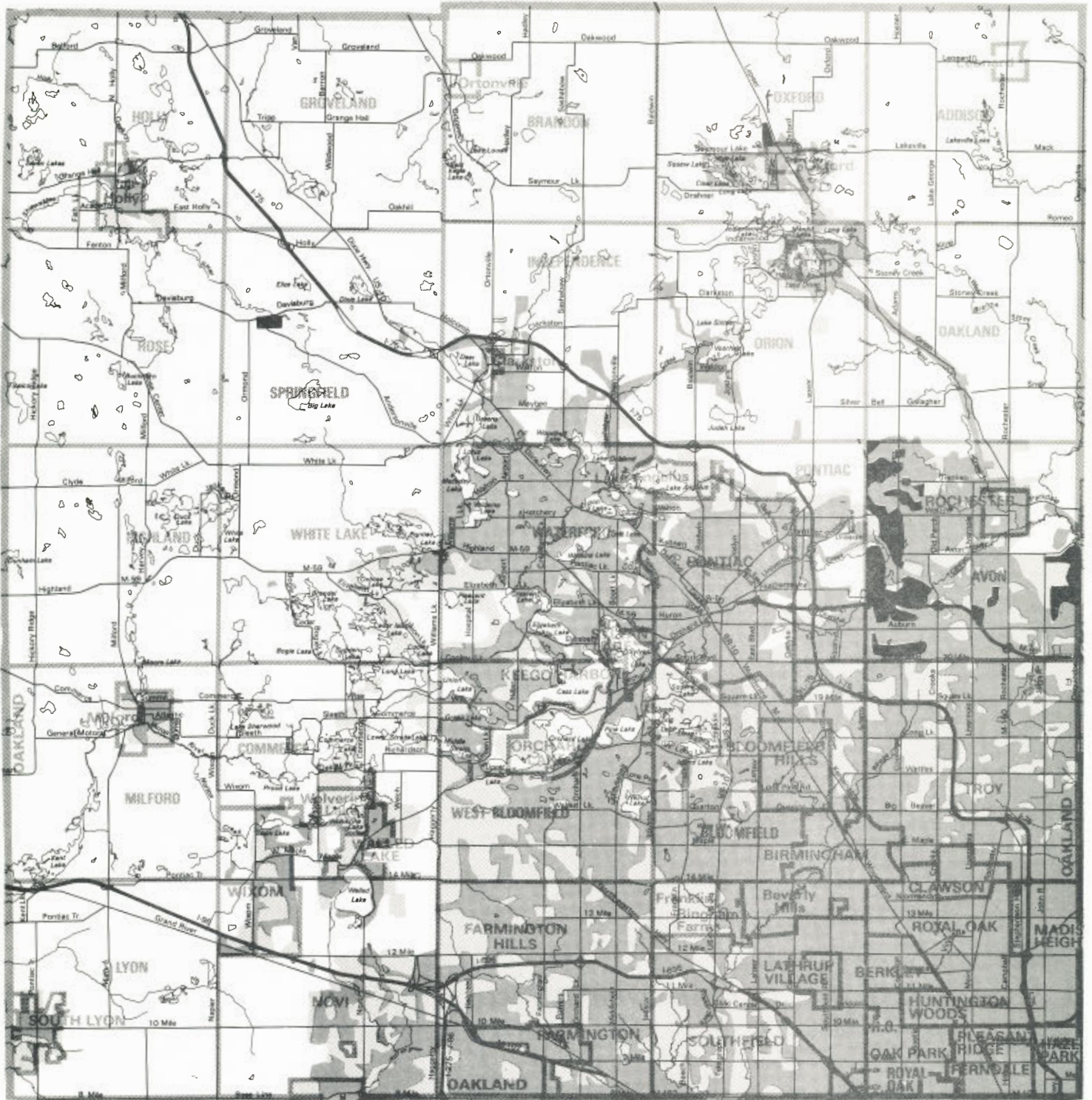
Residential
Growth
Expands In
Non-sewered Areas

TABLE V
RESIDENTIAL SEPTIC TANK PERMITS ISSUED
IN OAKLAND COUNTY: 1981 - 1985

Community	Number of Permits Issued				
	1985	1984	1983	1982	1981
1. Commerce Township	187	115	109	98	74
2. Milford Township	140	76	50	17	33
3. Springfield Township	123	64	40	19	49
4. White Lake Township	122	60	76	36	162
5. Lyon Township	89	80	53	27	50
6. Highland Township	82	46	38	16	113
7. Independence Township	74	79	55	22	84
8. Orion Township	71	52	27	15	35
9. Brandon Township	68	56	6	29	73
10. Groveland Township	66	34	24	23	28
11. Rose Township	45	34	31	21	71
12. Oakland Township	45	54	62	8	28
13. Addison Township	37	27	31	22	50
14. Holly Township	26	29	12	13	34
15. Oxford Township	25	26	24	12	13
16. Farmington Hills	22	23	16	8	7
17. Rochester Hills	19	16	16	4	19
18. Novi	17	17	9	9	12
19. Bloomfield Township	17	17	9	9	17
20. Orchard Lake Village	17	16	14	3	23
21. Wolverine Lake	11	28	19	1	2
22. Waterford Township	9	11	6	4	22
23. West Bloomfield Township	7	10	7	4	17
24. Southfield	7	0	6	0	7
25. Troy	6	6	4	0	0
26. Auburn Hills	5	3	3	2	4
27. Ortonville	3	4	3	5	6
28. Franklin	3	2	4	1	11
29. Wixom	2	0	1	1	0
30. Lake Angelus	1	1	0	0	0
31. Pontiac	1	1	0	0	3
32. Holly	1	0	0	1	0
33. Milford	0	0	0	1	0
34. Southfield Twp.	0	3	0	5	0
35. Oxford	0	0	0	0	13
TOTAL	<u>1,348</u>	<u>990</u>	<u>755</u>	<u>436</u>	<u>1,060</u>

SOURCE: Oakland County Health Division

EXISTING AND POTENTIAL SEWER SERVICE AREAS



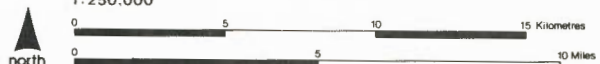
- AREA WITH SEWER SERVICE AVAILABLE AS OF JANUARY 1, 1980
- POTENTIAL SEWER SERVICE AREA, YEAR 2000*
- ADDITIONS TO THE POTENTIAL SEWER SERVICE AREA BASED ON ACTIONS OF THE REGIONAL CLEARINGHOUSE REVIEW COMMITTEE, YEAR 2000

- EXISTING FREEWAYS
- FREEWAYS UNDER CONSTRUCTION
- ARTERIALS
- LAKES AND STREAMS

TOWNSHIP CITY Village COUNTY

UPDATED AS OF JANUARY 1, 1984

1:250,000



*Adopted by the SEMCOG General Assembly in March 1980.

PLATTED SUBDIVISIONS

A county-wide profile of new subdivisions and lots provides a useful tool for measuring potential residential and non-residential development in Oakland County.

In 1985, the Geographic* Townships of Bloomfield, Avon (Rochester Hills) West Bloomfield, Orion and Farmington recorded a combined total of 17 platted subdivisions or approximately 53% of the recorded plats (32) in the county. Subdivision development throughout Oakland has been located geographically by square mile (see map pg. 27). Several areas have not recorded a single plat since 1980, which include Holly and Addison Townships.

Approximately 808 lots were created from platted subdivisions throughout the County in 1985 as Bloomfield Township and Avon (Rochester Hills) accounted for over 40% of the total. The City of Farmington Hills, West Bloomfield Township and Troy also recorded a significant share of lots.

Current Trend

Platted subdivisions recorded in Oakland County in 1985 (32 plats) increased 22% from the previous year, rebounding from declining activity of the early 80's. During 1980-1983 platting activity froze, presumably the result of intense building within "ghost subs" of the recent past. The Geographic Township of Bloomfield is the only community in the County to rank in the "Top Five" platted areas each of the past five years. Commerce Township placed in the top five; four of the past five years.

* A division of a County, approx. 36 Sq. Mi. in area which may include one or more cities or villages.

Guide to Future
Development

Platted Lots In
Bloomfield Twp. &
Rochester Hills

Subdivision
Development
Rebounds

OAKLAND COUNTY
REFERENCE LIBRARY

The number of lots created by subdivision development in Oakland in 1985 (808 lots) increased over 13% since 1984 and over 350% compared to 1983 figures. Those communities dominating the "top five" since 1981 include: West Bloomfield, Rochester Hills, Farmington, Commerce, Troy, and Bloomfield Township.

TABLE VI
PLATTED SUBDIVISIONS
IN OAKLAND COUNTY: 1981 - 1985

<u>Geographic Township*</u>	<u>Number of Subdivisions</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
1. Bloomfield	6	2	2	2	4
2. Avon (Rochester Hills)	4	4	1	2	1
3. West Bloomfield	3	1	2	1	2
4. Orion	2	1.5	0	1	1
5. Farmington	2	1	1	1	3
6. Oakland	2	0	0	1	0
7. Commerce	1	5	2	3	3
8. Lyon	1	2	2	1	1
9. Milford	1	1	1	1	0
10. Troy	1	2	1	0	5
11. Brandon	1	1	0	0	1
12. Royal Oak	1	1	0	1	0
13. Highland	1	0	1	1	1
14. Groveland	1	0	1	1	1
15. Independence	1	0.5	1	2	8
16. Novi	1	0	2	1	1
17. Oxford	1	0	0	1	1
18. Springfield	1	0	0	0	4
19. Rose	1	0	0	0	1
20. White Lake	0	1	1	0	1
21. Southfield	0	1	0	1	1
22. Pontiac (Auburn Hills)	0	1	0	0	0
23. Waterford	0	0	1	1	3
TOTAL	<u>32</u>	<u>25</u>	<u>19</u>	<u>22</u>	<u>44</u>

* A division of a county, approximately 36 square miles in area which may include one or more cities or villages.

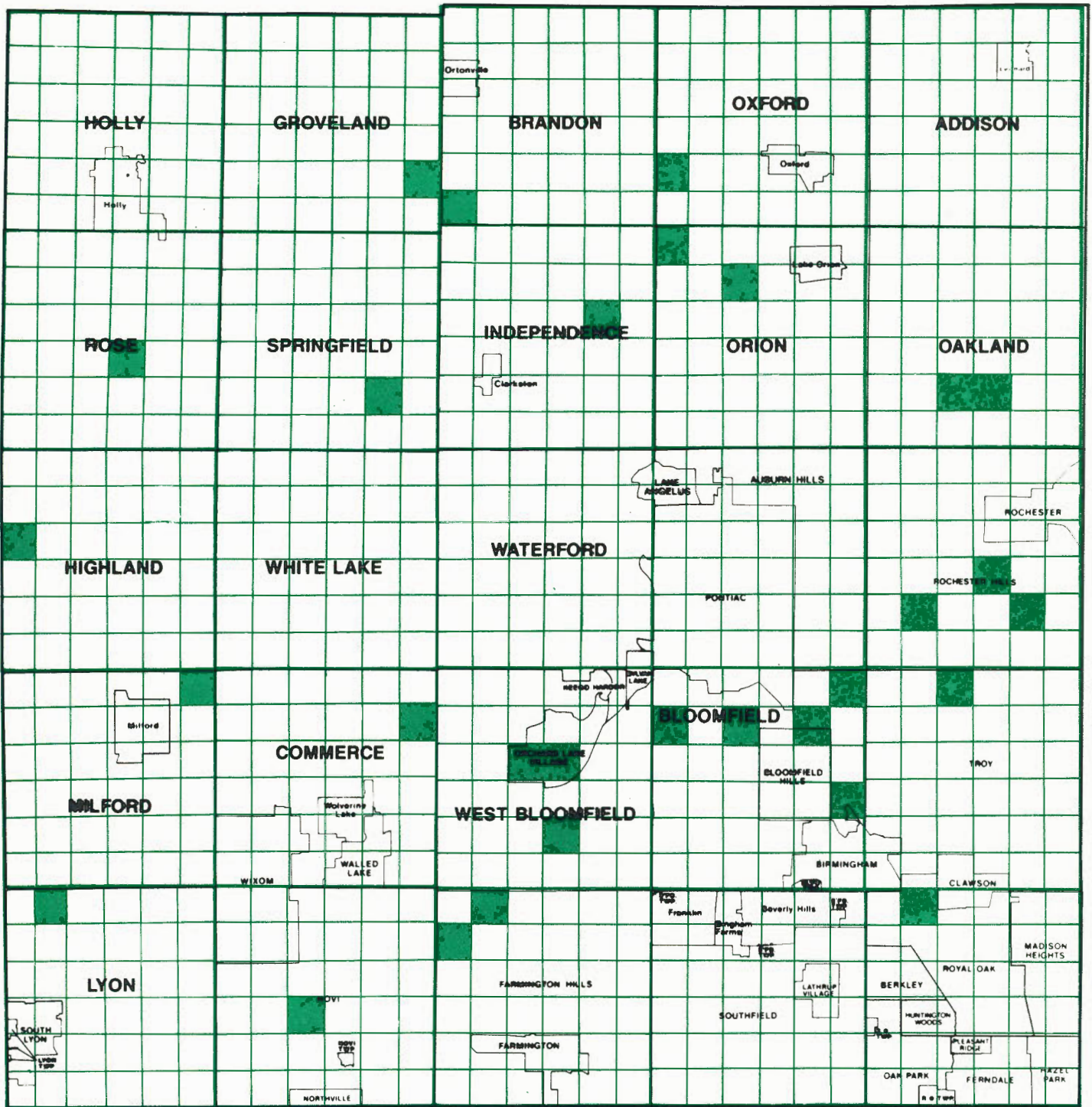
SOURCE: Oakland County Planning Division.

