

**SUMMARY OF DEVELOPMENT  
OAKLAND COUNTY, MICHIGAN 1987**

**DIVISION OF COUNTY PLANNING**

**DANIEL T. MURPHY - COUNTY EXECUTIVE**



R-OCDOC  
F  
572.5  
.02  
1987



**ENTERTAINMENT AND DINING:  
FOCUS OF WATERFRONT PROJECT**

REFERENCE BOOK

**SUMMARY OF DEVELOPMENT**

**Oakland County, Michigan 1987**

**OAKLAND COUNTY**

JUL 28 1988

**Reference Library**

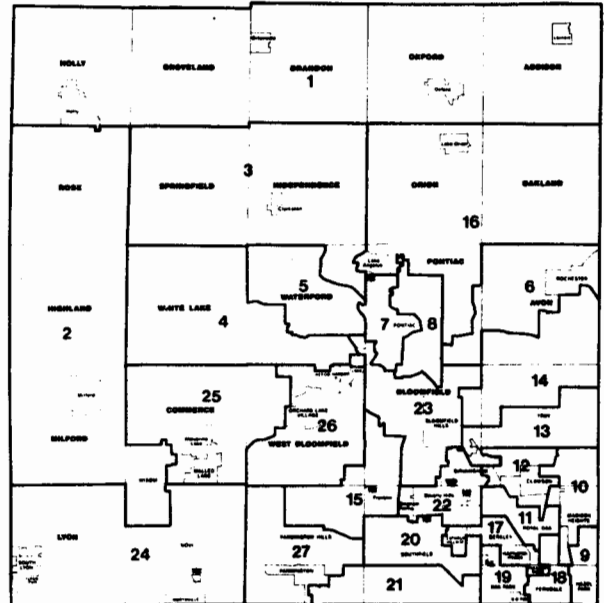
# OAKLAND COUNTY BOARD OF COMMISSIONERS

**Commissioner  
District**

---

- 1        **Richard R. Wilcox\***
- 2        **Richard G. Skarritt\***
- 3        **Richard D. Kuhn, Jr.**
- 4        **Anne M. Hobart\*\***
- 5        **Larry Crake\***
- 6        **Donald E. Bishop**
- 7        **John T. Rowland**
- 8        **Hubert Price, Jr.**
- 9        **Ruel E. McPherson**
- 10       **James A. Doyon\***
- 11       **James Edward Lanni**
- 12       **Susan G. Kuhn**
- 13       **Robert W. Page**
- 14       **Marilynn E. Gosling**
- 15       **David L. Moffitt**
- 16       **Roy Rewold, Chairperson**
- 17       **Angus McPherson\***
- 18       **A. Madeline Luxon**
- 19       **Dennis M. Aaron**
- 20       **Lawrence R. Pernick**
- 21       **Lillian Jaffe Oaks\***
- 22       **Donald W. Jensen**
- 23       **Nancy McConnell, Vice Chairperson\***
- 24       **John P. Calandro**
- 25       **G. William Caddell, D.C.**
- 26       **Thomas A. Law**
- 27       **John J. McDonald**

**Oakland County  
Commissioner Districts**



\* Planning & Building Committee Members  
 \*\* Chairman of the Planning & Building Committee

---

Daniel T. Murphy, COUNTY EXECUTIVE  
Kenneth Q. Burchill, Executive Officer - Operations  
Joseph D. Joachim, Director, Community and Economic  
Development Department  
Philip W. Dondero, Manager, Planning Division

---

OAKLAND COUNTY PLANNING DIVISION

Executive Office Building  
1200 N. Telegraph Road  
Pontiac, Michigan 48053  
(313) 858-0720

Administration

Philip W. Dondero  
Janet A. Cousins

Community Projects

Lawrence S. Falardeau  
Russell C. Lewis

Graphic Arts

Robert A. Forrest

Mapping

(313) 858-0723

Adrian Haas  
Kathleen A. Koos  
Mary Jo Leutheuser  
Bret C. Rasegan  
Karla H. Richey  
Julie A. Skene  
Richard Wisner

Regional Review

Deborah K. Schutt

Statistical Data

Mark W. Brownlie  
Charlotte P. Burckhardt  
David R. Hay  
Marlin Rubin

Typists

Helen Hanger  
Nancy E. Peter

Zoning & Regulatory  
Measures

Paul E. Long

---

This Report Prepared By:

Marlin Rubin

Word Processing:

Susan Porter

Graphics By:

Kathleen A. Koos and  
Adrian Haas

Photography By:

Kathleen A. Koos

**TABLE OF CONTENTS**

	<u>PAGE</u>
<b>List of Maps .....</b>	<b>iv</b>
<b>List of Tables .....</b>	<b>v</b>
<b>Introduction .....</b>	<b>1</b>
<b>Graphic Summary .....</b>	<b>2</b>
<b>Capsule Summary .....</b>	<b>4</b>
<b>Development Indicator Reports</b>	
<b>Residential Construction .....</b>	<b>13</b>
<b>Platted Subdivisions .....</b>	<b>24</b>
<b>Vacant Housing .....</b>	<b>28</b>
<b>Nonresidential Construction: Comm'l, Office, Indust. ....</b>	<b>32</b>
<b>Real Estate Value .....</b>	<b>39</b>
<b>Land Use .....</b>	<b>54</b>
<b>Farmland &amp; Open Space Preservation Act 116, P.A. 1974 .....</b>	<b>59</b>

**LIST OF MAPS**

	<u>PAGE</u>
<b>Map I - Residential Construction .....</b>	<b>21</b>
<b>Map II - Regional Sewer Service Areas .....</b>	<b>22</b>
<b>Map III - Population Estimates .....</b>	<b>23</b>
<b>Map IV - Platted Subdivisions by Square Mile .....</b>	<b>27</b>
<b>Map V - Vacant Housing Survey Area .....</b>	<b>31</b>
<b>Map VI - Commercial, Office and Industrial Building Permits .....</b>	<b>38</b>
<b>Map VII - Residential Sales .....</b>	<b>48</b>
<b>Map VIII - Equalized Value of Real Estate .....</b>	<b>53</b>
<b>Map IX - Farmland &amp; Openspace Preservation: P.A. 116 .....</b>	<b>61</b>



**LIST OF TABLES**

	<u>PAGE</u>
<b>Table I - Housing Units: Top Five Communities; Single Family and Multi-Family</b> .....	13
<b>Table II - Residential Building Permits Issued in Oakland County</b> .....	17
<b>Table III - 1987 Population Estimates for Communities in Oakland County</b> .....	19
<b>Table IV - Platted Subdivisions in Oakland County</b> .....	25
<b>Table V - Platted Subdivision Lots in Oakland County</b> .....	26
<b>Table VI - Vacant Housing Survey by Zip Code</b> .....	29
<b>Table VII - Authorized Construction Based on Commercial Bldg. Permits Issued in Oakland County</b> .....	33
<b>Table VIII - Authorized Construction Based on Office Building Permits Issued in Oakland County</b> .....	35
<b>Table IX - Authorized Construction Based on Industrial Building Permits Issued in Oakland County</b> .....	37
<b>Table X - Major Taxpayers in Oakland County</b> .....	39
<b>Table XI - Construction Expenditures in Oakland County</b> .....	40
<b>Table XII - Distribution of Real Estate Value by Community (Assessed)</b> .....	41
<b>Table XIII - Average Selling Price and Recorded Sales of Housing Units</b> .....	44
<b>Table XIV - 1983 Estimated Per Capita Income for Communities in Oakland County</b> .....	46
<b>Table XV - Distribution of Commercial Real Estate Value</b> .....	50
<b>Table XVI - Distribution of Industrial Real Estate Value</b> .....	52
<b>Table XVII - Oakland County Land Use: 1986</b> .....	54
<b>Table XVIII - Land Zoned for Commercial Use and Currently Vacant</b> .....	55
<b>Table XIX - Land Zoned for Office Use and Currently Vacant</b> .....	56
<b>Table XX - Land Zoned for Industrial Use and Currently Vacant</b> .....	57
<b>Table XXI - Land Zoned for Multi-Family Use and Currently Vacant</b> .....	58
<b>Table XXII - Farmland &amp; Openspace Preservation: Act 116, P.A. 1974</b> .....	60



## 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 ninth annual summary of development which identifies and describes specific indicators of development affecting the distribution of growth throughout the County of Oakland.

## DEVELOPMENT INDICATORS

POPULATION AND INCOME ESTIMATES

RESIDENTIAL, COMMERCIAL, OFFICE AND  
INDUSTRIAL BUILDING PERMITS

CONSTRUCTION EXPENDITURES

REGIONAL SEWER SERVICE

PLATTED SUBDIVISIONS AND LOTS

RESIDENTIAL DWELLING UNITS SOLD AND AVERAGE  
SELLING PRICES

VACANT HOUSING SURVEY

TOTAL COUNTY REAL ESTATE VALUE, COMMERCIAL  
AND INDUSTRIAL

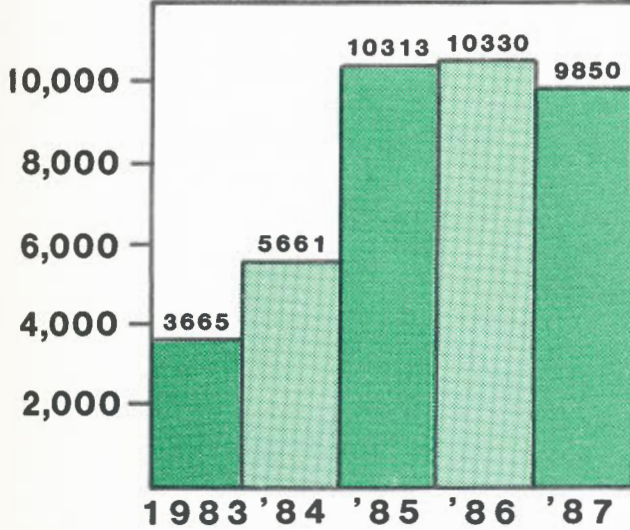
MAJOR CORPORATE TAXPAYERS

LAND USE

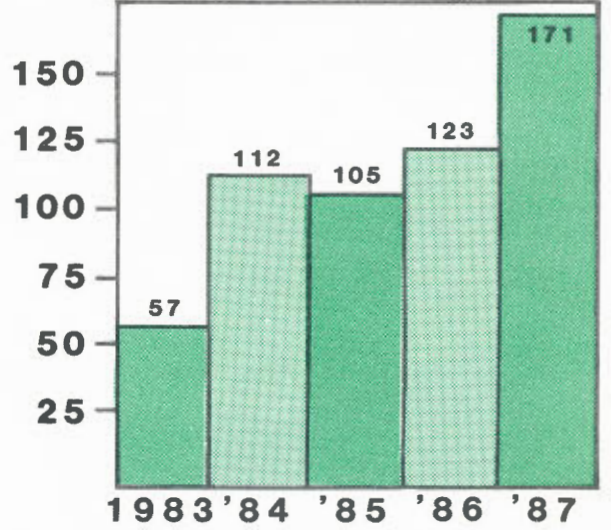
FARMLAND AND OPEN SPACE PRESERVATION,  
P.A. 116.

# Graphic Summary Oakland County 1983-1987

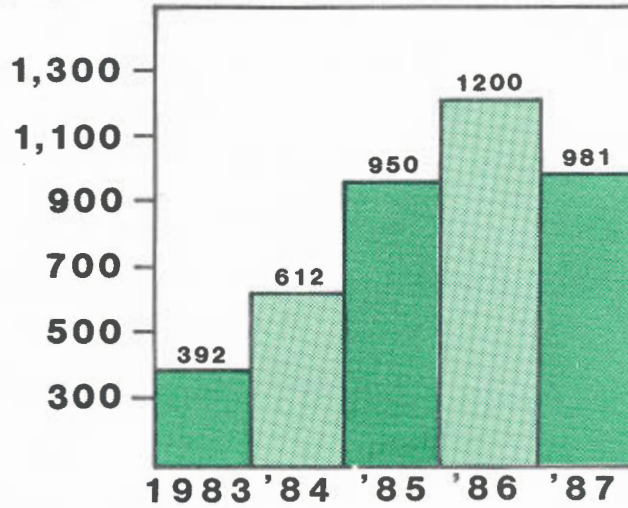
**Residential Building Permits**



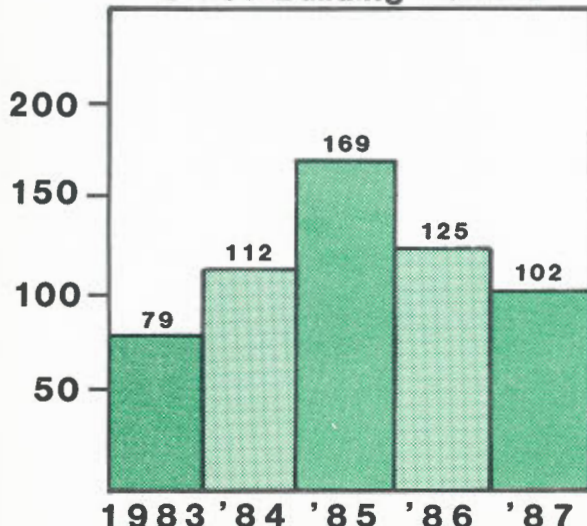
**Commercial Building Permits**



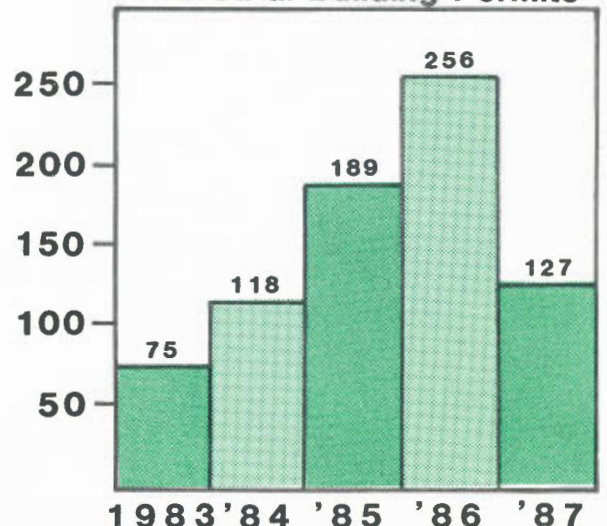
**Residential/Non-residential Construction Expenditures (Mil \$)**



**Office Building Permits**



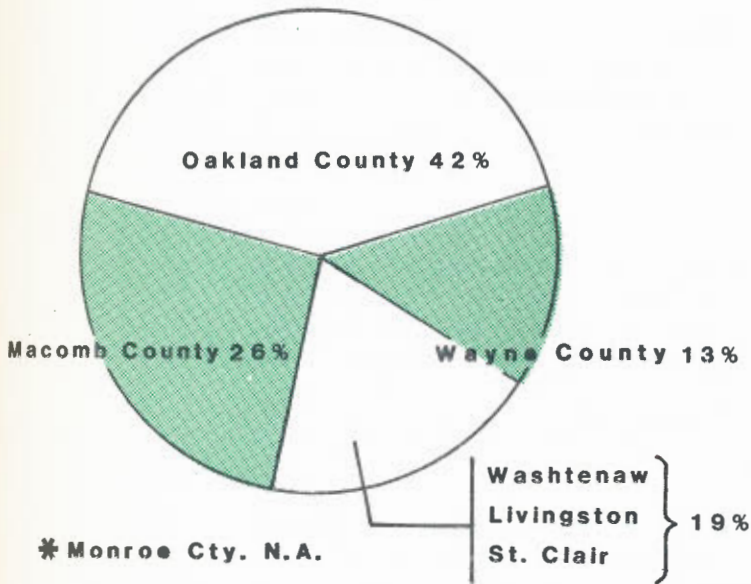
**Industrial Building Permits**



# Graphic Summary 1987

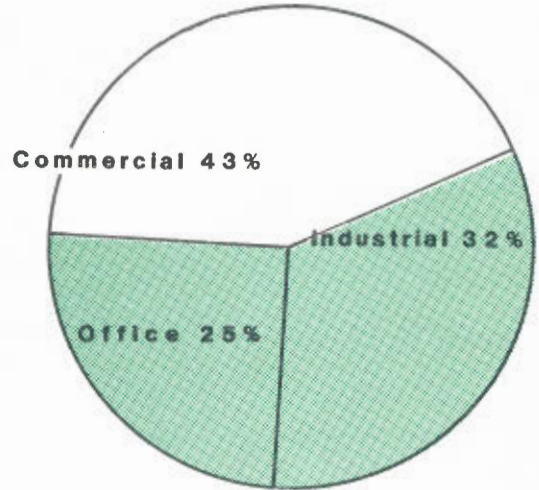
## Residential Construction 7 County Region\*

