

SUMMARY REPORT

Development in Oakland County: 1981

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1981

DANIEL T. MURPHY
County Executive

DOCUMENT
JUNE

PUB-145
1982

Department of Public Works
Division of County Planning
Oakland County, Michigan 48053

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GOVERNMENTAL REFERENCE LIBRARY
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S U M M A R Y R E P O R T

Development in Oakland County: 1981

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OAKLAND COUNTY

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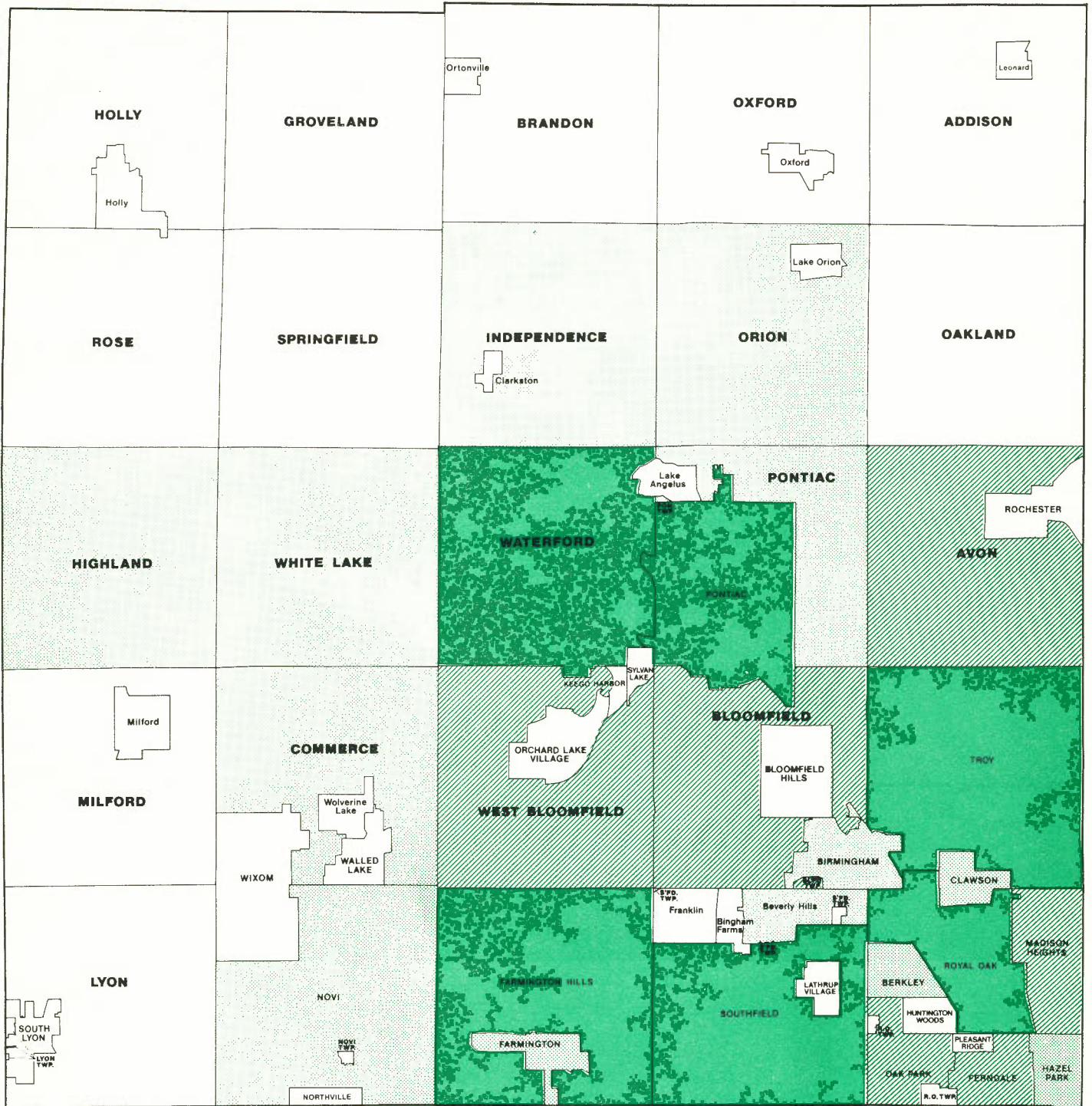
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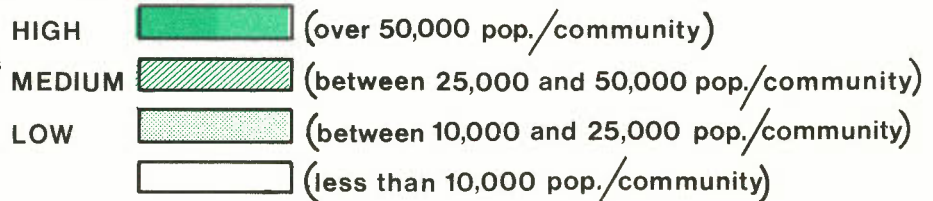
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OAKLAND COUNTY MICHIGAN



1980 Population (U.S. Census)

Level of Intensity



CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

Total Population: 1,011,793
Source: U.S. Census Bureau

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INTRODUCTION

This Summary Report identifies and describes specific indicators of development affecting the distribution of growth throughout Oakland County in 1981. Also provided is a comparison of 1981 development data with development indicators incorporated in Summary Reports 1980, 1979, and 1978.

Development indicators selected for this document include:

- 1) 1980 Census of Population and Projected Population, 1980-2000;
- 2) Residential, Commercial, Office and Industrial Building Permits;
- 3) Residential Septic Tank Permits;
- 4) Platted Subdivisions and Lots;
- 5) Residential Dwelling Units Sold and Average Selling Prices;
- 6) National/State Chartered Banks and Savings and Loan Development;
- 7) Total County Real Estate Value, Commercial and Industrial;
- 8) Per Capita Income Estimates;
- 9) Township Rezoning Activity; and
- 10) Farmland and Open Space Preservation, P.A. 116.

Summary reports of this type provide useful information to each component of the development industry by: 1) identifying the extent, location, and type of development occurring in Oakland County, and 2) affecting future decisions to locate or build in areas most suitable for development.

SUMMARY

1981

In 1981 residential and non-residential growth in Oakland County continued to occur in communities contiguous to the I-696 (east-west) corridor to Lansing, the I-75 (north-south) corridor to Flint and the proposed M-275 corridor from the City of Novi north through Independence and Brandon Townships.

Oakland County maintained its role as the largest provider of new single family housing in the region, absorbing 40% of the regional total. Residential development in Oakland exceeded 1,880 building permits in 1981, as single-family units accounted for approximately 63% of the county total followed by multi-family 36% and two family units 1%. Approximately two-thirds of the building permits issued were generated from eight communities, three of which (Avon Township, the Cities of Southfield and Birmingham) accounted for over one-half of the eight community total.

Residential growth has also occurred within non-sewered areas of the county (proposed M-275 corridor) measured in part by the number of septic tank permits issued in this growth corridor. Current population and household projections also indicate that communities along the proposed M-275 corridor will experience a significant population increase over the next two decades (1980-2000). At present, approximately 80% of the county's total population 1,011,793 (1980 U.S. census) is located within an area (18 miles sq.) in southeast Oakland County.

**Growth
Corridors**

**Residential
Development
In Eight
Communities**

**Non-sewered
Development**

Potential residential development in Oakland County is likely to occur in those communities recording the greatest number of platted subdivisions and subdivision lots.. The City of Troy and Independence Township recorded one-third of the county total. Independence, Springfield and Commerce Townships established the greatest number of lots (over 50% of the County total) creating the potential need for increased public facilities and services in these communities. In 1981, a typical platted subdivision maintained an average lot size of 20,000 square feet or .56 acres.

It is also interesting to note that over 65% of the total acreage rezoned in Oakland County occurred in four communities west of the proposed M-275 corridor.

Non-residential construction (office, commercial and industrial) in Oakland County continued to occur in communities along the I-696 corridor to Lansing and the I-75 corridor to Flint. In 1981, a total of 255 permits were issued for construction of non-residential buildings. Industrial permits accounted for nearly 35% of the total as well as commercial 35% and office 30%. The City of Troy issued the greatest number of industrial permits in the county as the Cities of Novi and Southfield ranked first in commercial and office permits issued respectively.

Banks and savings and loan associations have also continued development along the County's existing and proposed freeways. Approximately 50% of the financial institutions established, approved or pending approval in Oakland County during 1981 are located in communities served by the I-696 Freeway. The balance of bank and savings and loan development has taken place along the I-75 and proposed M-275 corridors.

**Future
Residential
Construction**

**Cities of Troy
Novi & Southfield
Take the Lead**

**Banks,
Savings & Loans
Follow Growth
Corridors**

Development is also measured in terms of property valuation changes affecting the tax base of each local unit of government. Over 30% of the county's real estate value was absorbed by the following communities: City of Southfield, City of Troy, Bloomfield Township and the City of Farmington Hills respectively. When the value of real estate is measured by the intensity of development (real estate value/average square mile) in each local community however, the Cities of Birmingham, Clawson and Pleasant Ridge represent some of the highest property values in Oakland County.

**Real
Estate
Values
Climb**

With regard to specific classifications of real estate, the average selling price of residential dwelling units in Oakland was \$72,880 which is based on a total of 9,036 dwelling units sold in 1981. A strong correlation exists among communities maintaining the highest per capita income in the county and communities recording the highest average selling prices of residential property. Communities within and contiguous to Bloomfield Township, West Bloomfield Township and the City of Southfield have established some of the highest average selling prices in the county. Also, residential units sold in the township areas of the county averaged over \$25,000 more per unit than residential units in the county's cities.

**Cost
of
Housing**

Over 50% of the value of industrial real estate in the county was absorbed by three communities: The Cities of Pontiac, Troy and Madison Heights. The value of commercial real estate, which is approximately 20% of the total value of all real property in the county is predominately located in five communities: The Cities of Southfield, Troy, Farmington Hills, Royal Oak and Waterford Township.

**Commercial &
Industrial
Real Estate**

In contrast to areas experiencing residential and non-residential construction, specific tracts of land primarily in northern Oakland County have been preserved under Act 116, P.A. 1974 "Farmland and Open Space Preservation." As a result, certain land areas in the county will be preserved for agricultural development for at least ten years.

**Agricultural
Lands
Preserved**

1978, 1980 and 1981

Compared with 1978-1980 data, the County of Oakland has experienced a decline in several indicators of development as inflation, interest rates and unemployment continued to escalate through 1981.

Specifically, the number of residential building permits issued in 1981 (1,887 permits) declined 55% from 1980 (4,183 permits) and 72% since 1978 (10,279 permits). This occurrence is partially reflected in a 34% reduction in residential septic tank permits since 1978.

Similarly, the number of platted subdivisions recorded in 1981 (44 plats) fell 56% from the previous year (101 plats) and 65% since 1978 (124 plats). As a result, a total of 4,476 fewer lots were created from platted subdivisions in 1981 compared with 1979 figures, thereby inhibiting potential residential development. A typical platted subdivision in 1981 contained an average lot size of 20,000 square feet compared with the average lot size of 19,000 square feet in 1979.

The amount of Township land rezoned in 1981 declined over 50% from the previous year and 63% since 1978. Although land rezoned to various single family classifications remained constant through 1978-79, acreage rezoned for single family land use declined 70% in 1980, and over 82% in 1981. Furthermore, acreage preserved under the provisions of Act 116 "Farmland & Open Space Preservation" has increased 20% since 1979. This increase is encouraging since productive farmland has become a precious commodity throughout the State of Michigan.

**Residential
Building
Declines**

**Future
Development
?**

**Agriculture
Gains**

Non-residential construction (office, commercial and industrial) in Oakland County decreased over 20% in 1981 and 50% since 1979. Permits issued for industrial building construction in 1981 fell over 30% from the preceeding year and 60% since 1979. The City of Novi experienced the greatest impact. Commercial building permits issued in 1981 declined nearly 15% from permits issued in 1980 and 57% since 1979; as the City of Troy has fallen from its #1 rank of preceeding years. In addition, the development of new bank and savings and loan associations in the county also encountered a 50% decline in 1981 compared with 1980 figures and 60% since 1979.

**Office
Commercial
Industrial
Down**

In terms of value of real estate, Oakland County experienced a 13% increase in real property valuation since 1980 and 36% since 1978. Commercial and industrial real estate increased 7% and 12% respectively since 1980. The top ten communities supporting the highest real estate values in 1978 repeated the same through 1981. The City of Troy reflected the largest amount of increase of any individual community in consecutive years 1978-1981. The average selling price of residential dwelling units in 1981 was \$72,880, representing a 7% increase over the 1980 average of \$68,125 and approximately 29% over the 1978 figure of \$51,969. The top five communities recording the highest average sales prices in 1978 repeated the same in 1981: Bloomfield Hills, Orchard Lake, Bloomfield Township, West Bloomfield and Southfield Township.

**Real Estate
Values
Climb**

DEVELOPMENT INDICATOR REPORTS

RESIDENTIAL BUILDING PERMITS

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

1981

A total of 1,887 residential building permits were issued throughout the county in 1981*. Permits issued for Single-Family construction (1,188 permits) accounted for approximately 63% of the county total compared with 36% (689 permits) for Multi-Family and 1% (10 permits) for Two-Family units.

Approximately two-thirds of the building permits issued in the county were generated from eight communities (see map pg. 10): City of Southfield (205 permits), Avon Township (199 permits), City of Birmingham (194 permits), West Bloomfield Township (159 permits) City of Novi (149 permits), Bloomfield Township (126 permits), Farmington Hills (109 permits) and the City of Troy (85 permits). Over one half of the building permit activity in these eight communities occurred in Avon Township and the Cities of Southfield and Birmingham.

From a broader geographic perspective, Oakland County continues its role as the largest provider of new single family housing in the region, absorbing over 40% of the regional total.** As a result of Wayne County's active multi-family construction, Oakland ranks second in total housing construction in 1981.

**Oakland
Leads
Region**

* Residential Building Permit Data - Table I pg. 11
** Six County Total - - Monroe County N/A

1978-1980-1981

Residential building permits issued in 1981 declined 55% from the previous year and 72% since 1978. A total of 10,279 building permits were issued in 1978 compared with 4,183 permits in 1980 and 1,887 permits in 1981. In 1978 six communities absorbed two thirds of the building permits activity in the county; five communities in 1980, and eight communities experienced the same in 1981. The Township of Waterford experienced the largest single decline (1980-81) issuing 453 permits and 81 permits respectively. The City of Birmingham was the only community to exceed 1980 permit figures by any significant margin.

Overall, communities impacted by residential permit activity in 1978-80 have repeated the same in 1981, Birmingham the only exception. Also, the ratio of Single-Family to Multi-Family construction permits (60%/40% respectively) has remained constant. (1978-81).