TABLE VII
PLATTED SUBDIVISION LOTS
IN OAKLAND COUNTY: 1981 - 1985

<u>Geographic Township</u>	<u>Number of Lots</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
1. Bloomfield	185	30	32	29	64
2. Avon (Rochester Hills)	147	269	1	168	26
3. West Bloomfield	68	9	27	24	72
4. Farmington	66	16	7	8	85
5. Troy	58	92	5	0	64
6. Novi	50	0	3	3	17
7. Orion	45	29	0	136	13
8. Oakland	44	0	0	3	0
9. Commerce	29	78	38	89	104
10. Lyon	25	47	65	4	10
11. Royal Oak	19	25	0	3	0
12. Milford	18	36	17	28	0
13. Springfield	14	0	0	0	127
14. Highland	11	0	3	32	24
15. Brandon	10	3	0	0	4
16. Independence	8	47	3	5	222
17. Oxford	4	0	0	14	5
18. Groveland	4	0	3	7	11
19. Rose	3	0	0	0	3
20. White Lake	0	17	9	0	29
21. Pontiac (Auburn Hills)	0	5	0	0	0
22. Southfield	0	1	0	2	8
23. Addison	0	0	0	0	4
24. Waterford	<u>0</u>	<u>0</u>	<u>7</u>	<u>12</u>	<u>32</u>
TOTAL	<u><u>808</u></u>	<u><u>704</u></u>	<u><u>220</u></u>	<u><u>567</u></u>	<u><u>924</u></u>

SOURCE: Oakland County Planning Division.

OAKLAND COUNTY, MICHIGAN



1985 Platted Subdivisions by Square Mile

CITY
Village
TOWNSHIP



Platted Subdivision(s) Recorded
Oakland County Area (approx.) - 900 Square Miles

Total Subdivisions: 32

Total Lots: 808

Source: Oakland County Planning Division

OAKLAND COUNTY
REFERENCE LIBRARY

VACANT HOUSING

The extent, location and type of vacant housing is beneficial for determining the market feasibility of new housing construction.

Success or failure of new housing development relies in part with the amount of vacant housing competing with new residential construction. This type of information has proven useful to developers of private as well as public assisted housing.

The Housing Vacancy Survey conducted for the Detroit Metro Region in 1985, includes 43 of Oakland's 52 Zip Code areas (see map pg. 31). Areas of the county serviced by rural mail carriers are not surveyed. Approximately 1.4% of the 372,335 housing units within the survey area were vacant in Oakland including 2,879 single family dwellings, 510 attached single family units, 1,799 multi-family units and 118 mobile homes.

Zip Code 48058 (Pontiac) represents the highest vacancy rate for all housing types within the survey area as zip codes 48220 (Ferndale), 48010 (Bingham Farms, Beverly Hills pt. and Bloomfield Township pt.) 48069 (Pleasant Ridge), and 48070 (Huntington Woods) experienced the lowest. Specifically, the actual number of vacant attached and unattached single family housing units is highest in Zip Code 48058 (Pontiac). The highest number of vacant multi-family units was present in Zip Code 48018 (Farmington Hills pt.) and for mobile homes, zip code 48024 (Farmington and Farmington Hills pt.).

Vacancy

Rates

Decline

Housing
Supply
Expand

A total of 1,288 new housing units are vacant in the survey area compared with 4,018 units of used housing. The highest vacancy rate for new housing units lies within Zip Code 58018 (City of Farmington Hills pt.). Zip Code 48058 (City of Pontiac) experienced the highest rate of vacancy for used housing in the survey area. Since 1983, housing supply within the survey area has increased by nearly 12,000 units as vacancy rates dropped 0.4%.

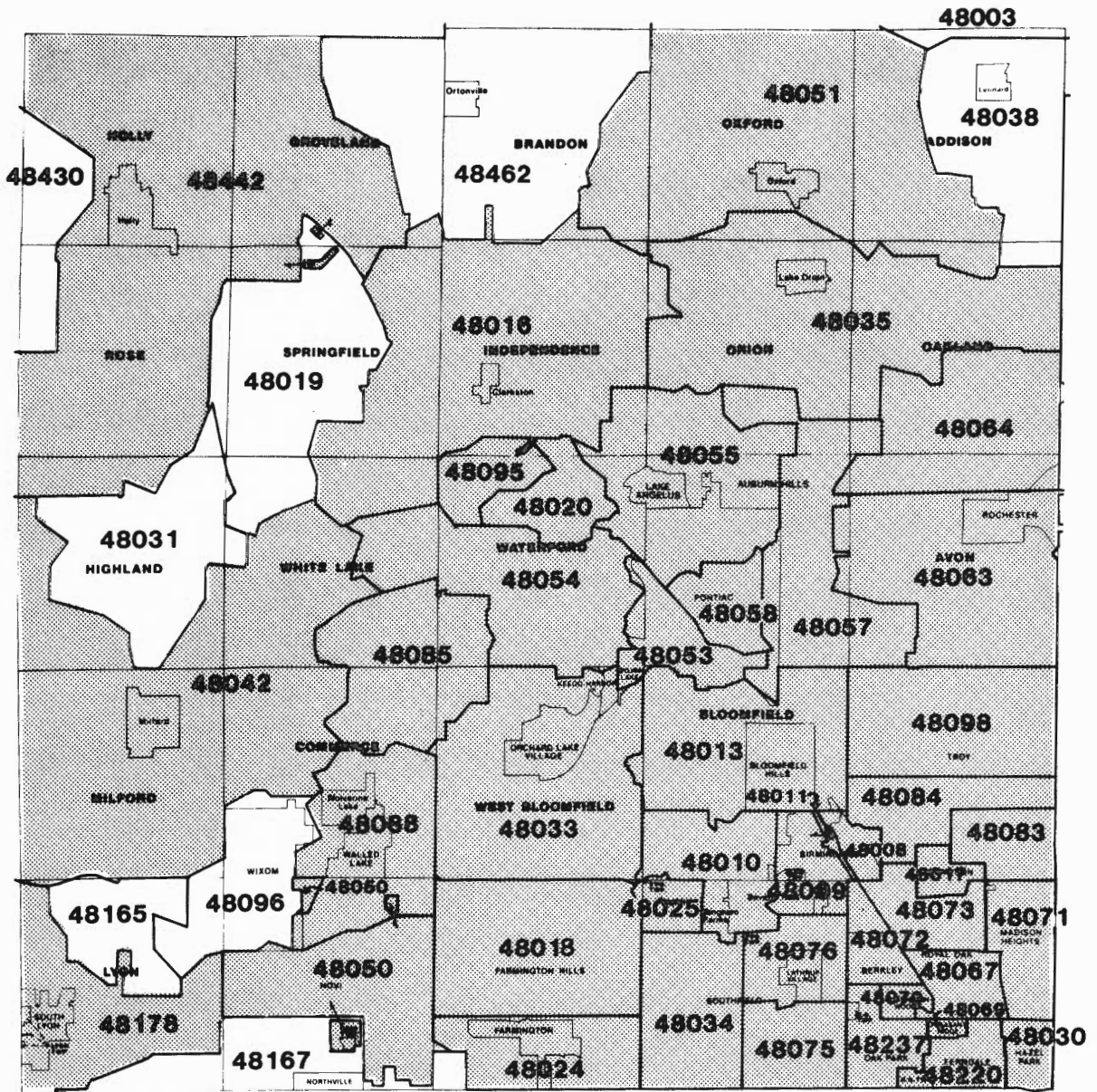
TABLE VIII
VACANT HOUSING UNITS

Zip Code	Total Housing Units	All Housing Types		Single Family		Single Family Attached		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
48008	3,881	39	1.0	20	0.7	2	1.2	17	2.2	0	0.0
48009	8,254	44	0.5	32	0.5	0	0.0	12	1.6	0	0.0
48010	6,459	22	0.3	19	0.3	0	0.0	3	0.6	0	0.0
48011	1,239	25	2.0	17	2.2	0	0.0	8	1.7	0	0.0
48013	11,579	165	1.4	77	0.9	39	3.4	47	2.8	2	3.1
48016	8,169	90	1.1	90	1.4	0	0.0	0	0.0	0	0.0
48017	5,498	28	0.5	19	0.4	0	0.0	9	1.0	0	0.0
48018	16,565	419	2.5	77	0.7	5	1.5	337	6.0	0	0.0
48020	5,082	42	0.8	41	0.8	0	0.0	1	0.8	0	0.0
48024	12,727	156	1.2	52	0.7	8	1.2	72	1.9	24	4.0
48025	1,506	13	0.9	3	0.2	0	0.0	10	14.7	0	0.0
48030	7,562	149	2.0	117	1.7	3	1.1	29	5.0	0	0.0
48033	16,562	410	2.5	192	1.4	19	2.9	199	8.4	0	0.0
48034	13,203	182	1.4	50	1.1	12	0.8	107	1.5	13	6.4
48035	7,028	28	0.4	24	0.4	0	0.0	4	0.4	0	0.0
48042	8,133	90	1.1	69	1.1	0	0.0	9	1.2	12	1.2
48050	6,936	100	1.4	37	1.1	4	0.5	45	4.1	14	0.9
48052	4,736	96	2.0	31	1.1	23	32.4	42	7.7	0	0.0
48053	9,837	371	3.8	212	3.2	79	8.4	75	3.5	5	6.5

Zip Code	Total Housing Units	All Housing Types		Single Family		Single Family Attached		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
48054	15,270	241	1.6	120	1.1	7	2.7	104	2.7	10	1.5
48055	12,287	155	1.3	106	1.3	21	2.5	23	1.0	5	0.6
48057	7,372	118	1.6	82	2.0	27	2.2	4	0.4	5	0.5
48058	9,235	605	6.6	264	3.9	171	14.9	169	12.3	0	0.0
48063	21,231	353	1.7	193	1.3	29	1.9	131	2.8	0	0.0
48064	1,006	9	0.9	9	1.0	0	0.0	0	0.0	0	0.0
48067	11,609	73	0.6	68	0.7	3	0.8	2	0.1	0	0.0
48069	1,195	4	0.3	4	0.4	0	0.0	0	0.0	0	0.0
48070	2,395	6	0.3	6	0.3	0	0.0	0	0.0	0	0.0
48071	13,087	100	0.8	65	0.7	11	1.9	22	0.9	2	0.4
48072	9,213	75	0.8	66	0.8	0	0.0	9	0.8	0	0.0
48073	14,415	62	0.4	33	0.3	11	0.8	18	0.6	0	0.0
48075	9,403	111	1.2	63	1.2	9	2.1	39	1.1	0	0.0
48076	11,068	100	0.9	62	0.8	0	0.0	24	1.1	14	2.8
48083	2,998	12	0.4	5	0.4	0	0.0	7	0.5	0	0.0
48084	11,587	95	0.8	36	0.6	13	0.9	46	1.3	0	0.0
48085	8,374	111	1.3	109	1.4	0	0.0	2	0.3	0	0.0
48088	7,140	228	3.2	91	1.9	2	1.4	132	6.3	3	1.7
48095	3,266	32	1.0	31	1.1	0	0.0	1	0.4	0	0.0
48098	11,054	78	0.7	73	0.7	0	0.0	5	0.6	0	0.0
48178	4,881	40	0.8	29	0.8	0	0.0	7	0.6	4	1.6
48220	11,115	16	0.1	16	0.2	0	0.0	0	0.0	0	0.0
48237	12,668	121	1.0	96	1.0	11	1.9	14	0.5	0	0.0
48442	<u>5,510</u>	<u>92</u>	<u>1.7</u>	<u>72</u>	<u>1.7</u>	<u>0</u>	<u>0.0</u>	<u>14</u>	<u>3.7</u>	<u>5</u>	<u>0.5</u>
TOTAL	372,335	5,306	1.4	2,879	1.0	510	2.7	1,799	2.5	118	1.0

SOURCE: Federal Home Loan Bank Board "Detroit SMSA Housing Vacancy Survey"
 Conducted October, 1985 thru November, 1985.