Total Permits: 23,402



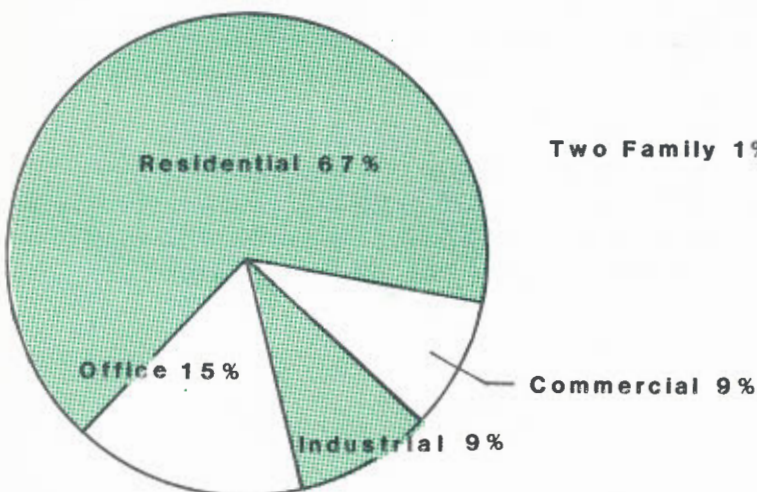
## Non Residential Construction Oakland County

Total Permits: 400



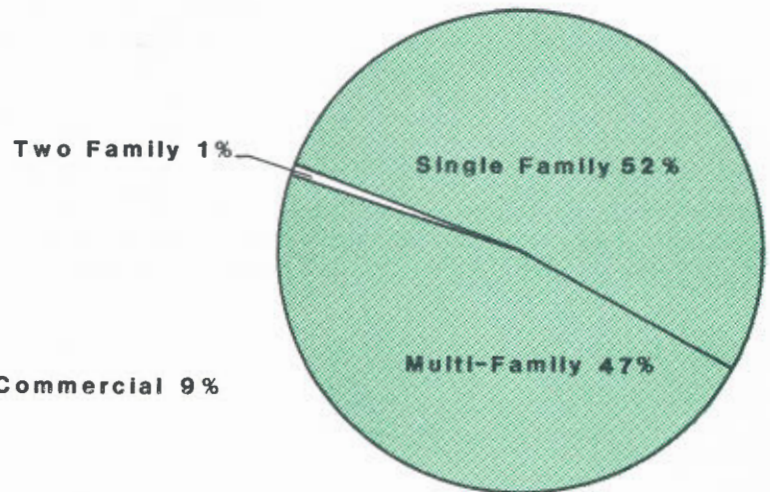
## Construction Expenditures Oakland County

Total: \$ 981 million



## Residential Construction by Type Oakland County

Total Permits: 9,850



## CAPSULE SUMMARY

In his State of the State Message, Governor James J. Blanchard believes in "winning the future" for the State of Michigan. The Governor proclaims that:

"We look forward to making Michigan the best state in the nation to live and work and raise a family . . . .

Michigan's resurgence has brought us to the point where we can compete in the fierce global race for tomorrow's jobs. Now we must sustain our momentum and win that race -- for Michigan's and for America's future . . . .

We can win because we have the people and the resources to win. And we can win because we know how to win. We have demonstrated throughout our history, especially the past four years, that no challenge is too great, no obstacle too large . . . .

"We Can Compete in the  
Fierce Global Competition  
for Tomorrow's Jobs"

During the past four years, we rescued our state from bankruptcy, eliminated a \$1.7 billion deficit, boosted our credit rating from the worst in the nation to the best, cut taxes to 1981 levels, cut business costs, created 380,000 new jobs, achieved record employment, opened record numbers of new businesses, reversed the exodus of our residents and increased our population . . . .

Our progress has been dramatic. Our financial strength stands in stark contrast to the dozens of other states which are cutting services and increasing taxes out of economic necessity. Our solvency and wise management contrast sharply with the massive deficits of the federal government. And our future holds even greater promise, if we meet the challenges of the next four years."



Oakland County has taken the lead role in Michigan's economic resurgence. Oakland County Executive Daniel T. Murphy states in his State of the County Address that:

"Our mission should be clear -- it is simply to create and enhance opportunities for the citizens of this County.

Opportunities for better employment.

Opportunities for better education.

Opportunities for a better quality of life. . . .

The positive growth trend in business investment and job creation which began in 1983 continued through 1986. Last year, the number of private sector jobs in Oakland County grew about 5.4 percent for a net gain of 24,500 new jobs from 1985 to 1986. And while the 5.4 percent growth rate is healthy compared to a Michigan job growth rate of 2.3 percent, it is less than the 12 percent growth rate in 1984 and 1985. So there is no time to rest on our laurels, even though our results have been pretty good for a county with 11 percent of the state's population. . . .

Today, two and one-half years since the inception of the Oakland County Technology Park in Rochester Hills, it has emerged as one of the most important technology parks in the United States. The bottom line -- about 52,000 new jobs in Oakland County by 1995.

Our goal in 1983 was an ambitious 89,000 new jobs by 1990. There are 130,000 more private sector jobs in Oakland County today than at the beginning of 1983. This is a 37 percent increase over our very ambitious goal. . . .

Having laid the foundation of the house of the future, together we've accomplished much for our county and together we look to 1988 and beyond. The administration, staff, and the Board of Commissioners, have positioned ourselves to lead Southeast Michigan into the 21st Century."

We "have positioned  
Ourselves to Lead  
Southeast Michigan  
Into the 21st Century."

During 1987 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 Commerce Township). 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 (42% of the regional total), building expenditures exceeded \$663 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 1987 exceeded 9,800 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 53% of the building permits issued were generated from five communities, two of which, West Bloomfield and Rochester Hills accounted for over one-half of the five community total.

Residential  
Construction  
Remains  
Strong

Western  
Oakland  
is Focus Of  
Michigan Dept.  
of Transportation

Residential growth continued to impact non-sewered areas of the county in 1987. Approximately 15% of the County's residential construction occurred within these growth areas. Current population estimates indicate that communities along the proposed Haggerty Road corridor have experienced a significant population increase since 1980. The intensity of current and proposed development along this corridor has compelled the Michigan Department of Transportation to investigate solutions to severe traffic congestion.

Future  
Construction

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. Commerce, Novi, W. Bloomfield, Rochester Hills, and Farmington Hills recorded 62% of the total number of recorded plats in the County. The Cities of Farmington Hills, Troy, Novi, and Rochester Hills established the greatest number of lots (over 80% of the County total) creating the potential need for increased public facilities and services. Approximately 2,914 lots were created from platted subdivisions in Oakland in 1987. Quantification of the Oakland County Land File reveals there are approximately 2,200 acres of vacant land zoned for commercial use, 1,500 acres for office, 9,700 acres for industrial and 2,900 acres for multi-family use.

Rise in  
Vacancy  
Rates

Vacant housing in Oakland County, approximately 2.1% of the 390,626 housing units within the survey area, include 2,909 single-family, 551 attached single family, 4,621 multi-family and 274 mobile homes. A total of 1,329 new housing units are vacant compared with 7,026 units of used housing. The success or failure of new housing development relies in part with competing vacant housing.



Non-residential construction (office, commercial, industrial and hotel/motel) continued to expand in established growth corridors (I-96, I-75 and M-59) and expanded its penetration into new corridors in eastern and western Oakland County. In 1987, a total of 400 permits were issued for construction of non-residential buildings: Industrial permits accounted for 32% of the total; office, 25% and commercial, 43%. The City of Troy ranked #1 in industrial permits issued as the City of Pontiac ranked first in commercial and the City of Farmington Hills led in permits for office construction.

Cities of Troy,  
Pontiac, and  
Farmington Hills  
Take the Lead

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 \$980 million in construction expenditures for residential, commercial, office and industrial building, property in Oakland is in demand.

Total  
Real Property  
Value Highest  
in Troy

The average selling price of single-family residential dwelling units in Oakland was \$91,234 and condominiums \$88,369 which is based on a representative number of dwelling units sold in 1987. 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.

Commercial &  
Industrial  
Real Estate

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 nearly 23% 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.

Agricultural  
Lands  
Preserved

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 1987, over 6,000 acres of Land (approximately 10 square miles or the equivalent land area to the City of Wixom) has been preserved under the Act.

Current Trend

Highly visible signs of new and expanding business, industry and housing are extensive as Oakland County takes the lead in "winning the future" for the State of Michigan. Investors, developers and companies such as Chrysler, EDS, GMF Robotics and Saturn are the resources that will enable Oakland County to lead the State of Michigan into the 21st century.

Specifically, the housing market continued a vigorous pace, issuing 9,850 construction permits in 1987. Although a slight decrease from 1986 figures, housing construction is not unlike the 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.

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 1987 increased 43% over 1986 figures.

Future  
Development  
Projects

Preservation of property under the provisions of Act 116 "Farmland & Open Space Preservation" has fluctuated by approximately 2,000 acres since 1983. 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.

Productive  
Farmland  
Vacillates

Market  
Energizes

Construction permits issued for industrial building in 1987 decreased from the preceding year, a year that set an all-time high for the past 5 years. The Cities of Troy and Rochester Hills have set the pace since 1983. The City of Pontiac experienced the greatest impact for commercial construction in 1987, as the county reported \$84 million in expenditures for commercial building; the highest in the past five years. Office permits issued in 1987 responded with the second lowest number of permits issued during the past five years; yet 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.

Real Estate  
Values  
Climb

The total value of real estate in Oakland experienced an 11% increase in real property valuation since 1986, reflecting the second highest construction expenditures of the past five years. The City of Troy has experienced the largest amount of increase in real property value since 1985. Commercial real estate increased 20% over 1986 figures and 40% since 1985. Industrial real estate increased 12% since 1986 and nearly 20% since 1985.

The average selling price of single family residential dwelling units in 1987 represents a 9% increase from the 1986 average of \$83,927, reaching the County's highest average selling price of record.

## **DEVELOPMENT INDICATOR REPORTS**

***“COUNTRY CLUB”***

***THEME INSPIRES NEW RESIDENTIAL DEVELOPMENT***



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, Springfield and Milford Townships accounted for 15% of the County's residential construction in 1987. Due to the intensity of current and proposed 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. 22). 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 1987, absorbing 42% of the region's 23,402 housing units. Macomb and Wayne Counties followed with 26% and 13% 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. Nine of the top ten permit issuing communities in 1987 have also recorded the largest increase in population since 1980. (See map pg. 23). 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 1987 continued its vigorous pace from a stagnant residential market in the early part of this decade. Oakland experienced a slight decrease in new construction (9,850 permits) compared to 1986 (10,380 permits), just 400 units short of the record level of construction set in the late 70's. Overall, 42 of Oakland's 61 communities either increased or maintained the same level of residential construction compared with 1986 figures. The City of Southfield recorded the largest gain over 1986 figures, as Rochester 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, Southfield, Novi, Troy, West Bloomfield Township and Waterford Township. Bloomfield Township 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 1987. Traditionally, the single-family market has dominated the residential character of

Balanced  
Housing Mix

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

Residential  
Growth  
Expands In  
Non-sewered Areas

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 Orion Townships are the only communities in the County to rank in the "top five" permit issuing communities since 1983. White Lake Township ranked in the top five, 4 of the past 5 years.

**TABLE II**  
**RESIDENTIAL BUILDING PERMITS ISSUED**  
**IN OAKLAND COUNTY: 1983 - 1987**

<u>Community</u>	<u>Number of Permits Issued</u>				
	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. West Bloomfield Township	1,461	1,423	957	634	258
2. Rochester Hills	1,102	1,728	1,729	976	584
3. Farmington Hills	1,000	1,345	2,423	979	654
4. Novi	824	779	1,143	401	315
5. Southfield	788	558	1,081	105	130
6. Auburn Hills	513	447	81	36	11
7. Waterford Township	379	543	369	435	227
8. Troy	363	527	529	390	289
9. Independence Township	340	344	172	77	53
10. Commerce Township	320	240	126	80	70
11. Bloomfield Township	319	293	227	122	113
12. Orion Township	224	204	116	85	64
13. White Lake Township	183	131	71	36	56
14. Wixom	156	55	42	454	46
15. Springfield Township	136	105	59	35	33
16. Milford Township	135	128	54	29	21
17. Lyon Township	120	137	74	40	30
18. Oakland Township	107	93	70	45	45
19. Farmington	107	30	19	10	7
20. Highland Township	102	85	43	49	21
21. South Lyon	100	79	28	39	28
22. Northville	98	88	10	15	2
23. Walled Lake	90	131	80	64	63
24. Brandon Township	84	74	42	26	19
25. Oxford Township	74	97	57	37	23
26. Milford	70	3	7	25	1
27. Groveland Township	69	38	26	7	8
28. Addison Township	68	52	23	17	21
29. Bloomfield Hills	66	61	42	41	26
30. Pontiac	53	74	1	9	221
31. Rose Township	51	54	20	19	14
32. Madison Heights	47	60	146	9	5
33. Rochester	44	2	102	17	6

**Minor Civil Division****Number of Permits Issued**

	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
34. Orchard Lake	36	35	24	18	14
35. Clawson	36	42	13	33	4
36. Royal Oak	23	56	11	27	48
37. Oxford	18	23	3	2	18
38. Birmingham	16	23	37	54	17
39. Sylvan Lake	15	18	14	6	2
40. Holly Township	13	7	6	13	2
41. Beverly Hills	7	30	43	16	2
42. Bingham Farms	7	24	20	48	48
43. Ortonville	7	10	3	1	0
44. Lake Orion	6	7	78	19	2
45. Holly	6	1	1	1	5
46. Keego Harbor	5	12	7	2	0
47. Franklin	5	1	3	5	2
48. Berkley	4	15	15	17	1
49. Hazel Park	4	0	1	2	1
50. Lake Angelus	3	1	0	0	1
51. Leonard Village	2	0	0	0	0
52. Clarkston	1	0	1	7	1
53. Wolverine Lake	0	15	15	32	17
54. Lathrup Village	0	1	48	3	0
55. Huntington Woods	0	0	1	0	1
56. Royal Oak Twp.	0	0	0	1	0
57. Oak Park	0	0	0	0	2
58. Ferndale	0	0	0	1	0
59. Pleasant Ridge	0	1	0	0	3
60. Southfield Twp.	0	0	0	0	0
61. Novi Twp.	0	0	0	0	0
<b>TOTAL</b>	<u><u>9,850</u></u>	<u><u>10,330</u></u>	<u><u>10,313</u></u>	<u><u>5,661</u></u>	<u><u>3,655</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 III  
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