**Housing
Construction
Shrinks**

TABLE I
RESIDENTIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1978 - 1981

<u>Minor Civil Division</u>	<u>Number of Permits Issued</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
Southfield	205	437	942
Avon Township	199	527	1,383
Birmingham	194	18	18
West Bloomfield Township	159	431	836
Novi	149	116	582
Bloomfield Township	126	147	261
Farmington Hills	109	396	1,552
Troy	85	178	1,057
Waterford Township	81	453	665
Ferndale	72	16	11
Hazel Park	55	13	6
Bingham Farms	41	66	13
Independence Township	38	76	255
Commerce Township	30	74	235
Orion Township	27	69	191
White Lake Township	27	66	200
Highland Township	24	84	176
Royal Oak	23	24	28
Rose Township	20	20	76
Bloomfield Hills	19	49	35
Brandon Township	18	49	135
Springfield Township	16	45	144
Lyon Township	15	26	108
Oxford Township	14	22	56
Oakland Township	14	27	77

Continued

Minor Civil DivisionNumber of Permits Issued

	<u>1981</u>	<u>1980</u>	<u>1978</u>
Milford Township	14	26	95
Madison Heights	11	29	58
Groveland Township	11	18	58
Addison Township	11	15	44
Orchard Lake	10	25	29
Holly Township	9	14	35
Pontiac	8	143	8
Pontiac Township	8	13	50
Wolverine Lake	8	4	16
Wixom	6	224	390
Walled Lake	5	45	9
Berkley	4	7	18
Rochester	4	5	23
Lathrup Village	3	46	7
Franklin	3	6	11
Ortonville	2	14	15
Clawson	2	11	17
Holly	2	2	54
Oak Park	2	0	100
Lake Angelus	1	0	1
Lake Orion	1	7	5
Milford	1	6	16
Beverly Hills	1	2	9
Northville	0	62	4
Oxford	0	23	32
Keego Harbor	0	3	1
Sylvan Lake	0	2	9
Clarkston	0	1	24

Continued

<u>Minor Civil Division</u>	<u>Number of Permits Issued</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
Farmington	0	1	44
South Lyon	0	0	41
Huntington Woods	0	0	1
Pleasant Ridge	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u>1,887</u>	<u>4,183</u>	<u>10,279</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.

RESIDENTIAL SEPTIC TANK PERMITS

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

1981

A total of 1,060 septic tank permits were issued for private residential units in Oakland County in 1981. Of this total 93% (976 permits) were issued in unincorporated areas (townships) of the county compared with 5% (52 permits) in the cities and 2% (26 permits) in the several villages. Of all the non-sewered areas in the county. White Lake, Highland and Independence Townships have experienced the greatest demand for septic systems. A significant number of permits were also recorded in Commerce, Rose and Brandon Townships, respectively (see map pg. 16). The geographic townships of Royal Oak and Troy are the only areas in the county where septic tank permits were not issued in 1981.

The Regional Sewer Service Area Map adopted by the General Assembly of the Southeast Michigan Council of Governments (SEMCOG) in March 1980 describes: 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 referenced in the Regional Review (A-95) of applications for sewer construction requesting governmental financial assistance. The Sewer Service Area Map is scheduled for revision every two years.

Based on current population and household projections, communities contiguous to I-75 and along the proposed route of M-275 will experience the largest population increase over the next two decades, 1980-2000 (see map pg. 17).

**Non-sewered
Development
Along Proposed
M-275 Corridor**

**Regional
Sewer
Map**

1978-1980-1981

Septic tank permits issued in 1981 (1,060 permits) experienced a 7% decline from 1980 figures (1,134 permits) and a 34% decline since 1978 (3,119 permits).* Although the areas where significant numbers of permits have been issued remained constant, nine communities absorbed the majority of permits in 1981 as compared to five communities in 1980 and eight in 1978. White Lake Township experienced the largest increase in permits in 1981 compared with 1980 figures. Only two communities recorded over 100 permits in 1981 compared with eleven communities in 1978.

**Septic
Tank
Permits
Down**

* Residential Septic Permits - Table II pg. 18.

TABLE II
RESIDENTIAL SEPTIC TANK PERMITS ISSUED
IN OAKLAND COUNTY: 1978 - 1981

<u>Minor Civil Division</u>	<u>Number of Permits Issued</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
White Lake Township	162	91	237
Highland Township	113	64	182
Independence Township	84	80	196
Commerce Township	74	130	318
Brandon Township	73	109	222
Rose Township	71	43	160
Lyon Township	50	54	195
Addison Township	50	20	117
Springfield Township	49	139	275
Orion Township	35	55	75
Holly Township	34	15	71
Milford Township	33	61	137
Groveland Township	28	38	92
Oakland Township	28	25	93
Orchard Lake Village	23	27	66
Waterford Township	22	15	292
Avon Township	19	15	97
Bloomfield Township	17	17	37
West Bloomfield Township	17	1	53
Oxford Township	13	23	62
Oxford	13	0	0
Novi	12	19	32
Franklin	11	13	16
Farmington Hills	7	28	46
Southfield	7	0	0
Ortonville	6	0	1

Continued

<u>Minor Civil Division</u>	<u>Number of Permits Issued</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
Pontiac Township	4	10	4
Pontiac	3	0	1
Wolverine Lake	2	9	7
Wixom	0	12	1
Troy	0	11	2
Southfield Township	0	8	20
Novi Township	0	2	2
Keego Harbor	0	0	0
Royal Oak Township	0	0	0
Holly	0	0	5
Lake Orion	0	0	1
Northville	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	1,060	1,134	3,119

SOURCE: Oakland County Health Division

PLATTED SUBDIVISIONS

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

1981

The City of Troy and Independence Township recorded a combined total of 13 platted subdivisions or approximately one third of the recorded plats (44) in the county (see map pg. 22). A significant number of plats were also recorded in the following geographic townships:* Springfield Township (4 plats), Bloomfield Township (4 plats), Commerce Township (3 plats) and Farmington Township (3 plats)**. The locations of residential subdivision development throughout Oakland County have also been located geographically by square mile (see map pg. 23). Several communities (geographic townships) did not record a single plat in 1981. These communities include: Pontiac Township, Milford Township, Oakland Township, Royal Oak Township and Holly Township.

Approximately 924 lots were created from platted subdivisions throughout Oakland County in 1981.*** The geographic townships of Independence, Springfield and Commerce accounted for 50% of the county total (see map pg. 24). A typical platted subdivision maintained an average lot size of .56 acres (approx. 20,000 square feet).

**Future
Residential
Development**

**Residential
Lots In
Independence
Springfield
Commerce**

- * A division of a County, approx. 36 Sq. Mi. in area which may include one or more cities or villages.
- ** Platted Subdivisions in Oakland County 1978-81 Table III pg. 25.
- *** Platted Subdivision Lots in Oakland County 1979-81 Table IV pg. 26.

1978-1980

Platted subdivisions recorded in Oakland County in 1981 (44 plats) declined 56% from the previous year (101 plats) and approximately 65% since 1978 (124 plats). Although Farmington, West Bloomfield and Avon recorded the greatest number of plats in 1980 (36 plats), these communities also experienced the largest declines in 1981 recording only 6 plats. The top ten communities recording the greatest number of plats in 1978 repeated the same in 1980 and 1981.

**Subdivision
Development
Weakens**

OAKLAND COUNTY MICHIGAN



1981 Platted Subdivisions

Level of Intensity

- HIGH** 1/3 of Total (over 4 plats/geographic township)
- MEDIUM** 1/3 of Total (3 and 4 plats/geographic township)
- LOW** 1/3 of Total (3 plats or less /geographic township)
- None** None

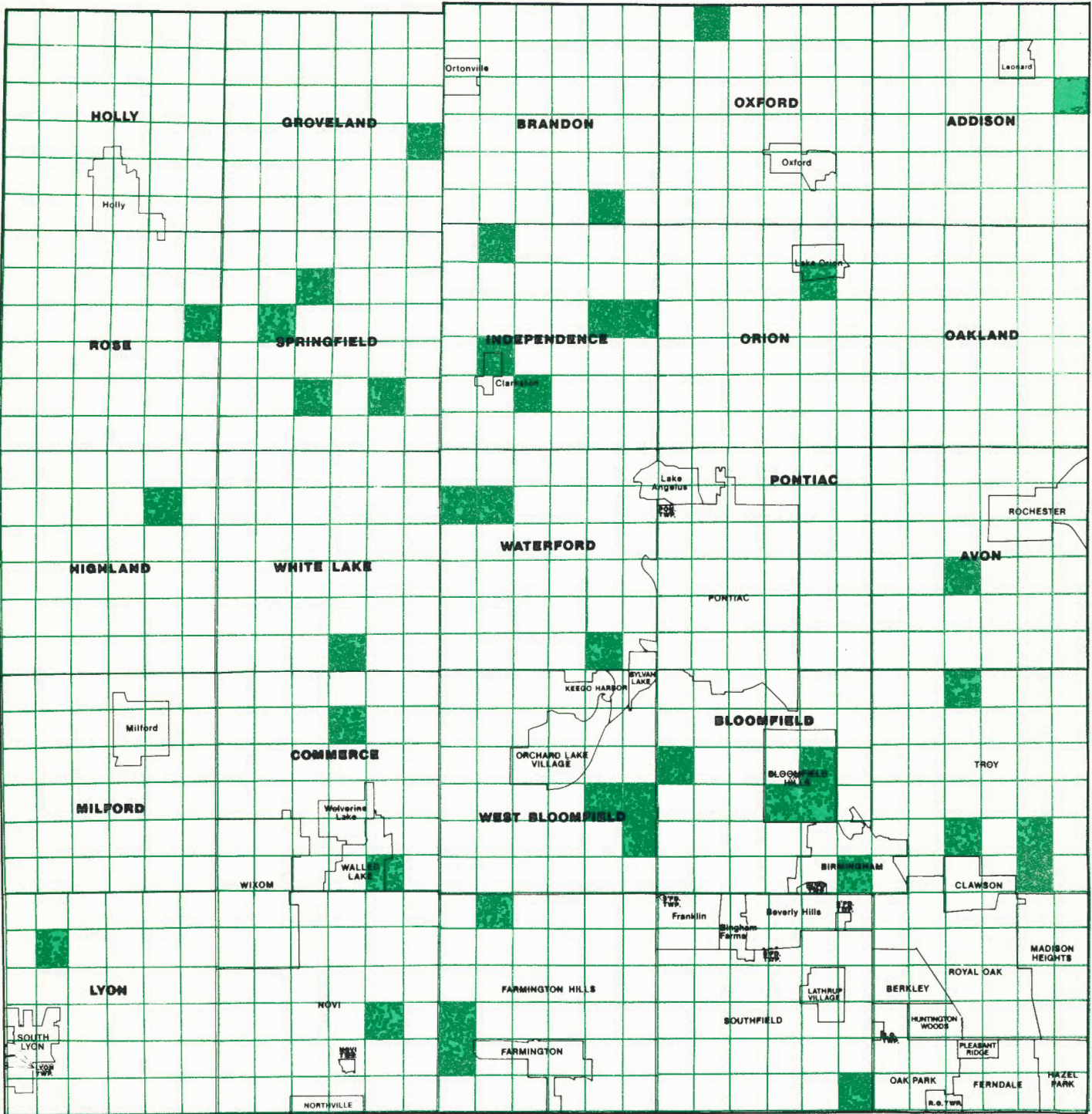
CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

Total Plats: 44

Source: Oakland County Planning Division

OAKLAND COUNTY MICHIGAN



1981 Platted Subdivisions by Square Mile

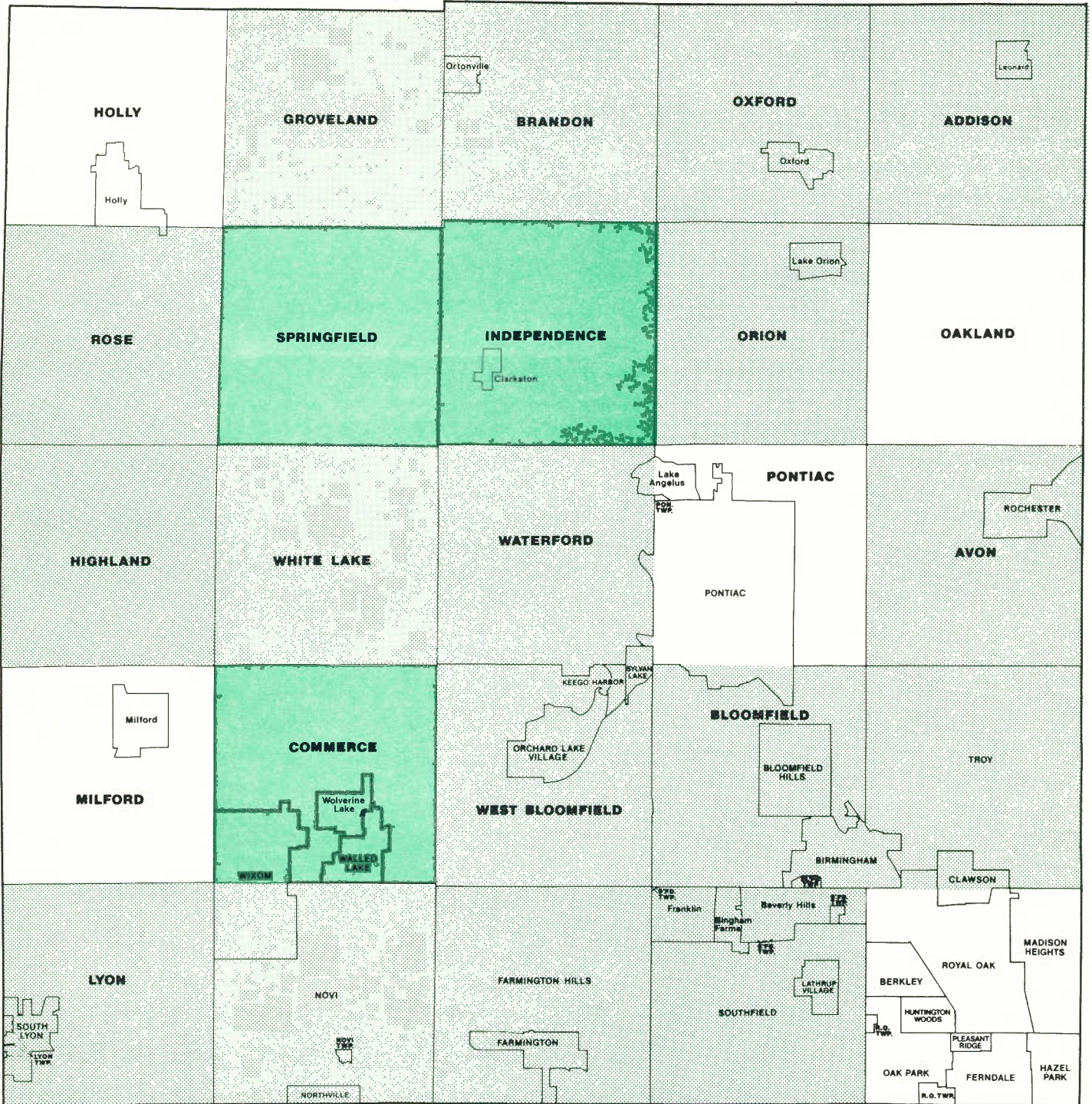
CITY
Village
TOWNSHIP

Platted Subdivision(s) Recorded



Oakland County Area (approx.) – 900 Sq. Miles

OAKLAND COUNTY MICHIGAN



1981 Platted Subdivision Lots

Level of Intensity

- HIGH** 1/2 of Total (over 100 lots/geographic township)
- LOW** 1/2 of Total (less than 90 lots/geographic township)
- None

CITY
Village
TOWNSHIP



Total Lots: 924

Source: Oakland County Planning Division

TABLE III
 PLATTED SUBDIVISIONS
 IN OAKLAND COUNTY: 1978 - 1981

<u>Geographic Township*</u>	<u>Number of Subdivisions</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
Independence	8	7	7
Troy	5	9	9
Springfield	4	6	6
Bloomfield	4	7	5
Commerce	3	8	8
Farmington	3	13	19
Waterford	3	7	8
West Bloomfield	2	10	14
Avon	1	13	18
Novi	1	4	6
Orion	1	3	4
Brandon	1	3	1
White Lake	1	2	1
Southfield	1	2	2
Oxford	1	1	2
Rose	1	1	2
Lyon	1	0	4
Highland	1	0	3
Groveland	1	0	1
Addison	1	0	0
Royal Oak	0	3	1
Oakland	0	1	1
Milford	0	1	2
Pontiac	0	0	0
Holly	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>44</u>	<u>101</u>	<u>124</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 IV
 PLATTED SUBDIVISION LOTS
 IN OAKLAND COUNTY: 1979 - 1981

<u>Geographic Township</u>	<u>Number of Lots</u>		
	<u>1981</u>	<u>1980</u>	<u>1979</u>
Independence	222	283	270
Springfield	127	98	51
Commerce	104	179	150
Farmington	85	751	788
West Bloomfield	72	442	508
Bloomfield	64	99	88
Troy	64	501	626
Waterford	32	318	397
White Lake	29	85	25
Avon	26	739	1,218
Highland	24	0	33
Novi	17	221	694
Orion	13	116	220
Groveland	11	0	0
Lyon	10	0	41
Southfield	8	25	0
Oxford	5	13	128
Brandon	4	20	22
Addison	4	0	0
Rose	3	6	26
Royal oak	0	63	3
Milford	0	34	44
Oakland	0	3	54
Pontiac	0	0	14
Holly	0	0	0
TOTAL	<u>924</u>	<u>3,996</u>	<u>5,400</u>

Average lot size = .56 acres

Net platted area (acres) 516.95

SOURCE: Oakland County Planning Division.

