

***SUMMARY OF DEVELOPMENT
OAKLAND COUNTY, MICHIGAN 1986***

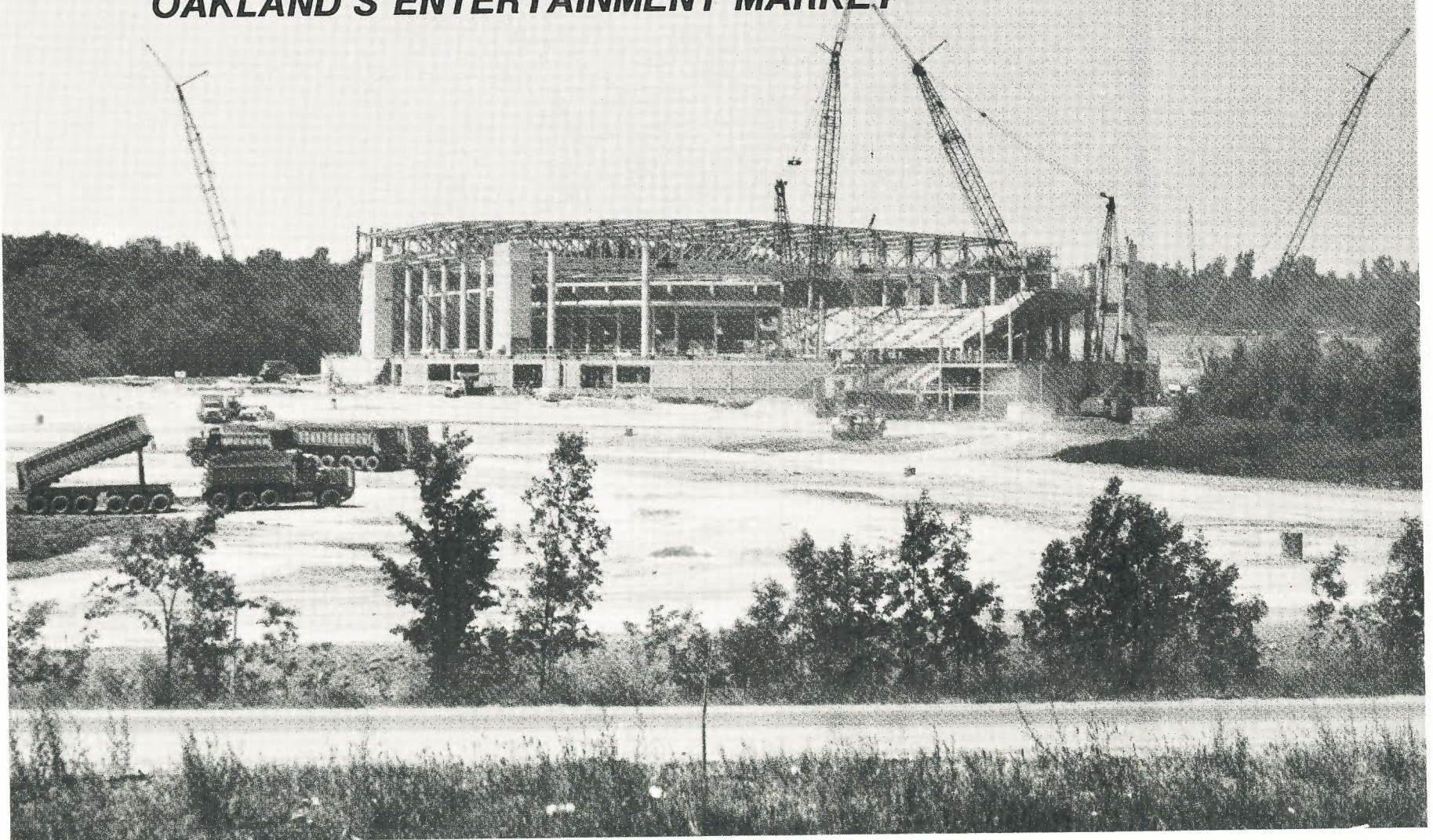
DIVISION OF COUNTY PLANNING

DANIEL T. MURPHY - COUNTY EXECUTIVE



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1986

***NEW- AUBURN HILLS ARENA
CAPTURES SHARE OF
OAKLAND'S ENTERTAINMENT MARKET***



SUMMARY OF DEVELOPMENT

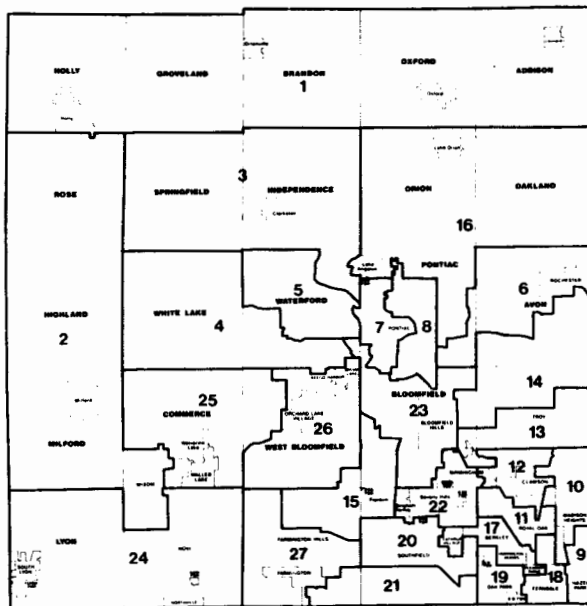
Oakland County, Michigan 1986

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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;

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;

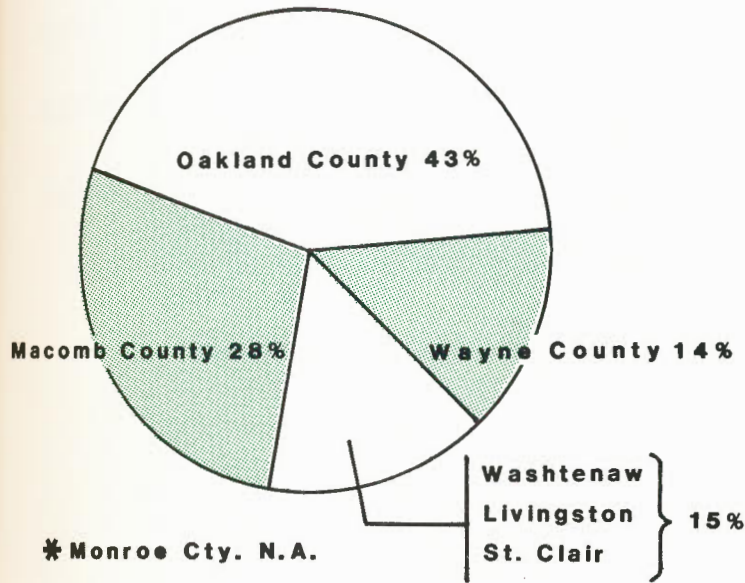
TOWNSHIP REZONING ACTIVITY; AND

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

Graphic Summary 1986

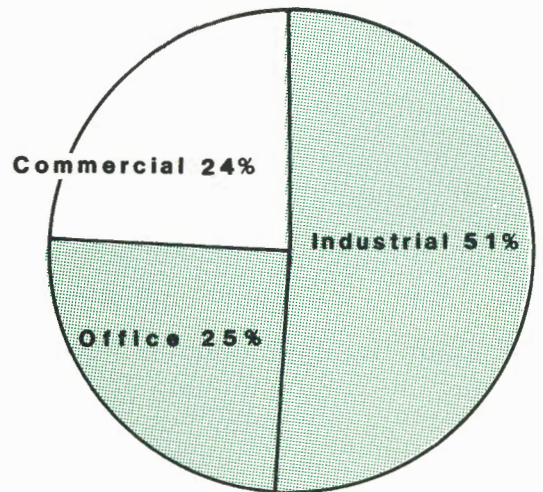
Residential Construction 7 County Region*

Total Permits: 23,827



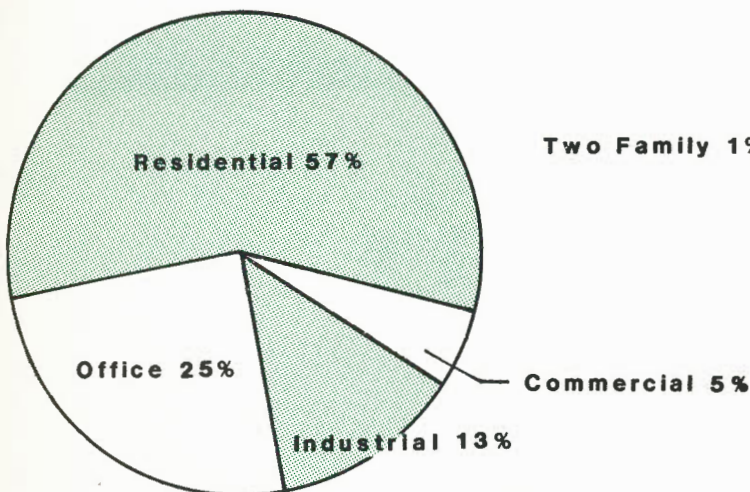
Non Residential Construction Oakland County

Total Permits: 504



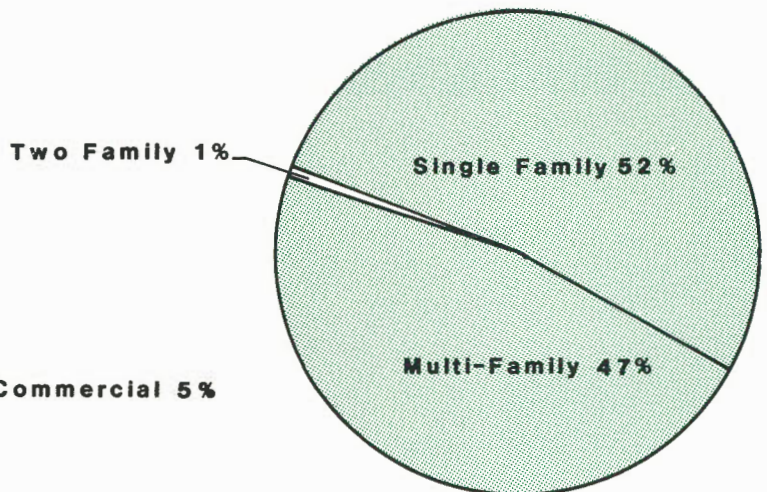
Construction Expenditures Oakland County

Total: \$1.2 Billion



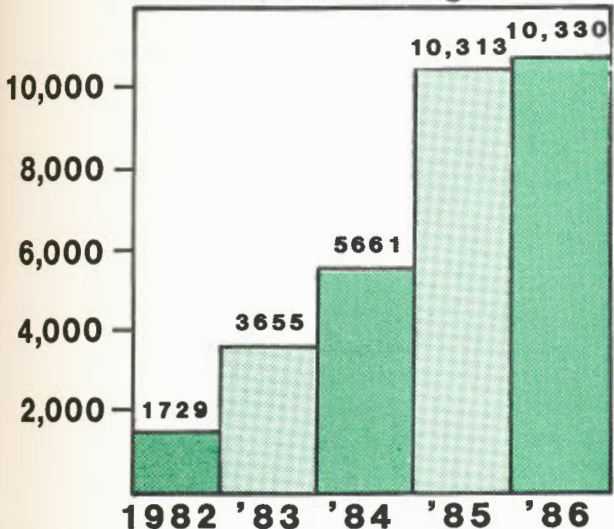
Residential Construction by Type Oakland County

Total Permits: 10,330

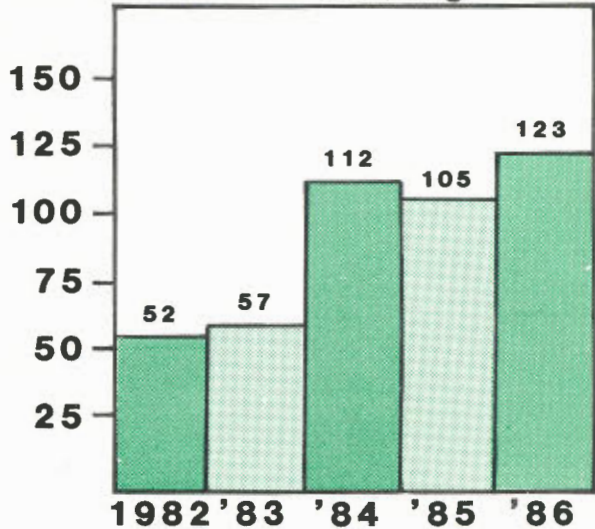


Graphic Summary Oakland County 1982-1986

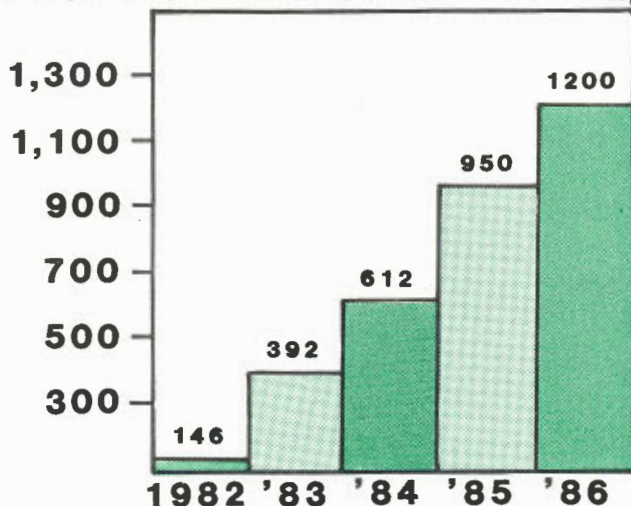
Residential Building Permits



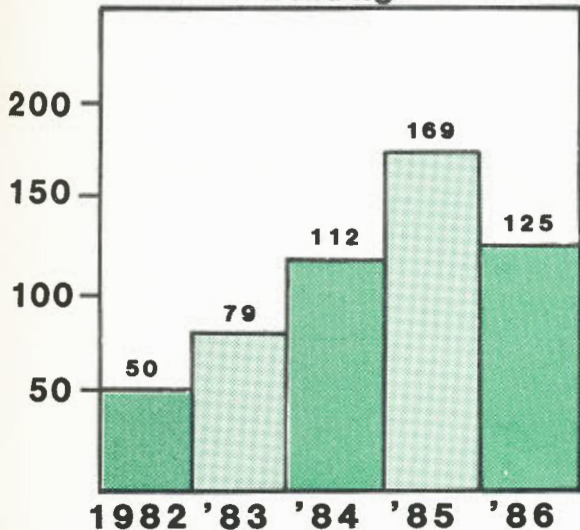
Commercial Building Permits



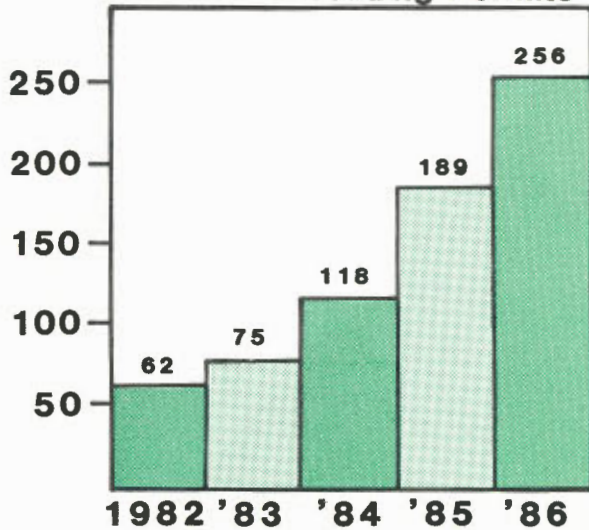
Residential/Non-residential Construction Expenditures (Mil \$)



Office Building Permits



Industrial Building Permits



CAPSULE SUMMARY

Market analysts who forecasted another prosperous year for economic growth in Oakland County, were right on target. As presented to the Oakland County Board of Commissioners in the Annual State of the County Address, Oakland County Executive, Daniel T. Murphy states:

"While some businesses are leaving Michigan to settle in other states, Oakland County continues its climb to strong economic growth. Last year we attracted nearly two-thirds of all new office space built in Michigan during the past two years. Private sector jobs increased more than twenty-one percent. Older businesses expanded; they didn't move. In fact, one-third of all new jobs in Michigan came from Oakland County

Deficit remains a foreign word to this County. That is one reason why Oakland began 1986 with a higher bond rating. The rating increased to a double-A-minus (AA-). Standard and Poors credits this increase to the County's continued low directed debt burden, to sound financial operations, to the diversifying economic base, and to good assessed value growth

Oakland
Is "Hot"

Economic growth not only brought more jobs to Oakland, it also added an element of diversity. Diversification has been a conscious part of our economic development strategy, and it is bearing fruit. Firms specializing in robotics, machine intelligence, software and sensor technology are investing millions of dollars monthly in Oakland County. Companies in the County represent forty percent of the United States robotics market, forty percent of Michigan's top fifty 'high-tech' companies and twenty-eight percent of the state's new business corporations, which prove that Oakland County is living up to its motto: "Where Success is a Way of Life."