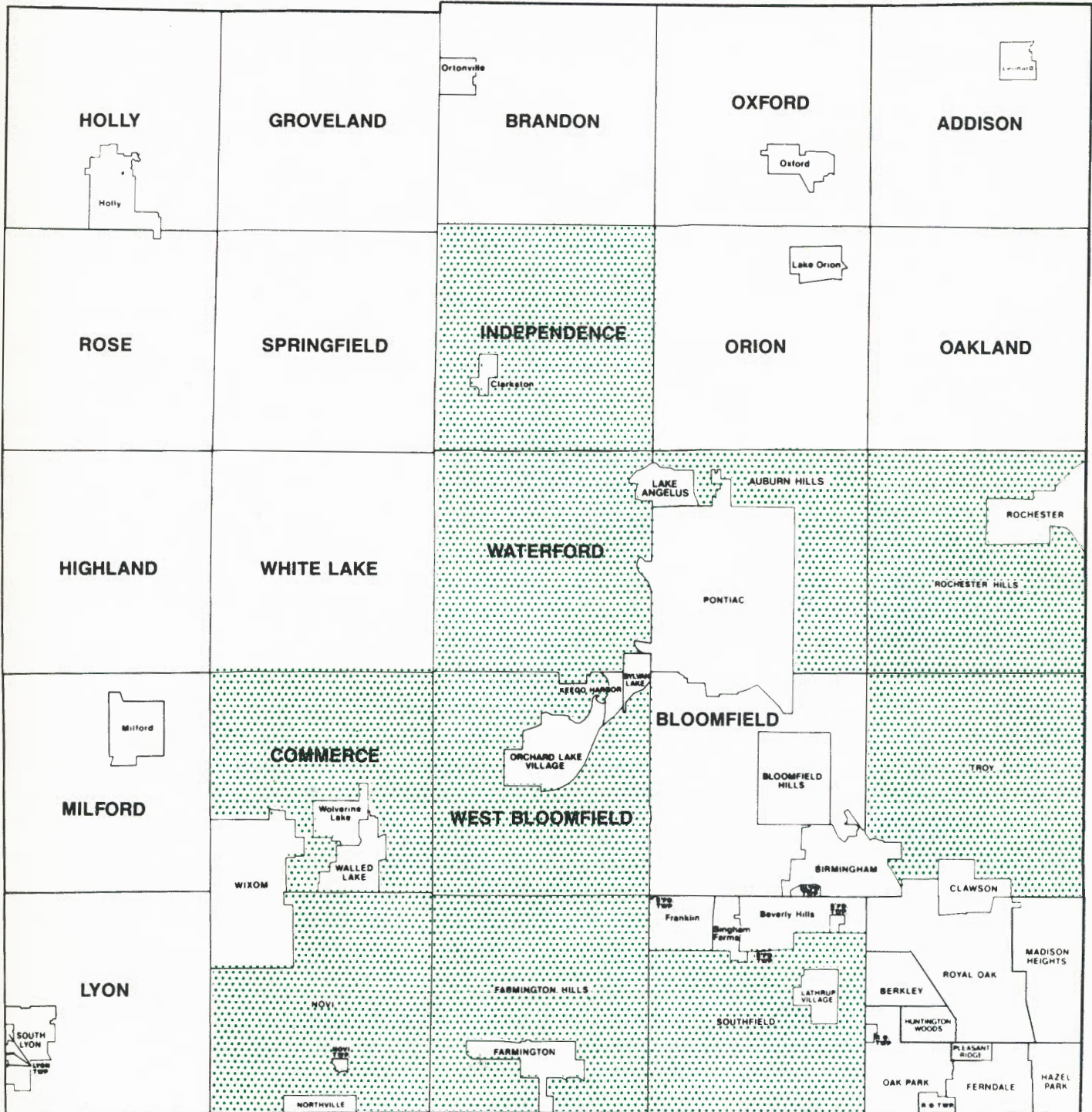
<u>TOWNSHIPS</u>	<u>1980 Census Population</u>	<u>1987 Population Estimates</u>	<u>Numerical Change</u>	<u>Percent Change</u>
Addison	4,184	4,847	663	15.85
Bloomfield	42,876	44,936	2,060	4.80
Brandon	8,336	9,460	1,124	13.48
Commerce	18,789	21,032	2,243	11.94
Groveland	4,114	4,798	684	16.63
Highland	16,958	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
<b>OAKLAND COUNTY</b>	<b>1,011,793</b>	<b>1,112,116</b>	<b>100,323</b>	<b>9.92</b>

Oakland County Planning Division

# OAKLAND COUNTY, MICHIGAN



## 1987 Residential Construction (Top Ten Communities)

CITY  
Village  
TOWNSHIP

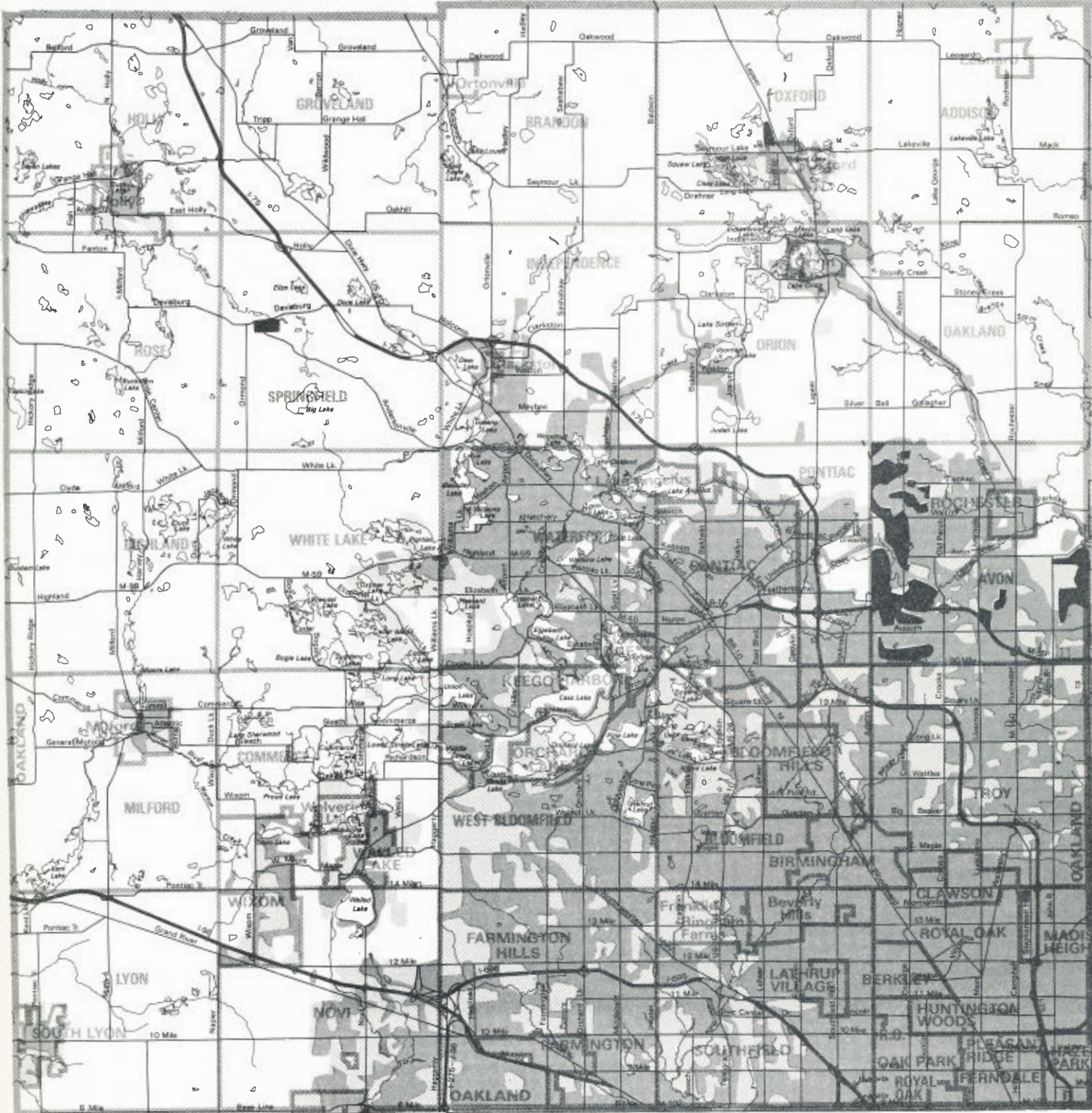


Residential Building Permits Issued  
Total County Permits: 9,850

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,



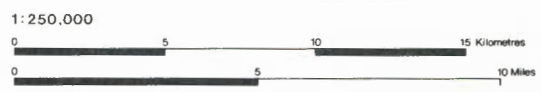
# EXISTING AND POTENTIAL SEWER SERVICE AREAS



- 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



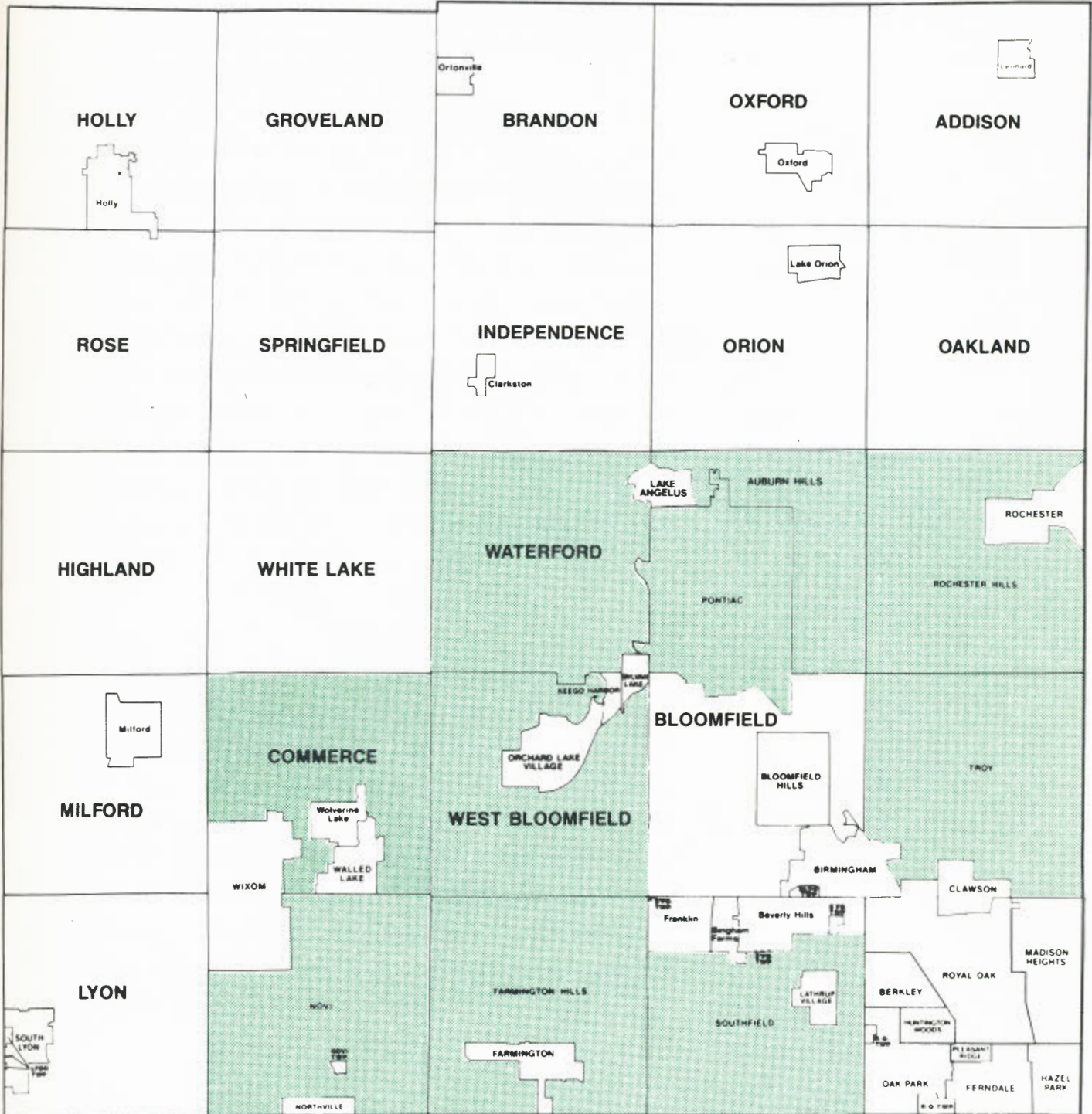
UPDATED AS OF JANUARY 1, 1984



\*Adopted by the SEMCOG General Assembly in March 1980.



# OAKLAND COUNTY, MICHIGAN



## Population Growth 1980-87

CITY  
Village  
TOWNSHIP



**Top Ten Communities**

## 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 1987, the Geographic\* Townships of W. Bloomfield, Avon (Rochester Hills), Commerce, Novi and Farmington recorded a combined total of 47 platted subdivisions or approximately 62% of the total number of recorded plats (76) in the county. Subdivision development throughout Oakland has been located geographically by square mile (see map pg. 27). Approximately 2,914 lots were created from platted subdivisions throughout the County in 1987 as Farmington Hills, Troy, Novi, W. Bloomfield and Rochester Hills accounted for 80% of the total. Commerce Township also provided a significant number of lots.

### Current Trend

Platted subdivisions recorded in Oakland County in 1987 increased 43% 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. Avon Township (Rochester Hills) and Bloomfield Township ranked in the top five; four of the past five years. Only one community, Holly Township, has not recorded a single plat since 1980.

\* 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  
Created Along  
I-696 & I-75  
Corridors

Subdivision  
Development  
Healthy

The number of lots created by subdivision development in Oakland in 1987 (2,914 lots) increased nearly 40% since 1986 (2,086 lots). Those communities that most frequently appear in the "top five" since 1983 include: Bloomfield Township, Rochester Hills, Troy, Farmington Hills and W. Bloomfield Township.

TABLE IV  
PLATTED SUBDIVISIONS  
IN OAKLAND COUNTY: 1983 - 1987

<u>Geographic Township*</u>	<u>Number of Subdivisions</u>				
	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. Farmington	12	5	2	1	1
2. Commerce	11	2	1	5	2
3. Avon (Rochester Hills)	10	4	4	4	1
4. West Bloomfield	8	3	3	1	2
5. Novi	6	5	1	0	2
6. Troy	5	13	1	2	1
7. Bloomfield	5	5	6	2	2
8. White Lake	4	2	0	1	1
9. Milford	3	2	1	1	1
10. Lyon	2	3	1	2	2
11. Independence	2	3	1	0.5	1
12. Pontiac (Auburn Hills)	2	2	0	1	0
13. Orion	2	1	2	1.5	0
14. Springfield	2	1	1	0	0
15. Oakland	1	1	2	0	0
16. Royal Oak	1	0	1	1	0
17. Brandon	0	0	1	1	0
18. Addison	0	1	0	0	0
19. Highland	0	0	1	0	1
20. Groveland	0	0	1	0	1
21. Oxford	0	0	1	0	0
22. Rose	0	0	1	0	0
23. Southfield	0	0	0	1	0
24. Waterford	0	0	0	0	1
TOTAL	<u>76</u>	<u>53</u>	<u>32</u>	<u>25</u>	<u>19</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 V**  
**PLATTED SUBDIVISION LOTS**  
**IN OAKLAND COUNTY: 1983 - 1987**

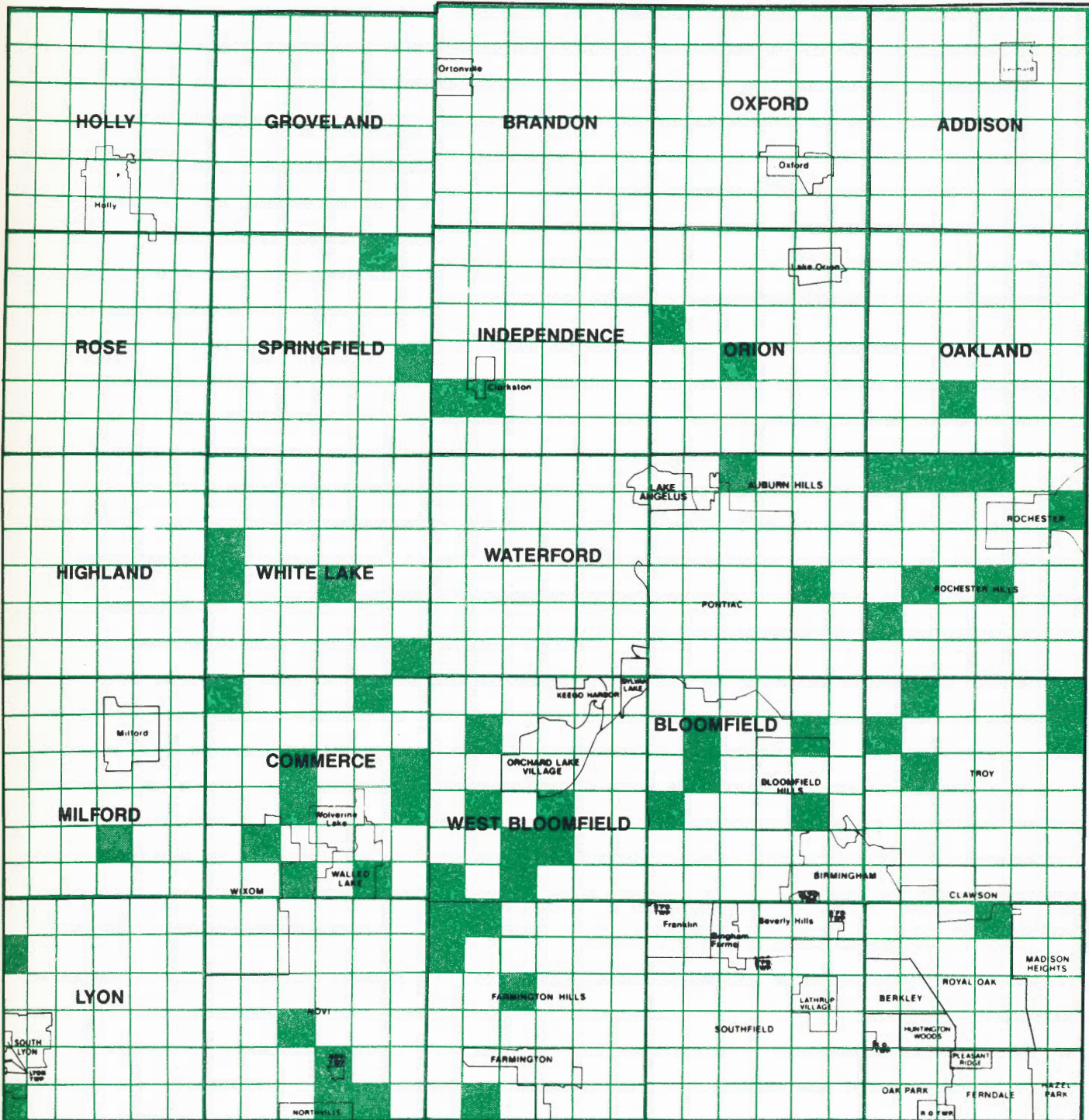
<u>Geographic Township*</u>	<u>Number of Subdivisions</u>				
	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. Avon (Rochester Hills)	551	375	147	269	1
2. Farmington	472	219	66	16	7
3. Troy	455	560	58	92	5
4. Novi	422	313	50	0	3
5. West Bloomfield	406	63	68	9	27
6. Commerce	164	63	29	78	38
7. White Lake	98	28	0	17	9
8. Lyon	91	76	25	47	65
9. Bloomfield	81	184	185	30	32
10. Orion	38	18	45	29	0
11. Springfield	33	20	14	0	0
12. Independence	32	29	8	47	3
13. Pontiac (Auburn Hills)	25	42	0	5	0
14. Milford	24	35	18	36	17
15. Oakland	13	34	44	0	0
16. Royal Oak	9	0	19	25	0
17. Addison	0	17	0	0	0
18. Highland	0	0	11	0	3
19. Brandon	0	0	10	3	0
20. Oxford	0	0	4	0	0
21. Groveland	0	0	4	0	3
22. Rose	0	0	3	0	0
23. Southfield	0	0	0	1	0
24. Waterford	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7</u>
<b>TOTAL</b>	<u><u>2,914</u></u>	<u><u>2,086</u></u>	<u><u>808</u></u>	<u><u>704</u></u>	<u><u>220</u></u>