NONRESIDENTIAL BUILDING PERMITS:
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

1981

A total of 88 permits were issued for the construction of commercial buildings in Oakland County in 1981.* The City of Novi issued the greatest number (32 permits) followed by Waterford Township (9 permits). The combined total of permits issued in these two communities accounted for over 45% of the county total. The Cities of Farmington Hills, Walled Lake, Southfield and Troy also experienced demand for commercial development (see map pg. 29). However, over 60% of the communities in Oakland County did not issue a single commercial building permit in 1981.

**City of Novi
Excels**

1979-81

Commercial building permits issued in 1981 (88 permits) declined nearly 15% from permits recorded in the previous year (104 permits), and 57% since 1979. The City of Troy has relinquished its top position of preceding years to the City of Novi. The City of Troy experienced the largest single decline (85%) from 20 permits in 1980 to 3 permits in 1981. Five communities

**Commercial
Development
Declines**

* Authorized construction based on Commercial building permits issued in Oakland County Table V pg. 30.

issued over 10 commercial permits in 1979 and 1980; only one community issued over 10 permits in 1981. A significant amount of commercial building activity also occurred in communities west of the City of Southfield along the I-696 corridor.

TABLE V
 AUTHORIZED CONSTRUCTION BASED ON COMMERCIAL BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1979 - 1981

<u>Minor Civil Division</u>	<u>Commercial Building Permits</u>		
	<u>1981</u>	<u>1980</u>	<u>1979</u>
Novi	32	15	18
Waterford	9	16	20
Farmington Hills	6	10	4
Walled Lake	6	0	0
Southfield	4	6	30
Troy	3	20	37
West Bloomfield Twp.	3	2	6
Royal Oak	3	1	5
Madison Heights	3	2	12
Highland Twp.	2	1	6
Commerce Twp.	2	1	1
Bloomfield Twp.	2	0	5
Ortonville	2	0	0
Clawson	2	0	1
Avon Twp.	1	3	2
Pontiac	1	2	8
Pontiac Twp.	1	2	0
Ferndale	1	1	7
Oxford Twp.	1	1	0
Oak Park	1	0	3
Addison Township	1	0	0
Independence Township	1	0	0
Birmingham	1	0	3
Milford	0	12	3
Lathrup Village	0	2	2
Lyon Twp.	0	2	0

Continued

Minor Civil DivisionCommercial Building Permits

	<u>1981</u>	<u>1980</u>	<u>1979</u>
South Lyon	0	1	2
White Lake Twp.	0	1	1
Springfield Twp.	0	1	1
Beverly Hills	0	1	0
Sylvan Lake	0	1	0
Berkley	0	0	11
Holly	0	0	3
Wixom	0	0	2
Brandon Twp.	0	0	1
Groveland Twp.	0	0	1
Farmington	0	0	1
Addison	0	0	1
Holly Twp.	0	0	1
Clarkston	0	0	1
Franklin	0	0	1
Hazel Park	0	0	1
Lake Orion	0	0	1
Pleasant Ridge	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u>88</u>	<u>104</u>	<u>203</u>

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

Office

1981

A total of 79 building permits were issued for office construction in Oakland County in 1981*. Approximately two-thirds of this activity was confined to the following communities: Southfield (12 permits), Farmington Hills (10 permits), Bloomfield Hills (9 permits), West Bloomfield Township (8 permits), and Troy (7 permits). Over two-thirds of the twenty five (25) communities issuing office permits in the county recorded less than three permits per community. Communities in the most northern and western areas of the county are among those that did not issue a single permit in 1981 (see map pg. 33).

1979-80-1981

Building permits issued for office construction in the county decreased 15% (79 permits) from permits recorded in 1980 (94 permits) and 12% since 1979 (89 permits). Four of the top five communities recording the greatest number of permits in 1980 repeated the same in 1981.

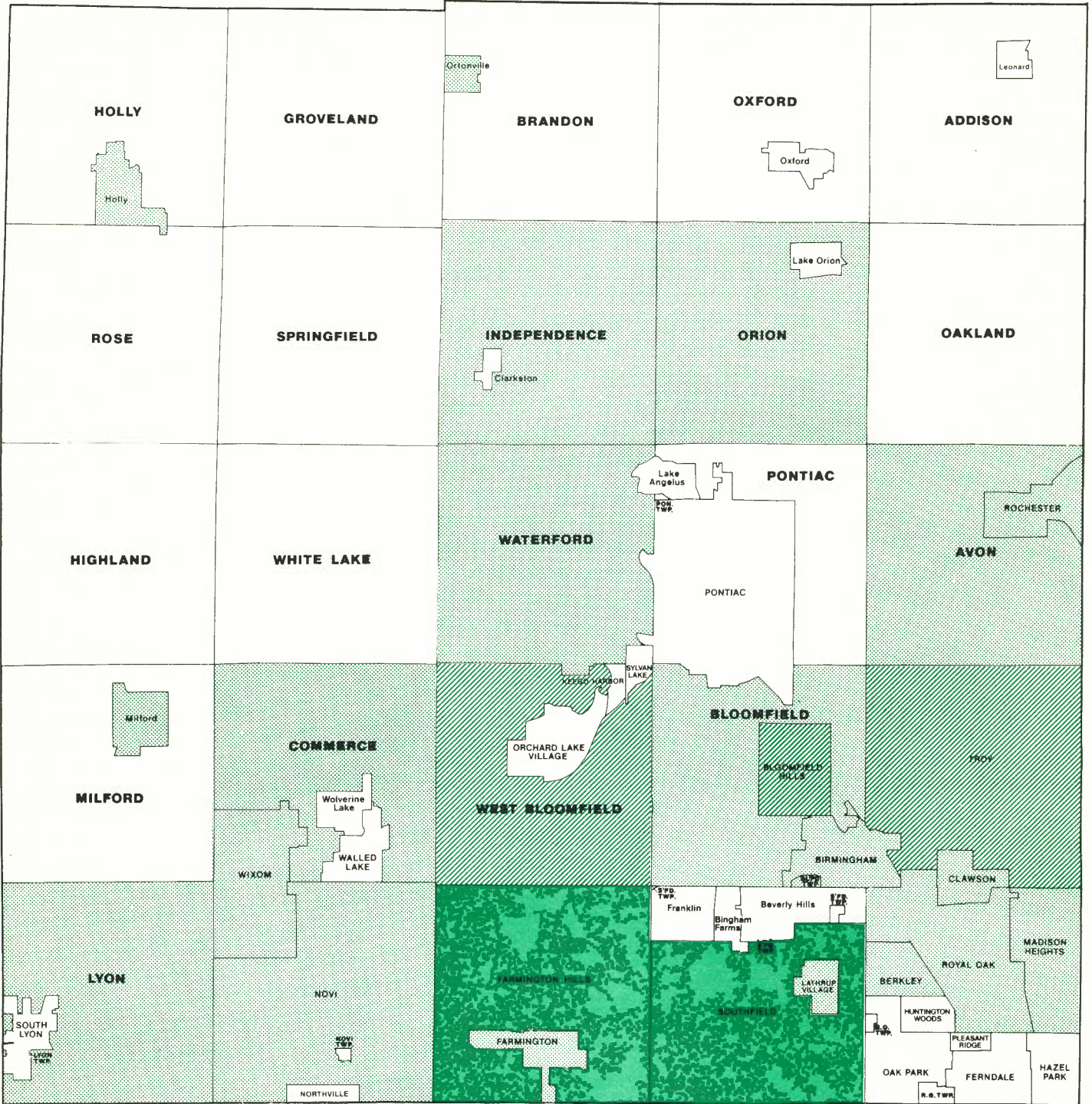
The City of Farmington Hills, having experienced a significant decline in permits issued, since 1980, has been replaced by the City of Southfield as the largest recipient of office development in 1981. The Cities of Troy and Novi also experienced a notable decrease in office development in 1981.

**Office
Construction
in
South Oakland
County**

**City of
Southfield
Overtakes
Farmington Hills**

* Authorized construction based on Office building permits issued in Oakland County 1979-1981 Table VI pg. 34.

OAKLAND COUNTY MICHIGAN



1981 Office Building Permits Issued

Level of Intensity

HIGH 1/3 of Total (over 9 permits/community)

MEDIUM 1/3 of Total (between 7 and 9 permits/community)

LOW 1/3 of Total (less than 5 permits/community)

None

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

Total Permits: 79

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

TABLE VI
 AUTHORIZED CONSTRUCTION BASED ON OFFICE BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1979 - 1981

<u>Minor Civil Division</u>	<u>Office Building Permits</u>		
	<u>1981</u>	<u>1980</u>	<u>1979</u>
Southfield	12	8	14
Farmington Hills	10	15	12
Bloomfield Hills	9	7	1
West Bloomfield Twp.	8	4	2
Troy	7	12	22
Novi	4	11	4
Bloomfield Twp.	3	5	5
Madison Heights	3	0	0
Avon Twp.	2	4	0
Birmingham	2	2	3
Waterford Twp.	2	1	6
Commerce Twp.	2	1	1
Berkley	2	1	1
Ortonville	2	0	0
Independence Twp.	1	3	3
Orion Twp.	1	2	1
Rochester	1	2	1
Lathrup Village	1	1	2
Lyon Twp.	1	1	2
Royal Oak	1	1	1
Farmington	1	0	0
Holly	1	0	0
Milford	1	0	0
Wixom	1	0	0
Clawson	1	0	1
Oak Park	0	3	0

Continued

Minor Civil DivisionOffice Building Permits

	<u>1981</u>	<u>1980</u>	<u>1979</u>
Highland Twp.	0	3	1
Pontiac	0	2	1
Ferndale	0	2	0
Oakland Twp.	0	1	0
Oxford	0	1	0
Wolverine Lake	0	1	1
White Lake	0	0	1
Pontiac Twp.	0	0	1
South Lyon	0	0	1
Walled Lake	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u>79</u>	<u>94</u>	<u>89</u>

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

Industrial

1981

A county-wide total of 88 permits were issued for industrial building construction in 1981.* The City of Troy accounted for over 20% of the permits issued throughout the county. This particular community may soon achieve the highest tax base in the county, surpassing the City of Southfield, if the demand for new industrial construction continues at its present rate. The Cities of Wixom, Madison Heights, Farmington Hills, Avon Township, Orion Township and Pontiac Township also issued a significant number of permits (see map pg. 37) compared with the county's remaining communities. Nearly 65% of the communities in Oakland County did not issue a single industrial permit in 1981.

**City of Troy
Increases
Tax Base**

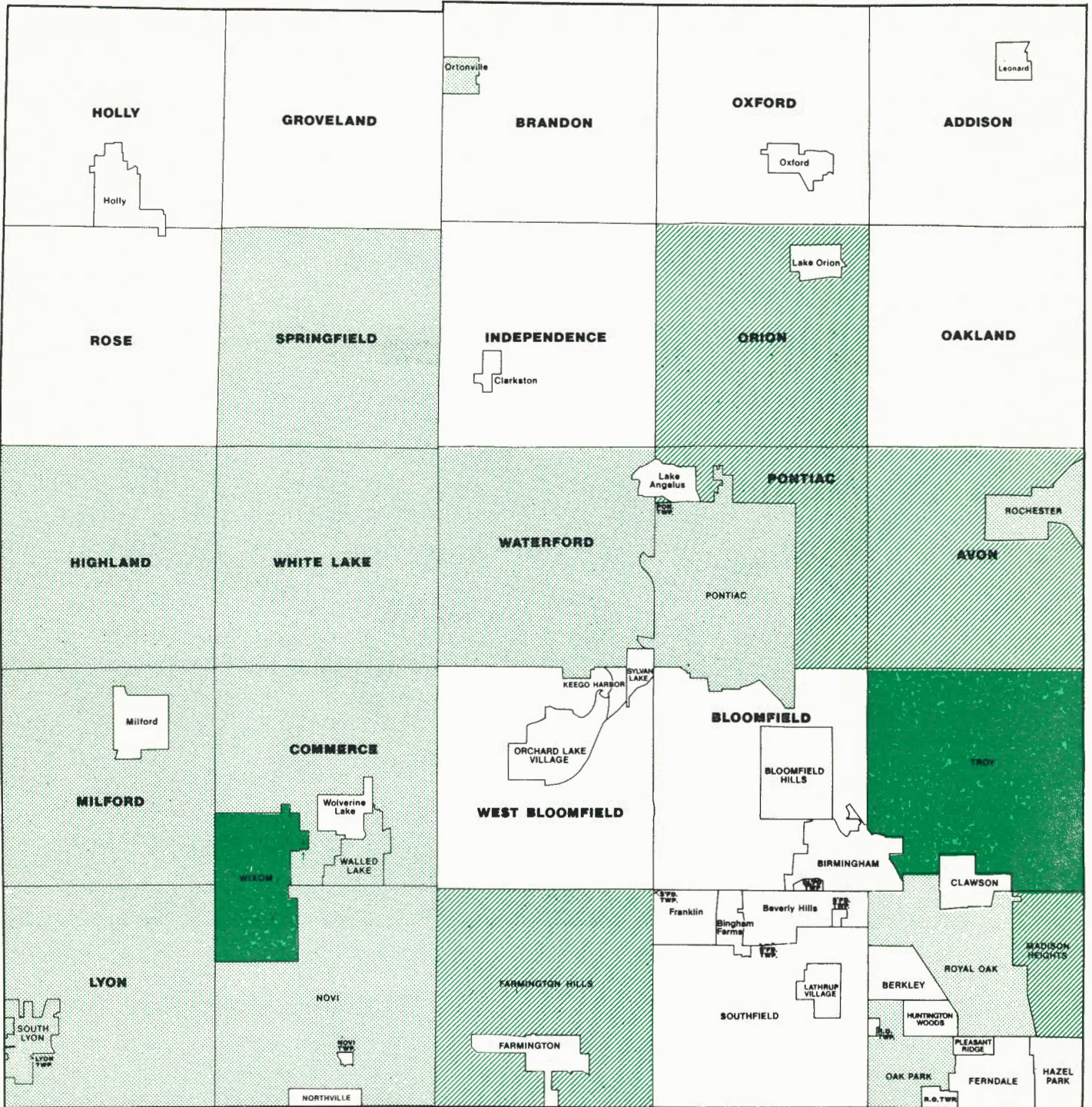
1979-1980-1981

Permits issued for Industrial building construction in 1981 declined over 30% from the preceeding year and 60% since 1979. The City of Novi experienced the greatest decline since 1980 followed by Oxford Township. Wixom and Orion Township were the only two communities experiencing a significant increase in industrial permit activity over 1980 figures. Overall three of the top five communities experiencing the greatest demand for Industrial construction in 1979 repeated the same in 1980 and 1981; Troy, Madison Heights and Farmington Hills.