During 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 (M-9) Haggerty Road corridor (from the City of Novi north through Independence Township). New areas of intensive development have impacted communities along the "Golden" corridor (City of Troy); Telegraph corridor (City of Southfield through Bloomfield Township); Northwestern corridor (Cities of Southfield and Farmington Hills); Orchard Lake corridor (City of Farmington Hills and West Bloomfield Township); I-275 corridor (Eight Mile Road to the I-696 Interchange); and the M-59 corridor through the Cities of Auburn Hills and Rochester Hills.

Growth
Corridors
Expand
and
Intensify

Maintaining its role as the largest provider of new housing in the region (43% of the regional total), building expenditures exceeded \$685 million for residential construction. Recent Population Estimates show eight of the top ten permit issuing communities in Oakland have also recorded the largest increase in population since 1980. Residential development in 1986 exceeded 10,300 building permits as single-family units accounted for approximately 52% of the county total followed by multi-family, 47%, and two-family units, 1%. Approximately 55% of the building permits issued were generated from five communities, two of which, West Bloomfield and Rochester Hills (formerly Avon Township), accounted for over one-half of the five community total. The Cities of Novi, Rochester Hills and Auburn Hills accounted for nearly 60% of the mobile home market in 1986.

Residential
Construction
Remains
Strong

Residential growth continued to impact non-sewered areas of the county in 1986. Approximately 12% of the County's residential construction occurred 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 compelled the Michigan Department of Transportation to investigate solutions to severe traffic congestion.

Western
Oakland
is Focus Of
Michigan Dept.
of Transportation

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. Troy, Novi, Bloomfield, Avon (Rochester Hills), and Farmington Hills recorded 60% of the total number of recorded plats in the County. The Cities of Troy, Novi, and Rochester Hills established the greatest number of lots (over 60% of the County total) creating the potential need for increased public facilities and services. Approximately 2,076 lots were created from platted subdivisions in Oakland in 1986. Also noteworthy are the 1,300 acres of land rezoned in the County's townships where residential development on large acreage parcels is prevalent and multi-family housing along the Haggerty Road corridor is in demand.

Future
Construction

Vacant housing in Oakland County, approximately 1.7% of the 379,906 housing units within the survey area, include 3,020 single-family, 786 attached single family, 2,863 multi-family and 149 mobile homes. A total of 1,494 new housing units are vacant compared with 5,324 units of used housing. The success or failure of new housing development relies in part with competing vacant housing.



Rise in
Vacancy
Rates

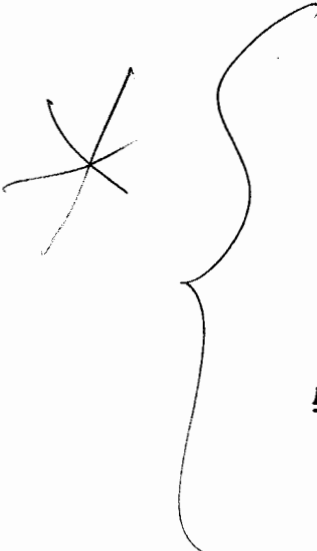
Cities of Troy,
Southfield,
Novi and
Rochester Hills
Take the Lead

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 1986, a total of 504 permits were issued for construction of non-residential buildings: Industrial permits accounted for 51% of the total; followed by office, 25% and commercial, 24%. The City of Rochester Hills ranked #1 in industrial permits issued as the City of Novi ranked first in commercial and the City of Troy 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: Cities of Troy, Southfield, Farmington Hills, Bloomfield Township, and West Bloomfield Township respectively. Impacted by over \$1.2 billion in construction expenditures for residential, commercial, office and industrial building, property in Oakland is in demand.

The average selling price of single-family residential dwelling units in Oakland was \$83,927 and condominiums \$78,203 which is based on a representative number of dwelling units sold in 1986. 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



Rising
Cost
of
Housing

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 Pontiac 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 over 21% 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 Novi.

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 1986, over 6,500 acres of Land (approximately 10 square miles or the equivalent land area to the City of Wixom) 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 Oakland County leads the State of Michigan's economic recovery. Investors, developers and companies such as Chrysler, EDS, GMF Robotics and Saturn have committed themselves to the future of Oakland County.

Confidence
in
Residential
Building

Future
Development
Projects

Productive
Farmland
Vacillates

Specifically, the number of residential building permits issued in 1986 (10,330 permits) increased slightly from 1985 (10,313 permits) surpassing the highest level of construction recorded in the late 70's. This occurrence is also reflected in primarily non-sewered areas of Oakland, surpassing the level of development activity experienced in the early 80's. As a result, Oakland continues its domination as the largest provider of new housing in the region.

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 1986 increased 60% over 1985 figures.

The amount of Township land rezoned in 1986 increased over 46% from the previous year yielding the largest number of acres rezoned since 1983. The recent economic upturn in Oakland has resurrected estate size residential lots and a shift to upscale multi-family housing.

Preservation of property under the provisions of Act 116 "Farmland & Open Space Preservation" has fluctuated by approximately 2,000 acres since 1982. During the past five years, 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.


Construction of office, commercial and industrial buildings in Oakland County increased nearly 10% since 1985, and over 300% since 1982. Specifically, construction permits issued for industrial building in 1986 gained over 25% from the preceding year with the Cities of Troy, Madison Heights and Rochester Hills setting the pace. The City of Novi experienced the greatest impact for commercial construction in 1986, as the county reported \$68 million in expenditures for commercial building; the highest in the past five years. Office permits issued in 1986 responded with the second highest number of permits issued during the past five years; Surpassing the total office square footage within the City of Detroit. The City of Southfield alone, has exceeded Detroit in total number of office buildings.

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 an 8% increase in real property valuation since 1985, reflecting the largest construction expenditures of the past five years. The City of Troy has experienced the largest amount of increase in real property value since 1984. Commercial real estate increased 10% over 1985 figures and 21% since 1984. Industrial real estate increased 7% since 1985 and over 15% since 1984.

Real Estate
Values
Climb



A }

The average selling price of single family residential dwelling units in 1986 represents an 11% increase from the 1985 average of \$75,000, reaching the County's highest average selling price of record.

does residential category include apartments?

DEVELOPMENT INDICATOR REPORTS

***ROBUST HOUSING MARKET
FLOURISHES 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 10,330 residential building permits were issued throughout Oakland in 1986, approximating \$690 million in construction costs. Permits issued for Single-Family construction (5,397 permits) accounted for 52% of the county total compared with 47% (4,821 permits) for Multi-Family and 1% (112 permits) for Two-Family units.

Approximately 55% of the residential building permits issued in the county were generated from five communities (see map pg. 22): Rochester Hills recorded 1,728 permits, West Bloomfield (1,423 permits), Farmington Hills (1,345 permits), Novi (779 permits), and Southfield (558 permits). Over one half of the building permit activity in these five communities occurred in Rochester Hills and West Bloomfield. Only 28% of Oakland's 61 communities issued less than 10 building permits per community in 1986.

Rochester Hills
&
W. Bloomfield Twp.
Set The Pace

TABLE I
HOUSING UNITS
TOP FIVE
1986

<u>Single Family</u>		<u>Multi-Family</u>	
Rochester Hills	938	West Bloomfield	984
Farmington Hills	644	Rochester Hills	790
Troy	511	Farmington Hills	677
West Blmfd. Twp.	439	Novi	589
Bloomfield Twp.	293	Southfield	543
County Total	5,397	County Total	4,821

A total of 441 mobile homes, which include only mobile homes for which building permits were issued, have been recorded for 1986. The Cities of Auburn

Hills, Novi and Rochester Hills recorded nearly 60% of the County total. Oxford, Lyon and Rose Townships followed the lead with approximately 16% of the permits issued.

Development/Traffic

Impacts

Western

Oakland

Significant residential development has also occurred in areas that are either partially served or not served by sewer. The communities of Independence, Commerce, Orion, Lyon, White Lake and Milford Townships accounted for 12% of the County's residential construction in 1986. Due to the intensity of development along the Haggerty Road Corridor, existing roads are inadequate to handle daily traffic. The Michigan Department of Transportation is currently investigating several options to the resolution of this traffic problem.

Projected

Sewer

Service

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.

Oakland

Continues To

Dominate Regional

Housing Market

Oakland dominated the region as the largest provider of new housing in 1986, absorbing 43% of the region's 23,827 housing units. Macomb and Wayne Counties followed with 28% and 14% respectively.

Population estimates (1987) prepared by the County Planning Division reveal a strong correlation between the numerical changes of population and residential building permit activity. Eight of the top ten permit issuing communities in 1986 have also recorded the largest increase in population since 1980. (See map pg. 21). Rochester Hills and Farmington Hills lead the population expansion with increases of 16,597 and 11,944 respectively.

Building
Activity Fuels
Population
Growth

Current Trend

Residential building permits issued in 1986 continued its upswing from a stagnant residential market in the early part of this decade. Oakland experienced a slight increase in new construction (10,330 permits) compared to 1985 (10,313 permits), surpassing the record level of construction set in the late 70's. Overall, 51 of Oakland's 61 communities either increased or maintained the same level of residential construction compared with 1985 figures. West Bloomfield Township recorded the largest gain since 1985, as Farmington Hills experienced the most significant deceleration of activity.

Housing
Construction
Maintains
Momentum

The following communities placed within the top ten permit issuing places since 1982: 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 (52%/47% respectively) reflects a balanced housing mix in 1986. Traditionally, the single-family market has dominated the residential character of

Balanced
Housing Mix

Oakland County, however, 1985 experienced an exceptional year for multi-family construction.

Dominating the mobile home market in Oakland County, the City of Novi has issued permits for over 600 units since 1982. Permits issued for mobile homes in 1986, however, declined about 41% from 1985 figures.

The resurgence of residential development in primarily non-sewered areas also surpasses the level of development activity experienced in the early 80's. Commerce and Lyon Townships are the only communities in the County to rank in the "top five" permit issuing communities since 1982. White Lake Township ranked in the top five, 4 of the past 5 years.

Residential
Growth
Expands In
Non-sewered Areas

TABLE II
MOBILE HOMES
IN OAKLAND COUNTY: 1982 - 1986

<u>Community</u>	<u>Number of Units</u>				
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Auburn Hills	134	32	116	53	7
2. Novi	76	145	125	144	142
3. Rochester Hills	49	100	30	17	20
4. Oxford Township	27	3	4	0	0
5. Lyon Township	24	33	0	1	0
6. Rose Township	20	1	3	0	4
7. White Lake Township	18	52	71	41	26
8. Southfield	17	2	5	14	0
9. Springfield Township	16	41	13	6	4
10. Oakland Township	14	19	15	14	4
11. Brandon Township	9	181	78	8	50
12. Milford Township	9	11	18	10	5
13. Addison Township	7	15	9	9	4
14. Groveland Township	7	0	0	0	0
15. Orion Township	6	24	60	12	8
16. Commerce Township	5	11	13	9	7
17. Walled Lake	1	76	0	0	0
18. Holly Township	1	1	0	0	0
19. Waterford Township	1	0	0	0	0
TOTAL	<u>441</u>	<u>747</u>	<u>560</u>	<u>338</u>	<u>281</u>

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

TABLE III
RESIDENTIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1982 - 1986

<u>Community</u>	<u>Number of Permits Issued</u>				
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Rochester Hills	1,728	1,729	976	584	315
2. West Bloomfield Township	1,423	957	634	258	252
3. Farmington Hills	1,345	2,423	979	654	287
4. Novi	779	1,143	401	315	81
5. Southfield	558	1,081	105	130	29
6. Waterford Township	543	369	435	227	43
7. Troy	527	529	390	289	79
8. Auburn Hills	447	81	36	11	0
9. Independence Township	344	172	77	53	10
10. Bloomfield Township	293	227	122	113	46
11. Commerce Township	240	126	80	70	37
12. Orion Township	204	116	85	64	10
13. Lyon Township	137	74	40	30	12
14. White Lake Township	131	71	36	56	16
15. Walled Lake	131	80	64	63	32
16. Milford Township	128	54	29	21	9
17. Springfield Township	105	59	35	33	7
18. Oxford Township	97	57	37	23	6
19. Oakland Township	93	70	45	45	6
20. Northville	88	10	15	2	0
21. Highland Township	85	43	49	21	10
22. South Lyon	79	28	39	28	0
23. Brandon Township	74	42	26	19	10
24. Pontiac	74	1	9	221	1
25. Bloomfield Hills	61	42	41	26	11
26. Madison Heights	60	146	9	5	17
27. Royal Oak	56	11	27	48	226
28. Wixom	55	42	454	46	3
29. Rose Township	54	20	19	14	11
30. Addison Township	52	23	17	21	11
31. Clawson	42	13	33	4	2
32. Groveland Township	38	26	7	8	11
33. Orchard Lake	35	24	18	14	7

Minor Civil Division**Number of Permits Issued**

	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
34. Beverly Hills	30	43	16	2	1
35. Farmington	30	19	10	7	0
36. Bingham Farms	24	20	48	48	18
37. Oxford	23	3	2	18	0
38. Birmingham	23	37	54	17	1
39. Sylvan Lake	18	14	6	2	2
40. Wolverine Lake	15	15	32	17	1
41. Berkley	15	15	17	1	0
42. Keego Harbor	12	7	2	0	0
43. Ortonville	10	3	1	0	1
44. Holly Township	7	6	13	2	6
45. Lake Orion	7	78	19	2	4
46. Milford	3	7	25	1	1
47. Rochester	2	102	17	6	2
48. Lathrup Village	1	48	3	0	0
49. Franklin	1	3	5	2	0
50. Pleasant Ridge	1	0	0	3	0
51. Holly	1	1	1	5	33
52. Lake Angelus	1	0	0	1	0
53. Clarkston	0	1	7	1	0
54. Hazel Park	0	1	2	1	1
55. Huntington Woods	0	1	0	1	0
56. Royal Oak Twp.	0	0	1	0	0
57. Oak Park	0	0	0	2	0
58. Ferndale	0	0	1	0	61
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><u>10,330</u></u>	<u><u>10,313</u></u>	<u><u>5,661</u></u>	<u><u>3,655</u></u>	<u><u>1,729</u></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
1987 POPULATION ESTIMATES FOR COMMUNITIES IN
OAKLAND COUNTY, MICHIGAN