**SOURCE:** Oakland County Planning Division.

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



# OAKLAND COUNTY, MICHIGAN



## 1987 Platted Subdivisions by Square Mile

CITY  
Village  
TOWNSHIP



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

Total Subdivisions: 76

Total Lots: 2,914

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 1987, includes 46 of Oakland's 55 Zip Code areas (see map pg. 31). Areas of the county serviced by rural mail carriers are not surveyed. Approximately 2.1% of the 390,626 housing units within the survey area were vacant in Oakland including 2,909 single family dwellings, 551 attached single family units, 4,621 multi-family units and 274 mobile homes.

Housing  
Market  
Softens

Zip Code 48058 (Pontiac) represents the highest vacancy rate for all housing types within the survey area as zip codes 48025 (Franklin), 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 48034 (Southfield pt.) and for mobile homes, Zip Code 48057 (Auburn Hills and Rochester Hills pts.) in North East Oakland County.



Housing  
Supply  
Expands

A total of 1,329 new housing units are vacant in the survey area compared with 7,026 units of used housing. The highest vacancy rate for new housing units lies within Zip Code 48063 (Rochester Hills). 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 30,000 units. Vacancy rates have increased in 1987 due to the resurgence of the housing industry during the past 4 years.

TABLE VI  
VACANT HOUSING UNITS

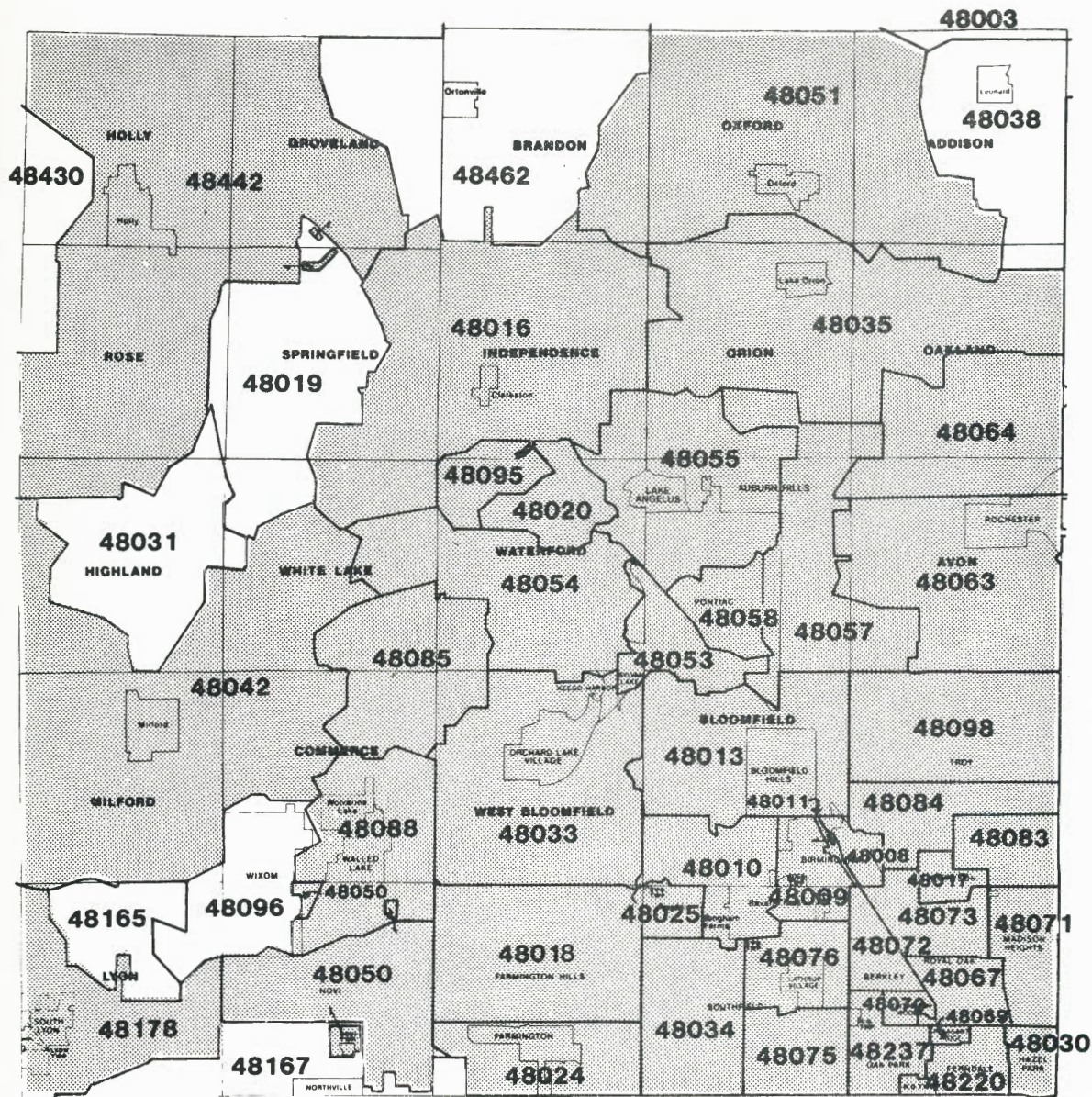
Zip Code	Total Housing Units	All Housing Types		Single Family		Single Family Attached		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
48008	3,745	97	2.6	56	1.8	9	36.0	32	6.0	0	0.0
48009	7,781	118	1.5	62	0.9	0	0.0	56	8.2	0	0.0
48010	7,258	66	0.9	39	0.6	0	0.0	27	3.7	0	0.0
48011	1,248	18	1.4	13	1.7	1	6.3	4	0.8	0	0.0
48013	11,870	253	2.1	75	0.8	46	6.9	132	5.9	0	0.0
48016	9,004	82	0.9	82	1.1	0	0.0	0	0.0	0	0.0
48017	5,594	31	0.6	21	0.5	0	0.0	10	1.0	0	0.0
48018	18,043	497	2.8	78	0.7	70	9.2	346	6.0	3	1.1
48020	5,289	64	1.2	33	0.6	0	0.0	31	18.7	0	0.0
48024	14,377	186	1.3	49	0.6	16	2.6	466	8.9	20	3.3
48025	1,082	1	0.1	1	0.1	0	0.0	0	0.0	0	0.0
48030	7,571	185	2.4	160	2.4	4	1.3	21	2.9	0	0.0
48033	8,830	110	1.2	46	0.6	8	3.9	56	8.3	0	0.0
48034	14,863	732	4.9	74	1.6	13	1.1	625	7.1	20	10.2
48035	7,655	68	0.9	51	0.8	0	0.0	17	1.7	0	0.0
48042	8,868	84	0.9	71	1.0	1	0.3	12	2.4	0	0.0
48050	7,535	57	0.8	23	0.6	14	6.3	15	0.8	5	0.3
48051	4,895	95	1.9	56	1.7	0	0.0	18	3.9	21	2.0
48053	9,477	401	4.2	196	3.0	51	5.3	144	8.2	10	8.1

Continued

Zip Code	Total Housing Units	All Housing Types		Single Family		Single Family Attached		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
48054	15,774	339	2.1	104	1.0	4	1.4	228	5.5	3	0.4
48055	12,336	211	1.7	91	1.1	12	1.0	102	5.2	6	0.7
48057	7,961	344	4.3	76	1.9	19	1.7	155	11.0	94	6.4
48058	9,519	659	6.9	225	3.6	95	8.0	339	15.8	0	0.0
48063	21,778	740	3.4	163	1.2	85	7.1	470	7.6	22	2.8
48064	3,983	30	0.8	30	0.8	0	0.0	0	0.0	0	0.0
48067	12,135	46	0.4	40	0.4	2	0.7	4	0.2	0	0.0
48069	1,135	3	0.3	3	0.3	0	0.0	0	0.0	0	0.0
48070	2,400	5	0.2	5	0.2	0	0.0	0	0.0	0	0.0
48071	13,025	101	0.8	75	0.8	0	0.0	21	0.7	5	1.0
48072	9,187	81	0.9	44	0.6	0	0.0	37	3.0	0	0.0
48073	14,379	78	0.5	36	0.4	18	1.3	24	0.8	0	0.0
48075	9,369	309	3.3	67	1.2	23	6.4	219	6.1	0	0.0
48076	10,981	197	1.8	52	0.6	4	2.0	126	6.2	15	2.7
48083	7,205	126	1.7	37	0.8	15	2.3	70	3.7	4	1.4
48084	7,087	285	4.0	17	0.5	7	1.9	261	7.6	0	0.0
48085	9,236	120	1.3	87	1.0	13	9.0	20	2.5	0	0.0
48088	7,579	263	3.5	102	2.1	5	2.3	148	6.6	8	4.5
48095	3,392	24	0.7	20	0.7	0	0.0	4	1.1	0	0.0
48098	11,807	140	1.2	93	0.9	1	0.3	46	5.9	0	0.0
48178	5,900	155	2.6	59	1.5	0	0.0	93	6.4	3	1.3
48220	11,068	128	1.2	116	1.2	5	0.9	7	0.7	0	0.0
48237	12,683	57	0.4	50	0.5	5	1.4	2	0.1	0	0.0
48309	518	3	0.6	3	0.6	0	0.0	0	0.0	0	0.0
48320	1,318	60	4.6	55	6.3	0	0.0	0	0.0	5	5.4
48322	8,377	287	3.4	50	1.0	5	1.7	232	8.1	0	0.0
48442	<u>5,513</u>	<u>54</u>	<u>1.0</u>	<u>23</u>	<u>0.5</u>	<u>0</u>	<u>0.0</u>	<u>1</u>	<u>0.8</u>	<u>30</u>	<u>2.8</u>
TOTAL	390,626	8,355	2.1	2,909	1.0	551	3.3	4,621	5.6	274	2.2

SOURCE: Federal Home Loan Bank Board "Detroit SMSA Housing Vacancy Survey"  
 Conducted November, 1987 thru January, 1988.

# OAKLAND COUNTY, MICHIGAN



CITY  
Village  
TOWNSHIP

**ZIP CODES**  
JUNE/1984

OAKLAND COUNTY  
MICHIGAN  
Oakland County Planning Division

**Areas Covered by Housing Vacancy Survey**





**COMMERCIAL CENTERS EXHIBIT  
CAPTIVATING RETAIL DESIGN**

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 1987, a total of 171 permits were issued for the construction of commercial buildings in Oakland County, exceeding construction costs of \$84 million. The City of Pontiac issued the greatest number (35 permits) followed by Troy (30 permits), Waterford Township and the Cities of Novi and Madison Heights. The combined total of permits issued in these five communities accounted for 60% of the county total (See map pg. 38). However, only 15 of Oakland's 61 communities issued more than two commercial building permits in 1987.

City of Pontiac  
Impacted by  
Trammell Crow Co.

Current Trend

Commercial building permits issued in 1987 (171 permits) increased nearly 40% from permits recorded the previous year (123 permits), reflecting the highest number of permits recorded during the past five years. Concurrently, construction expenditures for commercial building has steadily increased since 1983. Five communities issued over 10 commercial permits in 1987; compared with four in 1986 and only two communities 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 VII  
 AUTHORIZED CONSTRUCTION BASED ON COMMERCIAL BUILDING PERMITS ISSUED  
 IN OAKLAND COUNTY: 1983 - 1987

<u>Community</u>	<u>Commercial Building Permits</u>				
	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. Pontiac	35	6	9	3	2
2. Troy	30	10	7	10	5
3. Waterford Township	15	12	17	13	4
4. Novi	12	33	16	20	10
5. Madison Heights	12	4	3	1	3
6. West Bloomfield Township	8	1	3	4	0
7. Royal Oak	7	2	0	0	1
8. Springfield Township	7	0	1	3	2
9. Farmington Hills	5	5	5	7	2
10. Southfield	5	5	6	6	5
11. Farmington	5	4	2	2	0
12. Rochester Hills	4	11	3	2	1
13. Commerce Township	4	1	3	1	2
14. Birmingham	3	0	0	0	0
15. Orion Township	3	7	4	2	2
16. White Lake Township	2	1	2	2	0
17. South Lyon	2	1	2	0	0
18. Wixom	2	1	0	1	0
19. Auburn Hills	1	1	0	2	1
20. Highland Township	1	4	1	1	0
21. Clawson	1	1	0	1	0
22. Bloomfield Township	1	2	1	4	2
23. Rochester	1	1	0	0	1
24. Oak Park	1	0	6	4	2
25. Berkley	1	0	0	1	0
26. Sylvan Lake	1	0	1	0	0
27. Addison Township	1	0	0	0	0
28. Brandon Township	1	0	0	0	0
29. Beverly Hills	0	0	2	13	0
30. Independence Township	0	0	2	0	0
31. Lyon Township	0	1	0	1	1
32. Milford	0	0	0	0	0
33. Bloomfield Hills	0	0	0	1	0
34. Keego Harbor	0	0	0	1	0
35. Oakland Township	0	0	0	1	0
36. Orchard Lake	0	0	0	1	0
37. Lathrup Village	0	0	0	0	4
38. Oxford Township	0	1	0	0	2
39. Hazel Park	0	0	1	0	0
40. Lake Orion	0	0	0	0	1
41. Walled Lake	0	0	0	0	1
42. Milford Township	0	0	1	0	0
43. Holly	0	1	0	0	0
44. Wolverine Lake	0	1	0	0	0
45. Ortonville	0	0	1	0	0
46. Holly Township	0	0	1	0	0
47. Ferndale	0	5	5	3	2
48. Groveland Township	0	0	0	1	1
TOTAL	<u>171</u>	<u>123</u>	<u>105</u>	<u>112</u>	<u>57</u>

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

## Office

A total of 102 building permits, exceeding \$145 million in construction costs, were issued for office development in Oakland County in 1987. Approximately 60% of this activity was prevalent in the communities of Farmington Hills (17 permits), Troy (12 permits), Rochester Hills (12 permits), Southfield (12 permits) and Waterford Township (7 permits). Approximately 65% of the County's 61 communities did not issue a single permit in 1987, 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).