**Industrial
Permits
Fall Short**

* Authorized construction based on Industrial building permits issued in Oakland County: 1979-1981 Table VII pg. 38.

OAKLAND COUNTY MICHIGAN



1981 Industrial Building Permits Issued

Level of Intensity

HIGH 1/3 of Total (over 10 permits/community)

MEDIUM 1/3 of Total (between 3 and 11 permits/community)

LOW 1/3 of Total (3 permits or less /community)

None

Total Permits: 88

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

CITY
Village
TOWNSHIP

1" 0 1 2 3 4 5 MILES

TABLE VII
 AUTHORIZED CONSTRUCTION BASED ON INDUSTRIAL BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1979 - 1981

<u>Minor Civil Division</u>	<u>Industrial Building Permits</u>		
	<u>1981</u>	<u>1980</u>	<u>1979</u>
Troy	19	33	55
Wixom	11	6	8
Orion Twp.	11	6	1
Madison Heights	7	8	27
Avon Twp.	5	9	11
Farmington Hills	3	8	14
Pontiac Twp.	3	5	7
Commerce Twp.	3	3	12
Highland Twp.	3	2	5
Springfield Twp.	3	1	1
South Lyon	3	1	3
Milford Twp.	2	4	9
Oak Park	2	1	8
Royal Oak	2	1	4
Rochester	2	1	1
Ortonville	2	0	0
Waterford Twp.	2	0	1
Novi	1	14	21
Pontiac	1	5	8
Walled Lake	1	2	2
White Lake Twp.	1	1	2
Lyon Twp.	1	1	2
Oxford Twp.	0	8	2
Oxford	0	2	7
Southfield	0	1	2
Ferndale	0	1	0

Continued

Minor Civil DivisionIndustrial Building Permits

	<u>1981</u>	<u>1980</u>	<u>1979</u>
Hazel Park	0	1	0
Independence Twp.	0	1	0
Clawson	0	0	3
Royal Oak Twp.	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u>88</u>	<u>126</u>	<u>217</u>

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

BANK AND SAVINGS AND LOAN DEVELOPMENT

The establishment of banks and savings and loan associations in Oakland County is dependent upon existing and potential deposit and loan activity within a target Primary Service Area (P.S.A.) P.S.A. is defined as the smallest geographical area from which it is anticipated the proposed financial institution will draw 75% of its deposits. Approval of an application is commensurate with a healthy economic profile which defines the extent of economic activity (housing development; shopping centers; commercial and industrial facilities) within a proposed P.S.A.

1981

The I-696 corridor to Lansing continues to exhibit the strongest development pattern within the seven county Detroit Metropolitan region. The development of state/national banks and savings and loan associations along this corridor affirms this observation. Approximately 50% (7) of the financial institutions established, approved or pending approval in Oakland County during 1981 (14 institutions) are located in communities served by the I-696 Freeway (see map pg. 42). The balance of bank and savings and loan development has taken place along the I-75 corridor to Flint which includes the following communities: City of Troy and Orion Township. White Lake Township is the only community impacted by bank development in west Oakland County along the M-59 corridor.*

**Financial
Institutions
Follow
I-696
Corridor**

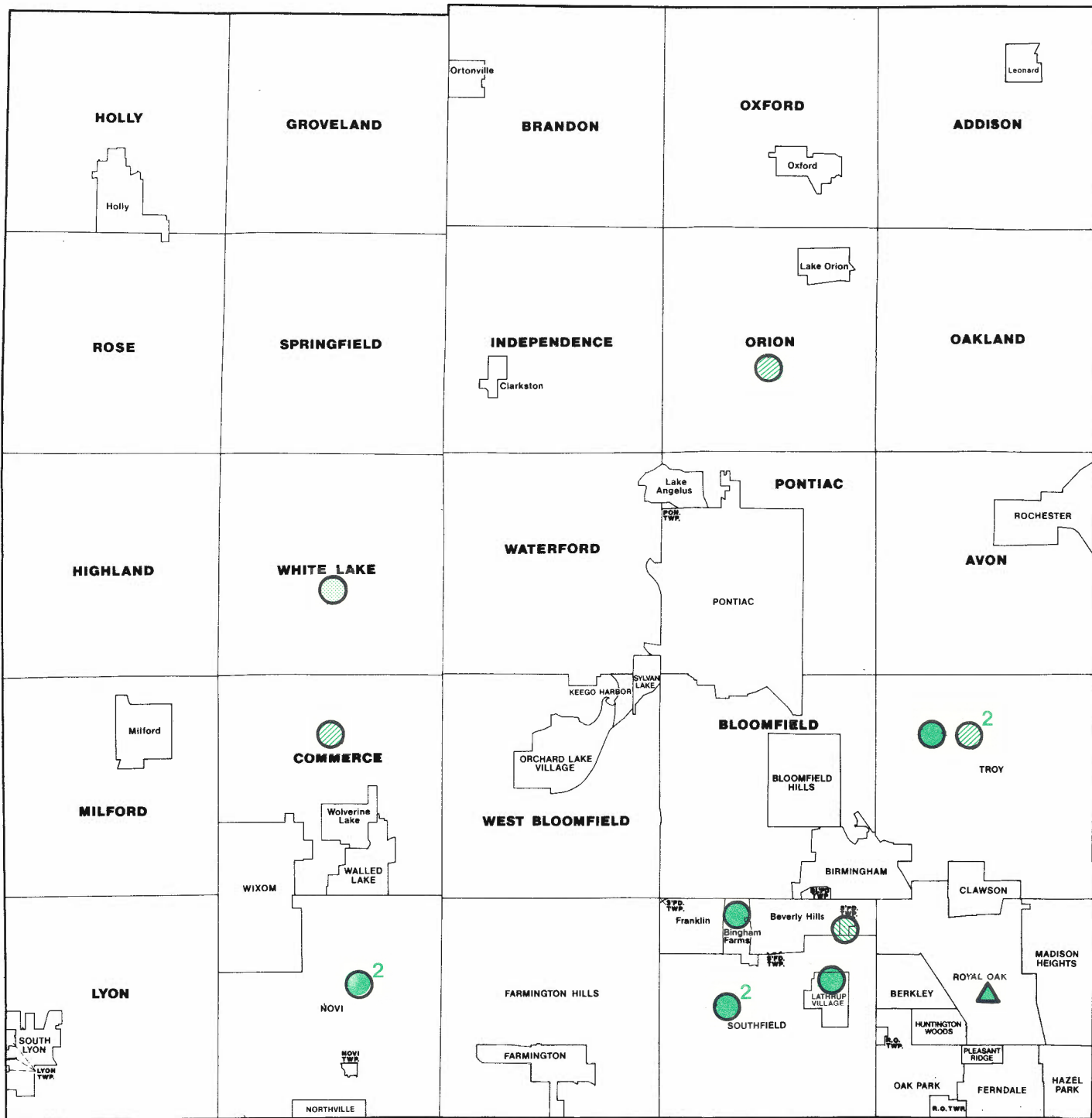
* 1979-81 National and State Chartered Banks and Savings & Loan Development in Oakland County: Table VIII pg. 43.

1979-1980-1981

The development of new banks and savings and loan associations in Oakland County declined nearly 50% in 1981 compared with 1980 figures, and 60% since 1979. The Townships of Avon and Waterford experienced the most significant decline in 1981. Overall, communities experiencing demand for financial institution construction in 1980 repeated the same in 1981. These communities are located primarily in the southern two-fifths of the county.

**Banks &
Savings &
Loans
Cautious**

OAKLAND COUNTY MICHIGAN



1981 Savings & Loan and Bank Locations

CITY
Village
TOWNSHIP

 NATIONAL & STATE CHARTER: New and Branch Banks

 FEDERAL & STATE CHARTER: Savings and Loan Br. Offices

1 0 1 2 3 4 5 MILES

 ESTABLISHED  APPROVED  PENDING APPROVAL

Source: State of Michigan, Department of Commerce, Financial Institutions Bureau,
Bank and Trust Division, Savings and Loan Division

Federal Home Loan Bank of Indianapolis, Savings and Loan Division

TABLE VIII

NATIONAL AND STATE CHARTERED BANKS AND SAVINGS AND LOAN DEVELOPMENT IN
OAKLAND COUNTY: 1979 - (1980) - 1981

Minor Civil Division	National Chartered Branch Banks		State Chartered New Banks	State Chartered Branch Banks			Federal Chartered Savings & Loan Branch Offices	State Chartered Savings & Loan Branch Offices				
Avon Township	(2*)	2*										
Bingham Farms			(1*)	1**	<u>1*</u>							
Bloomfield Hills							1**					
Bloomfield Twp.	(1*)	2*						1**				
Commerce Twp.	(1*)	1*			<u>1**</u>	(1**)						
Farmington	(1*)											
Farmington Hills	(1*)	2*					(1**)					
Highland Twp.		1*										
Independence Twp.		2*				2*						
Lathrup	<u>1*</u>											
Lyon Township		1*										
Milford Township						1**						
Novi Township						1**						
Novi	(1*)	1*		1*	<u>2*</u>	(1**)	1**					
							1*					
Orion Township					<u>1**</u>	(1***)						
Oxford	(1*)											
Rochester	(1*)											
Royal Oak							<u>1*</u>					
Southfield	<u>1*</u>	(5*)	1*		<u>1*</u>	(1*)	1*	1**				
							1***					
Southfield Twp.					<u>1**</u>	(1*)						
Troy	<u>1*</u>	(1*)	1*	(1***)	1**	<u>1**</u>						
	<u>1**</u>			(1*)								
Waterford Twp.		(2*)	1*				1**	1**				
West Bloomfield Twp.	(1*)	3*					1*					
White Lake						<u>1***</u>						
Wolverine Lake		1*										
TOTAL	<u>4</u>	(18)	19	(3)	3	<u>9</u>	(5)	9	<u>1*</u>	(1)	2	3

Established*
Approved**
Pending Approval***

SOURCE: State of Michigan, Department of Commerce, Financial Institutions Bureau, Bank and Trust Division, Savings and Loan Division.
Federal Home Loan Bank of Indianapolis

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.

1981

The 1981 equalized valuation of real estate in Oakland County was \$12,129,752,472.* Approximately 58% of this total was absorbed by the county's twenty-six cities, followed by the township aggregate: 38% and 4% for villages. Four communities recorded over 30% of the county's total real estate value: the City of Southfield recorded the highest, followed by the City of Troy, Bloomfield Township and the City of Farmington Hills (see map, pg. 45). Since the City of Southfield has a real estate value greater than any other municipality in the county, it also established the highest tax base.

Communities exhibiting the highest average square mile value of real estate (a measurement incorporating development density per average square mile) include the Cities of Birmingham, Clawson, Pleasant Ridge, Berkley, Huntington Woods, Farmington, and Royal Oak.** The majority of these communities are located in southeast Oakland County (see map pg. 48).

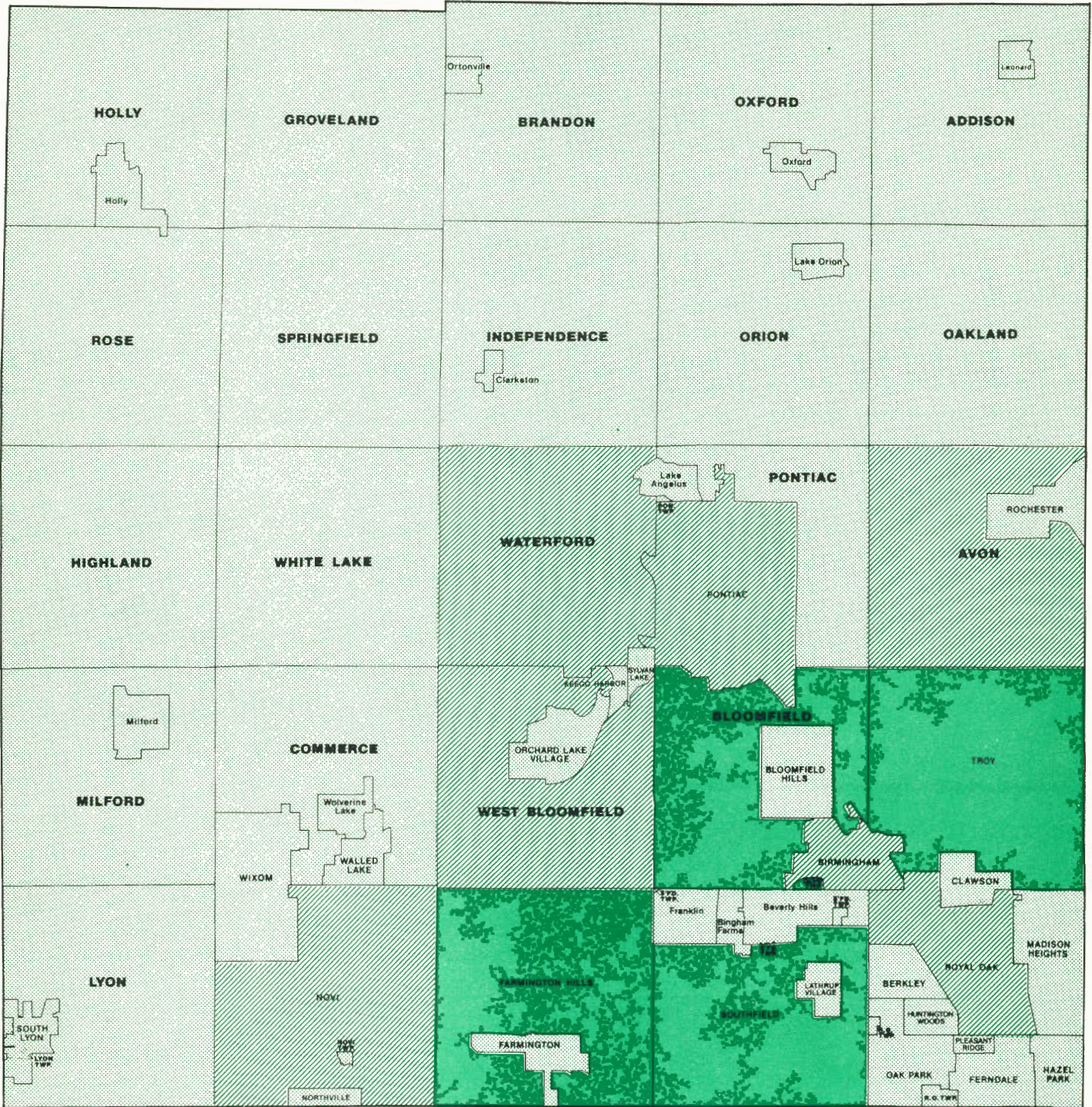
**City of
Southfield
Records
Highest
Property
Value**

**Development
Intensity**

* Distribution of Equalized Value of Real Estate by Minor Civil Division, 1978-81 - Table IX pg. 46.