<u>CITIES</u>	<u>1980 Census Population</u>	<u>1987 Population Estimates</u>	<u>Numerical Change</u>	<u>Percent Change</u>
Auburn Hills	15,388	18,893	3,505	22.78
Berkley	18,637	18,690	53	0.28
Birmingham	21,689	22,965	1,276	5.88
Bloomfield Hills	3,985	4,619	634	15.91
Clawson	15,103	15,433	330	2.18
Farmington	11,022	10,618	-404	-8.60
Farmington Hills	58,056	70,000	11,944	20.57
Ferndale	26,227	26,928	701	2.67
Hazel Park	20,914	21,240	326	1.56
Huntington Woods	6,937	6,713	-224	-3.23
Keego Harbor	3,083	3,341	258	0.36
Lake Angelus	397	486	89	22.54
Lathrup Village	4,639	4,673	34	0.74
Madison Heights	35,375	36,533	1,158	3.27
Northville (pt.)	2,785	3,216	431	15.49
Novi	22,525	31,338	8,813	39.12
Oak Park	31,537	31,222	-315	-1.00
Orchard Lake Village	1,798	2,195	397	22.07
Pleasant Ridge	3,217	3,197	-20	-0.61
Pontiac	76,715	78,953	2,238	2.92
Rochester	7,203	7,873	670	9.31
Rochester Hills	40,779	57,376	16,597	40.70
Royal Oak	70,893	71,907	1,014	1.43
Southfield	75,568	81,955	6,387	8.45
South Lyon	5,214	5,546	332	6.37
Sylvan Lake	1,949	2,095	146	7.48
Troy	67,102	73,540	6,438	9.59
Walled Lake	4,748	5,703	955	20.12
Wixom	6,705	8,939	2,234	33.32

Oakland County Planning Division

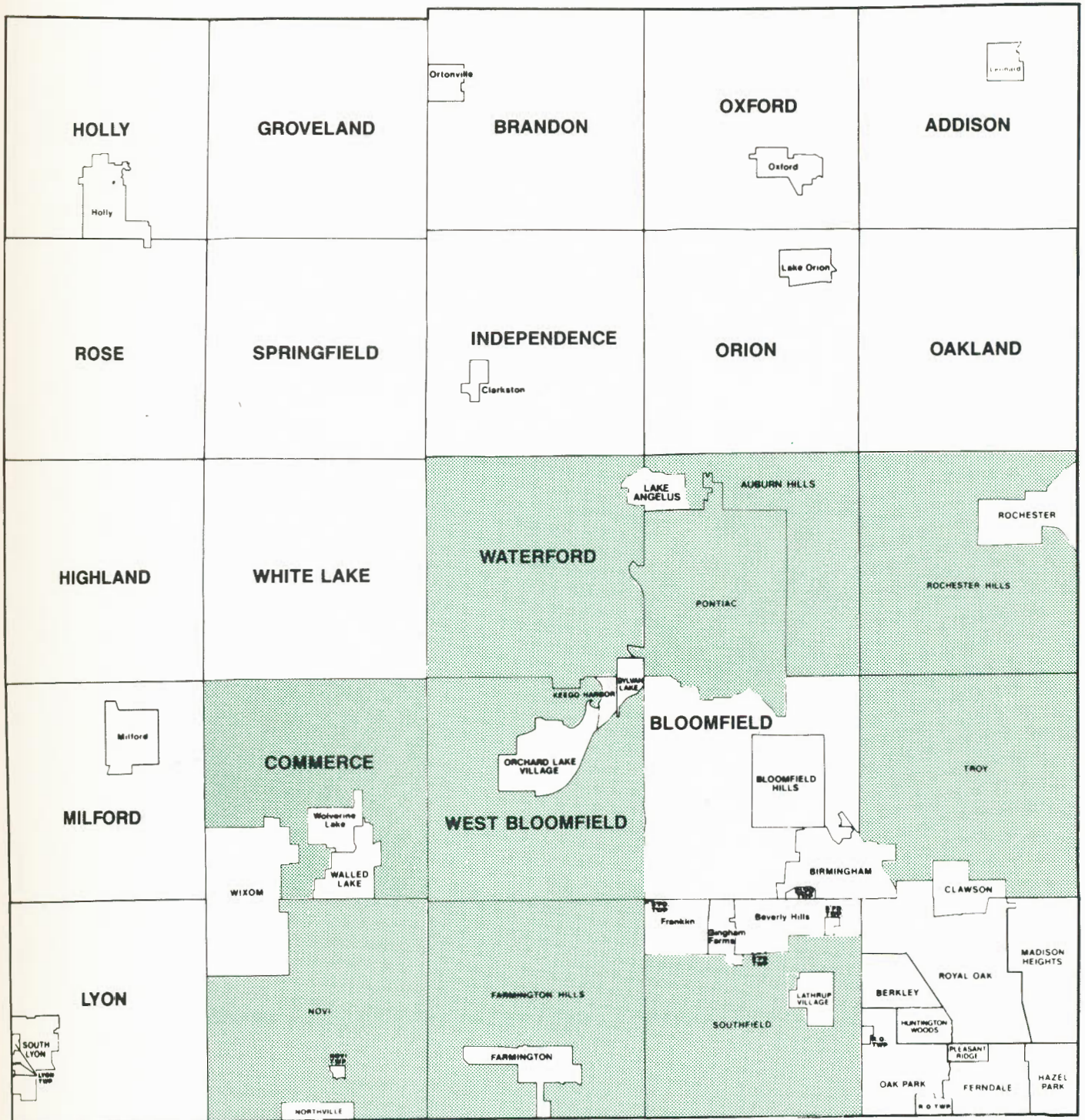
<u>TOWNSHIPS</u>	<u>1980 Census Population</u>	<u>1987 Population Estimates</u>	<u>Numerical Change</u>	<u>Percent Change</u>
Addison	4,184	4,847	663	15.85
Bloomfield	42,876	44,936	2,060	4.80
Brandon	8,336	9,460	1,124	13.48
Commerce	18,789	21,032	2,243	11.94
Groveland	4,114	4,798	684	16.63
Highland	16,958	18,558	1,600	9.43
Holly	3,612	3,908	296	8.20
Independence	20,569	22,501	1,932	9.39
Lyon	7,078	8,216	1,138	11.08
Milford	5,146	6,270	1,124	21.83
Novi	150	154	4	2.82
Oakland	7,628	8,645	1,017	13.34
Orion	19,566	21,221	1,655	8.46
Oxford	7,823	8,761	938	11.99
Rose	4,465	5,077	612	13.70
Royal Oak	5,784	6,330	546	9.44
Southfield	40	39	-1	3.25
Springfield	8,295	9,641	1,346	16.23
Waterford	64,250	69,754	5,504	8.57
West Bloomfield	41,962	47,363	5,401	12.87
White Lake	21,870	23,236	1,366	6.25

VILLAGES

Beverly Hills	11,598	11,792	194	1.67
Bingham Farms	529	1,648	1,119	211.55
Clarkston	968	1,114	146	15.05
Franklin	2,864	2,808	-56	-1.96
Holly	4,874	5,514	640	13.14
Lake Orion	2,907	3,266	359	12.35
Leonard	423	394	-29	-6.92
Milford	5,041	5,293	252	5.00
Ortonville	1,190	1,290	100	8.44
Oxford	2,746	3,020	274	9.98
Wolverine Lake	4,968	5,043	75	1.52
OAKLAND COUNTY	1,011,793	1,112,116	100,323	9.92

Oakland County Planning Division

OAKLAND COUNTY, MICHIGAN



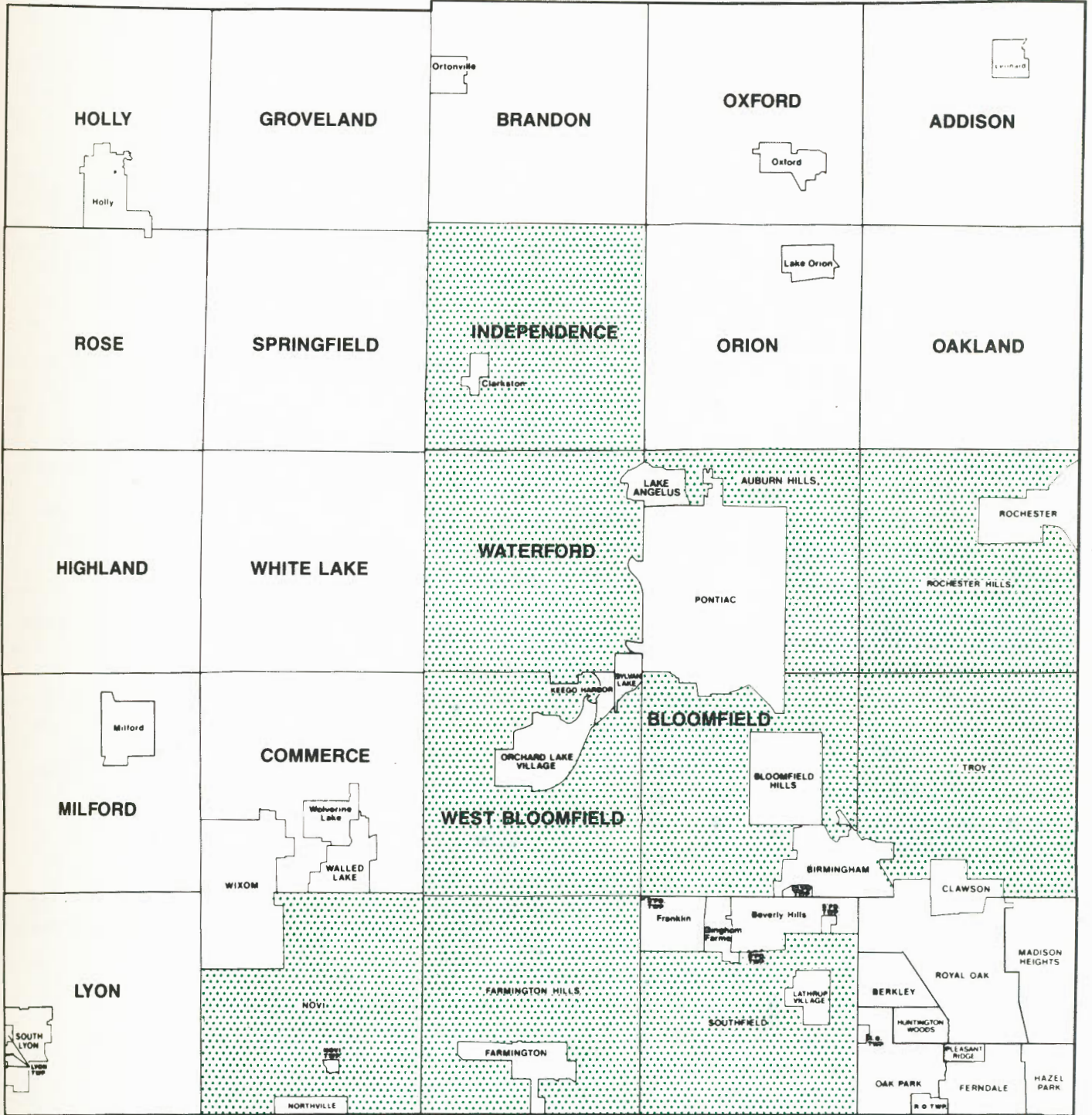
Population Growth 1980-87

CITY
Village
TOWNSHIP



Top Ten Communities

OAKLAND COUNTY, MICHIGAN



1986 Residential Construction (Top Ten Communities)

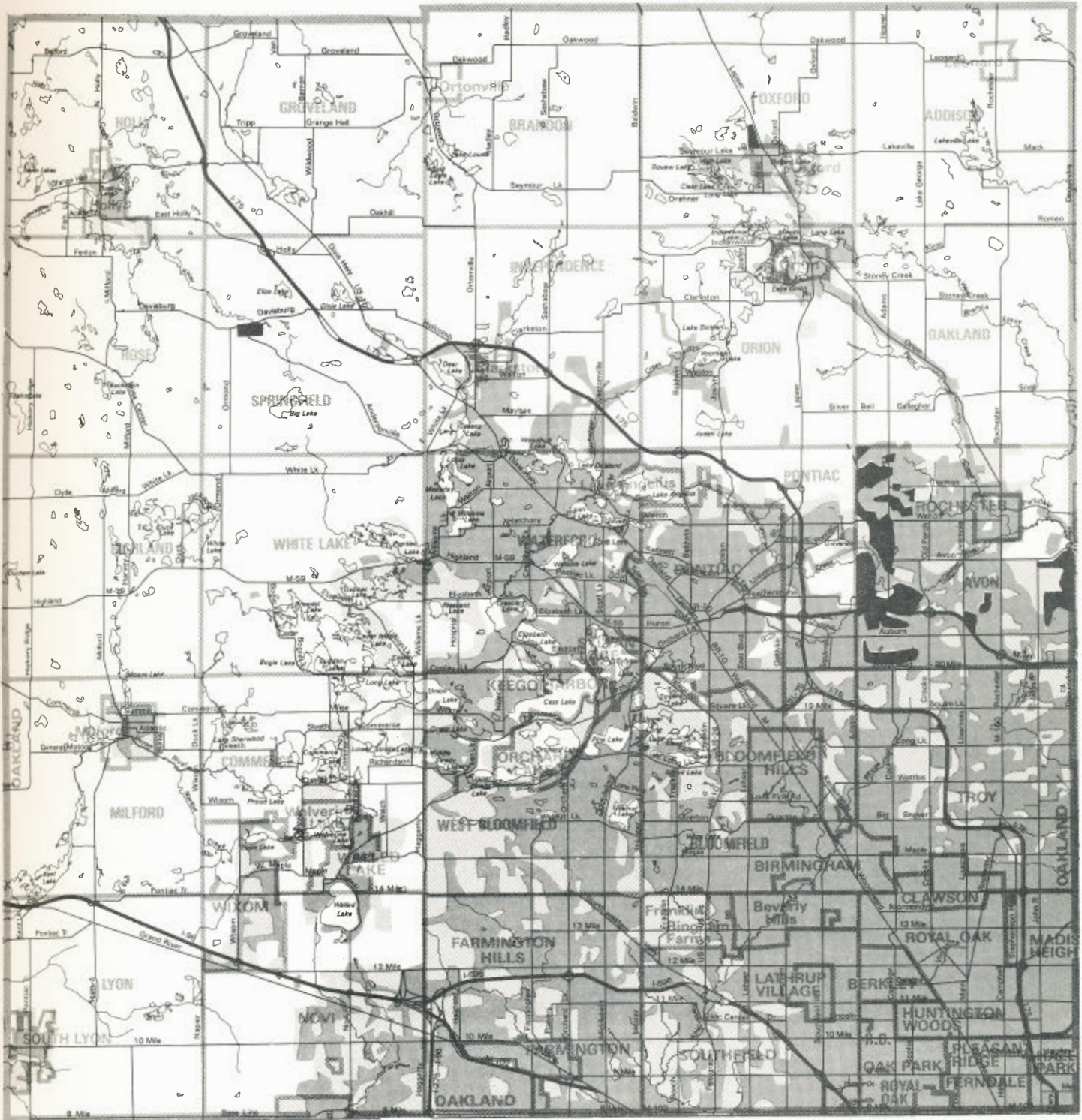
CITY
Village
TOWNSHIP



Residential Building Permits Issued
Total County Permits: **10,330**

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,

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

1:250,000



UPDATED AS OF JANUARY 1, 1984

*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 1986, the Geographic* Townships of Bloomfield, Avon (Rochester Hills), Troy, Novi and Farmington recorded a combined total of 32 platted subdivisions or approximately 60% of the total number of recorded plats (53) in the county. Subdivision development throughout Oakland has been located geographically by square mile (see map pg. 27). Only one community, Holly Township, has not recorded a single plat since 1980.

Guide to Future Development

Approximately 2,076 lots were created from platted subdivisions throughout the County in 1986 as Troy, Novi and Avon (Rochester Hills) accounted for 60% of the total. The City of Farmington Hills and Bloomfield Township also provided a significant number of lots.

Platted Lots In Troy, Novi & Rochester Hills

Current Trend

Platted subdivisions recorded in Oakland County in 1986 increased 40% from the previous year, sustaining a healthy rebound from declining activity of the early 80's. During 1980-1983 platting activity froze, the result of a recessionary period and intense building within "ghost" subdivisions 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. Avon Township (Rochester Hills) placed in the top five; four of the past five years.