OAKLAND COUNTY, MICHIGAN



CITY
Village
TOWNSHIP

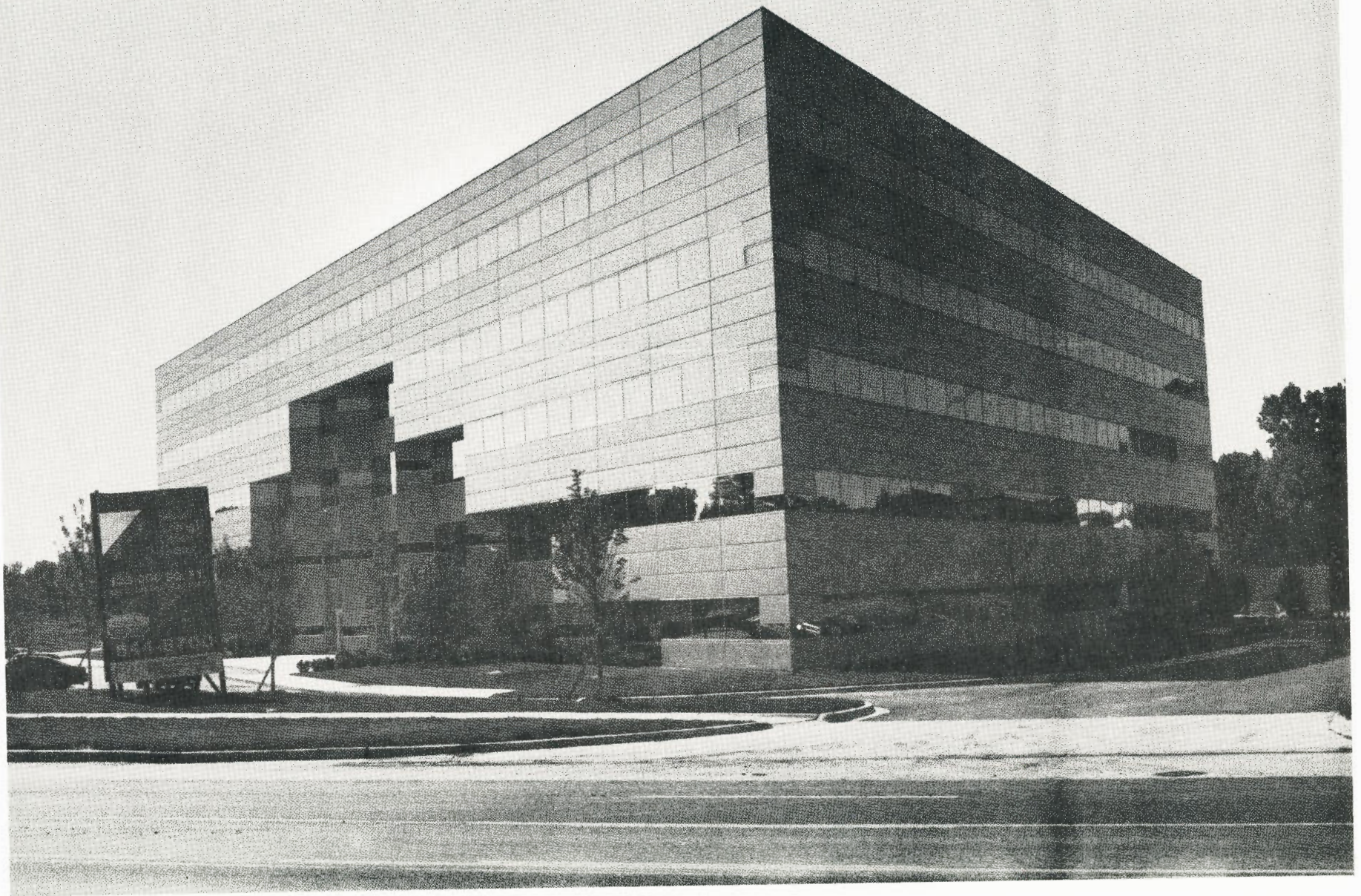
ZIP CODES JUNE/1984

OAKLAND COUNTY
MICHIGAN
Oakland County Planning Division

Areas Covered by Housing Vacancy Survey

Source: Federal Home Loan Bank of Indianapolis

OFFICE DESIGN OF THE 80'S



**NONRESIDENTIAL CONSTRUCTION:
COMMERCIAL, OFFICE, INDUSTRIAL**

Nonresidential building permit data is utilized to identify: 1) potential market areas for goods and services, 2) centers of employment and 3) established areas experiencing redevelopment.

Commercial

In 1985, a total of 105 permits were issued for the construction of commercial buildings in Oakland County, exceeding \$36 million. Waterford Township issued the greatest number (17 permits) followed by the City of Novi (16 permits) and the City of Pontiac (9 permits). The combined total of permits issued in these three communities accounted for 40% of the county total (See map pg. 38). However, only 13 of Oakland's 61 communities issued more than two commercial building permit in 1985.

Waterford Township

Ranks #1

Current Trend

Commercial building permits issued in 1985 (105 permits) decrease nearly 7% from permits recorded the previous year (112 permits), reflecting a fluctuating trend of recent years. However, construction expenditures for Commercial Building has steadily increased since 1982. The number of permits issued in 1984 remains the largest number recorded in the last five years. Four communities issued over 10 commercial permits in 1984; only two communities issued over 10 permits in 1985. The following communities have experienced the greatest amount of commercial construction during the past five years: Troy, Novi, Waterford Township, Farmington Hills and Southfield.

Commercial Construction

Expenditures Rise

TABLE IX
AUTHORIZED CONSTRUCTION BASED ON COMMERCIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1981 - 1985

<u>Community</u>	<u>Commercial Building Permits</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
1. Waterford Township	17	13	4	12	9
2. Novi	16	20	10	4	32
3. Pontiac	9	3	2	1	1
4. Troy	7	10	5	5	3
5. Southfield	6	6	5	5	4
6. Oak Park	6	4	2	0	1
7. Farmington Hills	5	7	2	6	6
8. Ferndale	5	3	2	1	1
9. Orion Township	4	2	2	2	0
10. West Bloomfield Township	3	4	0	0	3
11. Rochester Hills	3	2	1	2	1
12. Madison Heights	3	1	3	1	3
13. Commerce Township	3	1	2	1	2
14. Beverly Hills	2	13	0	0	0
15. White Lake Township	2	2	0	1	0
16. Farmington	2	2	0	0	0
17. South Lyon	2	0	0	1	0
18. Independence Township	2	0	0	0	0
19. Bloomfield Township	1	4	2	0	2
20. Springfield Township	1	3	2	0	0
21. Highland Township	1	1	0	1	2
22. Sylvan Lake	1	0	0	0	0
23. Ortonville	1	0	0	1	2
24. Holly Township	1	0	0	0	0
25. Hazel Park	1	0	0	0	0
26. Milford Township	1	0	0	0	0
27. Auburn Hills	0	2	1	1	1
28. Groveland Township	0	1	1	0	0
29. Lyon Township	0	1	1	0	0
30. Clawson	0	1	0	0	2
31. Berkley	0	1	0	0	0
32. Wixom	0	1	0	0	0
33. Bloomfield Hills	0	1	0	0	0
34. Keego Harbor	0	1	0	0	0
35. Oakland Township	0	1	0	0	0
36. Orchard Lake	0	1	0	0	0
37. Lathrup Village	0	0	4	1	0
38. Oxford Township	0	0	2	0	1
39. Royal Oak	0	0	1	2	3
40. Lake Orion	0	0	1	2	0
41. Walled Lake	0	0	1	1	6
42. Rochester	0	0	1	0	0
43. Milford	0	0	0	1	0
44. Birmingham	0	0	0	0	1
TOTAL	<u>105</u>	<u>112</u>	<u>57</u>	<u>52</u>	<u>88</u>

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division.

Office

A total of 169 building permits, exceeding \$226 million in construction costs, were issued for office development in Oakland County in 1985. Approximately 70% of this activity was prevalent in the communities of Farmington Hills (36 permits), Southfield (27 permits), Troy (26 permits), Bloomfield Hills (20 permits) and Rochester Hills (8 permits). Approximately 60% of the County's 61 communities did not issue a single permit in 1985, while 10 of the 26 permit issuing communities recorded less than two permits each. Communities within the I-75, I-696, Woodward, Telegraph, Northwestern and "Golden" corridors of the county are among those that were most impacted by office construction. (see map pg. 38).

Northwestern
Corridor
is
"Hot"

Current Trend

Building permits issued for office construction in the county has steadily increased since the recession of the early 80's. The recent upswing of building activity throughout the County accounted for the greatest number of office permits issued during the past 5 years. The Cities of Farmington Hills and Southfield and Bloomfield Hills have consistently remained within the top five permit issuing communities since 1981. The Cities of Troy and Rochester Hills have also experienced a significant amount of office development during this same period.

Office
Construction
Soars

TABLE X

AUTHORIZED CONSTRUCTION BASED ON OFFICE BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1981 - 1985

<u>Community</u>	<u>Office Building Permits</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
1. Farmington Hills	36	29	15	10	10
2. Southfield	27	22	23	8	12
3. Troy	26	15	14	2	7
4. Bloomfield Hills	20	10	8	10	9
5. Rochester Hills	8	4	3	1	2
6. West Bloomfield Township	6	2	0	1	8
7. Independence Township	6	1	0	0	1
8. Madison Heights	5	5	0	0	3
9. Waterford Township	5	4	1	4	2
10. Commerce Township	5	3	0	0	2
11. Birmingham	4	2	3	0	2
12. Bloomfield Township	3	3	4	3	3
13. Berkley	3	0	0	1	2
14. Novi	2	1	1	5	4
15. Milford	2	1	0	0	1
16. Orion Township	1	2	0	1	1
17. Lathrup Village	1	1	0	1	1
18. Pontiac	1	1	0	1	0
19. Oxford	1	0	0	0	0
20. Farmington	1	0	0	0	1
21. Wixom	1	0	1	0	1
22. Sylvan Lake	1	0	1	0	0
23. Lyon Township	1	0	0	0	1
24. Springfield Township	1	0	0	0	0
25. Huntington Woods	1	0	0	0	0
26. Keego Harbor	1	0	0	0	0
27. Rochester	0	2	1	1	1
28. Auburn Hills	0	1	1	0	0
29. Beverly Hills	0	1	0	0	0
30. Brandon Township	0	1	0	0	0
31. Lake Orion	0	1	0	0	0
32. Ortonville	0	0	0	0	2
33. Holly	0	0	0	0	1
34. Clawson	0	0	1	0	1
35. South Lyon	0	0	1	0	0
36. Franklin	0	0	1	0	0
37. Royal Oak	0	0	0	1	1
TOTAL	<u>169</u>	<u>112</u>	<u>79</u>	<u>50</u>	<u>79</u>

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division.