Orchard Lake;  
Northwestern &  
"Golden" Corridors  
are  
"Hot"

### Current Trend

Notwithstanding a slow-down in 1987, 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 Troy ("Golden Corridor"), Farmington Hills and Southfield have consistently remained within the top five permit issuing communities since 1983. The Cities of Rochester Hills and Bloomfield Hills have also experienced a significant amount of office development during this same period.

Office  
Construction  
Sets Moderate  
Pace



TABLE VIII

AUTHORIZED CONSTRUCTION BASED ON OFFICE BUILDING PERMITS ISSUED  
IN OAKLAND COUNTY: 1983 - 1987

<u>Community</u>	<u>Office Building Permits</u>				<u>1983</u>
	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	
1. Farmington Hills	17	25	36	29	15
2. Troy	12	35	26	15	14
3. Southfield	12	13	27	22	23
4. Rochester Hills	12	5	8	4	3
5. Waterford Township	7	2	5	4	1
6. Royal Oak	6	4	0	0	0
7. Auburn Hills	4	2	0	1	1
8. Madison Heights	4	2	5	5	0
9. West Bloomfield Township	3	14	6	2	0
10. Commerce Township	3	2	5	3	0
11. Birmingham	3	2	4	2	3
12. Bloomfield Township	3	2	3	3	4
13. Lyon Township	3	1	1	0	0
14. Novi	3	7	2	1	1
15. Orion Township	2	2	1	2	0
16. Bloomfield Hills	2	2	20	10	8
17. Rochester	2	1	0	2	1
18. Keego Harbor	1	1	1	0	0
19. Berkley	1	0	3	0	0
20. Beverly Hills	1	0	0	1	0
21. Pontiac	1	0	1	1	0
22. Sylvan Lake	0	0	1	0	1
23. Wixom	0	0	1	0	1
24. Springfield Township	0	0	1	0	0
25. Huntington Woods	0	0	1	0	0
26. Independence Township	0	0	6	1	0
27. Oxford	0	1	1	0	0
28. Milford	0	0	2	1	0
29. Clawson	0	1	0	0	1
30. Brandon Township	0	0	0	1	0
31. Lake Orion	0	0	0	1	0
32. Ortonville	0	0	0	0	0
33. Holly	0	0	0	0	0
34. Lathrup Village	0	0	1	1	0
35. White Lake Township	0	1	0	0	0
36. Franklin	0	0	0	0	1
37. South Lyon	0	0	0	0	1
38. Farmington	0	0	1	0	0
<b>TOTAL</b>	<u>102</u>	<u>125</u>	<u>169</u>	<u>112</u>	<u>79</u>

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



## Industrial

A county-wide total of 127 permits were issued for industrial building development in 1987, expending \$89 million in construction costs. The Cities of Novi, Farmington Hills, Troy, Rochester Hills, Auburn Hills and Commerce Township accounted for over 60% of the permits issued throughout Oakland. The City of Wixom and Milford Township 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, nearly 40% of the communities in Oakland County issued permits for industrial construction in 1987.

Oakland  
Technology Park  
Fuels New  
Business and  
Industry

### 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.

Although permits issued for Industrial building construction decreased in 1987, the preceding year set 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 1983. The communities of Farmington Hills, and Commerce Township, (I-696 Corridor) have also experienced the demand for High-Tech and Industrial construction during this same period.

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

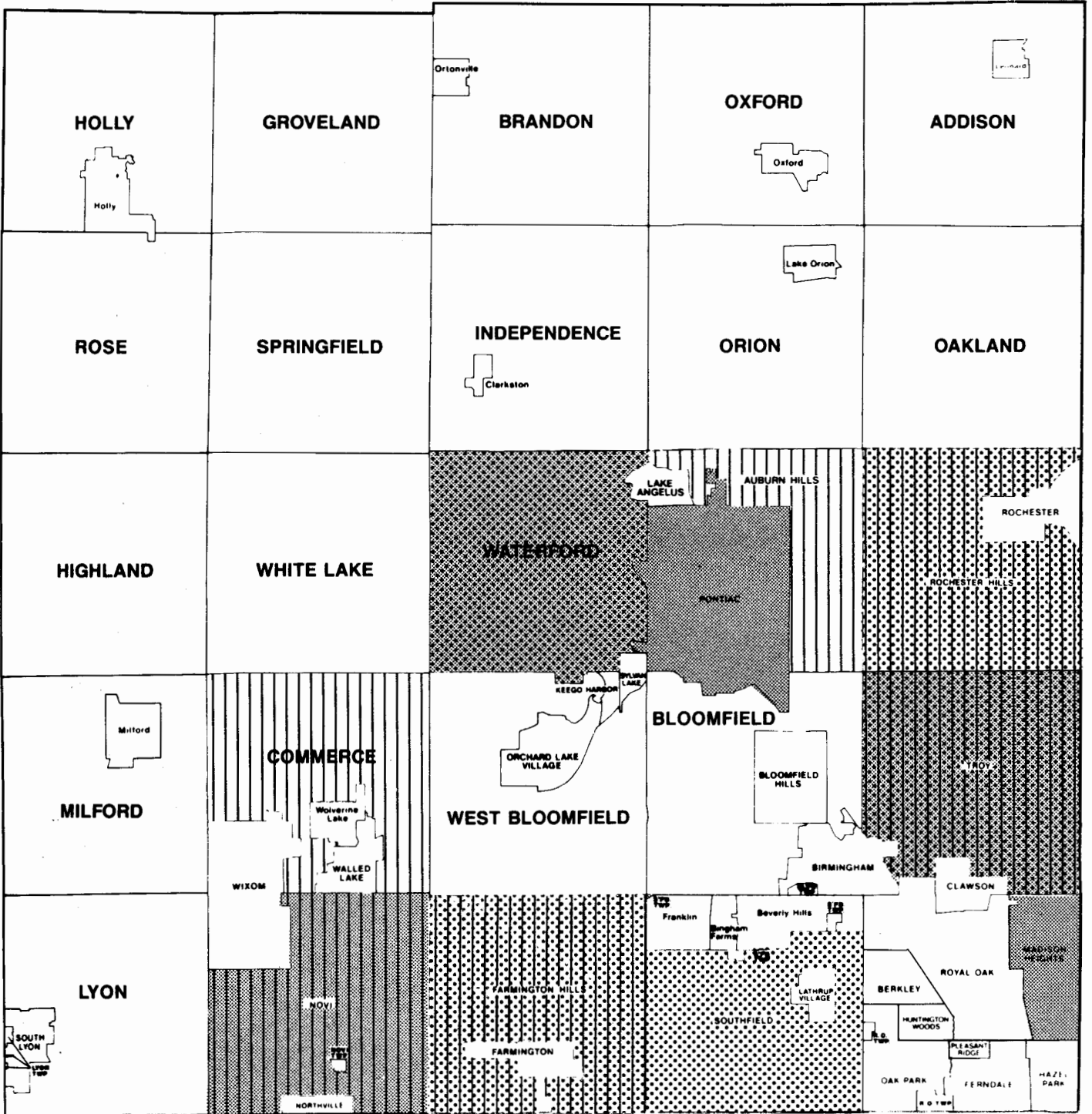
TABLE IX

**AUTHORIZED CONSTRUCTION BASED ON INDUSTRIAL BUILDING PERMITS ISSUED  
IN OAKLAND COUNTY: 1983 - 1987**

<u>Community</u>	<u>Industrial Building Permits</u>				<u>1983</u>
	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	
1. Troy	18	39	33	24	16
2. Rochester Hills	16	42	28	19	8
3. Farmington Hills	13	9	13	7	16
4. Commerce Township	10	29	10	4	6
5. Novi	10	23	7	6	1
6. Auburn Hills	10	37	9	10	3
7. Wixom	8	16	37	5	3
8. Milford Township	8	1	7	5	1
9. Orion Township	7	5	4	0	0
10. Madison Heights	6	8	13	18	8
11. Royal Oak	3	3	0	0	0
12. Oak Park	2	10	3	1	5
13. Springfield Township	2	1	1	1	1
14. Rochester	2	1	0	3	1
15. Oxford Township	2	1	0	1	1
16. Pontiac	1	5	3	1	3
17. Waterford Township	1	3	1	2	0
18. Oxford	1	2	3	2	0
19. South Lyon	1	2	2	1	0
20. Lyon Township	1	3	1	0	0
21. West Bloomfield Township	1	0	0	0	1
22. Holly	1	1	1	0	0
23. Highland Township	1	0	0	1	0
24. Southfield	1	8	2	4	0
25. Ferndale	0	1	0	0	0
26. Milford	0	0	2	0	0
27. Addison Township	0	0	1	1	0
28. Walled Lake	0	0	1	0	0
29. Leonard	0	0	1	0	0
30. Ortonville	0	0	0	0	0
31. White Lake Township	0	4	0	0	0
32. Sylvan Lake	0	0	1	0	0
33. Bloomfield Township	0	2	5	1	1
34. Clawson	0	0	0	1	0
TOTAL	<u>127</u>	<u>256</u>	<u>189</u>	<u>118</u>	<u>75</u>

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

# OAKLAND COUNTY, MICHIGAN



## 1987 Commercial, Office, and Industrial Building Permits Issued (Top Five Communities)

CITY  
Village  
TOWNSHIP



Commercial Total County Permits: 171



Office Total County Permits: 102



Industrial Total County Permits: 127



**NATURAL SETTINGS CHARACTERIZE**

**OAKLAND'S INDUSTRIAL PARKS**



## 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 1987 equalized valuation of real property in Oakland County was \$16,359,214,975. 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, Farmington Hills, Bloomfield Township, and West Bloomfield Township (see map pg. 53). 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 \$230 million in assessed valuation. Some of the lowest assessed valuations include the Townships of Southfield, Novi and Leonard Village.

City of  
Troy  
#1

TABLE X

### MAJOR TAXPAYERS LOCATED IN OAKLAND COUNTY

	1987 State Equalized Value (000)
General Motors Corporation	922,681
Detroit Edison	210,674
Consumers Power	125,250
Electronic Data Systems	121,939
Ford Motor Corporation	99,353
W.R.C. Properties	83,061
Beztak Company	62,228
Prudential Insurance Company	62,146
Frankel and Associates	56,854
Hartman & Tner Company	50,450
K-Mart Corporation	46,839
International Business Machines	46,707
Biltmore Rose & Associates	31,978
Bellemead of Michigan	30,907
Koppy-Nemer Company	30,387
Equitable Life Assurance Society	30,343
FNMC, Northwestern Development Co., Ltd.	30,025
Ramco-Gershenson	26,471
A.J. Etkin & Associates	25,123

### Current Trend

The 1987 assessed value of real property in Oakland County increased approximately 11% over figures recorded for 1986. The top five communities supporting the highest real estate value in 1987 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 1985, followed by the Cities of Farmington Hills and Rochester Hills.

### 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 1983, include: Residential - W. Bloomfield (1987), Rochester Hills (1983-84 & 86) and Farmington Hills (1985); Commercial -Novi (1986), Waterford (1987 and 1984), Southfield (1983) and Pontiac (1985); Industrial -Troy (1987), Farmington Hills (1983), Auburn Hills (1984 & 86) and Troy/Pontiac (1985). Office - Troy (1987 & 86) and the City of Southfield which ranked #1 each of the three previous years.

TABLE XI  
CONSTRUCTION EXPENDITURES IN  
OAKLAND COUNTY: 1983 - 1987  
(MILLION \$)

<u>Classification</u>	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
Residential	\$663	\$689	\$574	\$326	\$235
Commercial	84	68	36	28	14
Office	145	300	226	173	116
Industrial	<u>89</u>	<u>157</u>	<u>114</u>	<u>85</u>	27
TOTAL	<u>\$981</u>	<u>\$1.2 Bill</u>	<u>\$950</u>	<u>\$612</u>	<u>\$392</u>

**TABLE XII**  
**DISTRIBUTION OF REAL ESTATE VALUE BY COMMUNITY (ASSESSED)**  
**IN OAKLAND COUNTY: 1985 - 1987**

<u>Community</u>	<u>Real Estate</u>		
	<u>1987</u>	<u>1986</u>	<u>1985</u>
1. Troy	1,719,255,400	1,463,553,300	\$1,321,953,700
2. Southfield	1,488,338,200	1,365,595,250	1,316,948,100
3. Farmington Hills	1,418,428,200	1,150,671,450	1,032,151,950
4. Bloomfield Township	1,221,485,650	1,129,497,970	1,053,270,240
5. West Bloomfield Twp.	1,113,926,625	962,509,025	875,164,875
6. Rochester Hills	929,164,700	768,773,700	670,625,000
7. Waterford Township	731,288,300	683,462,000	666,864,600
8. Royal Oak	722,633,900	683,462,500	682,053,100
9. Pontiac	556,575,500	539,767,500	533,026,800
10. Novi	540,660,200	469,836,350	436,080,650
11. Birmingham	529,986,550	499,530,700	461,962,600
12. Madison Heights	412,515,000	382,534,600	361,690,000
13. Commerce Township	303,378,950	287,660,150	239,109,200
14. Independence Township	300,722,000	267,724,300	258,256,600
15. Bloomfield Hills	282,353,600	247,889,500	232,663,500
16. Oak Park	248,839,730	246,630,190	248,090,980
17. Orion Township	230,447,300	209,532,900	197,613,800
18. White Lake Township	226,964,200	212,610,100	207,971,900
19. Beverly Hills	220,072,300	202,918,000	197,625,200
20. Ferndale	194,430,700	186,003,300	186,123,700
21. Farmington	175,745,440	162,494,140	151,481,250
22. Highland Township	169,469,400	160,552,000	157,714,300
23. Auburn Hills	164,522,109	155,560,325	134,736,775
24. Berkley	163,217,100	153,406,100	152,745,200
25. Clawson	147,728,600	140,115,728	138,694,981
26. Oakland Township	134,758,150	126,128,228	120,442,228
27. Hazel Park	130,976,850	125,212,300	125,184,750
28. Wixom	119,782,620	110,706,430	105,237,430
29. Rochester	114,187,900	105,315,160	99,965,700
30. Springfield Township	106,184,525	96,787,075	91,555,050

Continued

**Community****Real Estate**

	<u>1987</u>	<u>1986</u>	<u>1985</u>
31. Brandon Township	98,149,425	93,429,900	91,616,216
32. Lyon Township	97,405,300	88,427,000	85,771,800
33. Milford Township	96,425,600	88,011,000	84,648,800
34. Oxford Township	94,459,100	87,624,210	84,364,360
35. Huntington Woods	94,250,100	88,303,700	88,155,050
36. Orchard Lake Village	85,002,200	76,261,400	70,597,850
37. Franklin	83,279,400	76,164,400	73,001,900
38. Bingham Farms	80,303,900	70,756,200	62,791,400
39. Lathrup Village	70,176,650	69,731,850	69,273,850
40. Addison Township	61,292,900	58,629,050	56,153,480
41. Walled Lake	60,457,200	55,083,100	53,106,500
42. Rose Township	55,135,300	53,789,500	52,329,700
43. Groveland Township	54,740,425	52,699,100	51,501,900
44. Wolverine Lake	52,542,750	51,753,250	41,600,150
45. Milford	51,162,700	47,481,500	46,297,250
46. South Lyon	48,340,500	45,382,400	44,443,100
47. Holly Township	43,728,240	38,921,525	38,084,850
48. Northville	42,687,900	36,629,650	35,925,638
49. Pleasant Ridge	36,615,661	34,957,200	34,915,900
50. Holly	36,480,675	32,496,275	32,233,075
51. Royal Oak Township	34,490,400	30,508,700	29,784,000
52. Sylvan Lake	30,070,300	27,304,100	26,834,200
53. Lake Orion	29,292,000	26,512,800	24,328,300
54. Keego Harbor	27,644,800	25,360,500	24,577,800
55. Oxford	27,499,450	25,708,450	25,269,800
56. Lake Angelus	15,531,200	13,861,700	12,891,725
57. Clarkston	14,751,000	13,682,000	13,383,300
58. Ortonville	10,797,700	10,353,700	10,010,200
59. Southfield Township	2,916,400	2,870,000	2,851,700
60. Leonard	2,876,300	2,837,900	2,778,844
61. Novi Township	<u>2,669,800</u>	<u>2,506,000</u>	<u>2,506,000</u>
COUNTY TOTALS	<u>\$16,359,214,975</u>	<u>\$14,724,478,331</u>	<u>\$13,829,032,797</u>

SOURCE: 1987 Equalization Report.