Subdivision Development Healthy

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

The number of lots created by subdivision development in Oakland in 1986 (2,076 lots) increased over 60% since 1985 (808 lots). Those communities that most frequently appear in the "top five" since 1982 include: Bloomfield Township, Rochester Hills, Commerce Township, and the City of Troy.

TABLE V
PLATTED SUBDIVISIONS
IN OAKLAND COUNTY: 1982 - 1986

<u>Geographic Township*</u>	<u>Number of Subdivisions</u>				
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Troy	13	1	2	1	0
2. Novi	5	1	0	2	1
3. Farmington	5	2	1	1	1
4. Bloomfield	5	6	2	2	2
5. Avon (Rochester Hills)	4	4	4	1	2
6. Lyon	3	1	2	2	1
7. West Bloomfield	3	3	1	2	1
8. Independence	3	1	0.5	1	2
9. Commerce	2	1	5	2	3
10. Milford	2	1	1	1	1
11. White Lake	2	0	1	1	0
12. Pontiac (Auburn Hills)	2	0	1	0	0
13. Orion	1	2	1.5	0	1
14. Oakland	1	2	0	0	1
15. Springfield	1	1	0	0	0
16. Addison	1	0	0	0	0
17. Brandon	0	1	1	0	0
18. Royal Oak	0	1	1	0	1
19. Highland	0	1	0	1	1
20. Groveland	0	1	0	1	1
21. Oxford	0	1	0	0	1
22. Rose	0	1	0	0	0
23. Southfield	0	0	1	0	1
24. Waterford	0	0	0	1	1
TOTAL	<u><u>53</u></u>	<u><u>32</u></u>	<u><u>25</u></u>	<u><u>19</u></u>	<u><u>22</u></u>

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

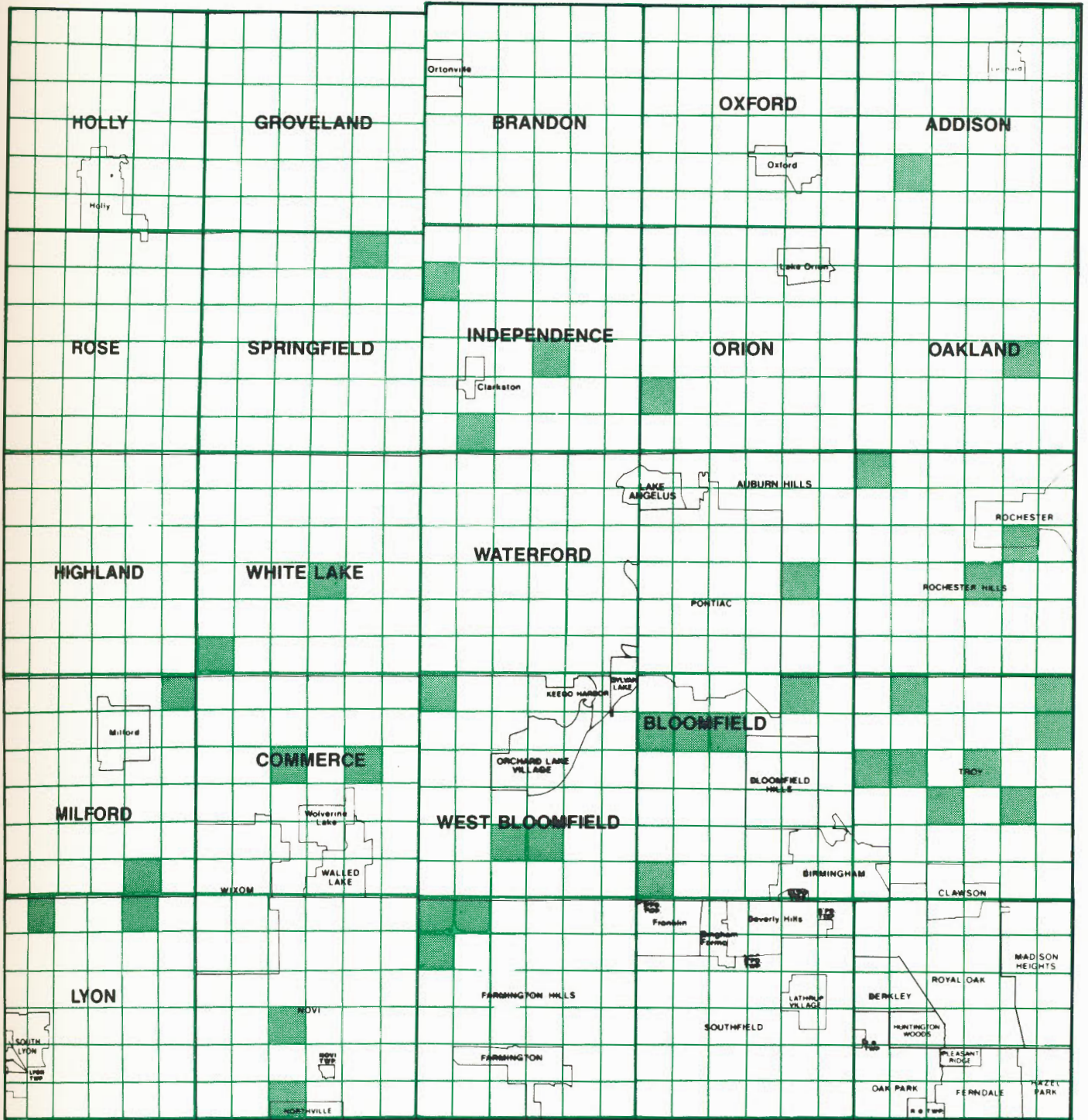
SOURCE: Oakland County Planning Division.

TABLE VI
PLATTED SUBDIVISION LOTS
IN OAKLAND COUNTY: 1982 - 1986

<u>Geographic Township*</u>	<u>Number of Subdivisions</u>				
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Troy	560	58	92	5	0
2. Avon (Rochester Hills)	375	147	269	1	168
3. Novi	313	50	0	3	3
4. Farmington	219	66	16	7	8
5. Bloomfield	184	185	30	32	29
6. Lyon	76	25	47	65	4
7. West Bloomfield	63	68	9	27	24
8. Commerce	63	29	78	38	89
9. Pontiac (Auburn Hills)	42	0	5	0	0
10. Milford	35	18	36	17	28
11. Oakland	34	44	0	0	3
12. Independence	29	8	47	3	5
13. White Lake	28	0	17	9	0
14. Springfield	20	14	0	0	0
15. Orion	18	45	29	0	136
16. Addison	17	0	0	0	0
17. Royal Oak	0	19	25	0	3
18. Highland	0	11	0	3	32
19. Brandon	0	10	3	0	0
20. Oxford	0	4	0	0	14
21. Groveland	0	4	0	3	7
22. Rose	0	3	0	0	0
23. Southfield	0	0	1	0	2
24. Waterford	<u>0</u>	<u>0</u>	<u>0</u>	<u>7</u>	<u>12</u>
TOTAL	<u><u>2,086</u></u>	<u><u>808</u></u>	<u><u>704</u></u>	<u><u>220</u></u>	<u><u>567</u></u>

SOURCE: Oakland County Planning Division.

OAKLAND COUNTY, MICHIGAN



1986 Platted Subdivisions by Square Mile

CITY
Village
TOWNSHIP



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

Total Subdivisions: 53

Total Lots: 2,086

Source: Oakland County Planning Division

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 1986, 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 1.7% of the 379,906 housing units within the survey area were vacant in Oakland including 3,020 single family dwellings, 786 attached single family units, 2,863 multi-family units and 149 mobile homes.

Zip Code 48058 (Pontiac) represents the highest vacancy rate for all housing types within the survey area as zip codes 48011 (Birmingham), 48071 (Madison Heights), 48069 (Pleasant Ridge), and 48070 (Huntington Woods) experienced the lowest. Specifically, the actual number of vacant attached single family housing units is highest in Zip Code 48058 (Pontiac) and unattached 48033 (West Bloomfield, Orchard Lake and Keego Harbor). The highest number of vacant multi-family units was present in Zip Code 48034 (Southfield pt.) and for mobile homes, zip code 48442 (Groveland, Holly and Rose pt.) in North Oakland County.

Housing
Market
Softens

Housing
Supply
Expands

A total of 1,494 new housing units are vacant in the survey area compared with 5,324 units of used housing. The highest vacancy rate for new housing units lies within Zip Code 48033 (West Bloomfield). 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 20,000 units. Vacancy rates have increased in 1986 due to the resurgence of the housing industry during the past 4 years.

TABLE VII
VACANT HOUSING UNITS

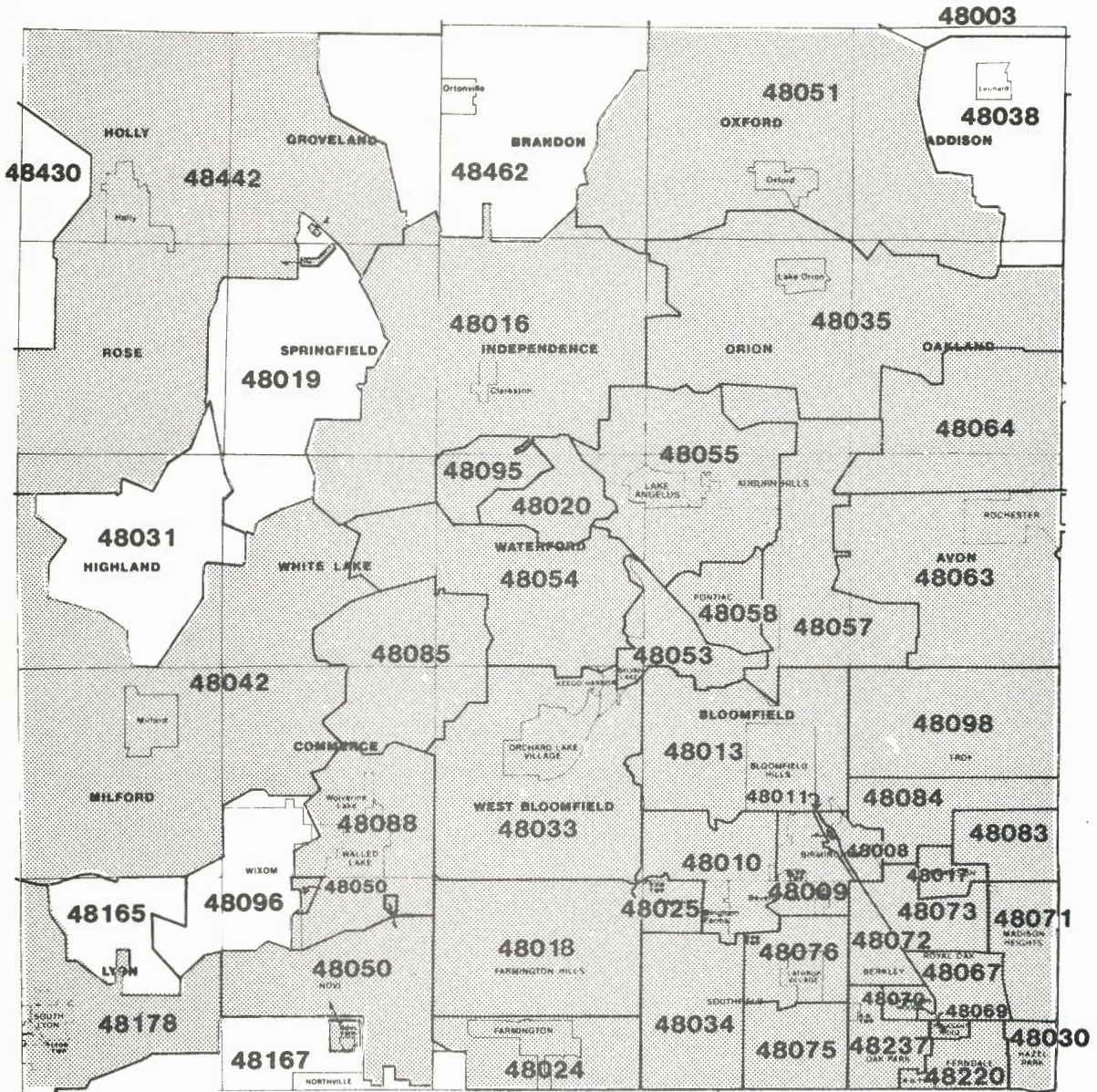
Zip Code	Total Housing Units	All Housing Types		Single Family		Single Family Attached		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
48008	3,740	69	1.8	41	1.4	3	1.6	25	3.7	0	0.0
48009	8,839	112	1.3	75	1.0	2	3.4	35	3.6	0	0.0
48010	7,060	53	0.8	53	0.8	0	0.0	0	0.0	0	0.0
48011	162	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
48013	11,649	182	1.6	99	1.1	39	3.4	44	2.6	0	0.0
48016	8,531	68	0.8	61	0.9	0	0.0	7	1.2	0	0.0
48017	5,588	46	0.8	18	0.4	6	2.8	22	2.2	0	0.0
48018	16,800	236	1.4	81	0.7	0	0.0	155	2.8	0	0.0
48020	5,153	53	1.0	52	1.1	0	0.0	1	0.6	0	0.0
48024	13,518	370	2.7	60	0.7	19	3.3	277	6.6	14	2.6
48025	1,082	4	0.4	4	0.4	0	0.0	0	0.0	0	0.0
48030	7,604	181	2.4	161	2.4	6	4.6	14	1.8	0	0.0
48033	17,591	616	3.5	239	1.8	25	5.5	352	9.9	0	0.0
48034	14,252	478	3.4	48	1.1	70	3.5	356	4.7	4	2.6
48035	7,335	132	1.8	81	1.3	9	7.3	37	3.8	5	2.9
48042	8,141	92	1.1	78	1.2	1	1.2	7	1.1	6	0.6
48050	7,788	105	1.3	12	0.3	0	0.0	91	4.9	2	0.1
48051	5,095	85	1.7	43	1.2	5	5.6	33	6.3	4	0.4
48053	9,506	419	4.4	196	3.0	95	9.7	117	6.1	11	9.0

Continued

Zip Code	Total Housing Units	All Housing Types		Single Family		Single Family Attached		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
48054	15,782	377	2.4	104	1.0	10	3.8	243	5.7	20	2.9
48055	12,237	170	1.4	87	1.1	41	3.3	37	1.9	5	0.6
48057	7,687	150	2.0	43	1.1	17	1.7	70	4.7	20	1.7
48058	9,380	550	5.9	178	2.7	223	18.5	149	9.0	0	0.0
48063	21,876	532	2.4	222	1.5	55	3.6	249	4.9	6	0.8
48064	2,142	14	0.7	14	0.7	0	0.0	0	0.0	0	0.0
48067	11,748	62	0.5	55	0.6	3	1.4	4	0.2	0	0.0
48069	1,130	2	0.2	2	0.2	0	0.0	0	0.0	0	0.0
48070	2,398	5	0.2	5	0.2	0	0.0	0	0.0	0	0.0
48071	12,946	8	0.1	6	0.1	0	0.0	2	0.1	0	0.0
48072	9,178	75	0.8	60	0.8	4	1.0	11	0.9	0	0.0
48073	14,418	58	0.4	32	0.3	17	1.2	9	0.3	0	0.0
48075	9,398	179	1.9	61	1.1	23	7.8	95	2.7	0	0.0
48076	10,952	142	1.3	42	0.5	2	1.0	85	4.2	13	2.4
48083	5,565	41	0.7	33	0.9	0	0.0	8	0.5	0	0.0
48084	8,498	79	0.9	14	0.4	7	0.8	56	1.6	2	0.7
48085	8,772	107	1.2	95	1.2	0	0.0	12	1.4	0	0.0
48088	7,170	192	2.7	91	1.9	30	26.3	63	3.0	8	4.5
48095	3,382	22	0.7	19	0.6	0	0.0	3	0.9	0	0.0
48098	11,527	122	1.1	90	0.9	3	0.9	29	3.7	0	0.0
48178	5,137	135	2.6	31	0.9	24	8.5	74	6.2	6	2.5
48220	11,058	176	1.6	169	1.8	7	1.0	0	0.0	0	0.0
48237	12,669	215	1.7	111	1.2	40	10.0	64	2.4	0	0.0
48442	<u>5,422</u>	<u>104</u>	<u>1.9</u>	<u>54</u>	<u>1.3</u>	<u>0</u>	<u>0.0</u>	<u>27</u>	<u>8.0</u>	<u>23</u>	<u>2.4</u>
TOTAL	379,906	6,818	1.7	3,020	1.1	786	4.3	2,863	3.7	149	1.2

SOURCE: Federal Home Loan Bank Board "Detroit SMSA Housing Vacancy Survey" Conducted October, 1986 thru November, 1986.