** Average Square Mile Distribution of Real Estate, 1978-81 - Table X pg. 49.

OAKLAND COUNTY MICHIGAN



1981 Equalized Value of Real Estate

Level of Intensity

HIGH 1/3 of Total (over \$800 million/community)

MEDIUM 1/3 of Total (between \$350 million – \$750 million/community)

LOW 1/3 of Total (less than \$325 million/community)

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

Total Equalized Valuation: \$12,129,752,472
Source: Oakland County Planning Division

TABLE IX
DISTRIBUTION OF REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1978 - 1980

<u>Minor Civil Division</u>	<u>Real Estate</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
1. Southfield	\$ 1,121,310,950	\$ 1,003,991,050	\$ 794,224,350
2. Troy	1,113,353,755	992,832,510	697,475,841
3. Bloomfield Township	941,220,643	807,964,237	591,242,640
4. Farmington Hills	806,498,900	696,698,000	470,219,200
5. West Bloomfield Twp.	730,667,100	652,545,850	430,494,825
6. Royal Oak	637,945,100	542,324,100	434,726,800
7. Waterford Township	621,806,900	532,622,500	384,237,500
8. Avon Township	530,537,700	464,019,000	277,404,400
9. Pontiac	517,532,955	447,338,000	382,445,900
10. Birmingham	384,951,450	342,576,700	248,647,602
11. Novi	360,748,502	320,265,700	191,181,900
12. Madison Heights	319,355,600	276,769,000	222,021,600
13. Oak Park	245,878,729	207,416,560	174,092,230
14. Independence Township	225,266,000	193,110,800	135,514,000
15. Commerce Township	225,091,100	198,660,797	142,468,764
16. White Lake Township	199,071,240	172,213,800	126,201,900
17. Beverly Hills	197,647,600	167,029,200	129,667,175
18. Orion Township	186,080,500	162,527,850	118,001,950
19. Bloomfield Hills	170,688,000	144,892,900	96,819,897
20. Ferndale	167,692,000	147,648,400	131,409,500
21. Highland Township	151,897,950	141,699,450	92,705,301
22. Farmington	139,017,410	122,991,770	97,419,540
23. Berkley	138,762,800	118,464,300	92,556,500
24. Clawson	131,220,901	120,243,582	90,463,439
25. Hazel Park	119,996,821	107,917,300	89,810,950
26. Pontiac Township	113,031,390	99,945,150	78,602,775
27. Oakland Township	112,985,300	103,927,300	75,319,500
28. Wixom	101,068,250	95,988,005	74,323,359
29. Rochester	95,077,800	78,122,300	58,352,200
30. Brandon Township	86,971,970	72,175,488	52,584,950

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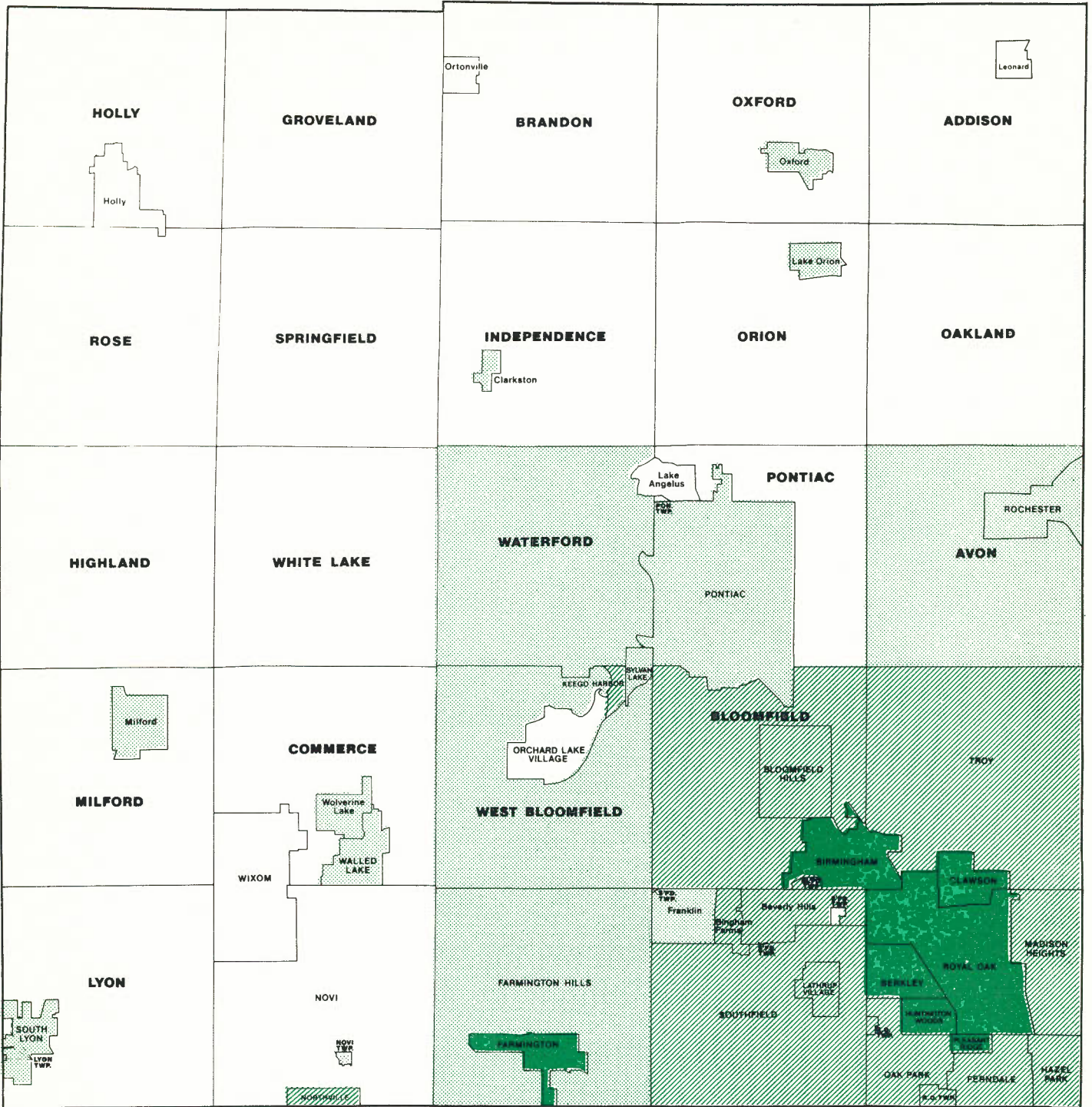
Minor Civil DivisionReal Estate

	<u>1981</u>	<u>1980</u>	<u>1978</u>
31. Huntington Woods	\$ 85,259,700	\$ 73,073,800	\$ 54,584,200
32. Springfield Township	84,313,400	73,415,740	48,444,407
33. Oxford Township	79,805,560	67,764,650	51,264,500
34. Milford Township	79,566,620	71,041,960	46,927,450
35. Lyon Township	73,769,100	66,802,200	49,081,500
36. Franklin	67,618,800	57,554,800	45,700,380
37. Lathrup Village	65,614,050	57,763,275	45,209,400
38. Addison Township	51,566,050	45,697,600	36,905,100
39. Orchard Lake Village	50,004,800	43,299,200	28,255,450
40. Rose Township	49,021,217	44,463,400	31,277,000
41. Groveland Township	48,485,200	44,492,900	35,127,900
42. Milford	43,994,210	35,948,190	27,768,950
43. Walled Lake	43,652,200	38,250,250	27,866,100
44. Bingham Farms	43,014,900	28,190,100	13,783,660
45. South Lyon	41,535,700	35,833,700	28,086,800
46. Wolverine Lake	39,051,800	35,171,248	23,633,800
47. Holly Township	36,901,050	33,409,400	26,078,750
48. Northville	33,402,519	29,993,771	22,253,400
49. Pleasant Ridge	33,146,500	28,431,600	21,877,500
50. Royal Oak Township	29,757,900	29,186,200	28,107,900
51. Holly	29,292,450	26,255,150	20,320,500
52. Sylvan Lake	24,224,700	22,122,950	15,235,400
53. Lake Orion	22,870,000	20,728,100	16,009,700
54. Oxford	22,869,050	20,031,950	14,959,850
55. Keego Harbor	20,548,300	17,714,400	13,709,200
56. Clarkston	11,269,700	9,945,500	7,287,900
57. Lake Angelus	10,808,450	9,338,775	6,122,775
58. Ortonville	9,206,200	8,219,204	6,351,775
59. Leonard	2,672,900	2,417,100	2,114,000
60. Novi Township*	2,546,130	2,299,437	5,304,400
61. Southfield Township	588,000	501,500	377,300
COUNTY TOTALS	<u>\$12,129,752,472</u>	<u>\$10,614,279,649</u>	<u>\$7,780,633,635</u>

*Annexation of Novi Twp. (portions) by the City of Novi





SOURCE: 1981 Equalization Report, April, 1981.

OAKLAND COUNTY MICHIGAN



1981 Average Sq. Mile Equalized Valuation of Real Estate

Level of Intensity

HIGH		over \$50 million/community
UPPER MIDDLE		between \$30 million - \$50 million/community
LOWER MIDDLE		between \$15 million - \$30 million/community
LOW		less than \$15 million/community

County Ave. Sq. Mile Valuation: \$11,793,644
 Source: Oakland County Planning Division

CITY
 Village
 TOWNSHIP

1 0 1 2 3 4 5 MILES

TABLE X
 AVERAGE SQUARE MILE DISTRIBUTION OF REAL ESTATE (ASSESSED VALUE)
 IN OAKLAND COUNTY: 1978 - 1981

<u>Minor Civil Division</u>	<u>Real Estate/Average Square Miles</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
1. Birmingham	\$ 78,883,494	\$74,962,078	\$54,408,665
2. Clawson	59,108,514	55,411,789	41,688,220
3. Huntington Woods	58,397,055	49,710,068	37,132,108
4. Pleasant Ridge	58,151,754	52,072,527	40,068,681
5. Royal Oak	54,154,932	43,948,468	35,229,076
6. Berkley	53,576,371	45,916,395	35,874,612
7. Farmington	53,060,080	45,892,451	36,350,574
8. Beverly Hills	49,166,070	39,959,139	31,020,855
9. Oak Park	48,979,826	41,483,312	34,818,446
10. Madison Heights	45,298,667	39,313,778	31,537,159
11. Lathrup Village	44,036,275	39,836,741	31,178,896
12. Ferndale	43,331,266	38,450,104	34,221,223
13. Royal Oak Township	43,127,391	42,298,841	40,736,086
14. Hazel Park	42,703,495	38,404,733	31,961,192
15. Southfield	40,291,446	38,511,355	30,465,069
16. Bloomfield Township	36,214,723	30,826,564	22,557,903
17. Keego Harbor	36,049,649	32,208,000	24,925,818
18. Bingham Farms	35,258,115	22,974,817	11,233,626
19. Bloomfield Hills	34,137,600	28,691,663	19,172,256
20. Troy	33,204,704	29,408,546	20,659,829
21. Northville	32,747,568	28,840,164	21,397,500
22. Sylvan Lake	29,186,386	26,336,845	18,137,380
23. South Lyon	26,797,226	23,118,516	18,120,516
24. Pontiac	25,773,554	22,025,505	18,830,423
25. Franklin	25,710,570	21,316,593	16,926,066
26. Rochester*	24,504,588	50,401,484	37,646,580
27. Farmington Hills	24,190,129	20,728,890	13,990,455
28. West Bloomfield Township	23,388,832	20,748,676	13,688,229
29. Novi Township*	23,146,636	20,903,973	40,184,848
30. Wolverine Lake	23,107,574	21,577,452	14,499,263

Continued

Minor Civil DivisionReal Estate/Average Square Miles

	<u>1981</u>	<u>1980</u>	<u>1978</u>
31. Clarkston	\$ 22,539,400	\$19,311,650	\$14,151,262
32. Milford	21,565,789.	17,621,662	13,612,230
33. Walled Lake	18,264,519	16,207,733	11,807,669
34. Waterford Township	17,669,989	15,127,024	10,912,737
35. Lake Orion	17,592,308	16,321,339	12,606,062
36. Avon Township	16,120,866	13,093,087	7,827,437
37. Oxford	15,557,177	13,815,138	10,317,137
38. Orchard Lake	12,316,453	10,691,160	6,969,246
39. Novi	11,543,952	10,125,378	6,044,321
40. Wixom	10,774,867	10,321,290	7,991,759
41. Holly	10,135,796	9,833,390	7,610,674
42. Ortonville	9,206,200	8,386,943	6,481,403
43. Commerce	7,993,292	6,960,785	4,991,897
44. Lake Angelus	6,928,494	5,836,734	3,826,734
45. Pontiac Township	6,760,251	5,938,512	4,670,396
46. Independence Township	6,240,055	5,328,664	3,739,348
47. Orion Township	5,370,289	4,698,695	3,411,446
48. White Lake Township	5,355,697	4,692,474	3,438,743
49. Highland Township	4,186,823	3,924,105	2,567,302
50. Southfield Township	3,094,737	3,057,927	2,300,609
51. Oakland Township	3,081,137	2,824,879	2,047,281
52. Leonard	2,937,253	2,507,365	2,192,946
53. Brandon Township	2,491,319	2,074,604	1,511,496
54. Oxford Township	2,356,231	2,003,093	1,515,362
55. Springfield Township	2,292,371	2,013,596	1,328,700
56. Lyon Township	2,290,255	1,954,424	1,435,971
57. Milford Township	2,262,343	2,173,202	1,435,529
58. Addison Township	1,444,427	1,289,071	1,041,046
59. Rose Township	1,352,683	1,241,647	873,415
60. Groveland Township	1,343,080	1,238,666	977,948
61. Holly Township	1,097,266	994,327	776,153
Total County Average	<u>\$ 13,344,355</u>	<u>\$11,793,644</u>	<u>\$ 8,645,148</u>

*Annexation

SOURCE: Compiled by the Oakland County Planning Division.

Industrial and Commercial Real Estate

With regard to the value of industrial real estate,* three communities accounted for over 50% of the county total. These communities are: the Cities of Pontiac, Troy and Madison Heights respectively (see map, pg. 54). The value of commercial real estate in Oakland County,** approximately 20% of the total value of all real property in the county, is predominately located in five communities which include: the Cities of Southfield, Troy, Farmington Hills, Royal Oak and Waterford Township respectively and account for over 50% of the commercial real estate value of the county's sixty-one local communities (see map, pg. 57).