Industrial

A county-wide total of 189 permits were issued for industrial building development in 1985, expending \$114 million in construction costs. The Cities of Wixom, Troy, Rochester Hills, Madison Heights and Farmington Hills accounted for over 65% of the permits issued throughout Oakland. The communities of Commerce Township and Auburn Hills also issued a significant number of permits (see map pg. 38) compared with the county's remaining communities. Primary areas impacted by industrial construction follow the I-75 and I-96 growth corridors. In addition, over 40% of the communities in Oakland County issued permits for industrial construction in 1985.

Current Trend

As a result of the development of Oakland Technology Park, a world-class "high tech" center in Oakland County, communities within the I-75 corridor have been impacted by intense industrial construction and "spin-off" support services.

Permits issued for Industrial building construction in 1985 increased nearly 40% from the preceeding year and 300% since 1982. The Cities of Troy, Madison Heights and Rochester Hills have consistently placed among the Top Five permit issuing communities during the last five years. The communities of Farmington Hills and Wixom along the I-696 Corridor have also experienced demand for High-Tech and Industrial construction during this same period.

Oakland
Technology Park
Sparks
Business and
Industry

Industry
Fortifies
I-75 and I-696
Corridors

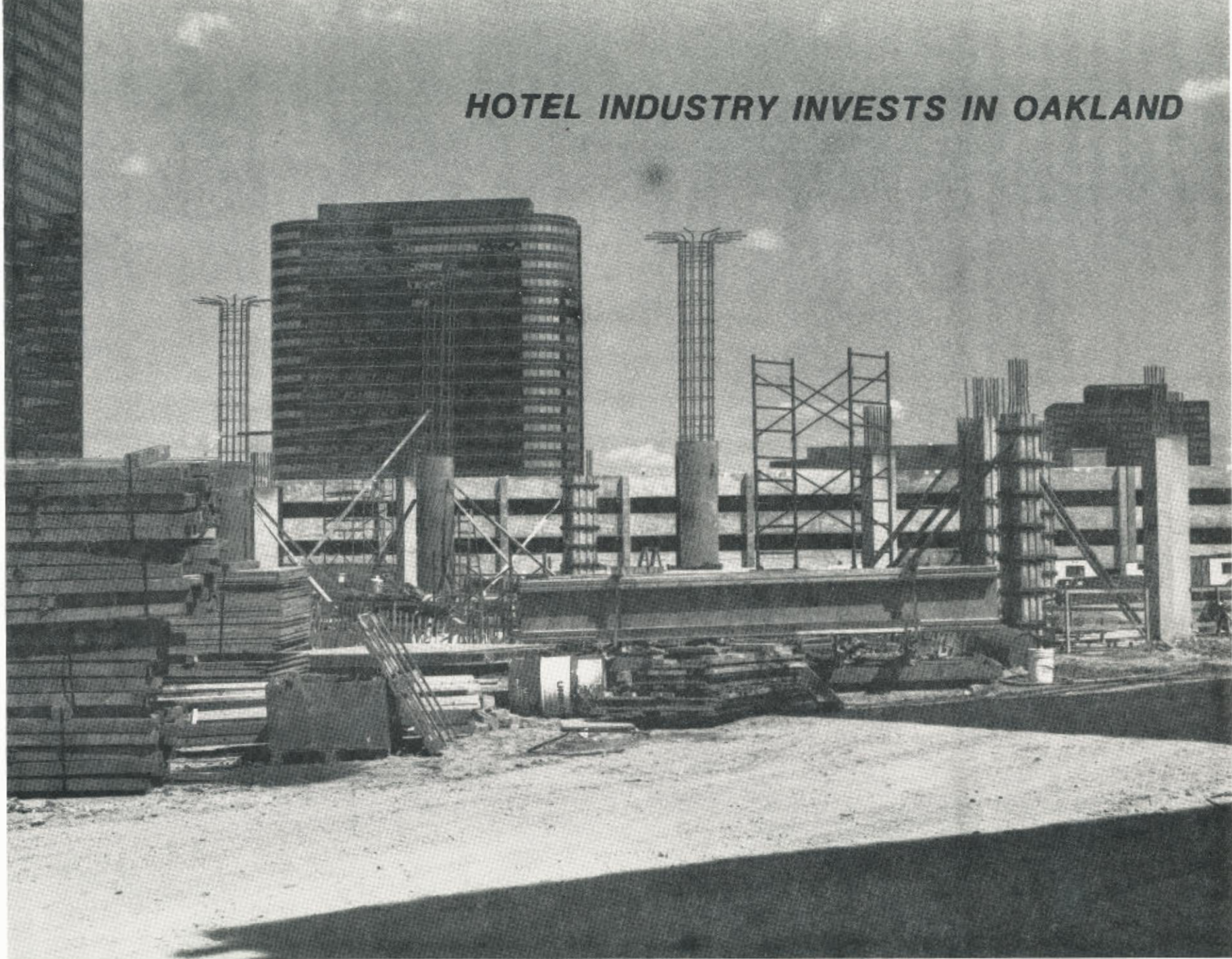
TABLE XI

AUTHORIZED CONSTRUCTION BASED ON INDUSTRIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1981 - 1985

<u>Community</u>	<u>Industrial Building Permits</u>				<u>1981</u>
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	
1. Wixom	37	5	3	6	11
2. Troy	33	24	16	22	19
3. Rochester Hills	28	19	8	3	5
4. Madison Heights	13	18	8	4	7
5. Farmington Hills	13	7	16	2	3
6. Commerce Township	10	4	6	2	3
7. Auburn Hills	9	10	3	2	3
8. Novi	7	6	1	1	1
9. Milford Township	7	5	1	0	2
10. Bloomfield Township	5	1	1	0	0
11. Orion Township	4	0	0	1	11
12. Oxford	3	2	0	0	0
13. Oak Park	3	1	5	3	2
14. Pontiac	3	1	3	4	1
15. Southfield	2	4	0	2	0
16. South Lyon	2	1	0	0	3
17. Milford	2	0	0	0	0
18. Waterford Township	1	2	0	1	2
19. Springfield Township	1	1	1	1	3
20. Addison Township	1	1	0	0	0
21. Lyon Township	1	0	0	1	1
22. Holly	1	0	0	1	0
23. Walled Lake	1	0	0	0	1
24. Leonard	1	0	0	0	0
25. Sylvan Lake	1	0	0	0	0
26. Rochester	0	3	1	1	2
27. Highland Township	0	1	0	0	3
28. Clawson	0	1	0	0	0
29. Oxford Township	0	1	1	2	0
30. Ortonville	0	0	0	0	2
31. West Bloomfield Township	0	0	1	0	0
32. Ferndale	0	0	0	3	0
33. Royal Oak	0	0	0	0	2
34. White Lake Township	0	0	0	0	1
TOTAL	<u>189</u>	<u>118</u>	<u>75</u>	<u>62</u>	<u>88</u>

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division.

HOTEL INDUSTRY INVESTS IN OAKLAND



REAL ESTATE VALUE

In this report the value of real estate is measured by: 1) the value of taxable real property at 50% of true cash value or "assessed valuation" as equalized, and 2) residential sales data.

The 1985 equalized valuation of real property in Oakland County was \$13,829,032,797. Approximately 65% of this total was absorbed by the county's twenty-nine cities, followed by the township aggregate of 31% and 4% for villages. Five communities recorded over 40% of the county's total real estate value: the City of Troy recorded the highest, followed by the City of Southfield, Bloomfield Township, Farmington Hills, and West Bloomfield Township (see map pg. 55). The City of Troy, establishing a real estate value greater than any other community in the county, out ranks the City of Southfield by a slim \$5 million in assessed valuation.

City of
Troy
#1

**TABLE XIV
MAJOR TAXPAYERS LOCATED IN OAKLAND COUNTY**

	1985 State Equalized Value
General Motors Corp.	756,395,000
Detroit Edison Co.	192,800,000
Consumers Power Co.	107,041,000
Ford Motor Corp.	72,439,000
W.R.C. Property	58,477,000
Prudential Insurance Co.	47,019,000
Beztak Co.	40,963,000
Hartman & Tyner, Inc.	39,237,000
K-Mart Corp.	37,051,000
Biltmore Development Co.	36,316,000
Koppy-Nemer Co.	32,650,000
Equitable Life Assurance	31,169,000
Etkin & Associates	30,378,000
International Business Machines	25,115,000
Edward Rose & Associates	24,879,000
Department of Natural Resources	24,082,000
Novi Associates	21,656,000
Dayton-Hudson Co.	21,064,000
Park-Davis, Inc.	21,046,000
Sears Roebuck Co.	18,554,000

SOURCE: Oakland County Equalization Division

Current Trend

The assessed value of real property in Oakland County in 1985 increased 5.5% over 1984 figures and 8% since 1983. The top five communities supporting the highest real estate value in 1985 repeated the same through 1985. The City of Farmington Hills has experienced the largest amount of increase in the value of real property since 1983, followed by the Cities of Troy and Southfield.

Property

Values

Strong

Expenditures for new construction directly impacts real property values throughout Oakland County. Communities achieving a #1 ranking by classification for each year since 1981, include: Residential - Novi (1981), Rochester Hills (1982-84) and Farmington Hills (1985); Commercial - Novi (1981), Waterford (1982 and 1984), Southfield (1983) and Pontiac (1985); Industrial - Orion Township (1981), Troy (1982), Farmington Hills (1983), Auburn Hills (1984) and Troy/Pontiac (1985). The City of Southfield ranked #1 for Office Construction each of the past five years.

TABLE XV
CONSTRUCTION EXPENDITURES IN
OAKLAND COUNTY: 1981-1985
(MILLION \$)

<u>Classification</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
Residential	\$574	\$326	\$235	\$ 83	\$136
Commercial	36	28	14	9	16
Office	226	173	116	34	116
Industrial	<u>114</u>	<u>85</u>	<u>27</u>	<u>20</u>	<u>32</u>
TOTAL	<u>\$950</u>	<u>\$612</u>	<u>\$392</u>	<u>\$146</u>	<u>\$300</u>

TABLE XVI
DISTRIBUTION OF REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1983 - 1985

<u>Community</u>	<u>Real Estate</u>		
	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. Troy	\$ 1,321,953,700	\$ 1,218,785,350	\$1,176,939,350
2. Southfield	1,316,948,100	1,203,846,200	1,189,378,500
3. Bloomfield Township	1,053,270,240	1,014,941,250	987,683,900
4. Farmington Hills	1,032,151,950	924,660,938	879,222,600
5. West Bloomfield Twp.	875,164,875	823,302,700	788,968,200
6. Royal Oak	682,053,100	651,639,600	651,067,400
7. Rochester Hills	670,625,000	608,507,700	576,249,300
8. Waterford Township	666,864,600	651,748,700	645,278,200
9. Pontiac	533,026,800	529,602,100	527,555,000
10. Birmingham	461,962,600	434,452,200	414,675,300
11. Novi	436,080,650	402,632,300	386,577,000
12. Madison Heights	361,690,000	341,974,200	338,137,500
13. Independence Township	258,256,600	254,310,600	250,574,900
14. Oak Park	248,090,980	251,127,500	249,775,770
15. Commerce Township	239,109,200	233,789,000	230,486,000
16. Bloomfield Hills	232,663,500	200,733,000	192,951,900
17. White Lake Township	207,971,900	206,112,950	203,772,050
18. Beverly Hills	197,625,200	196,619,000	196,441,600
19. Orion Township	197,613,800	189,409,200	188,219,500
20. Ferndale	186,123,700	181,535,900	178,111,900
21. Highland Township	157,714,300	156,282,900	154,713,700
22. Berkley	152,745,200	147,630,700	145,697,500
23. Farmington	151,481,250	148,094,830	142,505,400
24. Clawson	138,694,981	137,983,696	137,557,877
25. Auburn Hills	134,736,775	120,076,025	115,835,300
26. Hazel Park	125,184,750	125,431,700	125,555,385
27. Oakland Township	120,442,228	117,341,108	116,062,908
28. Wixom	105,237,430	101,409,930	100,740,430
29. Rochester	99,965,700	95,920,400	94,162,600
30. Brandon Township	91,616,216	91,128,236	90,832,235