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



***OAKLAND TECHNOLOGY PARK
DESIGNED AS THE WORKPLACE
FOR THE 21st CENTURY***

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 1986, a total of 123 permits were issued for the construction of commercial buildings in Oakland County, exceeding construction cost of \$68 million. The City of Novi issued the greatest number (33 permits) followed by Waterford Township (12 permits) and the Cities of Rochester Hills and Troy (10 permits). The combined total of permits issued in these four communities accounted for 54% of the county total (See map pg. 38). However, only 12 of Oakland's 61 communities issued more than two commercial building permits in 1986.

City of Novi

Ranks #1

Current Trend

Commercial building permits issued in 1986 (123 permits) increased nearly 15% from permits recorded the previous year (105 permits), reflecting the highest number of permits recorded during the past five years. Concurrently, construction expenditures for commercial building has steadily increased since 1982. Four communities issued over 10 commercial permits in 1986; 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 VIII
AUTHORIZED CONSTRUCTION BASED ON COMMERCIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1982 - 1986

<u>Community</u>	<u>Commercial Building Permits</u>				
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Novi	33	16	20	10	4
2. Waterford Township	12	17	13	4	12
3. Rochester Hills	11	3	2	1	2
4. Troy	10	7	10	5	5
5. Orion Township	7	4	2	2	2
6. Pontiac	6	9	3	2	1
7. Farmington Hills	5	5	7	2	6
8. Ferndale	5	5	3	2	1
9. Southfield	5	6	6	5	5
10. Madison Heights	4	3	1	3	1
11. Farmington	4	2	2	0	0
12. Highland Township	4	1	1	0	1
13. Bloomfield Township	2	1	4	2	0
14. Royal Oak	2	0	0	1	2
15. White Lake Township	1	2	2	0	1
16. West Bloomfield Township	1	3	4	0	0
17. South Lyon	1	2	0	0	1
18. Commerce Township	1	3	1	2	1
19. Auburn Hills	1	0	2	1	1
20. Lyon Township	1	0	1	1	0
21. Clawson	1	0	1	0	0
22. Wixom	1	0	1	0	0
23. Oxford Township	1	0	0	2	0
24. Rochester	1	0	0	1	0
25. Holly	1	0	0	0	0
26. Wolverine Lake	1	0	0	0	0
27. Oak Park	0	6	4	2	0
28. Groveland Township	0	0	1	1	0
29. Beverly Hills	0	2	13	0	0
30. Independence Township	0	2	0	0	0
31. Berkley	0	0	1	0	0
32. Milford	0	0	0	0	1
33. Bloomfield Hills	0	0	1	0	0
34. Keego Harbor	0	0	1	0	0
35. Oakland Township	0	0	1	0	0
36. Orchard Lake	0	0	1	0	0
37. Lathrup Village	0	0	0	4	1
38. Springfield Township	0	1	3	2	0
39. Hazel Park	0	1	0	0	0
40. Lake Orion	0	0	0	1	2
41. Walled Lake	0	0	0	1	1
42. Milford Township	0	1	0	0	0
43. Sylvan Lake	0	1	0	0	0
44. Birmingham	0	0	0	0	0
45. Ortonville	0	1	0	0	1
46. Holly Township	0	1	0	0	0
TOTAL	<u>123</u>	<u>105</u>	<u>112</u>	<u>57</u>	<u>52</u>

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

Office

A total of 125 building permits, exceeding \$300 million in construction costs, were issued for office development in Oakland County in 1986. Approximately 75% of this activity was prevalent in the communities of Troy (35 permits), Farmington Hills (25 permits), West Bloomfield (14 permits), Southfield (13 permits) and Novi (7 permits). Approximately 65% of the County's 61 communities did not issue a single permit in 1986, while 15 of the 21 permit issuing communities recorded less than 5 permits each. Communities within the I-75, I-696, Telegraph, Northwestern and "Golden" corridors of the county are among those that were most impacted by office construction. (see map pg. 38).

Current Trend

Building permits issued for office construction in Oakland has steadily increased since the recession of the early 80's. As a result of the record setting construction throughout the County, Oakland's total office square footage has topped Detroit. The City of Southfield alone, has surpassed Detroit in total number of office buildings. The Cities of Farmington Hills and Southfield have consistently remained within the top five permit issuing communities since 1982. The Cities of Troy "Golden Corridor" and Bloomfield Hills have also experienced a significant amount of office development during this same period.

Orchard Lake
& Northwestern
Corridors
are
"Hot"

Office
Construction
Soars

TABLE IX
AUTHORIZED CONSTRUCTION BASED ON OFFICE BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1982 - 1986

<u>Community</u>	<u>Office Building Permits</u>				<u>1982</u>
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	
1. Troy	35	26	15	14	2
2. Farmington Hills	25	36	29	15	10
3. West Bloomfield Township	14	6	2	0	1
4. Southfield	13	27	22	23	8
5. Novi	7	2	1	1	5
6. Rochester Hills	5	8	4	3	1
7. Royal Oak	4	0	0	0	1
8. Madison Heights	2	5	5	0	0
9. Waterford Township	2	5	4	1	4
10. Commerce Township	2	5	3	0	0
11. Birmingham	2	4	2	3	0
12. Bloomfield Township	2	3	3	4	3
13. Bloomfield Hills	2	20	10	8	10
14. Auburn Hills	2	0	1	1	0
15. Orion Township	2	1	2	0	1
16. Oxford	1	1	0	0	0
17. Lyon Township	1	1	0	0	0
18. Keego Harbor	1	1	0	0	0
19. Rochester	1	0	2	1	1
20. Clawson	1	0	0	1	0
21. White Lake Township	1	0	0	0	0
22. Sylvan Lake	0	1	0	1	0
23. Wixom	0	1	0	1	0
24. Springfield Township	0	1	0	0	0
25. Huntington Woods	0	1	0	0	0
26. Independence Township	0	6	1	0	0
27. Berkley	0	3	0	0	1
28. Milford	0	2	1	0	0
29. Beverly Hills	0	0	1	0	0
30. Brandon Township	0	0	1	0	0
31. Lake Orion	0	0	1	0	0
32. Ortonville	0	0	0	0	0
33. Holly	0	0	0	0	0
34. Lathrup Village	0	1	1	0	1
35. Pontiac	0	1	1	0	1
36. Franklin	0	0	0	1	0
37. South Lyon	0	0	0	1	0
38. Farmington	0	1	0	0	0
TOTAL	<u>125</u>	<u>169</u>	<u>112</u>	<u>79</u>	<u>50</u>

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

Industrial

A county-wide total of 256 permits were issued for industrial building development in 1986, expending \$157 million in construction costs. The Cities of Novi, Troy, Rochester Hills, Auburn Hills and Commerce Township accounted for over 65% of the permits issued throughout Oakland. The cities of Wixom and Oak Park also issued a significant number of permits (see map pg. 38). Primary areas impacted by industrial construction follow the I-75, I-96 and M-59 growth corridors. In addition, over 40% of the communities in Oakland County issued permits for industrial construction in 1986.

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 1986 increased over 25% from the preceding year setting an all time high for the last 5 years. The Cities of Troy and Rochester Hills have consistently placed among the Top Five permit issuing communities since 1982. The City of Madison Heights placed 3rd among the leaders as the communities of Farmington Hills, Wixom and Commerce Township, (I-696) Corridor have experienced demand for High-Tech and Industrial construction during this same period.

Oakland
Technology Park
Sparks
Business and
Industry

Industry
Fortifies
M-59 I-75 and I-696
Corridors

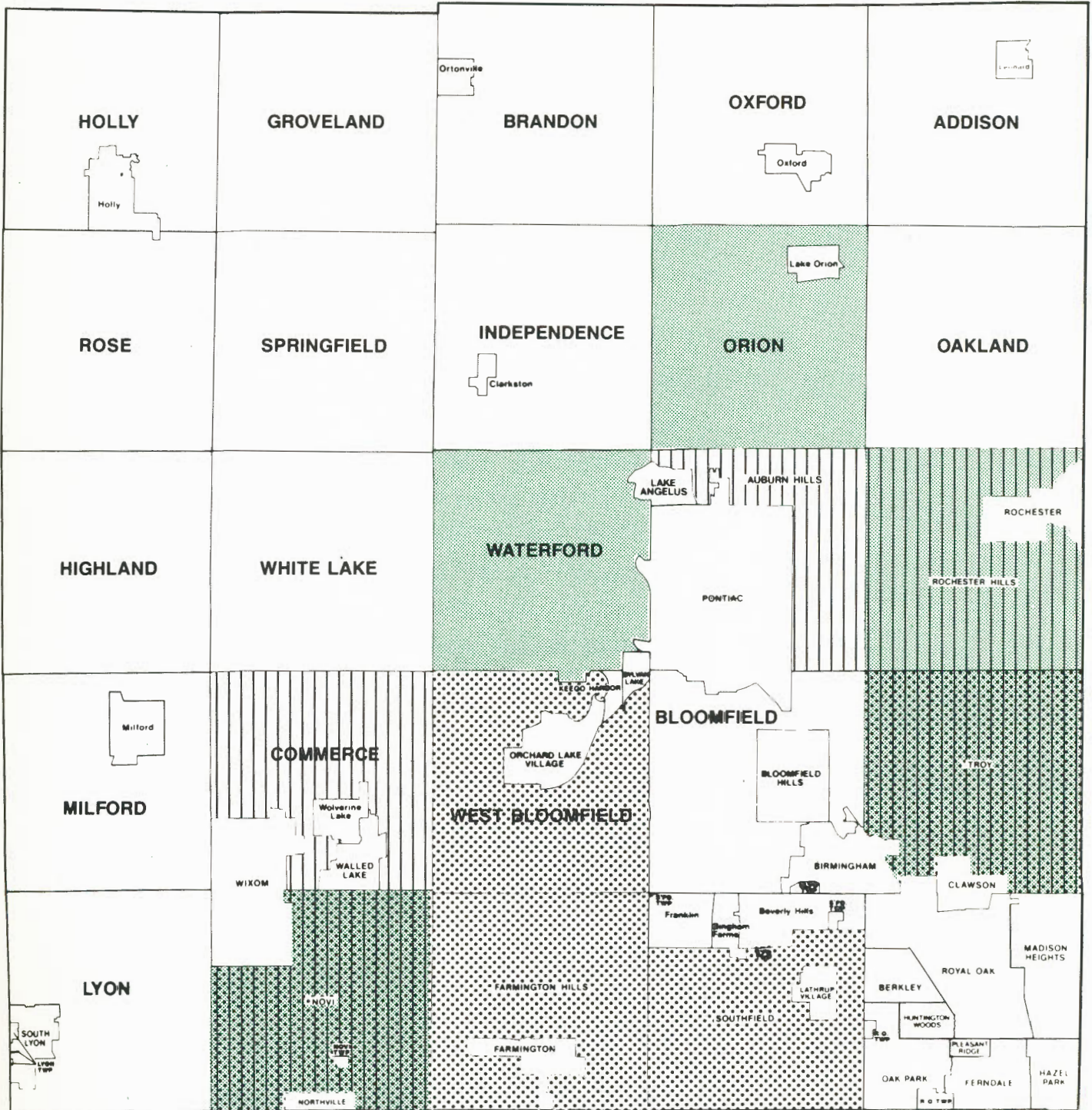
TABLE X

**AUTHORIZED CONSTRUCTION BASED ON INDUSTRIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1982 - 1986**

<u>Community</u>	<u>Industrial Building Permits</u>				
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Rochester Hills	42	28	19	8	3
2. Troy	39	33	24	16	22
3. Auburn Hills	37	9	10	3	2
4. Commerce Township	29	10	4	6	2
5. Novi	23	7	6	1	1
6. Wixom	16	37	5	3	6
7. Oak Park	10	3	1	5	3
8. Farmington Hills	9	13	7	16	2
9. Madison Heights	8	13	18	8	4
10. Southfield	8	2	4	0	2
11. Orion Township	5	4	0	0	1
12. Pontiac	5	3	1	3	4
13. White Lake Township	4	0	0	0	0
14. Waterford Township	3	1	2	0	1
15. Lyon Township	3	1	0	0	1
16. Royal Oak	3	0	0	0	0
17. Bloomfield Township	2	5	1	1	0
18. Oxford	2	3	2	0	0
19. South Lyon	2	2	1	0	0
20. Milford Township	1	7	5	1	0
21. Springfield Township	1	1	1	1	1
22. Holly	1	1	0	0	1
23. Rochester	1	0	3	1	1
24. Oxford Township	1	0	1	1	2
25. Ferndale	1	0	0	0	3
26. Milford	0	2	0	0	0
27. Addison Township	0	1	1	0	0
28. Walled Lake	0	1	0	0	0
29. Leonard	0	1	0	0	0
30. Ortonville	0	0	0	0	0
31. West Bloomfield Township	0	0	0	1	0
32. Sylvan Lake	0	1	0	0	0
33. Highland Township	0	0	1	0	0
34. Clawson	0	0	1	0	0
TOTAL	<u>256</u>	<u>189</u>	<u>118</u>	<u>75</u>	<u>62</u>

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

OAKLAND COUNTY, MICHIGAN



1986 Commercial, Office, and Industrial Building Permits Issued (Top Five Communities)

CITY
Village
TOWNSHIP



Commercial Total County Permits: 123

Office Total County Permits: 125

Industrial Total County Permits: 256

Source: Department of Commerce: Bureau of the Census, Construction Statistics Division

HOTELS/MOTELS

Evidence of a strong, healthy economy is reflected in the activities of the Lodging Industry. Significant development of motels, executive suites and full service hotels are impacting Oakland County.

Population growth, retail and office space expansion and proximity to major interest generators all contribute to the dynamics of the lodging industry. With the resurgence of Michigan's economy, additional emphasis and interest is expected throughout the region.

According to a March 1985 survey conducted by the City of Southfield, within the high growth areas of the Detroit S.M.S.A. there are 163 hotels/motels providing approximately 17,571 rooms. Over 50% of all hotel rooms are located in Wayne County (24% City of Detroit), followed by Oakland County with 36% (11% City of Southfield) and 10% in Macomb County. During the next two years, 33 new hotel/motel facilities are planned and expected to create an additional 6,157 rooms in the Region.

TABLE XI

COUNTY DISTRIBUTION OF PROPOSED FACILITIES

<u>County</u>	<u># of Proposed Hotels</u>	<u># of Proposed Rooms</u>
Wayne	13	3,268
Oakland	18	2,558
Macomb	<u>2</u>	<u>331</u>
	33	6,157

Furthermore, the Cities of Southfield, Farmington Hills and Troy are expected to maintain 65% or 5,767 of Oakland County's hotel/motel room inventory by 1988.

Subsequent to the City of Southfield's survey, an inventory of hotel/motel facilities was released by the Oakland County Economic Development Division, February 1987. The inventory expands the Oakland County portion of the Southfield survey to include all communities within Oakland. The inventory reveals that there are 78 existing hotel/motels within the County, providing 8,156 rooms and 30 proposed facilities which are expected to provide approximately 5,014 rooms.