## Residential Real Estate

In 1987 the average selling price of single family residential dwelling units in Oakland County was \$91,234 and condominiums \$88,369. 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 17,330 single family units and 1,851 condominiums sold in 1987 (see map, pg. 48).

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, Orchard Lake Village, Franklin Village, Bloomfield Township and Birmingham. Condominium costs were highest in Bingham Farms, West Bloomfield Township, Bloomfield Township, Bloomfield Hills and Independence Township. (see map, pg. 50). The City of Bloomfield Hills established the highest average single family selling price (\$404,092) as the City of Pontiac recorded the lowest (\$31,670) for communities recording more than ten units sold.

### Current Trend

In 1987 the average selling price of single family residential dwelling units represents a 9% increase from the 1986 average of \$83,927 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  
Highest in  
Bloomfield Hills  
Orchard Lake  
and  
Franklin Village

Housing  
Costs  
Rise

**TABLE XIII**  
**AVERAGE SELLING PRICE AND RECORDED SALES OF**  
**RESIDENTIAL DWELLING UNITS**

<u>Community</u>	<u>Single Family</u>				<u>Condominium</u>			
	<u>1987</u>	<u>1986</u>	<u>1987</u>	<u>1986</u>	<u>1987</u>	<u>1986</u>	<u>1987</u>	<u>1986</u>
	<u>Units Sold</u>		<u>Ave. \$</u>		<u>Units Sold</u>		<u>Ave. \$</u>	
1. Bloomfield Hills	42	50	404,092	391,555	35	18	170,161	147,867
2. Orchard Lake	35	31	296,357	273,069	--	--	--	--
3. Lake Angelus	5	3	237,300	250,000	--	--	--	--
4. Bingham Farms	7	11	201,928	201,386	13	18	232,769	218,433
5. Franklin Village	59	57	199,568	169,865	--	1	--	237,250
6. Bloomfield Township	695	695	190,171	165,234	164	129	129,130	132,830
7. Novi Township	2	4	160,750	126,500	--	--	--	--
8. Birmingham	543	511	142,135	119,150	116	113	84,804	80,191
9. West Bloomfield Township	705	756	141,543	132,659	183	130	144,047	127,391
10. Beverly Hills	290	254	138,418	126,839	7	6	110,428	110,400
11. Oakland Township	123	128	128,198	118,309	--	--	--	--
12. Rochester Hills	977	712	125,469	110,662	162	179	93,911	86,546
13. Farmington Hills	1,159	1,064	123,111	111,874	162	134	81,340	61,761
14. Troy	1,238	1,147	119,116	107,620	115	125	83,610	75,435
15. Milford Township	66	61	115,917	99,195	--	--	--	--
16. Northville	55	36	110,396	95,915	12	18	107,308	91,072
17. Novi	366	296	108,832	93,602	171	153	76,888	70,437
18. Clarkston Village	14	16	96,507	93,000	--	--	--	--
19. Huntington Woods	127	154	94,004	89,580	--	--	--	--
20. Lyon Township	46	66	93,834	82,895	--	--	--	--
21. Farmington	180	180	91,795	85,571	25	42	60,552	56,756
22. Lathrup Village	119	124	91,386	84,010	--	3	--	64,333
23. Independence Township	376	379	90,650	85,994	19	7	122,039	88,757
24. Addison Township	60	57	89,400	85,315	--	--	--	--
25. Groveland Township	47	43	88,634	79,182	--	--	--	--
26. Commerce Township	403	392	84,748	78,195	19	7	29,178	72,536
27. Rochester	107	107	83,943	77,167	54	62	52,229	44,357
28. Wolverine Lake	102	107	81,708	68,354	--	--	--	--
29. Orion Township	337	318	80,916	76,249	51	56	42,311	45,989

Community	Single Family				Condominium			
	1987	1986	1987	1986	1987	1986	1987	1986
	Units Sold		Ave. \$		Units Sold		Ave. \$	
30. Oxford Township	139	75	80,473	77,475	14	9	44,928	60,422
31. Sylvan Lake	33	49	79,893	67,904	--	--	--	--
32. Springfield Township	110	98	79,055	80,097	11	8	55,900	51,362
33. Wixom	80	78	77,837	77,024	--	--	--	--
34. Southfield	1,231	1,053	76,638	70,286	195	163	70,183	67,817
35. Pleasant Ridge	77	80	76,605	65,482	--	--	--	--
36. Brandon Township	126	147	75,531	69,268	--	--	--	--
37. White Lake Township	316	364	75,109	69,449	--	--	--	--
38. Holly Township	48	34	73,505	65,973	--	--	--	--
39. Highland Township	277	266	71,681	72,656	1	3	49,900	47,334
40. Milford Village	94	108	68,919	59,241	--	--	--	--
41. South Lyon	73	76	68,281	59,539	11	7	56,563	50,786
42. Lake Orion Village	45	45	67,099	59,008	--	--	--	--
43. Waterford Township	1,235	1,096	64,636	63,073	80	49	60,130	46,859
44. Royal Oak	1,487	1,364	63,070	57,126	78	96	53,166	52,234
45. Oxford Village	43	30	61,787	67,827	10	2	65,700	56,700
46. Rose Township	86	67	61,760	64,476	--	--	--	--
47. Clawson	226	233	60,765	54,911	5	16	79,980	59,986
48. Walled Lake	80	40	57,548	51,150	68	72	58,214	51,791
49. Berkley	352	314	57,114	47,652	1	2	42,000	34,250
50. Keego Harbor	47	32	56,754	47,959	1	3	57,000	45,666
51. Ortonville Village	14	14	55,857	60,564	--	--	--	--
52. Auburn Hills	170	194	52,207	52,586	39	36	55,478	57,379
53. Madison Heights	609	503	48,443	45,577	16	22	46,037	41,870
54. Leonard Village	4	3	47,975	66,000	--	--	--	--
55. Royal Oak Township	2	3	44,200	34,504	--	--	--	--
56. Holly Village	86	79	43,938	42,854	--	--	--	--
57. Oak Park	557	500	42,489	40,250	4	3	34,325	21,833
58. Ferndale	488	399	36,259	33,759	--	--	--	--
59. Hazel Park	284	278	33,250	31,387	--	--	--	--
60. Pontiac	626	525	31,670	30,816	9	4	28,416	24,500
61. Southfield Township	--	--	--	--	--	--	--	--
<b>TOTAL</b>	<b>17,330</b>	<b>15,906</b>	<b>91,234</b>	<b>83,927</b>	<b>1,851</b>	<b>1,696</b>	<b>88,369</b>	<b>78,203</b>

Source: Oakland County Equalization Division.

**TABLE XIV**  
**1985 ESTIMATED PER CAPITA INCOMES**  
**FOR COMMUNITIES IN OAKLAND COUNTY, MICHIGAN**

<u>CITIES</u>	<u>1979 Per Capita Income</u>	<u>1985 Per Capita Income</u>	<u>Numerical Change</u>	<u>Percentage Change</u>
Auburn Hills	\$ 8,125	\$ 12,645	\$ +4,520	+55.63
Berkley	8,472	12,588	+4,116	+48.58
Birmingham	14,608	22,522	+7,914	+54.18
Bloomfield Hills	35,129	53,421	+18,292	+52.07
Clawson	8,827	13,389	+4,562	+51.68
Farmington	11,578	18,058	+6,480	+55.97
Farmington Hills	12,632	19,164	+6,532	+51.71
Ferndale	7,455	11,167	+3,712	+49.79
Hazel Park	6,821	9,947	+3,126	+45.83
Huntington Woods	15,419	22,362	+6,943	+45.03
Keego Harbor	8,687	13,882	+5,195	+59.80
Lake Angelus	17,312	26,564	+9,252	+53.44
Lathrup Village	14,693	21,264	+6,571	+44.72
Madison Heights	8,326	12,579	+4,253	+51.08
Northville (pt.)	11,519	17,742	+6,223	+54.02
Novi	10,585	16,533	+5,948	+56.19
Oak Park	8,773	12,226	+3,453	+39.36
Orchard Lake Village	18,621	28,563	+9,942	+53.39
Pleasant Ridge	10,604	16,002	+5,398	+50.91
Pontiac	6,252	9,899	+3,647	+58.33
Rochester	10,148	15,799	+5,651	+55.69
Rochester Hills	11,014	16,008	+4,994	+45.32
Royal Oak	9,766	14,588	+4,822	+49.38
Southfield	12,668	17,913	+5,245	+41.40
South Lyon	8,075	12,331	+4,256	+52.71
Sylvan Lake	11,105	17,491	+6,386	+57.51
Troy	11,642	17,784	+6,142	+52.76
Walled Lake	7,930	12,385	+4,455	+56.17
Wixom	10,065	14,955	+4,890	+48.58

Oakland County Planning Division

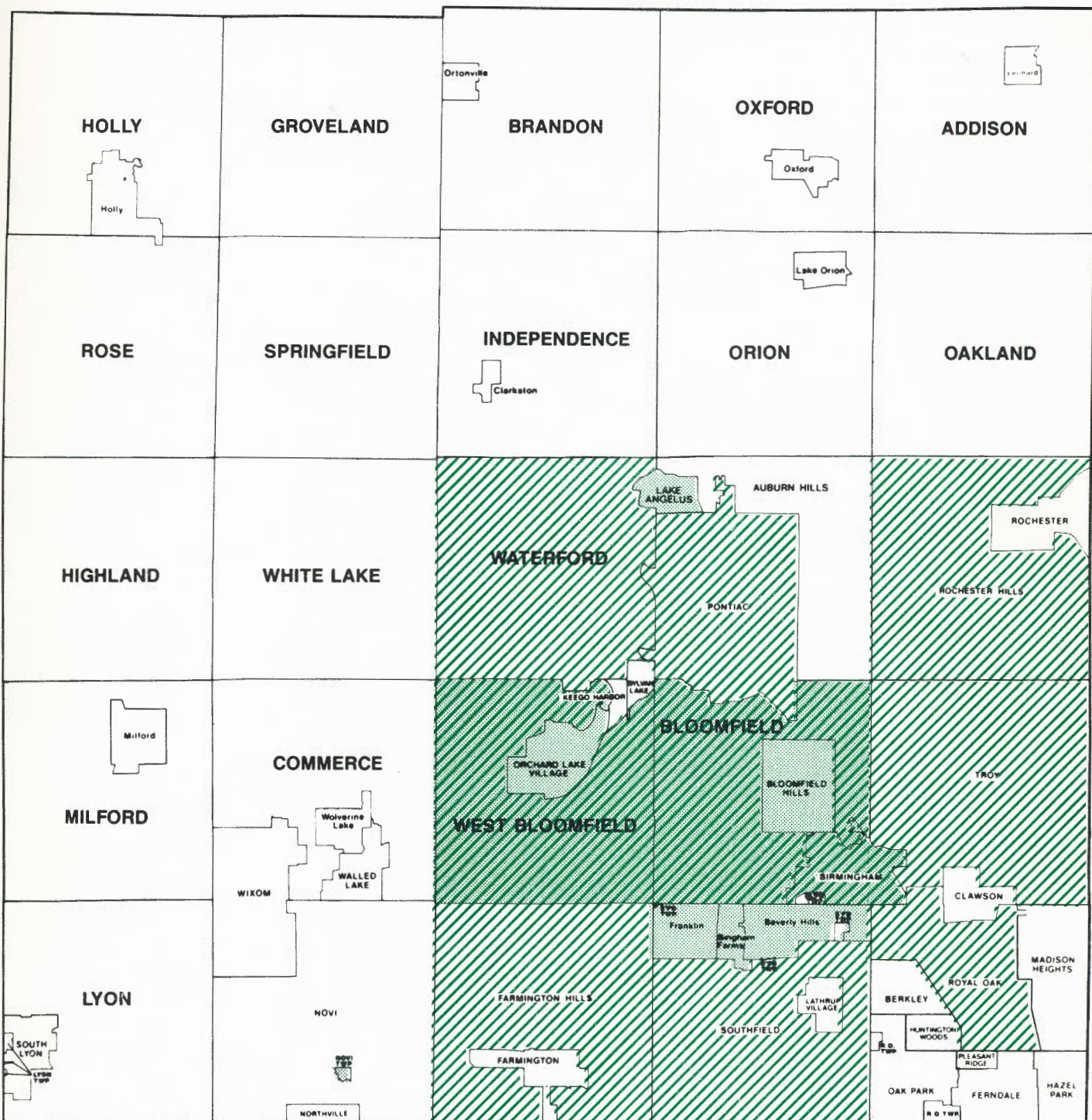
<u>TOWNSHIPS</u>	1979 Per Capita Income	1985 Per Capita Income	Numerical Change	Percentage Change
Addison	8,121	13,075	+4,954	+61.00
Bloomfield	19,676	30,107	+10,431	+53.01
Brandon	8,068	12,340	+4,272	+52.95
Commerce	9,606	14,416	+4,810	+50.07
Groveland	8,401	13,023	+4,622	+55.02
Highland	7,713	11,684	+3,971	+51.48
Holly	7,544	11,605	+4,061	+53.83
Independence	9,874	15,653	+6,779	+68.66
Lyon	8,462	12,364	+3,902	+46.11
Milford	9,057	14,042	+4,985	+55.04
Novi	14,256	21,959	+7,703	+54.03
Oakland	11,597	17,817	+6,220	+53.63
Orion	9,022	13,900	+4,878	+54.07
Oxford	9,182	14,119	+4,937	+53.77
Rose	8,919	13,844	+4,925	+55.22
Royal Oak	6,153	10,040	+3,887	+63.17
Southfield	18,063	30,137	+12,074	+66.84
Springfield	8,275	12,512	+4,237	+51.20
Waterford	9,022	13,929	+4,907	+54.39
West Bloomfield	15,124	23,848	+8,724	+57.68
White Lake	8,706	13,346	+4,640	+53.30

#### VILLAGES

Beverly Hills	16,015	26,348	+10,333	+64.52
Bingham Farms	23,791	39,433	+15,642	+65.75
Clarkston	12,073	19,765	+7,692	+63.71
Franklin	25,406	43,521	+18,115	+71.30
Holly	7,211	10,870	+3,659	+50.74
Lake Orion	8,830	14,432	+5,602	+63.44
Leonard	6,530	10,716	+4,186	+64.10
Milford	8,364	13,091	+4,727	+56.52
Ortonville	6,865	11,330	+4,465	+65.04
Oxford	8,424	13,586	+5,162	+61.28
Wolverine Lake	9,920	15,840	+5,920	+59.68
<b>OAKLAND COUNTY</b>	<b>\$ 10,657</b>	<b>\$ 15,485</b>	<b>\$+4,828</b>	<b>+45.30</b>