Continued

<u>Community</u>	<u>Real Estate</u>		
	<u>1985</u>	<u>1984</u>	<u>1983</u>
31. Springfield Township	\$ 91,555,050	\$ 90,560,400	\$ 89,604,400
32. Huntington Woods	88,155,050	88,202,000	87,873,050
33. Lyon Township	85,771,800	81,376,300	80,565,100
34. Milford Township	84,648,800	82,962,050	82,161,000
35. Oxford Township	84,364,360	81,333,070	81,238,070
36. Franklin	73,001,900	72,518,400	70,350,000
37. Orchard Lake Village	70,597,850	62,221,300	57,552,300
38. Lathrup Village	69,273,850	68,892,800	68,838,050
39. Bingham Farms	62,791,400	53,355,600	48,885,800
40. Addison Township	56,153,480	54,692,920	54,399,270
41. Walled Lake	53,106,500	48,727,600	46,732,450
42. Rose Township	52,329,700	51,983,500	51,789,150
43. Groveland Township	51,501,900	50,468,200	49,503,400
44. Milford	46,297,250	45,820,750	46,569,400
45. South Lyon	44,443,100	43,424,300	42,677,100
46. Wolverine Lake	41,600,150	40,381,700	39,788,300
47. Holly Township	38,084,850	38,371,000	38,019,850
48. Northville	35,925,638	35,269,660	35,086,333
49. Pleasant Ridge	34,915,900	34,908,776	35,112,455
50. Holly	32,233,075	32,145,525	31,482,175
51. Royal Oak Township	29,784,000	29,777,900	29,561,300
52. Sylvan Lake	26,834,200	26,207,800	26,032,200
53. Oxford	25,269,800	23,511,200	23,159,150
54. Keego Harbor	24,577,800	22,548,500	22,531,200
55. Lake Orion	24,328,300	23,444,200	23,229,200
56. Clarkston	13,383,300	13,188,400	12,528,600
57. Lake Angelus	12,891,725	12,650,850	12,594,775
58. Ortonville	10,010,200	9,941,900	9,724,684
59. Southfield Township	2,851,700	974,400	590,500
60. Leonard	2,778,844	2,745,344	2,756,244
61. Novi Township	2,506,000	2,494,000	2,492,900
COUNTY TOTALS	<u>\$13,829,032,797</u>	<u>\$13,086,130,258</u>	<u>\$12,779,073,610</u>

SOURCE: 1985 Equalization Report.

Residential Real Estate

In 1985 the average selling price of single family residential dwelling units in Oakland County was \$75,000 and condominiums \$71,300. The average selling price is based on the total number of units sold and recorded in each community, exclusive of sales through creative financing. A total of 13,850 single family units and 1,616 condominiums were sold in 1985 (see map, pg. 50).

Communities maintaining the highest per capita incomes in the county are predominantly among those recording the highest average selling prices for housing. The top five communities achieving the highest average single family selling prices with a minimum of ten units sold include: Bloomfield Hills, Bingham Farms, Orchard Lake Village, Franklin Village and Bloomfield Township. Condominium costs were highest in Bingham Farms, West Bloomfield Township, Bloomfield Township, Bloomfield Hills and Beverly Hills. (see map, pg. 50). The City of Bloomfield Hills established the highest average single family (\$275,500) selling price as the City of Hazel Park recorded the lowest (\$29,500) in 1985 for communities recording more than ten units sold.

Current Trend

In 1985 the average selling price of single family residential dwelling units was \$75,000 representing a 7% increase from the 1984 average of \$70,400 and surpasses the county's highest recorded average of \$72,900 in 1981. The top five communities consistently recording the highest average sales price since 1980 include: Bloomfield Hills, Bloomfield Township, West Bloomfield Township, Orchard Lake and Southfield Township (includes the Villages of Franklin, Bingham Farms and Beverly Hills).

Housing
Costs
Highest
in
Bloomfield Hills
and
Bingham Farms

Housing
Costs
And
Units Sold
Rise

A total of 15,466 residential units were sold and recorded in 1985 which represents a significant upward trend of the past two years. In 1984 approximately 12,330 units were sold, preceded by 10,709 units in 1983. The 1985 figure also generated more units sold than the combined totals recorded for 1981 and 1982. The top five communities consistently recording the greatest number of units sold since 1980 include: Troy, Royal Oak, Bloomfield Township, Southfield, Farmington Hills, Waterford Township, Rochester Hills and West Bloomfield Township.

TABLE XVII
AVERAGE SELLING PRICE AND RECORDED SALES OF
RESIDENTIAL DWELLING UNITS

Community	Single Family				Condominium			
	<u>1985</u>	<u>1984</u>	<u>1985</u>	<u>1984</u>	<u>1985</u>	<u>1984</u>	<u>1985</u>	<u>1984</u>
	Units Sold		Ave. \$		Units Sold		Ave. \$	
1. Bloomfield Hills	45	38	275,800	289,500	20	29	116,700	111,100
2. Lake Angelus	3	1	270,000	231,000	--	--	--	--
3. Orchard Lake	29	30	250,000	174,200	--	--	--	--
4. Bingham Farms	14	18	181,900	175,500	8	4	205,000	196,100
5. Franklin Village	60	29	165,300	148,300	--	--	--	--
6. Bloomfield Township	685	513	148,100	137,500	159	97	115,700	113,800
7. Clarkston Village	13	9	116,300	76,500	--	--	--	--
8. West Bloomfield Township	659	509	115,200	104,000	124	105	112,100	109,900
9. Oakland Township	92	67	118,500	109,200	--	--	--	--
10. Novi Township	1	1	110,000	112,000	--	--	--	--
11. Beverly Hills	235	221	109,800	98,700	5	2	95,200	92,000
12. Rochester Hills	665	585	100,600	95,100	167	152	83,300	74,700
13. Birmingham	508	507	99,000	94,100	82	81	71,700	78,100
14. Farmington Hills	941	663	96,800	91,300	101	94	60,800	59,100
15. Troy	1,010	951	90,900	86,500	119	132	69,500	63,700
16. Milford Township	36	31	86,700	71,500	--	--	--	--
17. Rochester	100	86	85,600	62,800	51	22	35,000	42,400
18. Novi	297	245	83,400	77,100	172	146	57,500	56,000
19. Northville	51	40	82,000	78,600	15	15	79,400	77,500
20. Addison Township	20	27	78,500	75,200	--	--	--	--
21. Independence Township	301	232	78,200	68,600	13	13	86,600	95,000
22. Springfield Township	76	50	77,500	61,600	4	1	50,200	51,500
23. Lathrup Village	86	91	76,400	72,500	2	2	70,800	77,500
24. Huntington Woods	127	125	75,500	69,400	--	--	--	--
25. Farmington	188	115	73,200	63,700	31	22	57,500	52,200
26. Commerce Township	288	183	72,900	68,000	5	7	49,000	44,600
27. Lyon Township	57	24	70,800	58,500	--	--	--	--
28. Groveland Township	28	29	70,500	73,300	--	--	--	--
29. Highland Township	192	124	66,900	58,000	--	--	--	--

Continued

Community	Single Family				Condominium			
	1985	1984	1985	1984	1985	1984	1985	1984
	Units Sold		Ave. \$		Units Sold		Ave. \$	
30. Southfield	888	598	66,500	64,600	164	121	65,900	63,800
31. Orion Township	288	205	66,300	63,100	43	25	43,800	30,400
32. Brandon Township	94	68	64,800	63,100	--	--	--	--
33. Wixom	51	69	64,400	59,400	--	--	--	--
34. White Lake Township	268	201	64,300	62,500	--	--	--	--
35. Holly Township	29	27	63,800	59,500	--	--	--	--
36. Wolverine Lake	91	56	62,800	58,500	--	--	--	--
37. Pleasant Ridge	62	44	61,700	61,000	--	--	--	--
38. Rose Township	38	28	60,200	51,200	--	--	--	--
39. Sylvan Lake	48	37	58,600	51,800	--	--	--	--
40. Oxford Township	77	69	57,700	60,200	6	--	44,000	--
41. Royal Oak	1,147	989	55,800	48,300	106	80	51,000	43,800
42. Waterford Township	835	624	55,300	51,300	47	33	45,400	35,200
43. Ortonville Village	17	7	54,600	55,100	--	--	--	--
44. Lake Orion Village	27	23	54,400	54,300	--	--	--	--
45. Oxford Village	24	26	54,400	50,500	--	--	--	--
46. Milford Village	59	65	53,500	48,200	--	--	--	--
47. South Lyon	61	37	52,100	53,500	6	--	43,600	--
48. Auburn Hills	144	105	49,000	45,000	43	26	43,000	44,100
49. Keego Harbor	28	20	48,400	35,000	6	1	44,800	48,000
50. Clawson	230	187	48,400	47,200	2	1	40,300	40,000
51. Walled Lake	55	38	46,400	44,400	78	20	48,560	43,300
52. Berkley	333	242	44,500	42,000	2	1	32,500	31,000
53. Madison Heights	453	357	41,000	38,100	16	14	39,000	36,200
54. Holly Village	93	44	40,200	42,000	--	--	--	--
55. Oak Park	478	441	38,400	37,700	7	3	24,300	23,300
56. Ferndale	378	265	31,300	31,200	--	--	--	--
57. Pontiac	483	424	29,500	28,100	13	5	26,000	23,200
58. Hazel Park	258	232	29,500	28,000	--	--	--	--
59. Leonard Village	2	3	29,000	38,400	--	--	--	--
60. Royal Oak Township	4	1	15,300	24,000	--	--	--	--
61. Southfield Township*	--	--	--	--	--	--	--	--
TOTAL	13,850	11,076	75,000	70,400	1,616	1,254	71,300	69,600

*No Sales Recorded

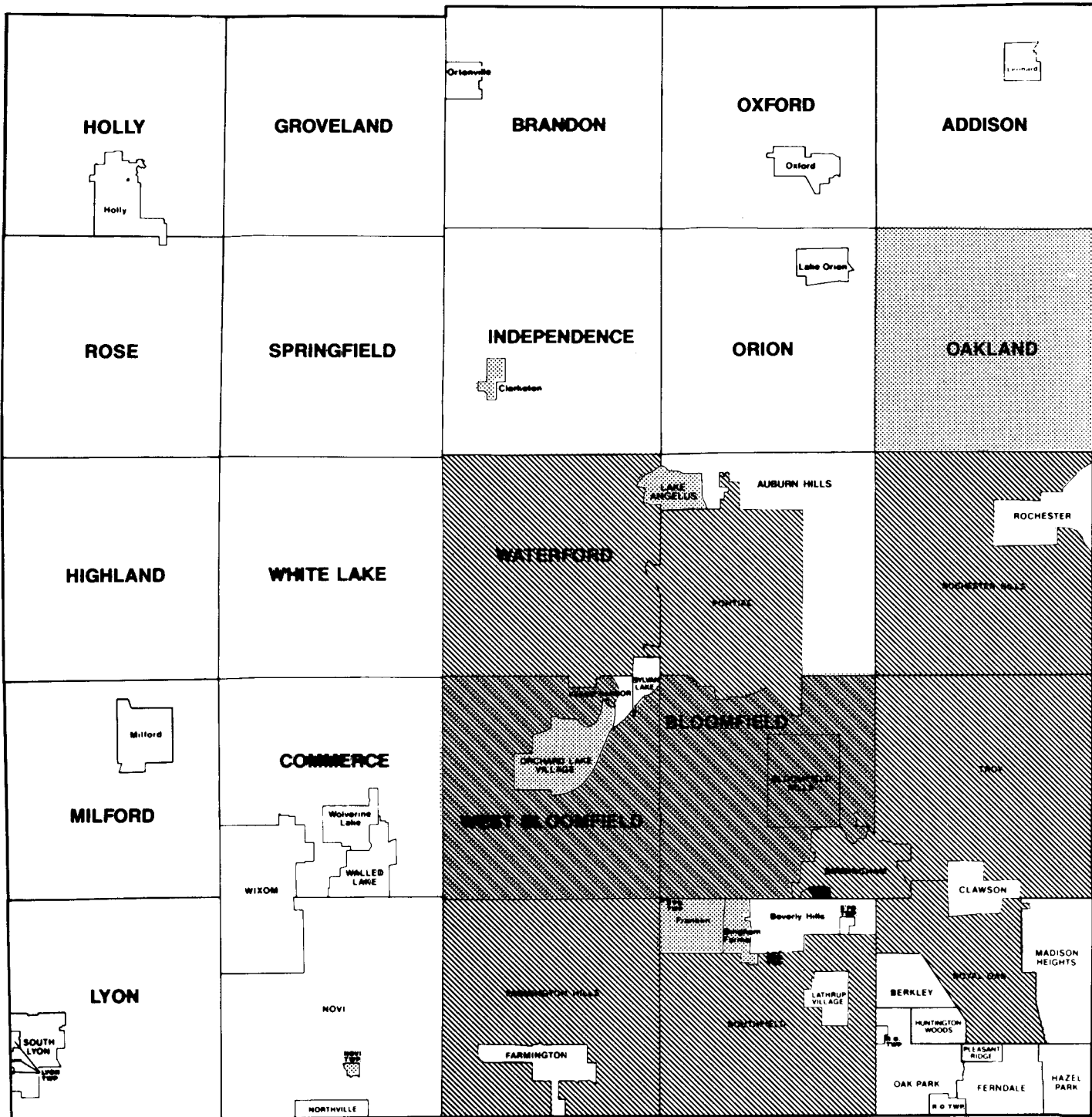
TABLE XVIII
1983 ESTIMATED PER CAPITA INCOMES
FOR COMMUNITIES IN OAKLAND COUNTY, MICHIGAN