TABLE XII
EXISTING & PROPOSED HOTELS/MOTELS
IN OAKLAND COUNTY

Community	# of Existing Hotels/Motels	# of Existing Rooms	# of Proposed Hotels/Motels	# of Proposed Rooms	Total Hotels/Motels	Total Rooms
Auburn Hills	0	0	1	250	1	250
Birmingham	2	190	0	0	2	190
Bloomfield Hills	3 (1)	274	0	50	3 (1)	324
Farmington	3		0		3	
Farmington Hills	6 (2)	453	5	677	10 (2)	1,130
Ferndale	2		0	0	2	
Hazel Park	1	212	0	0	1	212
Madison Heights	5	469	2	80	6	549
Novi	3	454	2	(3)	4	454
Oak Park	1	76	0	0	1	76
Pontiac	5	408	0	0	5	408
Rochester	2	65	0	0	2	65
Royal Oak	11 (4)	342	0	0	11 (4)	342
Royal Oak Township	1	200	0	0	1	200
Southfield	9	1,879	6	1,155	15	3,034
Troy	6	1,257	2	346 (5)	8	1,603
TOTALS	<u>60</u>	<u>6,279</u>	<u>18</u>	<u>2,558</u>	<u>74</u>	<u>8,837</u>

- (1) Count is available for 2 of 3 motels.
 (2) Count is available for 3 of 4 motels.
 (3) Number of rooms yet to be announced.
 (4) Count is available for 11 locations only.
 (5) Includes addition of 70 rooms at Holiday Inn.

SOURCE: Hotel/Motel Survey by City of Southfield Department of Planning and Economic Development, March 1985

GMF ROBOTICS- WORLD HEADQUARTERS

NESTLED WITHIN OAKLAND TECHNOLOGY PARK



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 1986 equalized valuation of real property in Oakland County was \$14,724,478,331. Approximately 65% of this total was absorbed by the county's twenty-nine cities, followed by the township aggregate of 27% and 8% 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, Farmington Hills, Bloomfield Township, and West Bloomfield Township (see map pg. 56). The City of Troy, establishing a real estate value greater than any other community in the county, out ranks the City of Southfield by over \$97 million in assessed valuation. Some of the lowest assessed valuations include the townships of Southfield, Novi and Leonard Village.

City of
Troy
#1

TABLE XIII
MAJOR TAXPAYERS LOCATED IN OAKLAND COUNTY

	1986 State Equalized Value (000)
General Motors Corp.	846,406
Detroit Edison Co.	199,114
Consumers Power Co.	113,083
Ford Motor Corp.	83,919
W.R.C. Property	65,910
Beztak Co.	51,654
Prudential Insurance Co.	48,490
International Business Machines	43,516
Hartman & Tyner, Inc.	42,355
K-Mart Corp.	38,020
Biltmore Development Co.	36,917
Equitable Life Assurance	30,994
Etkin & Associates	30,358
Edward Rose & Associates	28,518
Koppy-Nemer Co.	26,719
Department of Natural Resources	24,265
Northwestern Development Co.	23,445
Novi Associates	23,076
Dayton-Hudson Co.	20,987
Park-Davis, Inc.	19,077

SOURCE: Oakland County Equalization Division

Current Trend

The 1986 assessed value of real property in Oakland County increased approximately 8% over figures recorded for 1985. The top five communities supporting the highest real estate value in 1986 have repeated the same during the past three years. The City of Troy has experienced the largest amount of increase in the value of real property since 1984, followed by the Cities of Farmington Hills and Southfield.

Property

Values

Strong

Expenditures for new construction directly impacts real property values throughout Oakland County. By classification, communities achieving a #1 ranking for each year since 1982, include: Residential - Rochester Hills (1982-84 & 86) and Farmington Hills (1985); Commercial -Novi (1986), Waterford (1982 and 1984), Southfield (1983) and Pontiac (1985); Industrial - Troy (1982), Farmington Hills (1983), Auburn Hills (1984 & 86) and Troy/Pontiac (1985). Office - Troy (1986) and the City of Southfield which ranked #1 each of the four previous years.

TABLE XIV
CONSTRUCTION EXPENDITURES IN
OAKLAND COUNTY: 1982 - 1986
(MILLION \$)

<u>Classification</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
Residential	\$ 689	\$574	\$326	\$235	\$ 83
Commercial	68	36	28	14	9
Office	300	226	173	116	34
Industrial	<u>157</u>	<u>114</u>	<u>85</u>	<u>27</u>	<u>20</u>
TOTAL	<u>\$ 1.2 Bill</u>	<u>\$950</u>	<u>\$612</u>	<u>\$392</u>	<u>\$146</u>

TABLE XV
DISTRIBUTION OF REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1984 - 1986

<u>Community</u>	<u>Real Estate</u>		
	<u>1986</u>	<u>1985</u>	<u>1984</u>
1. Troy	1,463,553,300	\$ 1,321,953,700	\$1,218,785,350
2. Southfield	1,365,595,250	1,316,948,100	1,203,846,200
3. Farmington Hills	1,150,671,450	1,032,151,950	924,660,938
4. Bloomfield Township	1,129,497,970	1,053,270,240	1,014,941,250
5. West Bloomfield Twp.	962,509,025	875,164,875	823,302,700
6. Rochester Hills	768,773,700	670,625,000	608,507,700
7. Royal Oak	683,462,500	682,053,100	651,639,600
8. Waterford Township	683,462,000	666,864,600	651,748,700
9. Pontiac	539,767,500	533,026,800	529,602,100
10. Birmingham	499,530,700	461,962,600	434,452,200
11. Novi	469,836,350	436,080,650	402,632,300
12. Madison Heights	382,534,600	361,690,000	341,974,200
13. Commerce Township	287,660,150	239,109,200	233,789,000
14. Independence Township	267,724,300	258,256,600	254,310,600
15. Bloomfield Hills	247,889,500	232,663,500	200,733,000
16. Oak Park	246,630,190	248,090,980	251,127,500
17. White Lake Township	212,610,100	207,971,900	206,112,950
18. Orion Township	209,532,900	197,613,800	189,409,200
19. Beverly Hills	202,918,000	197,625,200	196,619,000
20. Ferndale	186,003,300	186,123,700	181,535,900
21. Farmington	162,494,140	151,481,250	148,094,830
22. Highland Township	160,552,000	157,714,300	156,282,900
23. Auburn Hills	155,560,325	134,736,775	120,076,025
24. Berkley	153,406,100	152,745,200	147,630,700
25. Clawson	140,115,728	138,694,981	137,983,696
26. Oakland Township	126,128,228	120,442,228	117,341,108
27. Hazel Park	125,212,300	125,184,750	125,431,700
28. Wixom	110,706,430	105,237,430	101,409,930
29. Rochester	105,315,160	99,965,700	95,920,400
30. Springfield Township	96,787,075	91,555,050	90,560,400

Continued

<u>Community</u>	<u>Real Estate</u>		
	<u>1986</u>	<u>1985</u>	<u>1984</u>
31. Brandon Township	93,429,900	91,616,216	91,128,236
32. Lyon Township	88,427,000	85,771,800	81,376,300
33. Huntington Woods	88,303,700	88,155,050	88,202,000
34. Milford Township	88,011,000	84,648,800	82,962,050
35. Oxford Township	87,624,210	84,364,360	81,333,070
36. Orchard Lake Village	76,261,400	70,597,850	62,221,300
37. Franklin	76,164,400	73,001,900	72,518,400
38. Bingham Farms	70,756,200	62,791,400	53,355,600
39. Lathrup Village	69,731,850	69,273,850	68,892,800
40. Addison Township	58,629,050	56,153,480	54,692,920
41. Walled Lake	55,083,100	53,106,500	48,727,600
42. Rose Township	53,789,500	52,329,700	51,983,500
43. Groveland Township	52,699,100	51,501,900	50,468,200
44. Wolverine Lake	51,753,250	41,600,150	40,381,700
45. Milford	47,481,500	46,297,250	45,820,750
46. South Lyon	45,382,400	44,443,100	43,424,300
47. Holly Township	38,921,525	38,084,850	38,371,000
48. Northville	36,629,650	35,925,638	35,269,660
49. Pleasant Ridge	34,957,200	34,915,900	34,908,776
50. Holly	32,496,275	32,233,075	32,145,525
51. Royal Oak Township	30,508,700	29,784,000	29,777,900
52. Sylvan Lake	27,304,100	26,834,200	26,207,800
53. Lake Orion	26,512,800	24,328,300	23,444,200
54. Oxford	25,708,450	25,269,800	23,511,200
55. Keego Harbor	25,360,500	24,577,800	22,548,500
56. Lake Angelus	13,861,700	12,891,725	12,650,850
57. Clarkston	13,682,000	13,383,300	13,188,400
58. Ortonville	10,353,700	10,010,200	9,941,900
59. Southfield Township	2,870,000	2,851,700	974,400
60. Leonard	2,837,900	2,778,844	2,745,344
61. Novi Township	2,506,000	2,506,000	2,494,000
COUNTY TOTALS	<u>\$14,724,478,331</u>	<u>\$13,829,032,797</u>	<u>\$13,086,130,258</u>

SOURCE: 1986 Equalization Report.

Residential Real Estate

In 1986 the average selling price of single family residential dwelling units in Oakland County was \$83,927 and condominiums \$78,203. The average selling price is based on a representative number of units sold and recorded in each community, exclusive of sales through creative financing. The sample includes 15,906 single family units and 1,696 condominiums sold in 1986 (see map, pg. 51).

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 selling price (\$391,555) as the City of Pontiac recorded the lowest (\$30,816) for communities recording more than ten units sold.

Housing
Costs
Highest in
Bloomfield Hills
Orchard Lake
and
Bingham Farms

Current Trend

In 1986 the average selling price of single family residential dwelling units represents an 11% increase from the 1985 average of \$75,000 reaching the county's highest average selling price of record. 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
Rise

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

<u>Community</u>	<u>Single Family</u>				<u>Condominium</u>			
	<u>1986</u>	<u>1985</u>	<u>1986</u>	<u>1985</u>	<u>1986</u>	<u>1985</u>	<u>1986</u>	<u>1985</u>
	<u>Units Sold</u>		<u>Ave. \$</u>		<u>Units Sold</u>		<u>Ave. \$</u>	
1. Bloomfield Hills	50	45	391,555	275,800	18	20	147,867	116,700
2. Orchard Lake	31	29	273,069	250,000	--	--	--	--
3. Lake Angelus	3	3	250,000	270,000	--	--	--	--
4. Bingham Farms	11	14	201,386	181,900	18	8	218,433	205,000
5. Franklin Village	57	60	169,865	165,300	1	--	237,250	--
6. Bloomfield Township	695	685	165,234	148,100	129	159	132,830	115,700
7. West Bloomfield Township	756	659	132,659	115,200	130	124	127,391	112,100
8. Beverly Hills	254	235	126,839	109,800	6	5	110,400	95,200
9. Novi Township	4	1	126,500	110,000	--	--	--	--
10. Birmingham	511	508	119,150	99,000	113	82	80,191	71,700
11. Oakland Township	128	92	118,309	118,500	--	--	--	--
12. Farmington Hills	1,064	941	111,874	96,800	134	101	61,761	60,800
13. Rochester Hills	712	665	110,662	100,600	179	167	86,546	83,300
14. Troy	1,147	1,010	107,620	90,900	125	119	75,435	69,500
15. Milford Township	61	36	99,195	86,700	--	--	--	--
16. Northville	36	51	95,915	82,000	18	15	91,072	79,400
17. Novi	296	297	93,602	83,400	153	172	70,437	57,500
18. Clarkston Village	16	13	93,000	116,300	--	--	--	--
19. Huntington Woods	154	127	89,580	75,500	--	--	--	--
20. Independence Township	379	301	85,994	78,200	7	13	88,757	86,600
21. Farmington	180	188	85,571	73,200	42	31	56,756	57,500
22. Addison Township	57	20	85,315	78,500	--	--	--	--
23. Lathrup Village	124	86	84,010	76,400	3	2	64,333	70,800
24. Lyon Township	66	57	82,895	70,800	--	--	--	--
25. Springfield Township	98	76	80,097	77,500	8	4	51,362	50,200
26. Groveland Township	43	28	79,182	70,500	--	--	--	--
27. Commerce Township	392	288	78,195	72,900	7	5	72,536	49,000
28. Oxford Township	75	77	77,475	57,700	9	6	60,422	44,000
29. Rochester	107	100	77,167	85,600	62	51	44,357	35,000

Continued

Community	Single Family				Condominium			
	1986	1985	1986	1985	1986	1985	1986	1985
	Units Sold		Ave. \$		Units Sold		Ave. \$	
30. Wixom	78	51	77,024	64,400	--	--	--	--
31. Orion Township	318	288	76,249	66,300	56	43	45,989	43,800
32. Highland Township	266	192	72,656	66,900	3	--	47,334	--
33. Southfield	1,053	888	70,286	66,500	163	164	67,817	65,900
34. White Lake Township	364	268	69,449	64,300	--	--	--	--
35. Brandon Township	147	94	69,268	64,800	--	--	--	--
36. Wolverine Lake	107	91	68,354	62,800	--	--	--	--
37. Sylvan Lake	49	48	67,904	58,600	--	--	--	--
38. Oxford Village	30	24	67,827	54,400	2	--	56,700	--
39. Leonard Village	3	2	66,000	29,000	--	--	--	--
40. Holly Township	34	29	65,973	63,800	--	--	--	--
41. Pleasant Ridge	80	62	65,482	61,700	--	--	--	--
42. Rose Township	67	38	64,476	60,200	--	--	--	--
43. Waterford Township	1,096	835	63,073	55,300	49	47	46,859	45,400
44. Ortonville Village	14	17	60,564	54,600	--	--	--	--
45. South Lyon	76	61	59,539	52,100	7	6	50,786	43,600
46. Milford Village	108	59	59,241	53,500	--	--	--	--
47. Lake Orion Village	45	27	59,008	54,400	--	--	--	--
48. Royal Oak	1,364	1,147	57,126	55,800	96	106	52,234	51,000
49. Clawson	233	230	54,911	48,400	16	2	59,986	40,300
50. Auburn Hills	194	144	52,586	49,000	36	43	57,379	43,000
51. Walled Lake	40	55	51,150	46,400	72	78	51,791	48,560
52. Keego Harbor	32	28	47,959	48,400	3	6	45,666	44,800
53. Berkley	314	333	47,652	44,500	2	2	34,250	32,500
54. Madison Heights	503	453	45,577	41,000	22	16	41,870	39,000
55. Holly Village	79	93	42,854	40,200	--	--	--	--
56. Oak Park	500	478	40,250	38,400	3	7	21,833	24,300
57. Royal Oak Township	3	4	34,504	15,300	--	--	--	--
58. Ferndale	399	378	33,759	31,300	--	--	--	--
59. Hazel Park	278	258	31,387	29,500	--	--	--	--
60. Pontiac	525	483	30,816	29,500	4	13	24,500	26,000
61. Southfield Township	--	--	--	--	--	--	--	--
TOTAL	15,906	13,850	83,927	75,000	1,696	1,616	78,203	71,300

Source: Oakland County Equalization Division.