SOURCE: U.S. Census Bureau

# OAKLAND COUNTY, MICHIGAN



## 1987 Residential Sales (Top Ten Communities)

CITY  
Village  
TOWNSHIP



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

**Average County Value: \$91,234**



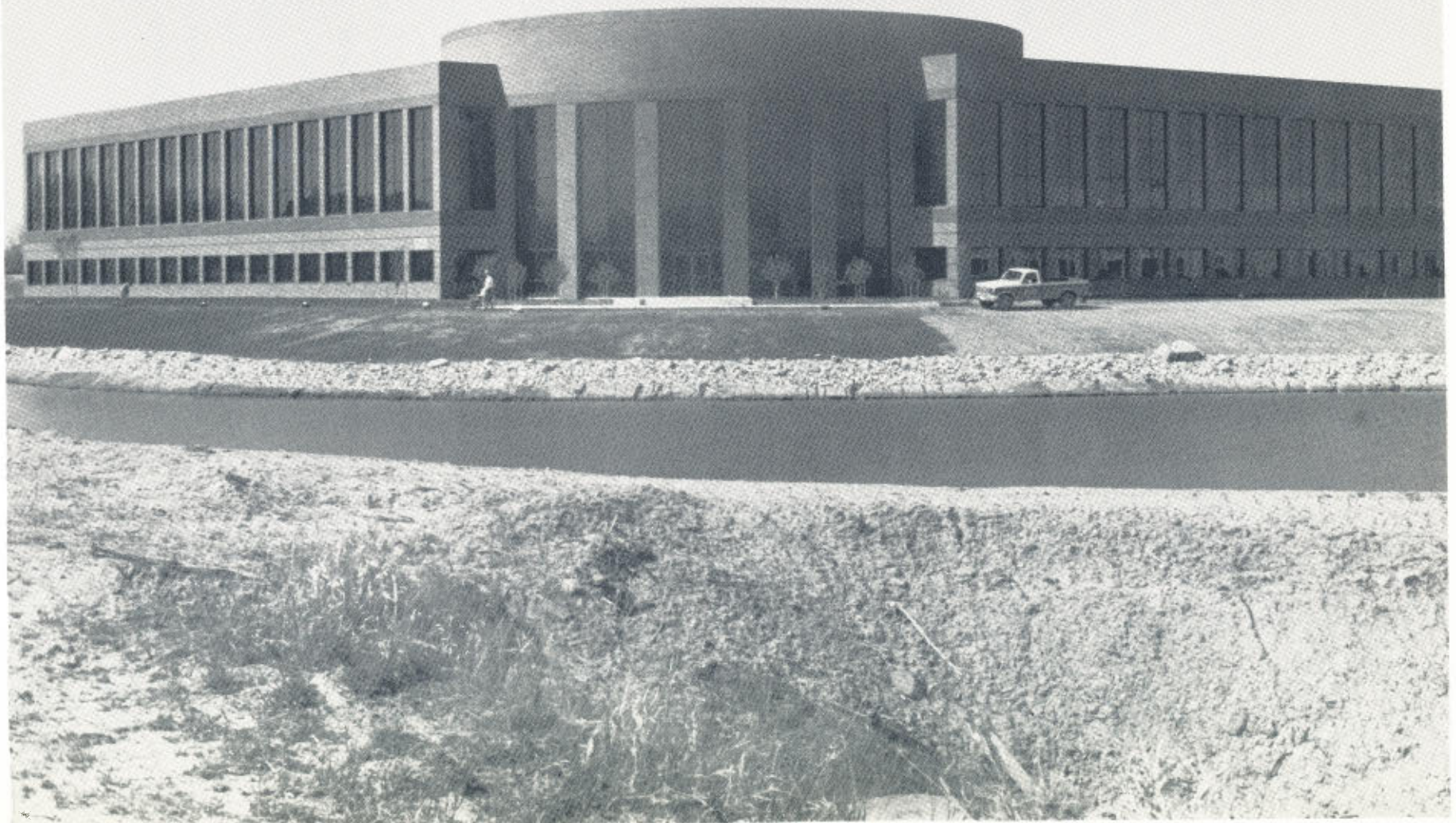
**Recorded Units Sold (Includes Condominiums)**

**County Sales Recorded: 19,181**

Source: Oakland County Equalization Division



***UNIQUE DESIGN AND ENVIRONS  
STIMULATE COMPETITIVE OFFICE MARKET***





### 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. 53). 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 nearly 23% percent of the total value of all real property in the County. The following communities have created major markets for commercial development: Southfield, Troy, Farmington Hills, Novi and Royal Oak. These communities account for over 58 percent of Oakland's commercial real estate value, as the city of Southfield alone, accounted for 23% of the total in 1987. (see map pg. 53). Communities having the least commercial real estate value include Rose Township, Northville, Pleasant Ridge and Oakland Township.

Rochester Hills  
Improves Its  
Rank

### Current Year Trend

The value of industrial real estate in Oakland has increased over 12% since 1986 and nearly 20% since 1985. 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 reign of the City of Pontiac.

Troy Gains by  
\$115 Mil. in Past  
Four Years

The value of commercial real estate increased 20% over 1986 figures and approximately 40% since 1985. Communities consistently achieving the highest commercial real estate values during the past three years include: Southfield, Troy, Farmington Hills and Royal Oak. Since 1985, the Cities of Novi and Rochester Hills have climbed within the top ten commercial ranking, as the Cities of Pontiac, Royal Oak and the Townships of Bloomfield and Waterford slipped in this category.

#1 Southfield

Outranks

#2 Troy

By 55%

TABLE XV

DISTRIBUTION OF COMMERCIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)  
IN OAKLAND COUNTY: 1985 -1987

<u>Community*</u>	<u>Commercial Real Estate Value</u>		
	<u>1987</u>	<u>1986</u>	<u>1985</u>
1. Southfield	856,933,700	741,053,200	\$694,971,300
2. Troy	549,935,200	413,393,700	357,336,100
3. Farmington Hills	433,387,400	264,415,900	217,652,350
4. Novi	177,614,900	145,712,200	128,821,500
5. Royal Oak	147,545,600	135,554,900	136,142,300
6. Waterford Township	142,794,600	134,583,200	130,258,000
7. Rochester Hills	137,749,000	108,595,300	89,704,600
8. Birmingham	118,128,500	115,472,600	104,538,200
9. Bloomfield Township	118,028,140	111,102,960	106,786,520
10. Pontiac	116,537,500	104,472,900	102,068,600
11. West Bloomfield Twp.	106,959,600	81,412,350	65,766,400
12. Madison Heights	95,599,200	82,319,100	71,719,600
13. Bloomfield Hills	66,575,500	57,277,400	47,748,000
14. Auburn Hills	53,763,240	50,444,950	43,060,625
15. Southfield Township	53,419,100	49,276,800	44,148,000
16. Farmington	52,207,300	48,398,200	41,968,470
17. Rochester	38,498,800	35,706,080	32,323,400
18. Oak Park	38,096,860	36,302,620	36,058,930
19. Independence Twp.	35,912,700	33,821,300	31,338,300
20. Ferndale	34,460,700	32,654,600	31,762,500
21. Orion Township	29,623,850	27,928,950	25,934,450
22. Commerce Township	29,330,100	28,504,200	22,514,900
23. Clawson	28,110,000	26,457,594	26,851,844
24. Wixom	27,100,100	27,288,130	24,414,330

Continued

\*Villages included in Township Totals

**Community\*****Commercial Real Estate Value**

	<u>1987</u>	<u>1986</u>	<u>1985</u>
25. Hazel Park	25,037,000	23,442,950	23,246,600
26. Royal Oak Township	24,505,300	20,951,900	20,952,800
27. Berkley	20,611,100	19,834,100	19,340,200
28. White Lake Township	18,484,900	16,751,550	16,227,700
29. Lyon Township	18,454,900	15,502,600	15,003,200
30. Milford Township	17,139,700	15,969,900	14,178,800
31. Oxford Township	15,972,450	14,622,650	14,591,850
32. Highland Township	13,645,700	12,801,800	12,857,300
33. Walled Lake	13,575,800	13,044,000	12,966,500
34. Lathrup Village	11,276,000	11,276,000	10,925,050
35. South Lyon	11,148,500	10,935,100	11,069,600
36. Brandon Township	9,039,950	9,453,550	7,944,850
37. Keego Harbor	8,616,900	8,194,300	7,903,700
38. Springfield Township	8,111,900	7,882,300	7,103,900
39. Holly Township	7,178,050	6,670,350	6,890,350
40. Orchard Lake	4,521,100	4,050,700	3,741,600
41. Sylvan Lake	3,957,100	3,705,900	3,700,700
42. Groveland Township	3,770,800	3,557,100	3,444,400
43. Huntington Woods	2,406,400	2,429,900	2,545,900
44. Addison Township	2,048,700	2,364,900	2,359,200
45. Oakland Township	1,855,100	1,855,100	1,851,200
46. Pleasant Ridge	1,663,855	1,641,600	1,639,600
47. Northville	1,639,000	1,539,300	1,629,538
48. Rose Township	363,800	363,800	352,300
49. Novi Township	0	0	0
50. Lake Angelus	0	0	0
<b>TOTAL</b>	<b>\$3,733,335,595</b>	<b>\$3,120,990,484</b>	<b>\$2,836,356,057</b>

SOURCE: 1987 Equalization Report Oakland County, Michigan

TABLE XVI

## DISTRIBUTION OF INDUSTRIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)

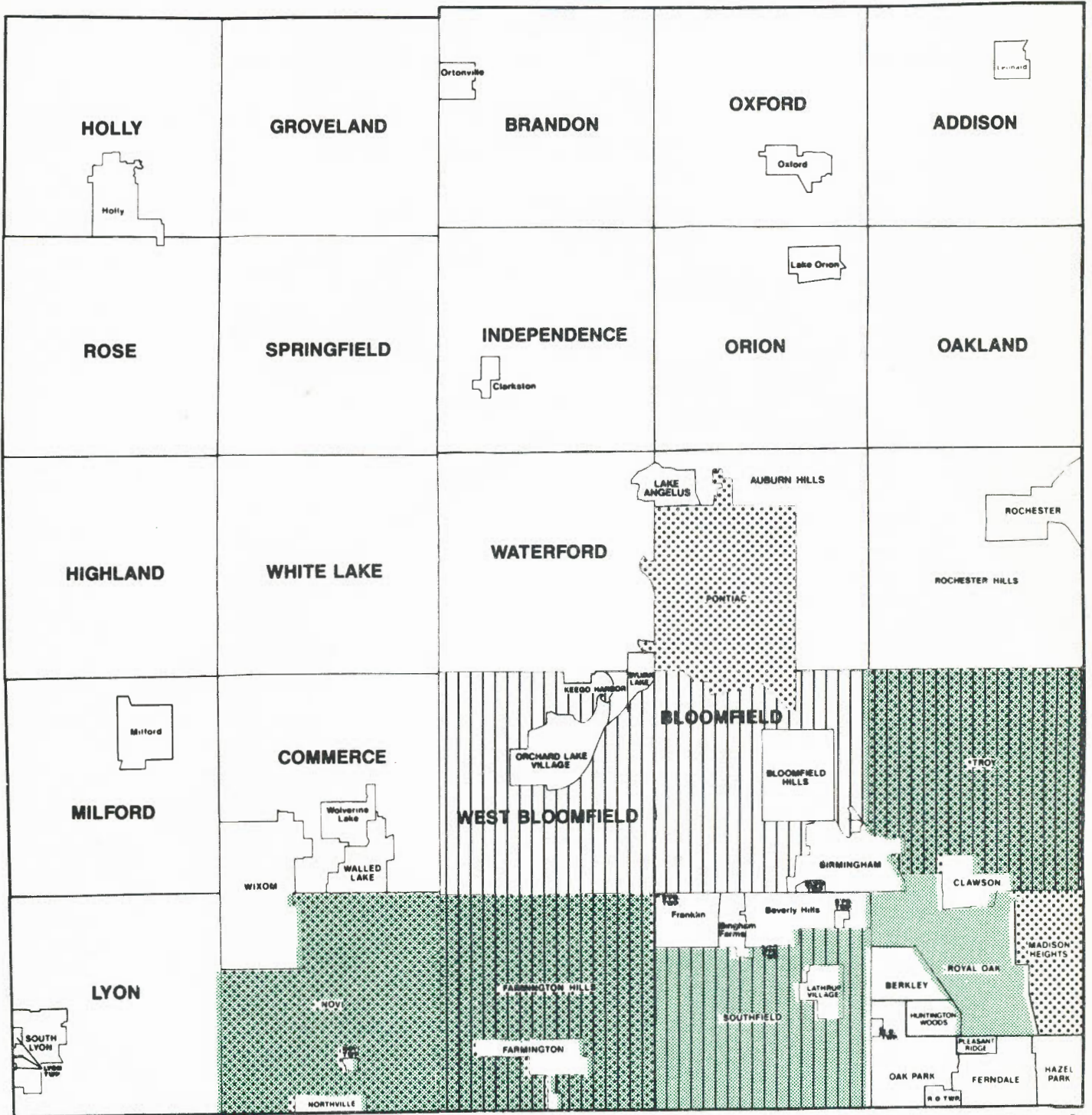
IN OAKLAND COUNTY: 1985 - 1987

*Community	Industrial Real Estate Value		
	1987	1986	1985
1. Troy	\$ 303,562,400	\$ 247,336,000	\$ 225,696,400
2. Pontiac	218,953,000	214,773,700	217,344,100
3. Madison Heights	117,544,300	106,378,000	99,822,300
4. Farmington Hills	115,258,000	96,754,300	83,688,100
5. Novi	63,233,700	58,567,700	61,983,900
6. Rochester Hills	51,085,000	36,170,400	24,555,800
7. Wixom	49,404,600	44,984,670	42,910,670
8. Commerce Township	37,372,500	32,529,700	26,418,100
9. Auburn Hills	34,691,317	29,887,975	20,439,675
10. Waterford	34,029,900	33,853,700	31,438,900
11. Oak Park	29,151,960	28,662,100	28,632,050
12. Southfield	27,350,800	24,208,150	21,200,200
13. Ferndale	23,488,700	21,869,000	21,810,500
14. Royal Oak	23,249,500	22,055,800	21,520,500
15. Milford Township	18,199,100	18,344,400	17,909,000
16. Rochester	14,733,400	14,576,580	14,270,400
17. Orion Township	13,080,700	11,848,800	11,343,700
18. Oxford Township	12,432,050	12,371,200	12,163,310
19. Clawson	9,010,100	9,087,673	9,194,973
20. Birmingham	7,931,800	7,658,400	7,193,500
21. Hazel Park	7,743,900	7,673,200	7,748,800
22. Lyon Township	6,938,900	6,638,800	6,475,100
23. Farmington	6,725,500	6,347,800	5,718,410
24. Walled Lake	6,088,000	6,045,900	6,056,700
25. Springfield Township	5,512,300	4,670,100	4,540,800
26. Bloomfield Township	5,216,750	5,029,750	5,011,050
27. Royal Oak Township	3,912,500	3,799,200	3,638,000
28. Highland Township	3,222,600	3,197,200	3,103,200
29. West Bloomfield Twp.	3,114,325	2,750,625	2,639,975
30. Independence Township	2,109,500	2,160,800	2,160,800
31. Holly Township	2,077,925	2,151,425	2,128,625
32. White Lake Township	2,008,600	1,644,300	1,566,550
33. Berkley	1,836,500	1,833,200	1,801,000
34. Groveland Township	1,684,700	1,885,700	1,868,600
35. South Lyon	1,635,300	1,547,400	1,381,800
36. Sylvan Lake	1,236,000	887,400	796,000
37. Addison Township	1,077,500	1,079,000	999,500
38. Oakland Township	840,100	840,100	840,100
39. Pleasant Ridge	765,600	765,600	765,600
40. Brandon Township	542,800	542,800	454,000
41. Rose Township	521,900	535,700	539,800
42. Northville	437,900	404,600	404,600
43. Southfield Twp.	133,500	133,500	133,500
<b>TOTAL</b>	<b>\$ 1,269,145,427</b>	<b>\$ 1,134,482,408</b>	<b>\$ 1,060,308,588</b>

\*Villages included in Twp. Totals

SOURCE: 1987 Equalization Report Oakland County, Michigan

# OAKLAND COUNTY, MICHIGAN



## 1987 Value of Real Estate (S.E.V.) (Top Five Communities)

CITY  
Village  
TOWNSHIP



**Commercial Value**

Total County Commercial Valuation \$ 3,733,335,595



**Industrial Value**

Total County Industrial Valuation \$ 1,269,145,427



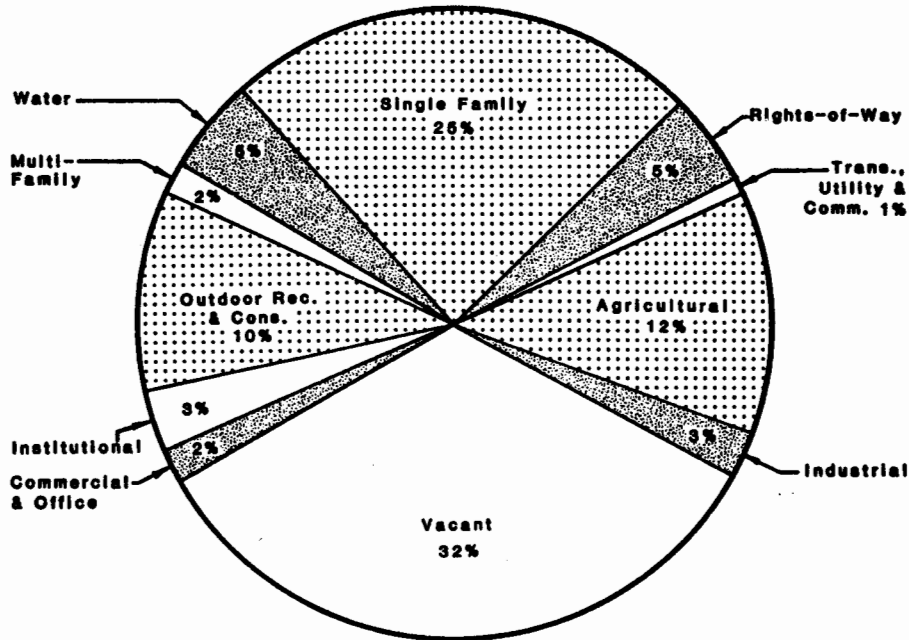
**Total County Value**

Total County Equalized Valuation \$ 16,359,214,975

## Land Use

A land use inventory serves as a barometer for comparative community growth, evaluating new development proposals and formulating public/private marketing strategies.