<u>CITIES</u>	<u>1979 Per Capita Income</u>	<u>1983 Per Capita Income</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Auburn Hills	\$ 8,125	\$ 9,497	\$+1,372	+16.89
Berkley	8,472	9,967	+1,495	+17.65
Birmingham	14,608	17,089	+2,481	+16.98
Bloomfield Hills	35,129	40,515	+5,386	+15.33
Clawson	8,827	10,354	+1,527	+17.30
Farmington	11,578	13,701	+2,123	+18.34
Farmington Hills	12,632	14,634	+2,002	+15.85
Ferndale	7,455	8,797	+1,342	+18.00
Hazel Park	6,821	7,825	+1,004	+14.72
Huntington Woods	15,419	17,434	+2,015	+13.07
Keego Harbor	8,687	9,991	+1,304	+15.01
Lake Angelus	17,312	19,901	+2,589	+14.95
Lathrup Village	14,693	17,052	+2,359	+16.06
Madison Heights	8,326	9,594	+1,268	+15.23
Northville (pt.)	11,519	13,289	+1,770	+15.37
Novi	10,585	12,605	+2,020	+19.08
Oak Park	8,773	9,939	+1,166	+13.29
Orchard Lake Village	18,621	21,394	+2,773	+14.89
Pleasant Ridge	10,604	12,828	+2,224	+20.97
Pontiac	6,252	7,249	+997	+15.95
Rochester	10,148	11,924	+1,776	+17.50
Rochester Hills	11,014	13,116	+2,102	+19.08
Royal Oak	9,766	11,468	+1,702	+17.43
Southfield	12,668	14,336	+1,668	+13.17
South Lyon	8,075	9,348	+1,273	+15.76
Sylvan Lake	11,105	13,565	+2,460	+22.15
Troy	11,642	13,631	+1,989	+17.08
Walled Lake	7,930	9,330	+1,400	+17.65
Wixom	10,065	11,369	+1,304	+12.96

Oakland County Planning Division

<u>TOWNSHIPS</u>	<u>1979 Per Capita Income</u>	<u>1983 Per Capita Income</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Addison	8,121	9,366	+1,245	+15.33
Bloomfield	19,676	22,715	+3,039	+15.45
Brandon	8,068	9,155	+1,087	+13.47
Commerce	9,606	10,854	+1,248	+12.99
Groveland	8,401	9,762	+1,361	+16.20
Highland	7,713	8,814	+1,101	+14.27
Holly	7,544	8,835	+1,291	+17.11
Independence	9,874	11,441	+1,567	+15.87
Lyon	8,462	9,401	+939	+11.10
Milford	9,057	10,556	+1,499	+16.55
Novi	14,256	16,497	+2,241	+15.72
Oakland	11,597	13,333	+1,736	+14.97
Orion	9,022	10,306	+1,284	+14.23
Oxford	9,182	10,471	+1,289	+14.04
Rose	8,919	10,294	+1,375	+15.42
Royal Oak	6,153	7,877	+1,724	+28.02
Southfield	10,085	12,529	+2,444	+24.23
Springfield	8,275	9,078	+803	+9.70
Waterford	9,022	10,251	+1,229	+13.62
West Bloomfield	15,124	17,598	+2,474	+16.36
White Lake	8,706	9,980	+1,274	+14.63
<u>VILLAGES</u>				
Beverly Hills	16,015	19,196	+3,181	+19.86
Bingham Farms	23,791	27,978	+4,187	+17.60
Clarkston	12,073	14,230	+2,157	+17.87
Franklin	25,406	29,371	+3,965	+15.61
Holly	7,211	8,420	+1,209	+16.77
Lake Orion	8,830	10,509	+1,679	+19.01
Leonard	6,530	7,583	+1,053	+16.13
Milford	8,364	9,743	+1,379	+16.49
Ortonville	6,865	8,165	+1,300	+18.94
Oxford	8,424	9,882	+1,458	+17.31
Wolverine Lake	9,920	11,436	+1,516	+15.28
OAKLAND COUNTY	\$ 10,657	\$ 12,392	\$+1,735	+16.28

OAKLAND COUNTY, MICHIGAN



1985 Residential Sales (Top Ten Communities)

CITY
Village
TOWNSHIP



**Highest Average Selling Price
(Excludes Condominiums)
Average County Value: \$75,000**



**Units Sold (Includes Condominiums)
Total County Sales: 15,466**

Industrial and Commercial Real Estate

Three communities contiguous to the I-75 growth corridor, and two communities along the I-696 Corridor captured 65% of the County's value of industrial real estate. These communities include: the Cities of Pontiac, Troy and Madison Heights, Farmington Hills and Novi (see map pg. 55). Several areas which have the least amount of industrial real estate include: Southfield Township, Northville, Brandon Township, Rose Township, Pleasant Ridge and Sylvan Lake. Over 7% of Oakland's real estate value (\$1,060,308,588) is absorbed by Industrial property.

Pontiac,
and Troy
Dominate

The value of commercial real estate in Oakland County is over 20 percent of the total value of all real property in the County. The following communities are the primary targets of commercial development: Southfield, Troy, Farmington Hills, Waterford Township and Royal Oak. These communities account for over 50 percent of the commercial real estate value (Southfield 25%) within Oakland's 61 communities in 1985, (see map pg. 55). Communities having the least commercial real estate value include Rose Township, Northville, Pleasant Ridge and Oakland Township.

Southeast
Oakland
Impacted

Current Year Trend

The value of industrial real estate in Oakland has increase nearly 10 percent since 1984 and nearly 12% since 1983. The top five communities maintaining the greatest value of industrial real estate during the past three years include: Troy, Pontiac, Madison Heights, Farmington Hills and Novi. The City of Troy has overtaken the past rein of the City of Pontiac.

Troy Overtakes
Pontiac

#1 Southfield

Outranks

#2 Troy

By 100%

The value of commercial real estate increased 13 percent over 1984 figures and 17 percent since 1982. Communities consistently achieving the highest commercial real estate values during the past three years include: Southfield, Troy, Farmington Hills, Royal Oak and Waterford Township. As of 1983, the City of Birmingham and Bloomfield Township have climbed within the top ten commercial ranking, as the City of Pontiac slipped from seventh to ninth place.

TABLE XIX
DISTRIBUTION OF COMMERCIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1983 - 1985

<u>Community*</u>	<u>Commercial Real Estate Value</u>		
	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. Southfield	\$ 694,971,300	\$580,065,600	\$566,030,550
2. Troy	357,336,100	312,991,650	292,204,700
3. Farmington Hills	217,652,350	159,328,900	147,589,900
4. Royal Oak	136,142,300	122,069,700	122,985,200
5. Waterford Township	130,258,000	123,112,600	122,261,600
6. Novi	128,821,500	112,081,850	101,637,150
7. Bloomfield Township	106,786,520	90,734,170	88,636,720
8. Birmingham	104,538,200	94,510,300	88,174,300
9. Pontiac	102,068,600	97,216,700	96,170,400
10. Rochester Hills	89,704,600	75,107,500	72,823,200
11. Madison Heights	71,719,600	67,239,500	65,655,000
12. West Bloomfield Twp.	65,766,400	53,029,425	51,163,675
13. Bloomfield Hills	47,748,000	29,340,100	28,852,700
14. Southfield Township	44,148,000	37,825,900	36,167,500
15. Auburn Hills	43,060,625	35,322,650	31,755,675
16. Farmington	41,968,470	40,168,070	36,243,910
17. Oak Park	36,058,930	35,896,590	34,826,230
18. Rochester	32,323,400	31,016,500	29,116,450
19. Ferndale	31,762,500	29,892,700	27,948,000
20. Independence Twp.	31,338,300	30,095,300	28,580,300
21. Clawson	26,851,844	26,772,325	26,425,625
22. Orion Township	25,934,450	22,898,750	22,365,150
23. Wixom	24,414,330	22,094,230	22,030,230
24. Hazel Park	23,246,600	23,403,600	23,533,901
25. Commerce Township	22,514,900	22,278,700	22,551,400
26. Royal Oak Township	20,952,800	20,630,200	20,910,000

Continued

*Villages included in Township Totals

Community*Commercial Real Estate Value

	<u>1985</u>	<u>1984</u>	<u>1983</u>
27. Berkley	\$ 19,340,200	\$ 14,932,300	\$ 14,545,100
28. White Lake Township	16,227,700	16,350,300	16,249,650
29. Lyon Township	15,003,200	13,071,900	14,623,700
30. Oxford Township	14,591,850	12,849,950	12,500,050
31. Milford Township	14,178,800	13,597,600	14,086,800
32. Walled Lake	12,966,500	12,494,100	12,048,500
33. Highland Township	12,857,300	12,751,000	12,514,000
34. South Lyon	11,069,600	11,051,100	10,827,300
35. Lathrup Village	10,925,050	10,563,850	10,422,350
36. Brandon Township	7,944,850	7,941,250	8,253,350
37. Keego Harbor	7,903,700	6,543,800	6,496,800
38. Springfield Township	7,103,900	6,795,200	6,903,900
39. Holly Township	6,890,350	6,896,350	6,630,750
40. Orchard Lake	3,741,600	3,482,200	3,157,100
41. Sylvan Lake	3,700,700	3,426,500	3,376,900
42. Groveland Township	3,444,400	3,020,500	2,774,000
43. Huntington Woods	2,545,900	2,536,400	2,202,300
44. Addison Township	2,359,200	2,157,200	2,108,900
45. Oakland Township	1,851,200	1,851,200	1,917,500
46. Pleasant Ridge	1,639,600	1,746,600	1,944,100
47. Northville	1,629,538	1,750,800	1,608,000
48. Rose Township	352,300	352,600	374,300
49. Novi Township	<u>0</u>	<u>0</u>	<u>0</u>
 TOTAL	 \$2,836,356,057	 \$2,462,299,585	 \$2,372,213,816