**Real Estate
Values
Concentrated
in
Select
Communities**

Residential Real Estate

In 1981 the average selling price of residential dwelling units in Oakland County was \$72,880. The average selling price is based on the total number of units sold and recorded in each community throughout the county***. A total of 9,036 dwelling units were sold in 1981 (see map, pg. 60).

Communities maintaining the highest per capita income in the county (see map, pg. 63) are contiguous to communities recording the highest average selling

**Housing
Costs
Highest
in
Townships**

* Distribution of Industrial Real Estate Value by Community, 1980-1981 - Table XI pg. 55.

** Distribution of Commercial Real Estate Value by Community, 1980-1981 - Table XII pg. 58.

*** Residential Units Sold in Oakland County, 1978-1981 - Table XIII pg. 61.

prices (see 1977 per capita income Table XIV pg. 64). The top five communities achieving the highest average selling prices include: Bloomfield Hills, Bloomfield Township, Southfield Township, West Bloomfield Township and Orchard Lake (see Table XV pg. 66). The City of Bloomfield Hills established the highest selling price (\$256,760) in 1981 as Royal Oak Township recorded the lowest (\$17,900) (see map, pg. 65). Also, residential units sold in the township areas of the county averaged over \$25,000 more per unit (\$89,364) than residential units in the county's cities (\$62,823).

1978-1980-1981

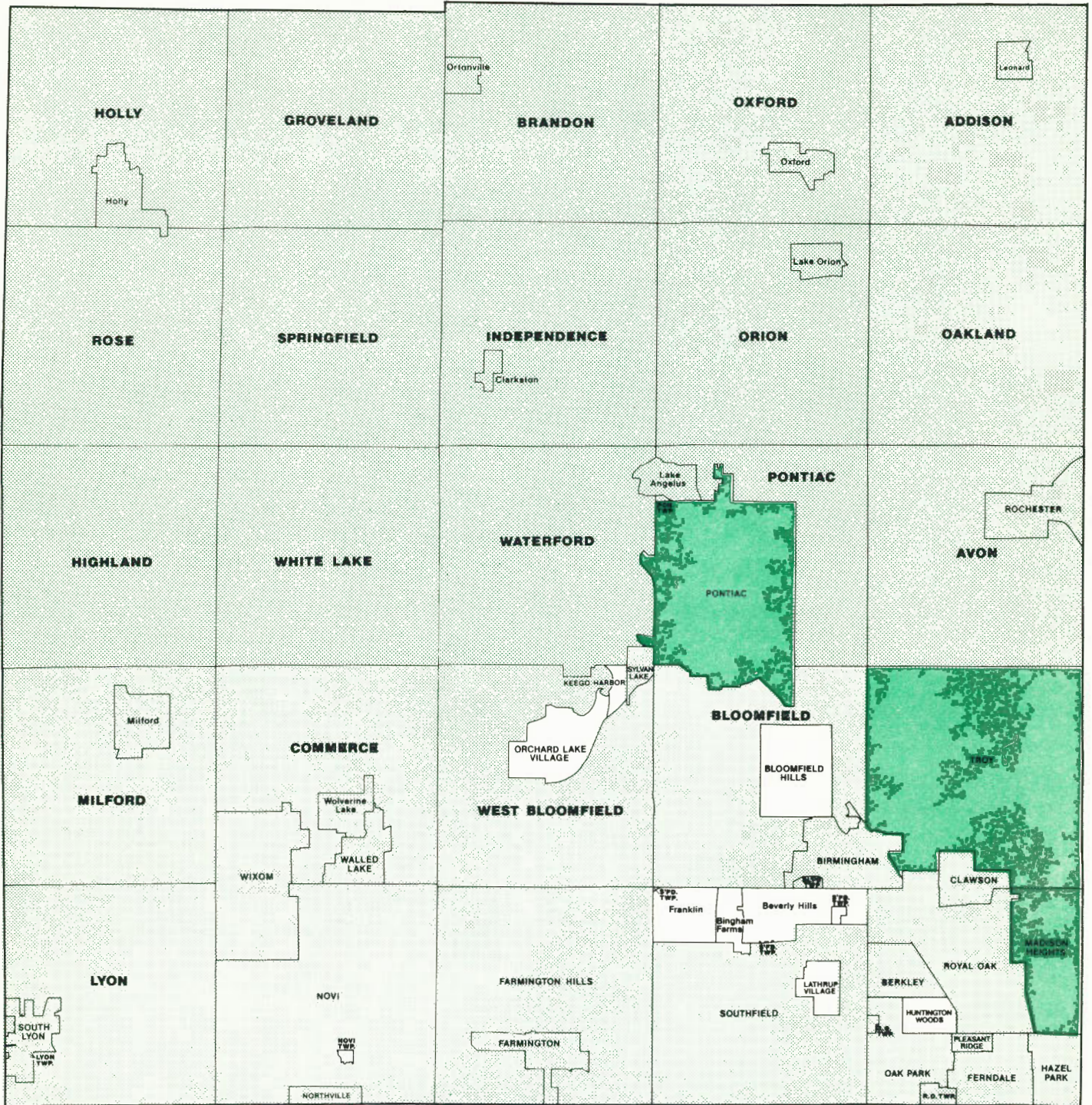
The value of real property in Oakland County in 1981 increased 13% from the previous year and 36% since 1978. The top ten communities supporting the highest real estate value in 1978 repeated the same in 1979, 1980 and 1981. Eleven communities in southeast Oakland County absorbed approximately 65% of the county's real estate value since 1979; an increase of three communities since 1978. The City of Troy has experienced the largest amount of increase in the value of real property since 1978, as Southfield Township and the Village of Leonard recorded the smallest increase. Furthermore, the county's 1981 average square mile value of real estate has also increased approximately 13% from 1980 and 36% since 1978. The top ten communities supporting the highest average square mile values in 1978-80 have repeated the same in 1981, with exception of Rochester and Royal Oak Township being replaced in the top ten by Beverly Hills and Madison Heights. This is the result of Rochester's recent annexation and Royal Oak Township's fallen rank from third in 1978, ninth in 1980 and thirteenth in 1981.

**Southeast
Oakland
County
Leads
The
Way**

In 1981 the average selling price of residential dwelling units was \$72,880 representing a 7% increase over the 1980 average of \$68,125 and approximately 29% over the 1978 figure of \$51,969. The top five communities recording the highest average sales price in 1978 repeated the same in 1981. A total of 9,036 residential units were sold and recorded in 1981 which represents a decline of approximately 23% from the previous year and 53% from 1978 figures. Three of the five top communities recording the greatest number of units sold (Cities of Troy, Royal Oak, and Southfield) remained constant 1978-81.

**Housing
Costs
Up;
Units Sold
Down**

OAKLAND COUNTY MICHIGAN



1981 Equalized Value of Industrial Real Estate Level of Intensity

HIGH 1/2 of Total (over \$80 million/community)

LOW 1/2 of Total (between \$0.3 million - \$57 million/community)

NONE

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

Total Equalized Valuation: \$972, 437, 114
Source: Oakland County Equalization Division

TABLE XI
 DISTRIBUTION OF INDUSTRIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
 IN OAKLAND COUNTY: 1980 - 1981

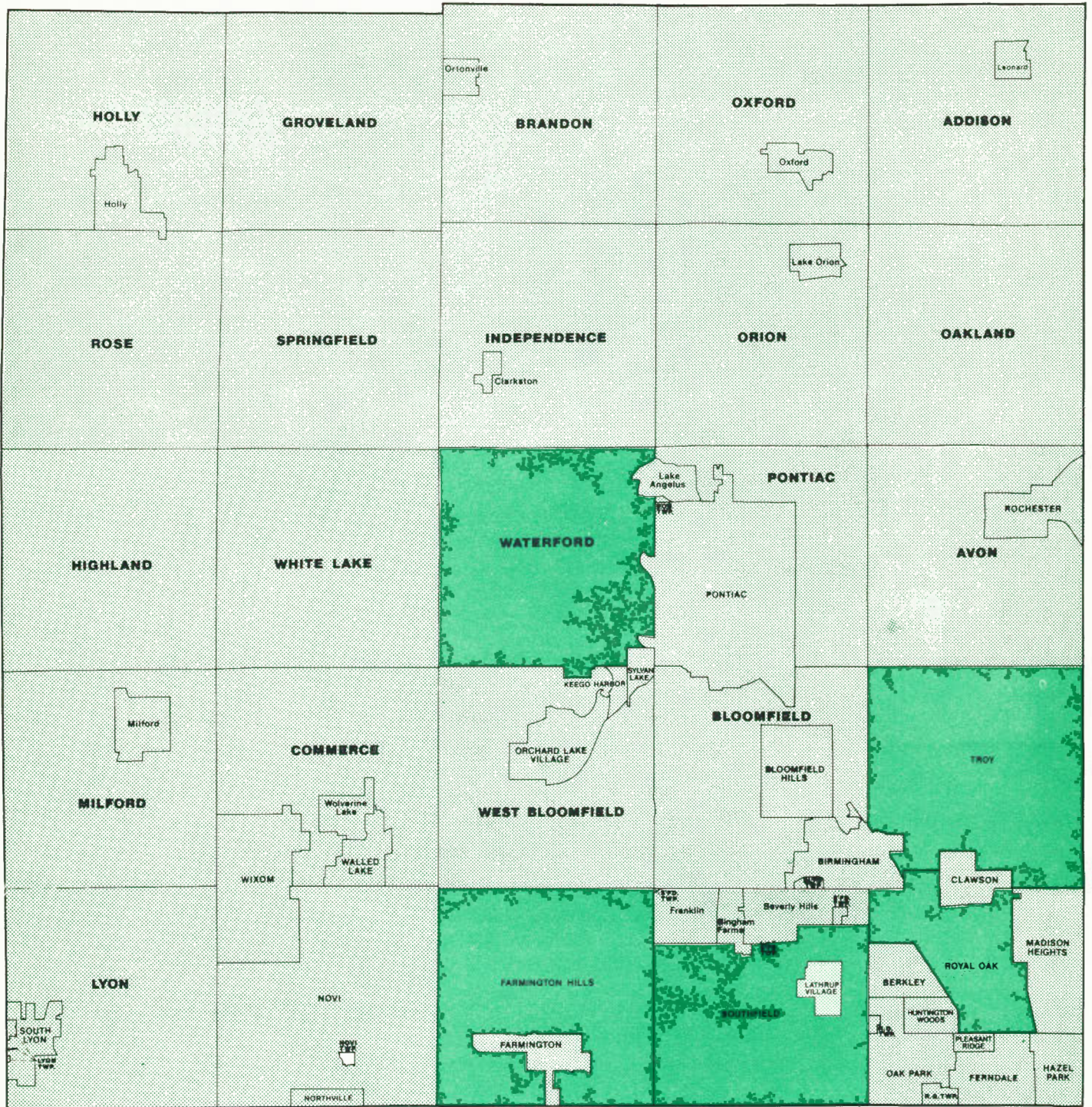
<u>Minor Civil Division</u>	<u>Industrial Real Estate Value</u>	
	<u>1981</u>	<u>1980</u>
1. Pontiac	\$ 225,765,700	\$ 203,199,975
2. Troy	167,431,650	163,605,281
3. Madison Heights	83,996,800	69,796,574
4. Novi	56,352,269	44,982,308
5. Farmington Hills	55,515,200	40,338,500
6. Southfield	44,867,200	38,978,273
7. Wixom	40,105,000	39,117,400
8. Waterford	33,034,500	30,039,742
9. Oak Park	29,551,080	24,147,429
10. Royal Oak	24,977,500	23,031,556
11. Commerce Township	24,014,500	20,317,126
12. Avon Township	20,569,700	29,440,744
13. Ferndale	19,347,500	18,686,035
14. Rochester	17,524,600	7,995,256
15. Pontiac Township	16,576,800	12,618,210
16. Milford Township	16,439,750	14,172,492
17. Orion Township	13,237,800	6,935,580
18. Hazel Park	9,468,969	8,699,814
19. Clawson	8,313,552	8,691,191
20. Oxford Township	6,135,550	8,205,402
21. Birmingham	6,040,800	5,833,047
22. Farmington	5,914,420	5,405,398
23. Lyon Township	5,899,200	5,312,938
24. Walled Lake	4,388,700	3,839,103
25. Royal Oak Township	4,334,400	4,238,310

Continued

Minor Civil DivisionIndustrial Real Estate Value

	<u>1981</u>	<u>1980</u>
26. Bloomfield Township	\$ 4,312,200	\$ 0
27. Springfield Township	4,105,100	2,860,738
28. Highland Township	3,150,800	2,845,800
29. Berkley	3,022,600	2,802,437
30. Independence Township	2,438,000	0
31. West Bloomfield Twp.	2,276,600	0
32. Rose Township	2,209,724	2,032,145
33. Holly Township	2,073,500	2,038,521
34. South Lyon	1,755,100	1,562,952
35. Sylvan Lake	1,666,500	1,582,708
36. Groveland Township	1,350,000	1,340,924
37. White Lake Township	1,340,300	0
38. Oakland Township	801,000	766,065
39. Addison Township	727,200	869,266
40. Pleasant Ridge	655,800	616,509
41. Northville	420,700	386,062
42. Brandon Township	<u>328,850</u>	<u>0</u>
TOTAL	\$972,437,114	\$857,331,821

OAKLAND COUNTY MICHIGAN



1981 Equalized Value of Commercial Real Est.

Level of Intensity

HIGH 1/2 of Total (over \$120 million/community)

LOW 1/2 of Total (between \$0.4 million - \$105 million /community)

NONE

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

Total Equalized Valuation: \$2,134,325,042
Source: Oakland County Equalization Division