TABLE XVII
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

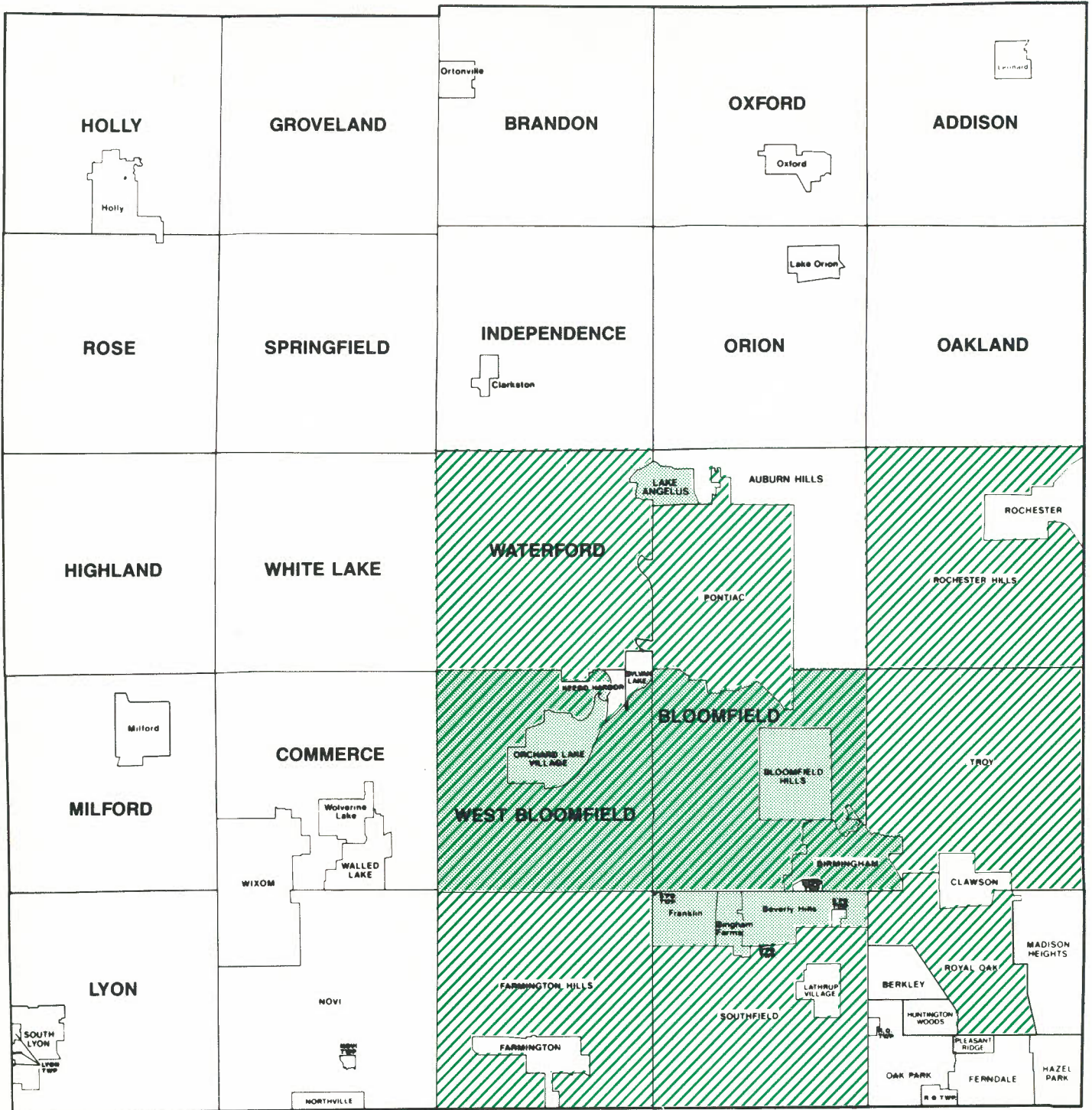
Oakland County Planning Division

<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

SOURCE: U.S. Census Bureau

Oakland County Planning Division

OAKLAND COUNTY, MICHIGAN



1986 Residential Sales (Top Ten Communities)

CITY
Village
TOWNSHIP



**Highest Average Selling Prices
(Excludes Condominiums)**

Average County Value: \$83,927



Recorded Units Sold (Includes Condominiums)

County Sales Recorded: 17,602

Source: Oakland County Equalization Division

***NATIONAL RETAIL CHAINS
IMPACT
OAKLAND'S SHOPPING CENTERS***



Industrial and Commercial Real Estate

Three communities contiguous to the I-75 growth corridor, and two communities along the I-696 Corridor captured nearly 65% of the County's value of industrial real estate. These communities include: the Cities of Troy, Pontiac, Madison Heights, Farmington Hills and Novi (see map pg. 56). Several areas which have the least amount of industrial real estate include: Southfield Township, Northville, Brandon Township, Rose Township and Pleasant Ridge. Approximately 8% of Oakland's real estate value was absorbed by Industrial property.

Troy
and Pontiac
Dominate

The value of commercial real estate in Oakland County is over 21 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, Novi and Royal Oak. These communities account for over 54 percent of Oakland's commercial real estate value, as the city of Southfield alone, accounted for 25% of the total in 1986. (see map pg. 56). 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 increased nearly 7% since 1985 and over 15% since 1984. 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 recording the largest single gain in industrial property valuation since 1984, has overtaken the past rein of the City of Pontiac.

Troy Overtakes
Pontiac

The value of commercial real estate increased 10% over 1985 figures and approximately 21% since 1984. Communities consistently achieving the highest commercial real estate values during the past three years include: Southfield, Troy, Farmington Hills and Royal Oak. As of 1984, the Cities of Birmingham, Rochester Hills and Bloomfield Township have climbed within the top ten commercial ranking, as the City of Pontiac slipped from seventh to tenth place and Waterford Township from fourth to sixth place.

#1 Southfield

Outranks

#2 Troy

By 100%

TABLE XVIII

DISTRIBUTION OF COMMERCIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1984 - 1986

<u>Community*</u>	<u>Commercial Real Estate Value</u>		
	<u>1986</u>	<u>1985</u>	<u>1984</u>
1. Southfield	741,053,200	\$694,971,300	\$580,065,600
2. Troy	413,393,700	357,336,100	312,991,650
3. Farmington Hills	264,415,900	217,652,350	159,328,900
4. Novi	145,712,200	128,821,500	112,081,850
5. Royal Oak	135,554,900	136,142,300	122,069,700
6. Waterford Township	134,583,200	130,258,000	123,112,600
7. Birmingham	115,472,600	104,538,200	94,510,300
8. Bloomfield Township	111,102,960	106,786,520	90,734,170
9. Rochester Hills	108,595,300	89,704,600	75,107,500
10. Pontiac	104,472,900	102,068,600	97,216,700
11. Madison Heights	82,319,100	71,719,600	67,239,500
12. West Bloomfield Twp.	81,412,350	65,766,400	53,029,425
13. Bloomfield Hills	57,277,400	47,748,000	29,340,100
14. Auburn Hills	50,444,950	43,060,625	35,322,650
15. Southfield Township	49,276,800	44,148,000	37,825,900
16. Farmington	48,398,200	41,968,470	40,168,070
17. Oak Park	36,302,620	36,058,930	35,896,590
18. Rochester	35,706,080	32,323,400	31,016,500
19. Independence Twp.	33,821,300	31,338,300	30,095,300
20. Ferndale	32,654,600	31,762,500	29,892,700
21. Commerce Township	28,504,200	22,514,900	22,278,700
22. Orion Township	27,928,950	25,934,450	22,898,750
23. Wixom	27,288,130	24,414,330	22,094,230

Continued

*Villages included in Township Totals

Community*Commercial Real Estate Value

	<u>1986</u>	<u>1985</u>	<u>1984</u>
24. Clawson	26,457,594	26,851,844	26,772,325
25. Hazel Park	23,442,950	23,246,600	23,403,600
26. Royal Oak Township	20,951,900	20,952,800	20,630,200
27. Berkley	19,834,100	19,340,200	14,932,300
28. White Lake Township	16,751,550	16,227,700	16,350,300
29. Milford Township	15,969,900	14,178,800	13,597,600
30. Lyon Township	15,502,600	15,003,200	13,071,900
31. Oxford Township	14,622,650	14,591,850	12,849,950
32. Walled Lake	13,044,000	12,966,500	12,494,100
33. Highland Township	12,801,800	12,857,300	12,751,000
34. Lathrup Village	11,276,000	10,925,050	10,563,850
35. South Lyon	10,935,100	11,069,600	11,051,100
36. Brandon Township	9,453,550	7,944,850	7,941,250
37. Keego Harbor	8,194,300	7,903,700	6,543,800
38. Springfield Township	7,882,300	7,103,900	6,795,200
39. Holly Township	6,670,350	6,890,350	6,896,350
40. Orchard Lake	4,050,700	3,741,600	3,482,200
41. Sylvan Lake	3,705,900	3,700,700	3,426,500
42. Groveland Township	3,557,100	3,444,400	3,020,500
43. Huntington Woods	2,429,900	2,545,900	2,536,400
44. Addison Township	2,364,900	2,359,200	2,157,200
45. Oakland Township	1,855,100	1,851,200	1,851,200
46. Pleasant Ridge	1,641,600	1,639,600	1,746,600
47. Northville	1,539,300	1,629,538	1,750,800
48. Rose Township	363,800	352,300	352,600
49. Novi Township	0	0	0
50. Lake Angelus	0	0	0
TOTAL	\$3,120,990,484	\$2,836,356,057	\$2,462,299,585

SOURCE: 1986 Equalization Report Oakland County, Michigan

TABLE XIX

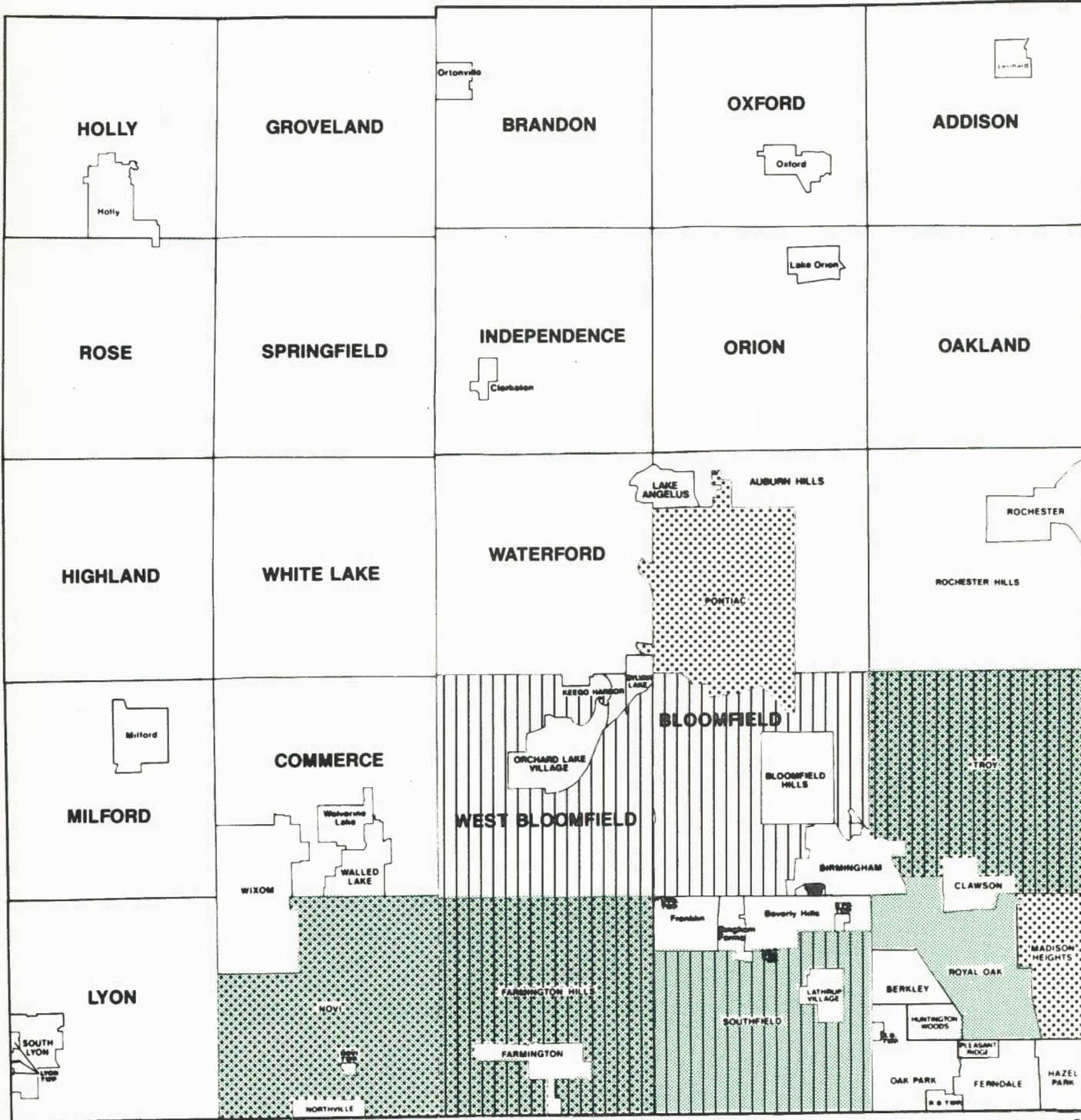
DISTRIBUTION OF INDUSTRIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1984 - 1986

*Community	Industrial Real Estate Value		
	1986	1985	1984
1. Troy	\$ 247,336,000	\$225,696,400	\$188,931,000
2. Pontiac	214,773,700	217,344,100	218,577,200
3. Madison Heights	106,378,000	99,822,300	87,257,600
4. Farmington Hills	96,754,300	83,688,100	64,545,600
5. Novi	58,567,700	61,983,900	58,221,650
6. Wixom	44,984,670	42,910,670	41,955,870
7. Rochester Hills	36,170,400	24,555,800	20,374,700
8. Waterford	33,853,700	31,438,900	30,938,900
9. Commerce Township	32,529,700	26,418,100	24,844,050
10. Auburn Hills	29,887,975	20,439,675	14,859,025
11. Oak Park	28,662,100	28,632,050	28,326,460
12. Southfield	24,208,150	21,200,200	18,960,050
13. Royal Oak	22,055,800	21,520,500	20,226,900
14. Ferndale	21,869,000	21,810,500	19,048,400
15. Milford Township	18,344,400	17,909,000	17,721,400
16. Rochester	14,576,580	14,270,400	13,231,100
17. Oxford Township	12,371,200	12,163,310	11,707,060
18. Orion Township	11,848,800	11,343,700	10,091,500
19. Clawson	9,087,673	9,194,973	8,724,449
20. Hazel Park	7,673,200	7,748,800	7,770,500
21. Birmingham	7,658,400	7,193,500	6,385,500
22. Lyon Township	6,638,800	6,475,100	6,315,000
23. Farmington	6,347,800	5,718,410	5,581,850
24. Walled Lake	6,045,900	6,056,700	5,280,500
25. Bloomfield Township	5,029,750	5,011,050	4,441,650
26. Springfield Township	4,670,100	4,540,800	4,589,200
27. Royal Oak Township	3,799,200	3,638,000	3,618,500
28. Highland Township	3,197,200	3,103,200	3,207,600
29. West Bloomfield Twp.	2,750,625	2,639,975	2,111,350
30. Independence Township	2,160,800	2,160,800	2,142,800
31. Holly Township	2,151,425	2,128,625	2,128,625
32. Groveland Township	1,885,700	1,868,600	1,654,100
33. Berkley	1,833,200	1,801,000	1,561,400
34. White Lake Township	1,644,300	1,566,550	1,345,900
35. South Lyon	1,547,400	1,381,800	1,370,100
36. Addison Township	1,079,000	999,500	995,200
37. Sylvan Lake	887,400	796,000	756,600
38. Oakland Township	840,100	840,100	827,900
39. Pleasant Ridge	765,600	765,600	757,826
40. Brandon Township	542,800	454,000	441,200
41. Rose Township	535,700	539,800	544,000
42. Northville	404,600	404,600	404,600
43. Southfield Twp.	133,500	133,500	133,500
TOTAL	\$1,134,482,408	\$1,060,308,588	\$962,908,315

*Villages included in Twp. Totals

SOURCE: 1986 Equalization Report Oakland County, Michigan

OAKLAND COUNTY, MICHIGAN



1986 Value of Real Estate (S.E.V.) (Top Five Communities)

CITY
Village
TOWNSHIP



Commercial Value

Total County Commercial Valuation \$3,120,990,484

Industrial Value

Total County Industrial Valuation \$1,134,482,408

Total County Value

Total County Equalized Valuation \$14,724,478,331

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 1986, the Oakland County Planning Division reviewed a total of 140 township rezoning applications, 116 of which constituted the rezoning of nearly 1,300 acres of land. The acreage rezoned is nearly equivalent to the land area of the city of Clawson. Approximately 50% of the total acres rezoned occurred in Commerce, (300.40 acres) and White Lake (292.30 acres) Townships. The significant amount of acreage rezoned in the above noted Townships is the result of the demand for residential development on large acreage parcels in White Lake Township and multi-family housing along the Haggerty Road corridor in Commerce Township; (see map, Pg. 62.)