SOURCE: 1985 Equalization Report Oakland County, Michigan

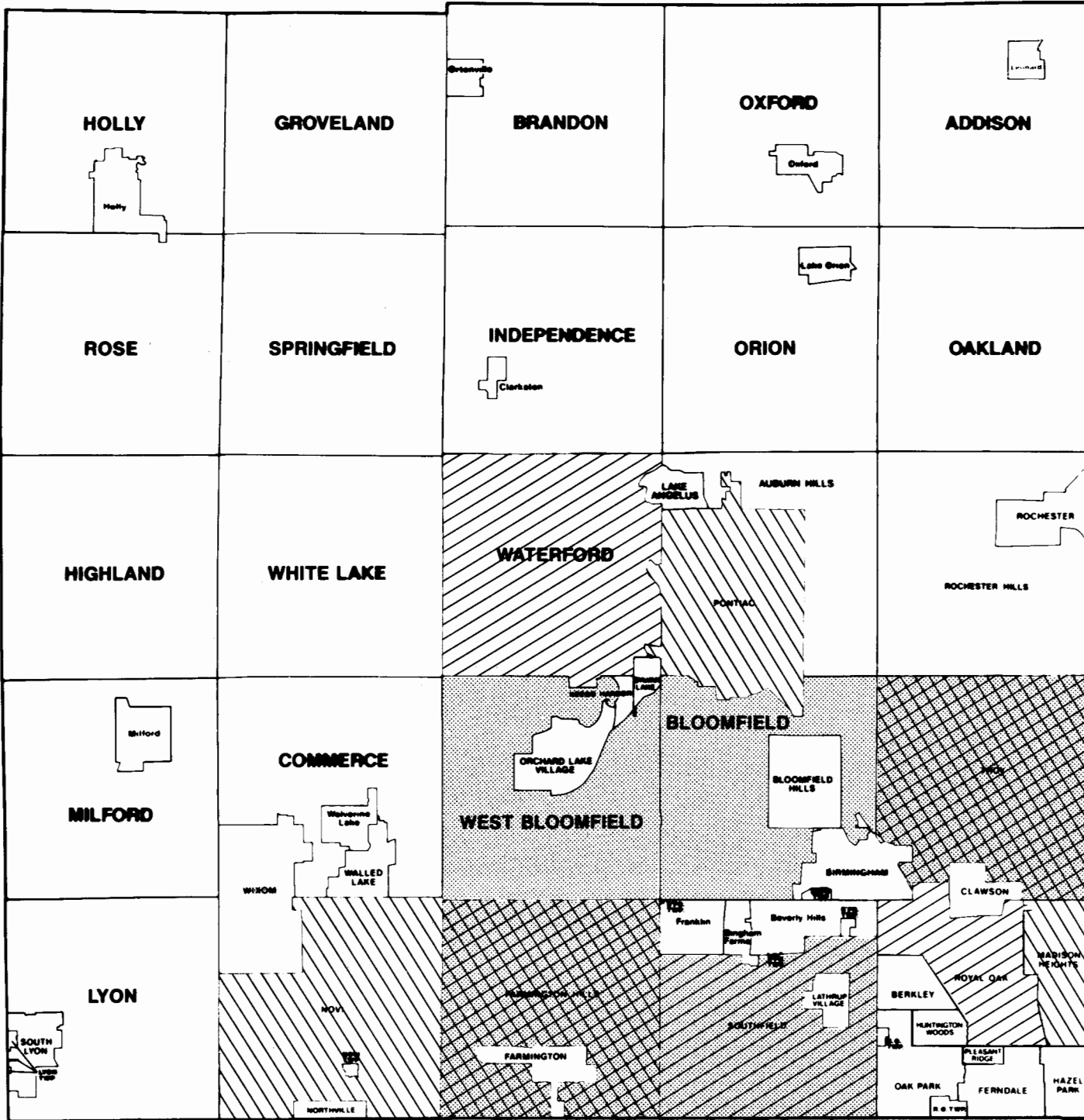
TABLE XX
 DISTRIBUTION OF INDUSTRIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
 IN OAKLAND COUNTY: 1983 - 1985

*Community	Industrial Real Estate Value		
	1985	1984	1983
1. Troy	\$ 225,696,400	\$188,931,000	\$179,649,200
2. Pontiac	217,344,100	218,577,200	218,566,200
3. Madison Heights	99,822,300	87,257,600	83,350,500
4. Farmington Hills	83,688,100	64,545,600	61,435,860
5. Novi	61,983,900	58,221,650	59,493,850
6. Wixom	42,910,670	41,955,870	41,205,270
7. Waterford	31,438,900	30,938,900	32,160,000
8. Oak Park	28,632,050	28,326,460	29,415,060
9. Commerce Township	26,418,100	24,844,050	24,152,300
10. Rochester Hills	24,555,800	20,374,700	20,111,300
11. Ferndale	21,810,500	19,048,400	18,921,500
12. Royal Oak	21,520,500	20,226,900	20,174,900
13. Southfield	21,200,200	18,960,050	18,869,900
14. Auburn Hills	20,439,675	14,859,025	15,013,125
15. Milford Township	17,909,000	17,721,400	17,980,200
16. Rochester	14,270,400	13,231,100	12,726,700
17. Oxford Township	12,163,310	11,707,060	12,241,360
18. Orion Township	11,343,700	10,091,500	10,070,200
19. Clawson	9,194,973	8,724,449	8,724,440
20. Hazel Park	7,748,800	7,770,500	7,758,200
21. Birmingham	7,193,500	6,385,500	5,689,800
22. Lyon Township	6,475,100	6,315,000	5,846,500
23. Walled Lake	6,056,700	5,280,500	4,951,900
24. Farmington	5,718,410	5,581,850	6,170,350
25. Bloomfield Township	5,011,050	4,441,650	4,441,650
26. Springfield Township	4,540,800	4,589,200	4,196,500
27. Royal Oak Township	3,638,000	3,618,500	3,454,300
28. Highland Township	3,103,200	3,207,600	2,873,000
29. West Bloomfield Twp.	2,639,975	2,111,350	2,114,400
30. Independence Township	2,160,800	2,142,800	2,142,800
31. Holly Township	2,128,625	2,128,625	2,132,425
32. Groveland Township	1,868,600	1,654,100	1,347,900
33. Berkley	1,801,000	1,561,400	1,546,400
34. White Lake Township	1,566,550	1,345,900	1,345,550
35. South Lyon	1,381,800	1,370,100	1,404,500
36. Addison Township	999,500	995,200	995,200
37. Oakland Township	840,100	827,900	840,100
38. Sylvan Lake	796,000	756,600	756,600
39. Pleasant Ridge	765,600	757,826	722,800
40. Rose Township	539,800	544,000	577,600
41. Brandon Township	454,000	441,200	418,800
42. Northville	404,600	404,600	339,900
43. Southfield Twp.	133,500	133,500	--
TOTAL	\$1,060,308,588	\$962,908,315	\$946,468,489

*Villages included in Twp. Totals

SOURCE: 1985 Equalization Report Oakland County, Michigan

OAKLAND COUNTY, MICHIGAN



1985 Value of Real Estate (S.E.V.) (Top Five Communities)

CITY
Village
TOWNSHIP



Commercial Value

Total County Commercial Valuation \$2,836,356,057



Industrial Value

Total County Industrial Valuation \$1,060,308,588



Total County Value

Total County Equalized Valuation \$13,829,032,797

Sources: Oakland County Planning and Equalization Divisions

TOWNSHIP REZONING

The act of rezoning constitutes an alteration of permitted uses allowed on a specific parcel of land. Monitoring rezoning activity provides insight to potential development in Oakland County.

In 1985, the Oakland County Planning Division reviewed a total of 105 township rezoning applications, 50 of which constituted the rezoning of nearly 700 acres of land. The acreage rezoned is equivalent to the land area of the Village of Bingham Farms. Approximately 50% of the total acres rezoned occurred in Addison, (117.19 acres) Groveland (109.28 acres) and White Lake (100.38 acres) Townships. The significant amount of acreage rezoned in the above noted Townships is the result of the increased demand for residential development on large acreage parcels. (see map page 61).

Estate
Housing
Sparks
Rezoning

Specific zoning classifications experienced varying degrees of rezoning activity: The Suburban Farms classification accumulated 45% (309 acres); followed by Single Family with over 18% (approx. 125 acres); Commercial 10% (approx. 74 acres) and Light Industrial with 10% (approx. 72 acres).

Of the total acreage rezoned, over 40% was generated from Agricultural zoned land and over 25% from various Single Family classifications.

Current Trend

Township acreage rezoned in 1985 (683.40 acres) decreased over 30% from acreage rezoned in the previous year (971.74 acres), and far short of the 1,709 acres recorded in 1982. During the past four years, a total of 4,193 acres of land have been rezoned in Oakland's twenty-one Townships. The recent decline in acreage rezoned is partially attributed to the incorporation of Avon Township (City of Rochester Hills) and Pontiac Township (City of Auburn Hills). During the recent economic upturn in Oakland, a shift to estate size residential lots is more predominant than in past years.

Economic
Upturn
Impacts
Acreage
Rezoned

TABLE XXI
TOWNSHIP REZONING ACTIVITY/GROSS ACREAGE REZONED
IN OAKLAND COUNTY: 1982 - 1985

<u>Township</u>	<u>Acres Rezoned</u>			
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Addison	117.19	43.50	10.01	127.00
2. Groveland	109.28	72.49	7.94	195.28
3. White Lake	100.38	228.27	35.98	40.51
4. Independence	80.61	.58	15.49	0
5. Lyon	55.60	159.31	0	0
6. Highland	45.62	39.45	20.79	29.00
7. Waterford	42.76	47.50	15.39	11.38
8. West Bloomfield	41.14	170.67	22.51	0
9. Commerce	31.89	22.70	0	22.83
10. Rose	29.35	10.00	40.89	23.00
11. Orion	11.33	6.57	14.40	0
12. Brandon	8.50	10.00	12.00	0
13. Springfield	6.00	39.26	8.75	26.60
14. Holly	2.77	0	12.30	0
15. Oakland	.98	0	.83	995.68
16. Pontiac (Auburn Hills)	0	111.46	173.20	19.15
17. Avon (Rochester Hills)	0	9.98	11.12	6.40
18. Oxford	0	0	424.77	82.19
19. Bloomfield	0	0	3.00	0
20. Milford	0	0	0	129.98
TOTAL	<u>683.40</u>	<u>971.74</u>	<u>829.36</u>	<u>1,709.00</u>

SOURCE: Oakland County Planning Division

DEFINITIONS OF ZONING CLASSIFICATIONS

Agricultural District

The principle use of land in this district is for farming, dairying, forestry operations and other agricultural activities.

Suburban Farms District

This district is created for large lot residential occupancy in a rural environment and to regulate agricultural uses of a commercial nature.

Single-Family Residential District

The principle use of land in this district is for single-family dwellings.

Multiple-Family Residential District

This district is designed to permit various types of multiple-family dwelling structures, two-family dwellings, boarding houses and nursing homes.

Mobile Home Park District

This district is intended to regulate the location and installation of mobile home parks.

Planned Development District

To provide the opportunity for a planned arrangement of land use (combination of single-family, multiple-family, commercial and office) on large acreage parcels under common ownership.

Commercial District

This district is created for retail business and services uses.

Office District

This district is designed to permit office and personal service uses adjacent to residential areas.

Light Industrial District

This district is created for wholesale activities, warehousing, light manufacturing and fabrication or processing.

General Industry District

This district would allow uses more intensive in nature than those permitted in the Light Industrial District.

Extractive and Mining District

The principal use of land in this district is for extraction and removal of sand and/or gravel deposits.

Recreation District

This district is designed to provide areas for the development of recreational facilities and uses of an outdoor nature.

Public/Institutional District

Principal uses which cater to specific public needs such as health care, recreation and open space, education and public utilities.

TABLE XXII
1985 ZONING ACTIVITY IN OAKLAND COUNTY
ACREAGE REZONED BY CLASSIFICATION*

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Mobile Home	Institutional	Light Industry	Heavy Industry	Suburban Farms
Addison						1.90					115.29
Avon											
Bloomfield											
Brandon		8.50									
Commerce		1.83							30.06		
Groveland		3.82		1.00					41.00		63.46
Highland		4.00		22.50	1.00	4.70		3.42			10.00
Holly		2.77									
Independence			2.61	38.00							40.00
Lyon		9.60		15.00					1.00	30.00	
Milford											
Oakland		.98									
Orion		1.46	2.13	1.20		6.54					
Oxford											
Rose				29.35							
Springfield		6.00									
Waterford		28.01	2.40	.45		10.90				1.00	
West Bloomfield			2.50	9.81		28.83					
White Lake		6.56		8.02		5.84					79.90
TOTAL	0.00	73.33	9.64	125.33	1.00	58.71	0.00	3.42	72.06	31.00	308.71
GRAND TOTAL		<u>683.40</u>									

SOURCE: Oakland County Planning Division

*That is, classification to which acreage was re-zoned.