**\*TABLE XVII  
OAKLAND COUNTY LAND USE: 1986**



Land Use Classification	1984 Acreages	1984-1986 Changes in Acres	1986 Acreages	1986 % of Total
Single Family	141,294	+3,607	144,901	25
Multi-Family	10,538	+1,194	11,732	2
Institutional	19,662	+71	19,733	3
Commercial & Office	12,236	+1,230	13,466	2
Industrial	16,805	+252	17,057	3
Outdoor Rec. & Cons.	54,179	+1,377	55,556	10
Agricultural	71,012	-385	70,627	12
Trans., Utility & Comm.	5,341	+65	5,406	1
Rights-of-Way	29,839	+35	29,874	5
Vacant	191,498	-7,472	184,026	32
Water	27,270	+26	27,296	5
<b>Community Total</b>	<b>579,674</b>	<b>0</b>	<b>579,674</b>	<b>100%</b>

The graphic above clearly illustrates nearly one-third of Oakland's land was vacant in 1986.

In 1987, vacant land that is zoned for commercial, office, industrial and multi-family residential use was quantified and presented in the following Tables:

\*Information available for each local community.



**TABLE XVIII**  
**LAND ZONED FOR COMMERCIAL USE AND CURRENTLY VACANT**

<b>Cities</b>	<b>Acres</b>	<b>Townships</b>	<b>Acres</b>	<b>Villages</b>	<b>Acres</b>
Auburn Hills	158.5	Addison	7.3	Beverly Hills	0
Berkley	.4	Bloomfield	10.4	Bingham Farms	0
Birmingham	.2	Brandon	16.0	Clarkston	0
Bloomfield Hills	0	Commerce	82.0	Franklin	.4
Clawson	1.7	Groveland	43.0	Holly	11.3
Farmington	3.3	Highland	17.3	Lake Orion	2.2
Farmington Hills	33.2	Holly	23.5	Leonard	0
Ferndale	14.9	Independence	142.5	Milford	23.0
Hazel Park	3.4	Lyon	59.0	Ortonville	9.1
Huntington Woods	.4	Milford	0	Oxford	12.8
Keego Harbor	6.2	Novi	0	Wolverine Lake	<u>18.0</u>
Lake Angelus	0	Oakland	2.5	<b>VILLAGE TOTAL</b>	<b>76.8</b>
Lathrup Village	0	Orion	97.4		
Madison Heights	43.7	Oxford	1.9		
Northville (pt.)	0	Rose	0		
Novi	220.6	Royal Oak	0		
Oak Park	2.2	Southfield	0	<b>COUNTY TOTAL</b>	<b>2,286.9</b>
Orchard Lake Village	1.4	Springfield	88.3		
Pleasant Ridge	0	Waterford	317.8		
Pontiac	135.1	West Bloomfield	46.5		
Rochester	2.7	White Lake	<u>183.8</u>		
Rochester Hills	207.1	<b>TOWNSHIP TOTAL</b>	<b>1,139.2</b>		
Royal Oak	4.2				
Southfield	42.7				
South Lyon	21.1				
Sylvan Lake	7.4				
Troy	95.2				
Walled Lake	40.7				
Wixom	<u>24.6</u>				
<b>CITY TOTAL</b>	<b>1,070.9</b>				

Source: County Land File, June, 1987

Oakland County Planning Division

**TABLE XIX**  
**LAND ZONED FOR OFFICE USE AND CURRENTLY VACANT**

<u>Cities</u>	<u>Acres</u>	<u>Townships</u>	<u>Acres</u>	<u>Villages</u>	<u>Acres</u>
Auburn Hills*	0	Addison	0	Beverly Hills	0
Berkley	2.1	Bloomfield	4.3	Bingham Farms	1.2
Birmingham	0	Brandon	0	Clarkston	0
Bloomfield Hills	14.8	Commerce	15.9	Franklin	1.3
Clawson	1.8	Groveland	0	Holly	20.5
Farmington	10.8	Highland	42.7	Lake Orion	0
Farmington Hills	332.7	Holly	0	Leonard	0
Ferndale	2.7	Independence	14.8	Milford	1.7
Hazel Park	0	Lyon	0	Ortonville	0
Huntington Woods	0	Milford	71.6	Oxford	0
Keego Harbor	.8	Novi	0	Wolverine Lake	<u>1.1</u>
Lake Angelus	0	Oakland	2.0	<b>VILLAGE TOTAL</b>	<b>25.8</b>
Lathrup Village	2.0	Orion	49.3		
Madison Heights	22.6	Oxford	0		
Northville (pt.)	0	Rose	0		
Novi	186.2	Royal Oak	0	<b>COUNTY TOTAL</b>	<b>1,513.6</b>
Oak Park	.6	Southfield	0		
Orchard Lake Village	0	Springfield	6.1		
Pleasant Ridge	0	Waterford	67.5		
Pontiac	7.5	West Bloomfield	53.1		
Rochester	.7	White Lake	<u>2.1</u>		
Rochester Hills	60.0	<b>TOWNSHIP TOTAL</b>	<b>329.4</b>		
Royal Oak	.7				
Southfield	279.5				
South Lyon	0				
Sylvan Lake	0				
Troy	229.6				
Walled Lake	3.3				
Wixom	<u>0</u>				
<b>CITY TOTAL</b>	<b>1,158.4</b>				

Source: County Land File, June, 1987

Oakland County Planning Division

\*Office use is allowable on some of the industrial zoned land in Auburn Hills. See Vacant Land Zoned Industrial map and chart and check with the city for specifics.

**TABLE XX**  
**LAND ZONED FOR INDUSTRIAL USE AND CURRENTLY VACANT**

<b>Cities</b>	<b>Acres</b>	<b>Townships</b>	<b>Acres</b>	<b>Villages</b>	<b>Acres</b>
Auburn Hills	874.4	Addison	0	Beverly Hills	0
Berkley	.3	Bloomfield	62.2	Bingham Farms	0
Birmingham	0	Brandon	2.0	Clarkston	0
Bloomfield Hills	0	Commerce	622.1	Franklin	0
Clawson	2.3	Groveland	88.2	Holly	40.3
Farmington	14.5	Highland	80.9	Lake Orion	0
Farmington Hills	123.3	Holly	0	Leonard	0
Ferndale	2.1	Independence	53	Milford	25.9
Hazel Park	.8	Lyon	1,020.6	Ortonville	2.8
Huntington Woods	0	Milford	608.9	Oxford	36.1
Keego Harbor	0	Novi	0	Wolverine Lake	0
Lake Angelus	0	Oakland	31.1	<b>VILLAGE TOTAL</b>	<b>105.1</b>
Lathrup Village	0	Orion	469.7		
Madison Heights	59.6	Oxford	1,531.3		
Northville (pt.)	0	Rose	39.4		
Novi	1,155.3	Royal Oak	3.4	<b>COUNTY TOTAL</b>	<b>9,728.5</b>
Oak Park	25.7	Southfield	0		
Orchard Lake Village	0	Springfield	167.9		
Pleasant Ridge	0	Waterford	240.5		
Pontiac	87.4	West Bloomfield	225.1		
Rochester	273.5	White Lake	76.0		
Rochester Hills	531.2	<b>TOWNSHIP TOTAL</b>	<b>5,322.3</b>		
Royal Oak	10.2				
Southfield	49.3				
South Lyon	46.6				
Sylvan Lake	1.8				
Troy	176.2				
Walled Lake	19.1				
Wixom	847.5				
<b>CITY TOTAL</b>	<b>4,301.1</b>				

Source: County Land File, June, 1987

Oakland County Planning Division

**TABLE XXI**  
**LAND ZONED FOR MULTI-FAMILY USE AND CURRENTLY VACANT**

<b>Cities</b>	<b>Acres</b>	<b>Townships</b>	<b>Acres</b>	<b>Villages</b>	<b>Acres</b>
Auburn Hills	203.8	Addison	0	Beverly Hills	0
Berkley	0	Bloomfield	12.5	Bingham Farms	0
Birmingham	.6	Brandon	0	Clarkston	0
Bloomfield Hills	8.6	Commerce	127.4	Franklin	0
Clawson	1.5	Groveland	28.4	Holly	8.3
Farmington	.6	Highland	70.4	Lake Orion	0
Farmington Hills	103.5	Holly	0	Leonard	0
Ferndale	.4	Independence	492.6	Milford	29.5
Hazel Park	0	Lyon	87.5	Ortonville	11.7
Huntington Woods	0	Milford	186.4	Oxford	0
Keego Harbor	0	Novi	0	Wolverine Lake	<u>26.4</u>
Lake Angelus	0	Oakland	0	<b>VILLAGE TOTAL</b>	<b>75.9</b>
Lathrup Village	0	Orion	218.7		
Madison Heights	5	Oxford	0		
Northville (pt.)	2.1	Rose	8.7		
Novi	238.8	Royal Oak	0	<b>COUNTY TOTAL</b>	<b>2,934</b>
Oak Park	0	Southfield	0		
Orchard Lake Village	0	Springfield	190.6		
Pleasant Ridge	0	Waterford	217.3		
Pontiac	148.2	West Bloomfield	71.8		
Rochester	1.9	White Lake	<u>201.2</u>		
Rochester Hills	55.1	<b>TOWNSHIP TOTAL</b>	<b>1,913.5</b>		
Royal Oak	3.3				
Southfield	78.8				
South Lyon	.7				
Sylvan Lake	0				
Troy	16.2				
Walled Lake	44.1				
Wixom	<u>31.4</u>				
<b>CITY TOTAL</b>	<b>944.6</b>				

Source: County Land File, June, 1987

Oakland County Planning Division

## 1987 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 1987 nearly 6,100 acres of land (nearly 10 square miles or the equivalent land area the City of Wixom) have been preserved under Act 116. Over 70% of this acreage lies within the following five communities: Brandon Township (1,303 acres) Holly Township (931 acres), Springfield Township (753 acres), Highland Township (611 acres) and Oakland Township (580 acres) (see map pg. 61). The remainder of acreage under Act 116 is scattered throughout northern and western Oakland County. Fourteen of Oakland's 61 communities are currently preserving land under this Act, with the communities of Wixom and Novi the only participating cities.

Northern  
Oakland  
County  
Prevails

### Current Trend

Since 1983, 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 1983 repeated the same through 1987 with the exception of Addison Township. The top communities include the Townships of Brandon, Holly, 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.

Brandon and  
Holly Townships  
set the pace



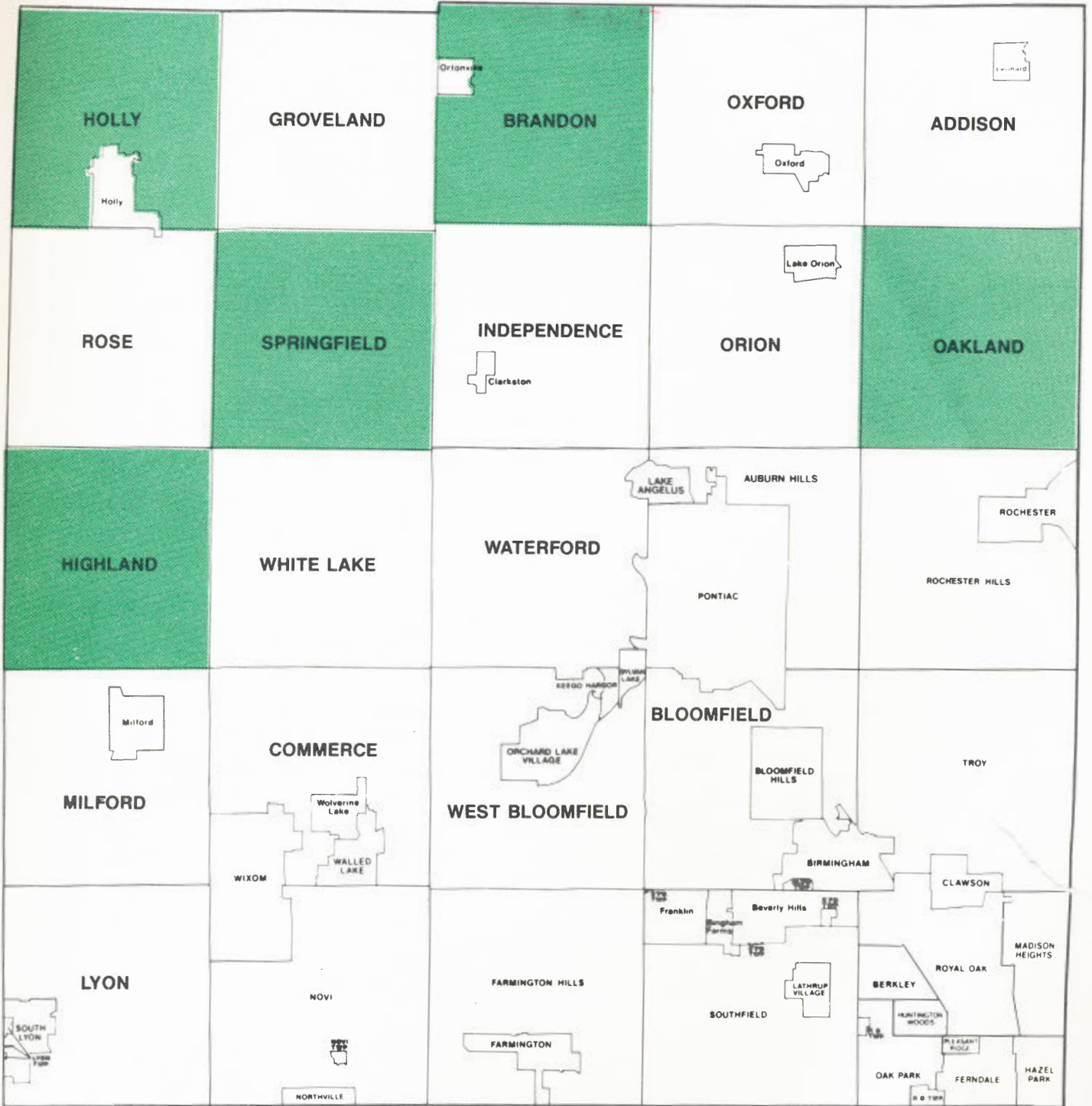
TABLE XXII

1983 - 1987 FARMLAND AND OPEN SPACE PRESERVATION: Act 116, P.A. 1974

<u>Community</u>	<u>Farmland &amp; Open Space (Cumulative Acres)</u>				
	<u>1987</u>	<u>1986</u>	<u>1985</u>	<u>1984</u>	<u>1983</u>
1. Brandon Township	1,303.00	1,303.00	1,345.00	1,111.00	1,111.00
2. Holly Township	931.00	931.00	1,135.00	1,346.36	1,256.46
3. Springfield Township	753.00	753.00	832.00	736.73	736.73
4. Highland Township	611.00	611.00	611.00	611.12	611.12
5. Oakland Township	580.00	580.00	774.00	691.80	613.00
6. Rose Township	545.00	545.00	466.00	467.60	467.60
7. Lyon Township	447.00	447.00	447.00	502.00	502.00
8. Addison Township	199.00	199.00	794.00	903.00	903.00
9. Oxford Township	191.00	406.00	693.00	339.00	124.00
10.. White Lake Township	149.00	274.00	274.00	261.37	234.87
11. Milford Township	118.00	118.00	191.00	142.42	142.42
12. Wixom, City	110.00	110.00	110.00	110.00	110.00
13. Commerce Twp.	85.00	85.00	85.00	43.50	43.50
14. Novi, City	20.00	0.00	20.00	242.00	242.00
15. Groveland Township	0.00	0.00	50.00	193.69	193.69
16. Orion Township	0.00	0.00	164.00	164.00	164.00
17. Avon Township	0.00	0.00	0.00	34.50	34.50
18. West Bloomfield Twp.	0.00	0.00	0.00	31.43	31.43
<b>TOTAL ACRES</b>	<u><u>6,042.00</u></u>	<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>

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

# OAKLAND COUNTY, MICHIGAN



## 1987 Farmland and Openspace Preservation: P.A. 116

CITY  
Village  
TOWNSHIP



(Top Five Communities)

Total County Acres: 6,042