TABLE XII
 DISTRIBUTION OF COMMERCIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
 IN OAKLAND COUNTY: 1980 - 1981

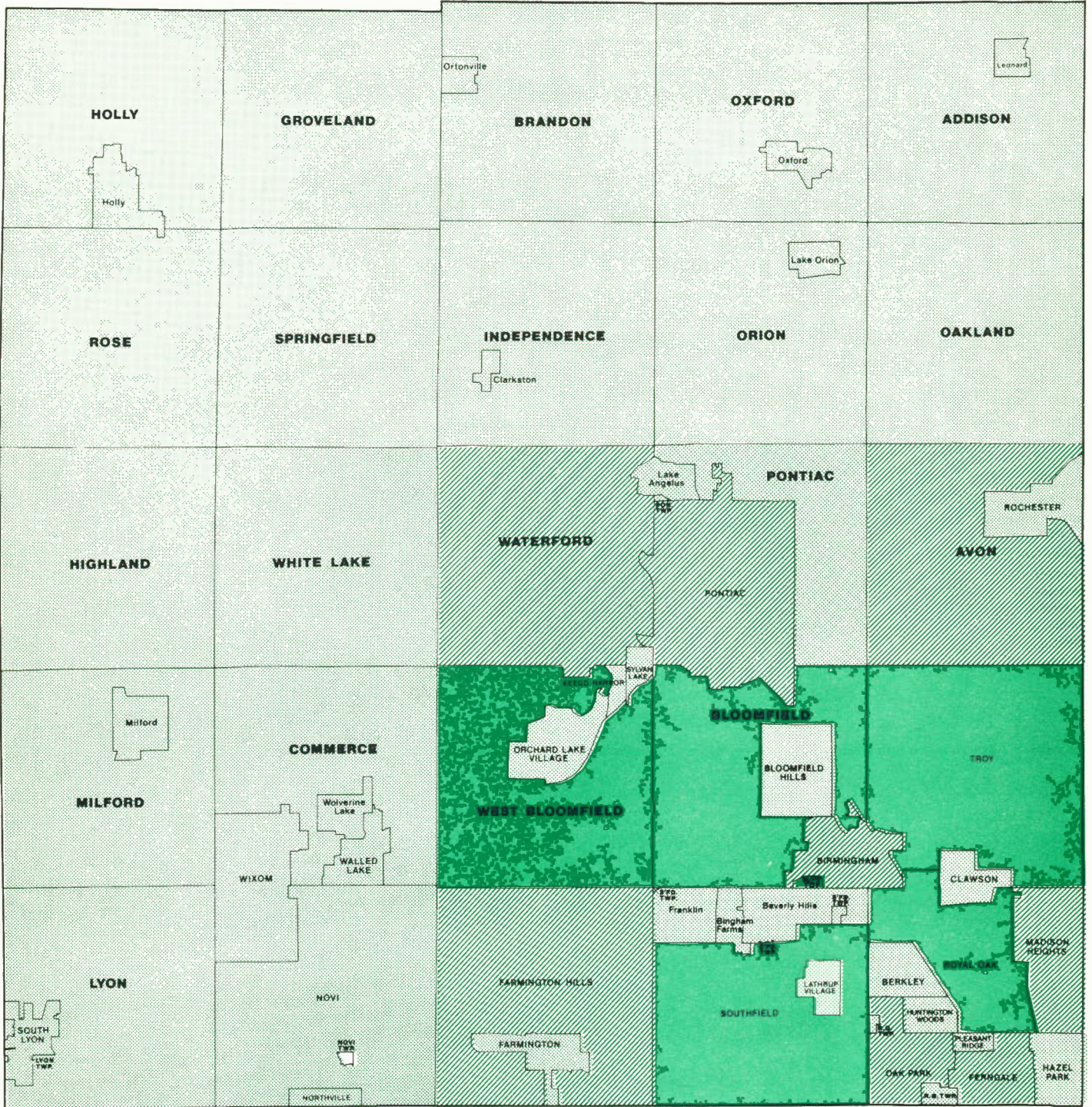
<u>Minor Civil Division</u>	<u>Commercial Real Estate Value</u>	
	<u>1981</u>	<u>1980</u>
1. Southfield	\$ 518,144,700	\$ 479,489,493
2. Troy	214,162,700	238,955,750
3. Farmington Hills	130,741,400	112,376,429
4. Royal Oak	129,648,200	118,715,274
5. Waterford Township	122,135,900	118,333,197
6. Pontiac	103,966,525	88,300,653
7. Bloomfield Township	85,662,270	79,310,963
8. Birmingham	81,963,500	80,952,384
9. Novi	68,511,141	53,723,144
10. Avon Township	60,037,600	67,267,992
11. Madison Heights	58,566,600	53,237,061
12. West Bloomfield Twp.	43,960,375	33,785,045
13. Oak Park	35,167,510	28,050,054
14. Farmington	34,991,620	30,135,437
15. Pontiac Township	31,841,800	32,432,292
16. Rochester	29,996,800	30,493,954
17. Clawson	29,324,170	31,216,264
18. Ferndale	28,050,300	25,620,075
19. Independence Twp.	27,384,500	22,214,603
20. Bloomfield Hills	24,811,300	23,806,557
21. Hazel Park	22,789,702	21,776,947
22. Orion Township	21,868,850	21,282,204
23. Wixom	21,727,400	20,949,907
24. Royal Oak Township	20,151,000	19,841,935
25. Southfield Township	19,128,122	18,695,500

Continued

Minor Civil DivisionCommercial Real Estate Value

	<u>1981</u>	<u>1980</u>
26. White Lake Township	\$ 15,862,800	\$ 15,145,440
27. Commerce Township	14,810,100	10,924,435
28. Milford Township	13,760,000	8,171,765
29. Walled Lake	13,687,800	13,237,789
30. Oxford Township	13,115,900	11,047,953
31. Berkley	12,871,600	12,205,474
32. Highland Township	12,768,800	11,487,000
33. Lyon Township	10,986,400	10,022,336
34. South Lyon	10,431,100	8,715,724
35. Lathrup Village	9,879,500	7,361,234
36. Keego Harbor	7,739,500	7,140,045
37. Brandon Township	7,057,075	5,787,513
38. Holly Township	6,293,300	5,268,754
39. Springfield Township	4,169,800	3,349,208
40. Groveland Township	2,926,600	2,952,674
41. Huntington Woods	2,321,300	2,157,706
42. Sylvan Lake	2,256,900	2,186,291
43. Oakland Township	2,204,300	1,812,346
44. Orchard Lake	2,086,700	2,138,335
45. Pleasant Ridge	2,048,800	1,920,356
46. Northville	1,213,200	1,346,165
47. Addison Township	1,086,300	2,142,536
48. Rose Township	445,904	423,511
49. Novi Township	<u>0</u>	<u>0</u>
TOTAL	\$2,134,325,042	\$1,998,340,337

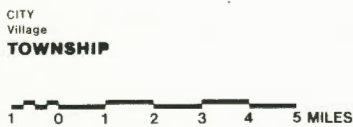
OAKLAND COUNTY MICHIGAN



1981 Residential Dwelling Units Sold

Level of Intensity

- HIGH** 1/3 of Total (over 520 sales/community)
- MEDIUM** 1/3 of Total (between 280 and 520 sales/community)
- LOW** 1/3 of Total (less than 260 sales/community)
- None** None



Total Units Sold: 9,036
Source: Oakland County Equalization Division

TABLE XIII
RESIDENTIAL DWELLING UNITS SOLD
IN OAKLAND COUNTY: 1978 - 1981

<u>Minor Civil Division</u>	<u>Residential Units Sold</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
1. Troy	792	930	1,408
2. Royal Oak	728	953	1,671
3. Southfield	588	797	1,644
4. West Bloomfield Township	554	574	902
5. Bloomfield Township	528	615	807
6. Avon Township	517	510	730
7. Farmington Hills	515	739	934
8. Waterford Township	475	725	1,257
9. Pontiac	364	563	895
10. Oak Park	322	459	851
11. Birmingham	321	425	646
12. Madison Heights	309	436	715
13. Ferndale	289	407	602
14. Novi	250	348	563
15. Hazel Park	223	267	326
16. Berkley	210	310	492
17. Southfield Township	175	226	316
18. White Lake Township	173	212	352
19. Orion Township	170	233	428
20. Commerce Township	159	265	416
21. Independence Township	139	160	387
22. Clawson	136	167	269
23. Farmington	120	123	318
24. Highland Township	104	147	272
25. Huntington Woods	75	93	176
26. Pontiac Township	74	120	207

Continued

<u>Minor Civil Division</u>	<u>Residential Units Sold</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
27. Milford Township	66	64	131
28. Rochester	64	78	117
29. Oakland Township	61	44	99
30. Lathrup Village	59	61	124
31. Holly Township	50	85	145
32. Brandon Township	38	72	131
33. Springfield Township	36	68	75
34. Oxford Township	36	59	113
35. Walled Lake	36	49	113
36. Bloomfield Hills	35	39	30
37. Northville	35	30	66
38. South Lyon	34	45	78
39. Pleasant Ridge	29	50	84
40. Sylvan Lake	27	35	59
41. Lyon Township	24	33	75
42. Wixom	21	26	46
43. Keego Harbor	19	19	53
44. Addison Township	17	22	36
45. Rose Township	16	24	53
46. Groveland Township	11	19	42
47. Orchard Lake	11	13	23
48. Royal Oak Township	1	1	2
49. Novi Township	0	5	3
Total Townships*	<u>3,424</u>	<u>4,283</u>	<u>6,979</u>
Total Cities	<u>5,612</u>	<u>7,461</u>	<u>12,303</u>
Total County	<u>9,036</u>	<u>11,744</u>	<u>19,282</u>

* Villages included in township totals.

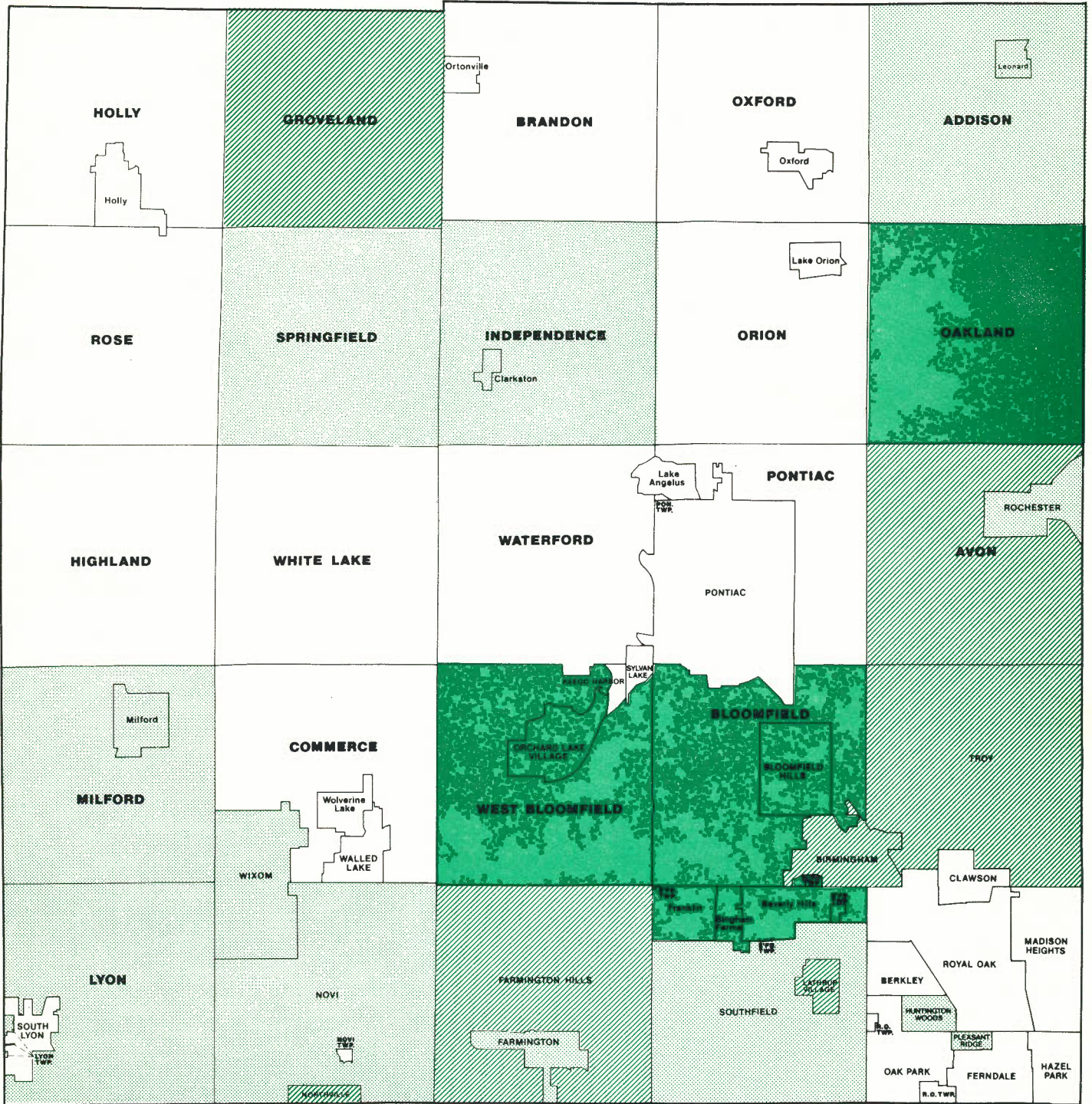
SOURCE: Oakland County Equalization Division.

TABLE XIV

1977 PER CAPITA MONEY INCOME ESTIMATES FOR OAKLAND COUNTY

<u>Minor Civil Division</u>		<u>Minor Civil Division</u>	
1. Bloomfield Hills	\$38,371	32. White Lake Township	\$ 7,005
2. Bingham Farms	20,279	33. Leonard	6,946
3. Franklin	15,238	34. Berkley	6,882
4. Bloomfield Township	14,719	35. Commerce Township	6,855
5. Southfield Township	13,685	36. Orion Township	6,827
6. Beverly Hills	12,989	37. Addison Township	6,759
7. Orchard Lake	12,603	38. Clawson	6,692
8. Lake Angelus	12,575	39. Ferndale	6,635
9. Lathrup Village	11,818	40. Keego Harbor	6,635
10. Huntington Woods	11,658	41. Royal Oak Township	6,606
11. Birmingham	11,501	42. Wixom	6,486
12. Southfield	10,439	43. Milford Township	6,458
13. West Bloomfield Twp.	10,223	44. Highland Township	6,456
14. Sylvan Lake	9,851	45. Madison Heights	6,430
15. Novi Township	9,844	46. Brandon Township	6,283
16. Farmington Hills	9,655	47. Oxford Township	6,244
17. Farmington	9,364	48. Walled Lake	6,200
18. Pleasant Ridge	9,353	49. Ortonville	6,195
19. Northville	8,710	50. South Lyon	6,044
20. Troy	8,668	51. Lake Orion	6,035
21. Clarkston	8,256	52. Milford	5,996
22. Oakland Township	8,003	53. Holly Township	5,923
23. Rochester	7,870	54. Wolverine Lake	5,907
24. Royal Oak	7,802	55. Hazel Park	5,776
25. Oak Park	7,691	56. Holly	5,663
26. Avon Township	7,629	57. Oxford	5,602
27. Novi	7,409	58. Springfield Twp.	5,548
28. Independence Township	7,228	59. Rose Township	5,411
29. Pontiac Township	7,228	60. Pontiac	5,341
30. Lyon Township	7,154	61. Groveland Township	<u>5,264</u>
31. Waterford Township	7,031	County Estimate	<u>\$ 8,284</u>
U.S. Dept. of Commerce, Bureau of the Census, Series P25, No. 883, June, 1980		State Estimate	<u>\$ 6,130</u>
		U.S. Estimate	<u>\$ 5,751</u>

OAKLAND COUNTY MICHIGAN



1981 Average Selling Price/Res. Dwellings

Level of Value

- HIGH** (over \$100,000/community)
- UPPER MIDDLE** (between \$75,000 and \$100,000/community)
- LOWER MIDDLE** (between \$60,000 and \$75,000/community)
- LOW** (less than \$60,000/community)