TABLE XXIII

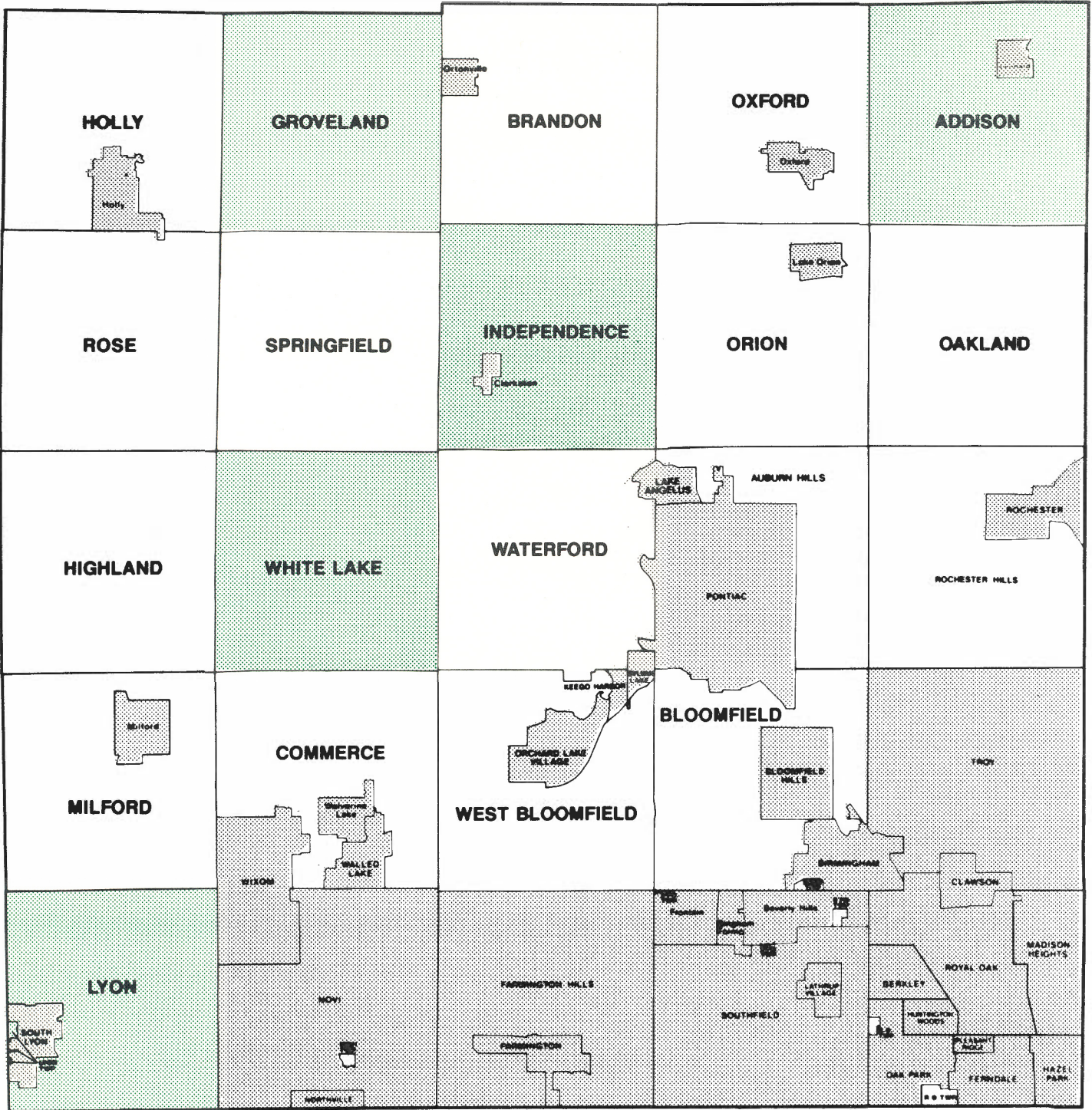
1985 ZONING ACTIVITY IN OAKLAND COUNTY
ACREAGE PROPOSED FOR REZONING BY CLASSIFICATION*

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreational	Multiple	Light Ind.	Institutional	Mobile Home	Heavy Industry	Suburban Farms
Addison	77.32			1.90	37.97						
Avon											
Bloomfield											
Brandon		8.50									
Commerce		1.83		30.06							
Groveland	104.46	1.60							2.22		1.00
Highland	20.00	14.00		3.95	1.00			5.92			.75
Holly							2.77				
Independence				80.61							
Lyon	17.80	1.00		6.80			30.00				
Milford											
Oakland			.98								
Orion			2.46	1.13							7.74
Oxford											
Rose					29.35						
Springfield				6.00							
Waterford		10.58	.60	24.51	.45	2.40	4.22				
West Bloomfield				11.81		26.83	2.50				
White Lake	74.19	9.40		13.79	3.00						
TOTAL	293.77	46.91	4.04	180.56	71.77	29.23	39.49	5.92	2.22		9.49
GRAND TOTAL	<u>683.40</u>										

SOURCE: Oakland County Planning Division

*That is, classification from which acreage was re-zoned.

OAKLAND COUNTY, MICHIGAN



1985 Township Rezoning Activity

CITY
Village
TOWNSHIP



(Top Five Communities)

Total County Acres Rezoned: 683.40



(Cities and Villages Not Available)

1985 FARMLAND AND OPEN SPACE PRESERVATION

Farmland and Open Space Preservation identifies land areas which are preserved primarily for agricultural development under Act 116, P.A. 1974.

As of 1985 nearly 8,000 acres of land (approximately 12.5 square miles or the equivalent land area the City of Royal Oak) has been preserved under Act 116. Over 60% of this acreage lies within the following five communities: Brandon Township (1,345 acres) Holly Township (1,135 acres), Springfield Township (832 acres), Addison Township (794 acres), and Oakland Township (774 acres) (see map pg. 64). The remainder of acreage under Act 116 is scattered throughout northern and western Oakland County. Sixteen of Oakland's 61 communities have preserved land under this Act, with the communities of Novi and Wixom being the only participating cities.

Northern
Oakland
County
Prevails

Current Trend

Since 1981, Farmland and Open space acreage has increased by approximately 2,680 acres in Oakland County. Overall, communities that have recorded large amounts of acreage preserved under the Act in 1981 repeated the same through 1985. The top communities include the Townships of Holly, Brandon, Springfield, Highland, Oakland and Addison. Since 1982, Brandon and Holly Township have out paced all other communities in the county. Provisions of the Act establish: 1) property tax relief and 2) productive farmland, which has become a valuable commodity throughout the state.

Agriculture
Expanding

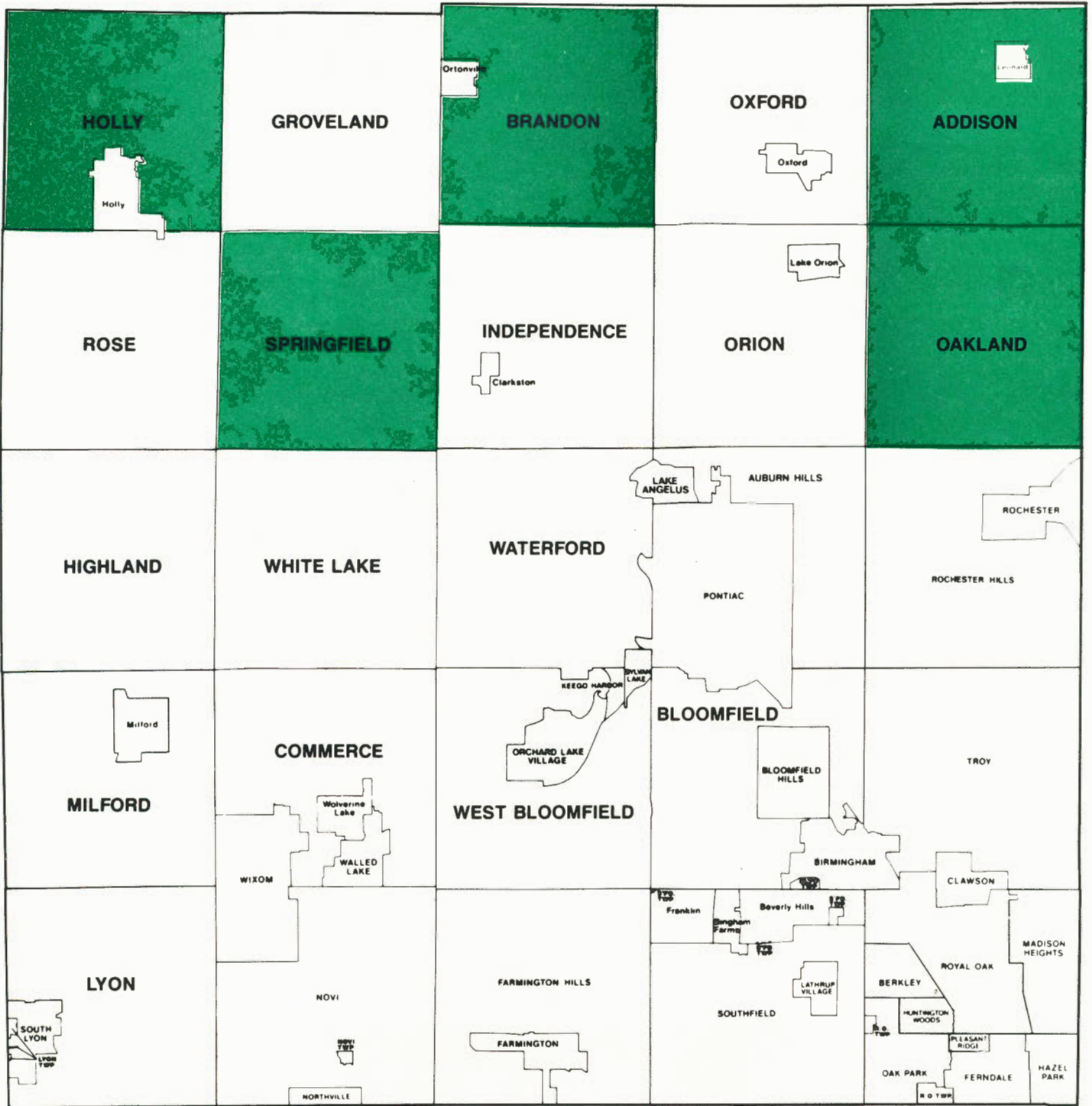
TABLE XXIV

1981 - 1985 FARMLAND AND OPEN SPACE PRESERVATION: Act 116, P.A. 1974

<u>Community</u>	<u>Farmland & Open Space (Cumulative Acres)</u>				
	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>	<u>1981</u>
1. Brandon Township	1,345.00	1,111.00	1,111.00	908.00	785.00
2. Holly Township	1,135.00	1,346.36	1,256.46	1,221.46	736.00
3. Springfield Township	832.00	736.73	736.73	736.73	736.73
4. Addison Township	794.00	903.00	903.00	600.00	600.00
5. Oakland Township	774.00	691.80	613.00	553.00	553.00
6. Oxford Township	693.00	339.00	124.00	124.00	124.00
7. Highland Township	611.00	611.12	611.12	611.12	611.12
8. Rose Township	466.00	467.60	467.60	305.00	305.00
9. Lyon Township	447.00	502.00	502.00	0.00	0.00
10. White Lake Township	274.00	261.37	234.87	234.87	125.00
11. Milford Township	191.00	142.42	142.42	39.42	39.42
12. Orion Township	164.00	164.00	164.00	164.0	164.00
13. Wixom, City	110.00	110.00	110.00	110.00	110.00
14. Commerce Twp.	85.00	43.50	43.50	43.50	0.00
15. Groveland Township	50.00	193.69	193.69	193.69	144.00
16. Novi, City	20.00	242.00	242.00	242.00	242.00
17. Avon Township	0.00	34.50	34.50	34.50	34.50
18. West Bloomfield Twp.	0.00	31.43	31.43	0.00	0.00
TOTAL ACRES	<u><u>7,991.00</u></u>	<u><u>7,931.52</u></u>	<u><u>7,521.32</u></u>	<u><u>6,121.29</u></u>	<u><u>5,309.77</u></u>

SOURCE: Dept. of Natural Resources, State of Michigan, Act 116 Lands
 Oakland County Planning Division, Act 116 Applications.

OAKLAND COUNTY, MICHIGAN



1985 Farmland and Openspace Preservation: P.A. 116

CITY
Village
TOWNSHIP



(Top Five Communities)

Total County Acres: 7,991