Multiple and

Estate

Housing

Spark

Rezoning

Specific zoning classifications experienced varying degrees of rezoning activity include: Suburban Farms classification accumulating 40% (514.45 acres); followed by Multiple-Family with over 25% (approx. 340 acres); Single-Family 13% (approx. 167 acres) and Planned Development with 10% (approx. 115 acres). Of the total acreage rezoned, over 50% was generated from Agricultural zoned land and nearly 25% from various Single Family classifications.

Current Trend

Economic
Upturn
Impacts
Acreage
Rezoned

Township acreage rezoned in 1986 posted a 46% gain from acreage rezoned in 1985, and the largest number of acres rezoned since 1983. During the past four years, a total of 3,754 acres of land have been rezoned in Oakland's twenty-one Townships. During the recent economic upturn in Oakland, a shift to estate size residential lots and upscale multi-family housing has been more predominant than in past years.

TABLE XX
TOWNSHIP REZONING ACTIVITY/GROSS ACREAGE REZONED
IN OAKLAND COUNTY: 1983 - 1986

<u>Township</u>	<u>Acres Rezoned</u>			
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. Commerce	300.40	31.89	22.70	0
2. White Lake	292.30	100.38	228.27	35.98
3. Addison	136.10	117.19	43.50	10.01
4. Groveland	122.05	109.28	72.49	7.94
5. Bloomfield	100.00	0	0	3.00
6. Rose	80.00	29.35	10.00	40.89
7. Highland	51.69	45.62	39.45	20.79
8. Orion	51.66	11.33	6.57	14.40
9. Lyon	45.50	55.60	159.31	0
10. West Bloomfield	32.10	41.14	170.67	22.51
11. Independence	20.97	80.61	.58	15.49
12. Waterford	20.36	42.76	47.50	15.39
13. Springfield	12.65	6.00	39.26	8.75
14. Oxford	3.57	0	0	424.77
15. Oakland	0	.98	0	.83
16. Brandon	0	8.50	10.00	12.00
17. Holly	0	2.77	0	12.30
18. Milford	0	0	0	0
TOTAL	<u>1,269.35</u>	<u>683.40</u>	<u>971.74</u>	<u>829.36</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 XXI
1986 ZONING ACTIVITY IN OAKLAND COUNTY

Acreage Rezoned by Classification*

Townships	Agric.	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Mobile Home	Plan. Dev.	Light Industry	Heavy Industry	Suburban Farms	Totals
Addison		19.59									116.51	136.10
Bloomfield								100.00				100.00
Commerce		.40		.50		299.50						300.40
Groveland				7.85							114.20	122.05
Highland	25.00	6.69		20.00								51.69
Independence								15.96			5.01	20.97
Lyon			.50								45.00	45.50
Orion		1.83	2.00	46.99					.84			51.66
Oxford				3.57								3.57
Rose				80.00								80.00
Springfield		5.50		7.15								12.65
Waterford		12.00	.37	1.75		2.24			4.00			20.36
West Bloomfield			7.70			24.40						32.10
White Lake		43.70	2.07			12.80					233.73	292.30
TOTAL	25.00	89.71	12.64	167.81		338.94		115.96	4.84		514.45	1,269.35

GRAND TOTAL 1,269.35

SOURCE: Oakland County Planning Division

*That is, classification to which acreage was zoned.

TABLE XXII
1986 ZONING ACTIVITY IN OAKLAND COUNTY
Acreage Proposed for Rezoning by Classification

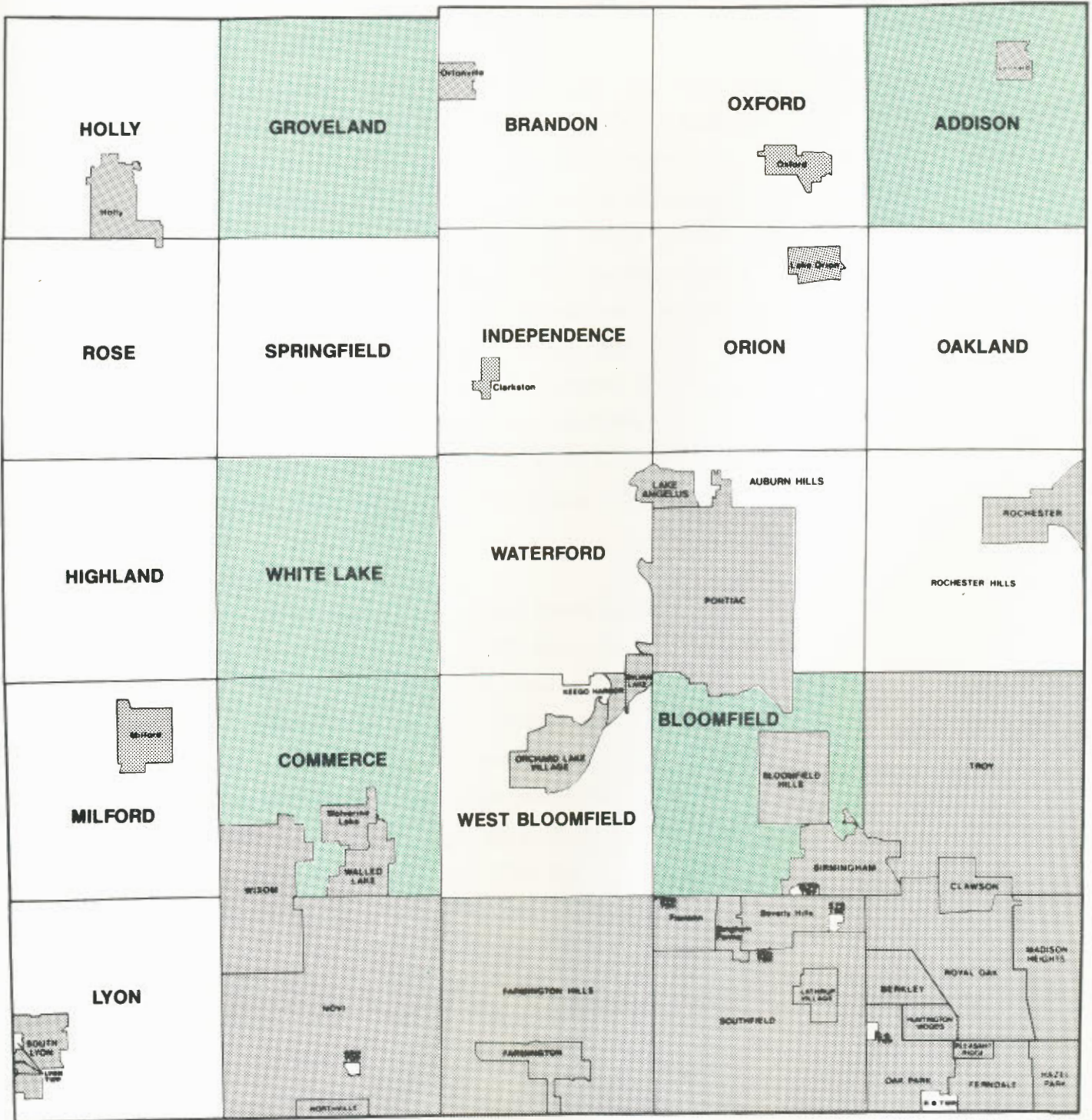
Townships	Agric.	Comm'l.	Office/ Parking	Single Family	Recreational	Multiple	Light Ind.	Plan. Dev.	Mobile Home	Heavy Industry	Suburban Farms	Totals
Addison	116.51										19.59	136.10
Bloomfield				100.00								100.00
Commerce		.90		140.30					159.20			300.40
Groveland	114.20										7.85	122.05
Highland	35.00	6.69		10.00								51.69
Independence		1.14		14.82				5.01				20.97
Lyon	45.00			.50								45.50
Orion		1.83		2.00			.84				46.99	51.66
Oxford							3.57					3.57
Rose	30.00											80.00
Springfield		3.00		9.65								12.65
Waterford		2.98		8.89		3.84	4.65					20.36
West Bloomfield		.24		31.86								32.10
White Lake	228.98	43.70		17.77							1.85	292.30
TOTAL	619.69	60.48		335.79		3.84	9.06	5.01	159.20		76.28	1,269.35

GRAND TOTAL 1,269.35

SOURCE: Oakland County Planning Division

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

OAKLAND COUNTY, MICHIGAN



1986 Township Rezoning Activity

CITY
Village
TOWNSHIP



(Top Five Townships)

Total Township Acres Rezoned: 1269.35



(Cities and Villages Not Available)

Source: Oakland County Planning Division

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 1986 nearly 6,500 acres of land (approximately 10 square miles or the equivalent land area the City of Wixom) have been preserved under Act 116. Over 55% of this acreage lies within the following four communities: Brandon Township (1,303 acres) Holly Township (931 acres), Springfield Township (753 acres), and Highland Township (611 acres) (see map pg. 65). The remainder of acreage under Act 116 is scattered throughout northern and western Oakland County. Thirteen of Oakland's 61 communities are currently preserving land under this Act, with the community of Wixom the only participating city.

Northern

Oakland

County

Prevails

Current Trend

Since 1982, Farmland and Open space acreage has fluctuated by approximately 2,000 acres in Oakland County. This is presumably the result of changes in property ownership, rather than rezoning or development activity. Overall, communities that have recorded large amounts of acreage preserved under the Act in 1982 repeated the same through 1986 with the exception of Addison Township. The top communities include the Townships of Holly, Brandon, Springfield, Highland and Oakland. During the past five years, 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.

Holly and
Brandon Townships
set the pace

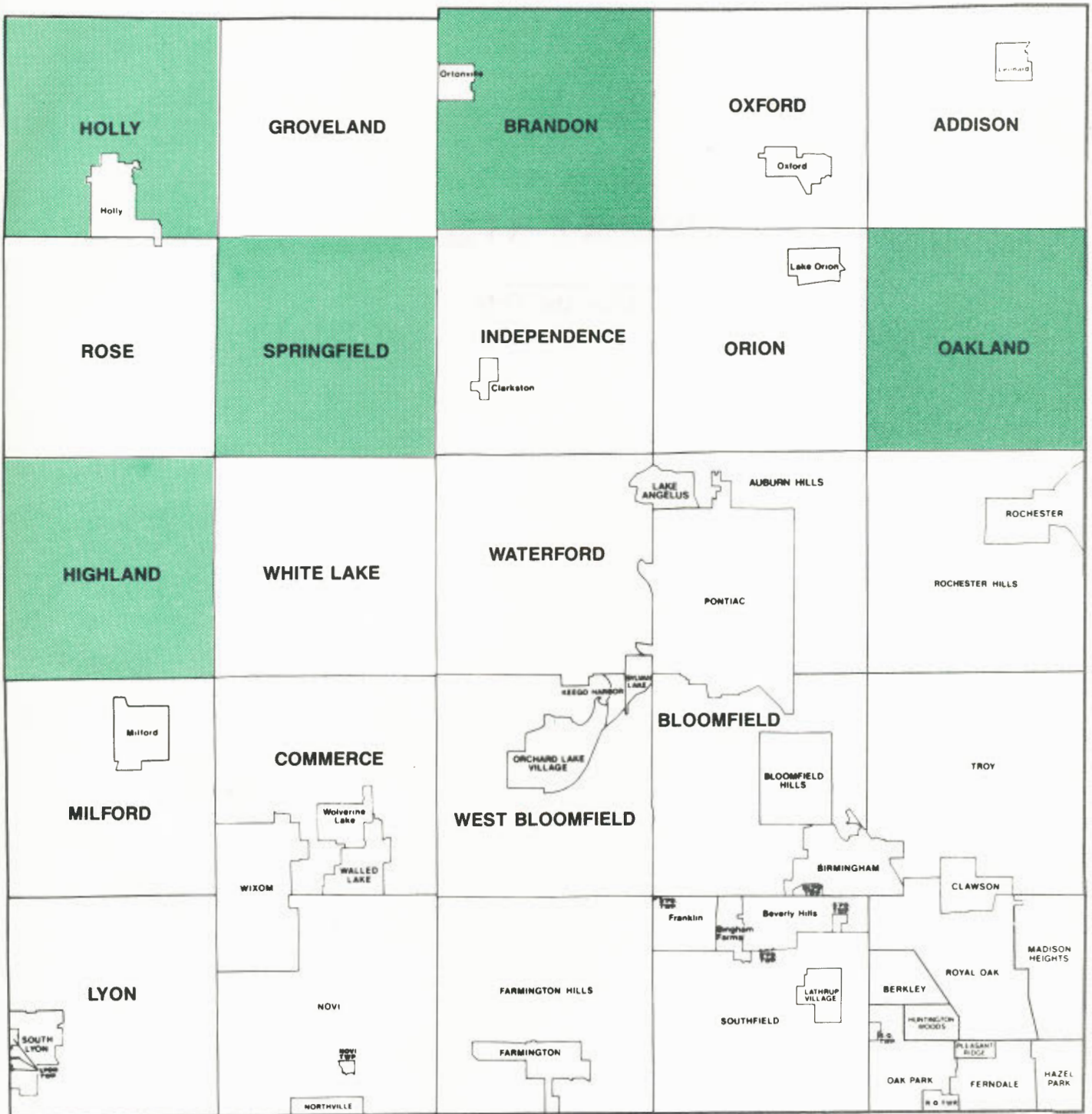
TABLE XXIII

1982 - 1986 FARMLAND AND OPEN SPACE PRESERVATION: Act 116, P.A. 1974

<u>Community</u>	<u>Farmland & Open Space (Cumulative Acres)</u>				
	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>	<u>1982</u>
1. Brandon Township	1,303.00	1,345.00	1,111.00	1,111.00	908.00
2. Holly Township	931.00	1,135.00	1,346.36	1,256.46	1,221.46
3. Springfield Township	753.00	832.00	736.73	736.73	736.73
4. Highland Township	611.00	611.00	611.12	611.12	611.12
5. Oakland Township	580.00	774.00	691.80	613.00	553.00
6. Rose Township	545.00	466.00	467.60	467.60	305.00
7. Lyon Township	447.00	447.00	502.00	502.00	0.00
8. Oxford Township	406.00	693.00	339.00	124.00	124.00
9. White Lake Township	274.00	274.00	261.37	234.87	234.87
10. Addison Township	199.00	794.00	903.00	903.00	600.00
11. Milford Township	118.00	191.00	142.42	142.42	39.42
12. Wixom, City	110.00	110.00	110.00	110.00	110.00
13. Commerce Twp.	85.00	85.00	43.50	43.50	43.50
14. Orion Township	0.00	164.00	164.00	164.00	164.00
15. Groveland Township	0.00	50.00	193.69	193.69	193.69
16. Novi, City	0.00	20.00	242.00	242.00	242.00
17. Avon Township	0.00	0.00	34.50	34.50	34.50
18. West Bloomfield Twp.	0.00	0.00	31.43	31.43	0.00
TOTAL ACRES	<u><u>6,362.00</u></u>	<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>

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

OAKLAND COUNTY, MICHIGAN



1986 Farmland and Openspace Preservation: P.A. 116

CITY
Village
TOWNSHIP



(Top Five Communities)

Total County Acres: 6,362

Source: Department of Natural Resources, State of Michigan, Act 116 Lands,
Oakland County Planning Division