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

County Ave. Value: \$72,880

Source: Oakland County Equalization Division

TABLE XV
 AVERAGE SELLING PRICE OF RESIDENTIAL DWELLING UNITS
 IN OAKLAND COUNTY: 1978 - 1981

<u>Minor Civil Division*</u>	<u>Average Selling Price</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
1. Bloomfield Hills	\$256,760	\$207,353	\$168,953
2. Bloomfield Township	142,136	136,507	110,397
3. Southfield Township	119,909	104,319	85,113
4. West Bloomfield Twp.	115,175	114,511	89,827
5. Orchard Lake	114,636	159,760	117,757
6. Oakland Township	106,370	101,665	77,019
7. Birmingham	97,362	88,157	62,476
8. Avon Township	93,001	87,458	66,663
9. Farmington Hills	89,536	81,918	68,481
10. Troy	85,338	83,144	66,732
11. Lathrup Village	83,451	82,350	66,993
12. Northville	80,275	75,333	70,298
13. Groveland Township	77,674	76,747	53,179
14. Huntington Woods	74,418	73,804	59,101
15. Independence Twp.	72,438	72,462	50,390
16. Southfield	71,183	68,705	52,720
17. Novi	69,678	69,022	55,866
18. Lyon Township	69,492	66,868	60,717
19. Farmington	67,608	70,000	47,648
20. Rochester	66,248	65,240	53,311
21. Springfield Township	65,134	63,436	50,621
22. Addison Township	65,129	69,325	50,387
23. Wixom	64,810	60,678	60,734
24. Pleasant Ridge	62,126	62,599	41,581
25. Milford Township	60,788	60,323	46,955
26. Commerce Township	59,930	65,273	49,952

Continued

Minor Civil Division*Average Selling Price

	<u>1981</u>	<u>1980</u>	<u>1978</u>
27. Orion Township	\$ 58,089	\$ 57,333	\$ 42,117
28. White Lake Township	57,738	56,792	45,847
29. Brandon Township	57,086	54,953	56,193
30. Highland Township	55,341	55,482	44,544
31. Sylvan Lake	54,305	57,127	46,156
32. Waterford Township	53,670	51,246	40,539
33. South Lyon	53,498	55,426	43,757
34. Oxford Township	53,481	58,199	44,394
35. Pontiac Township	51,090	46,086	40,736
36. Rose Township	49,535	55,196	47,076
37. Royal Oak	48,871	48,995	37,413
38. Walled Lake	47,560	41,527	36,100
39. Clawson	45,025	46,083	37,221
40. Berkley	44,916	43,728	32,809
41. Keego Harbor	44,779	34,447	29,904
42. Holly	43,786	59,119	35,941
43. Oak Park	42,706	41,874	30,307
44. Madison Heights	38,666	39,829	32,061
45. Ferndale	32,579	32,300	24,679
46. Pontiac	29,924	27,956	22,338
47. Hazel Park	28,119	28,134	23,040
48. Royal Oak Township	17,900	25,000	22,700
49. Novi Township	0	106,380	104,833
Total Average Value	<u>\$ 72,880</u>	<u>\$ 68,125</u>	<u>\$ 51,969</u>

* Villages included in township totals.

SOURCE: Oakland County Equalization Division

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.

1981

The Oakland County Planning Division reviewed a total of 182 township rezoning applications, 85 of which constituted the rezoning of over 950 acres of land (approximately 1.5 sq. miles; equivalent to the land area of Lathrup Village) in 1981. Over 65% of the total acres rezoned occurred in four townships in northern and western Oakland County: Groveland Township (275.37 acres), White Lake Township (112.31 acres), Highland Township (108.28 acres) and Lyon Township (103.16 acres).* The significant amount of acreage rezoned in Groveland Township is the result of numerous updates to their zoning map (see map pg. 70). Conversely, ten townships: Holly, Brandon, Orion Oxford, Oakland, Milford, Bloomfield, Novi, Southfield and Royal Oak did not experience a single property rezoning in 1981.

Specific zoning classifications experienced varying degrees of rezoning activity: Agricultural accounted for 40% (approx. 400 acres) of acreage rezoned; followed by Single Family over 20% (approx. 210 acres), Recreational classification 16% (approx. 160 acres) and Commercial 10% (approx. 100 acres).**

Of the total acreage rezoned, nearly 28% was converted to suburban farm, 25% to various Single Family classifications and 25% to Agricultural zoning.***

* Township Rezoning Activity/Gross Acreage: 1978- 1981 Table XVI pg. 71.

** Township Rezoning Activity/Acreage Proposed for Rezoning by Classification: 1981 - Table XVII pg. 72.

*** Township Rezoning Activity/Acreage Rezoned by Classification - Table XVIII pg. 73.

**North West
Oakland County
Impacted**

**Potential
Residential
& Agricultural
Development**

1978-1980-1981

Township acreage rezoned in 1981 (964.37 acres) declined over 50% from acreage rezoned in the previous year (2000.74 acres), and declined approximately 63% compared with 1978 (2593.09 acres). Ten townships did not experience a single rezoning in 1981 compared with seven townships in 1980 and nine in 1978.

It is interesting to note that in 1979 several townships rezoned property from various Single Family classifications to large lot (suburban farms) residential land use creating lower density and greater dollar value per lot. This activity did not continue into 1980 or 1981. Although land rezoned to various single family classifications remained constant through 1978-79, (1,400 acres) acreage rezoned for single family land use declined 70% in 1980 (400 acres) and over 82% (250 acres) in 1981. Multiple zoning in 1981 (89 acres) declined over 55% compared with 1978 figures.

**Acreage
Rezoned
Slackens**

TABLE XVI
TOWNSHIP REZONING ACTIVITY/GROSS ACREAGE REZONED
IN OAKLAND COUNTY: 1978 - 1981

<u>Township</u>	<u>Acres Rezoned</u>		
	<u>1981</u>	<u>1980</u>	<u>1978</u>
Groveland	275.37	157.60	202.51
White Lake	112.31	110.89	255.50
Highland	108.28	125.07	404.87
Lyon	103.16	1.36	0
West Bloomfield	98.41	59.95	53.24
Addison	73.50	208.67	279.94
Rose	68.80	15.29	310.83
Waterford	43.46	30.68	44.66
Independence	27.37	73.27	87.06
Pontiac	17.01	70.37	0
Avon	16.80	330.66	17.74
Commerce	15.20	48.77	1.33
Springfield	4.70	10.00	399.45
Orion	0	648.91	0
Brandon	0	100.25	302.08
Holly	0	9.00	0
Bloomfield	0	0	1.08
Oakland	0	0	0
Oxford	0	0	172.80
TOTAL	<u>964.37</u>	<u>7622.98</u>	<u>2593.09</u>

SOURCE: Oakland County Planning Division

TABLE XVII
 1981 ZONING ACTIVITY IN OAKLAND COUNTY
 ACREAGE PROPOSED FOR REZONING BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Light Ind.	Inst./ Public	Mobile Home	Heavy Industry	Suburban Farms
Addison	32.49										41.01
Avon		15		1.80							
Bloomfield											
Brandon											
Commerce				15.20							
Groveland	81.21	6.68		19.11	157.66				7.22	3.49	
Highland		33.85	10	56.39		.50		7.54			
Holly											
Independence		27.37									
Lyon	95.03			8.13							
Milford											
Oakland											
Orion											
Oxford											
Pontiac		14.80		1.50			.71				
Rose	68.80										
Springfield				4.70							
Waterford	12.50	.68		12.48							17.80
West Bloomfield			6	92.41							
White Lake	112.31										
TOTAL	402.34	98.38	16	211.72	157.66	.50	.71	7.54	7.22	3.49	58.81

TABLE XVIII
1981 ZONING ACTIVITY IN OAKLAND COUNTY
ACREAGE REZONED BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Public/ Inst.	Planned Develop	Light Industry	Heavy Industry	Suburban Farms
Addison	41.01										32.49
Avon		15	1.80								
Bloomfield											
Brandon											
Commerce		15.20									
Groveland	141.78	8.25		120.38	4.96						
Highland	55.43	1.50		51.35							
Holly											
Independence									.50		26.87
Lyon		8.13									95.03
Milford											
Oakland											
Orion											
Oxford											
Pontiac		3.60					1.50		11.20	.71	
Rose				68.80							
Springfield		4.7									
Waterford		22.48		12.50		8.48					
West Bloomfield		1	16.53			80.88					
White Lake											112.31
TOTAL	238.22	79.86	18.33	253.03	4.96	89.36	1.50		11.70	.71	266.70

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.

1981 FARMLAND AND OPEN SPACE PRESERVATION

ACT 116, P.A. 1974

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

1981

As of 1981 over 5,300 acres of land (approximately 8.5 square miles; almost double the land area of the City of Birmingham) in Oakland County has been preserved under Act 116. Two thirds of this acreage lies within the following five communities: Brandon Township (785 acres), Springfield Township (736 acres), Holly Township (736 acres), Highland Township (611 acres), and Addison Township (600 acres) (see map pg. 77). The remainder of Act 116 acreage is scattered throughout northern Oakland County; the Cities of Novi, Wixom and Milford Township are the only exceptions.*

**Northern
Oakland
County
Prevails**

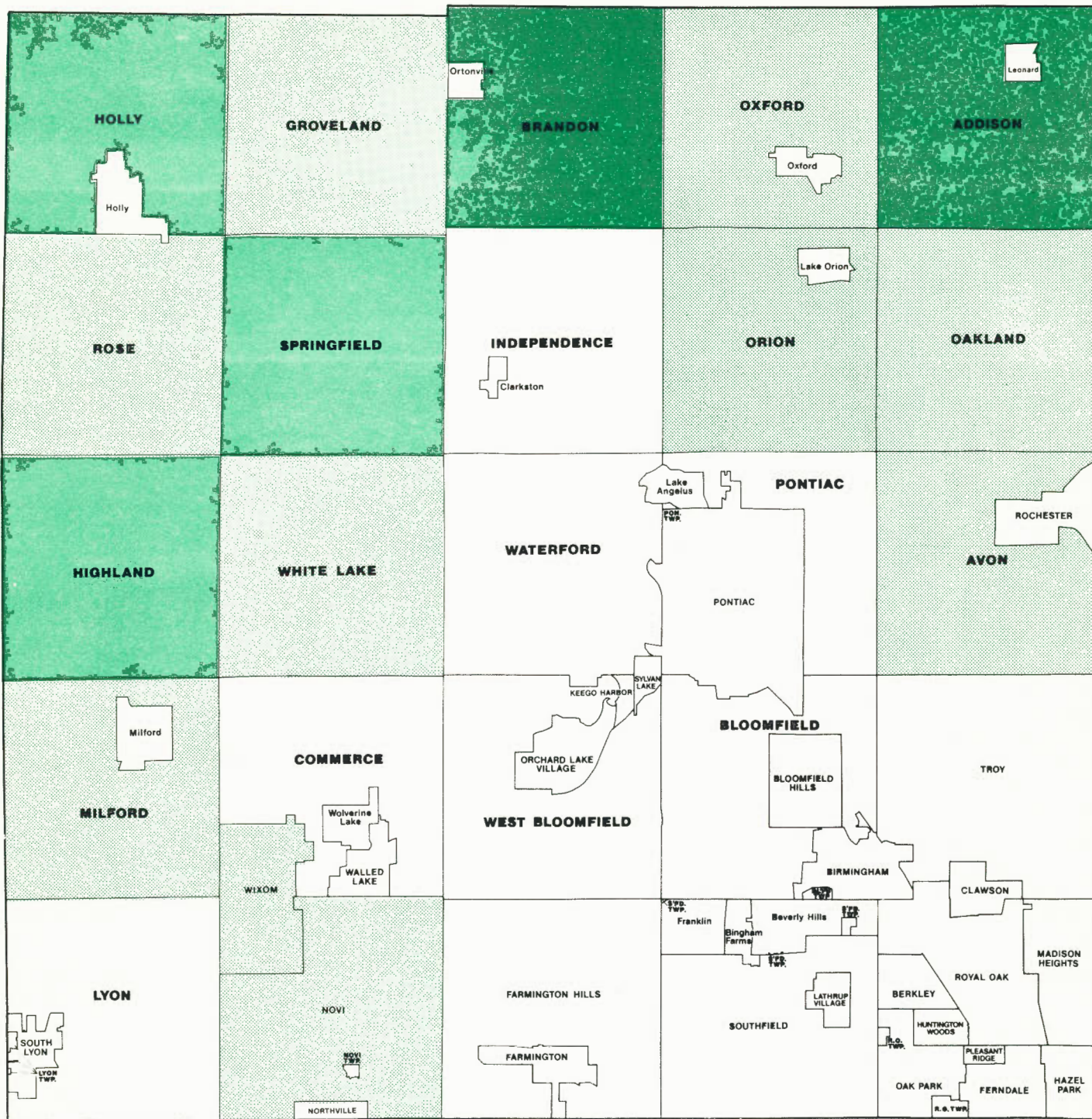
1979-80-1981

Since 1979, Farmland and Open space acreage has increased by approximately 1,200 acres in Oakland County. Overall, communities that have recorded the larges amount of acreage preserved under the Act in 1979 repeated the same in 1980 and 1981. Provisions of the Act establish: 1) property tax relief and 2) productive farmland, which has become a valuable commodity throughout the state.

**Agriculture
Expanding**

* 1981 Farmland and Open Space Preservation Act 116, P.A. 1974 - Table XIX pg. 78.

OAKLAND COUNTY MICHIGAN



1981 Farmland and Openspace Preservation: P.A.116

CITY
Village
TOWNSHIP



Level of Intensity

- HIGH 2/3 of Total (over 600acres/community)
- LOW 1/3 of Total (less than 555 acres/community)
- None

Total Acres: 5, 309

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

TABLE XIX

1979-81 FARMLAND AND OPEN SPACE PRESERVATION: Act 116, P.A. 1974

<u>Minor Civil Division</u>	<u>Farmland & Open Space (Acres)</u>		
	<u>1981</u>	<u>1980</u>	<u>1979</u>
Brandon Township	785	649.0	649.0
Springfield Township	736.73	694.0	694.0
Holly Township	736	586.0	490.0
Highland Township	611.12	456.4	254.0
Addison Township	600	520.0	520.0
Oakland Township	553	325.0	320.0
Rose Township	305.0	305.0	305.0
Novi, City	242.0	242.0	242.0
Orion Township	164.0	164.0	164.0
Groveland Township	144.0	144.0	144.0
White Lake Township	125.0	125.0	125.0
Oxford Township	124.0	124.0	124.0
Wixom, City	110.0	110.0	110.0
Milford Township	39.42	0	0.0
Avon Township	<u>34.5</u>	<u>34.5</u>	<u>0.0</u>
TOTAL ACRES	<u>5,309.77</u>	<u>4,478.9</u>	<u>4,141.0</u>

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

CONCLUSION

Oakland County Executive Daniel T. Murphy is encouraged by the attraction of investment to Oakland, despite the escalation of interest rates, inflation and labor costs. Of the 50 Counties in the U.S. that gained the most population during the 1970's, only four were in the frost-belt states. Oakland was one of the four.

Oakland fosters a desirable environment for residential and non-residential development. Over 100,000 people "said yes" to the County during the 70's which led to employment opportunities for 440,000 people in 25,000 companies by 1980.

The County ranks #1 in Michigan with its 119 firms devoted to the manufacture of electronic equipment, as Michigan itself leads all other states in the manufacture of robotics. Oakland also has the largest percentage of highly-trained professional employees within the Detroit Standard Metropolitan Statistical Area.

New development is most prominent along the I-696, I-75 and proposed M-275 growth corridors, impacting non-sewered areas as well as areas currently served by sewer. This development activity has enhanced the County's role as a leader in the construction of new housing in the region while serving as World Headquarters for some of the nation's leading industries.