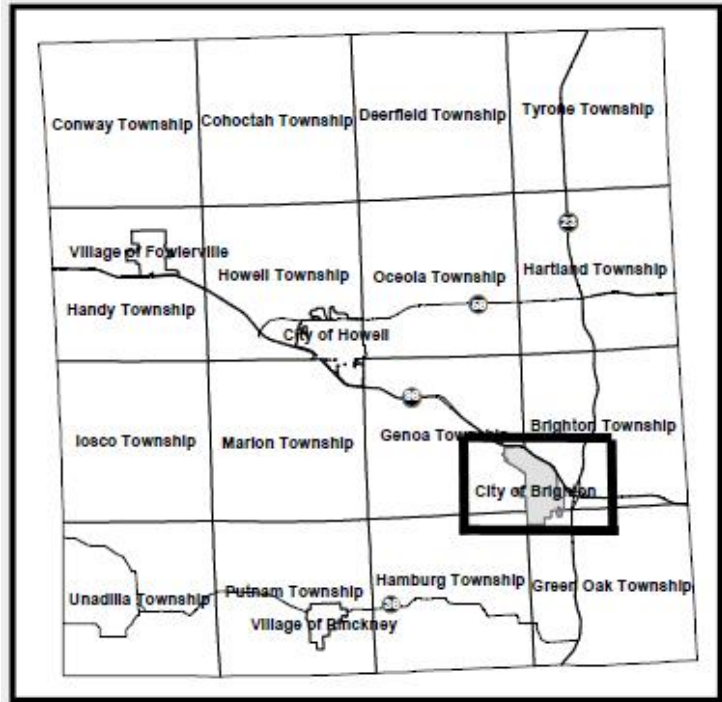


# MASTER PLAN Community Profile

For

## City of Brighton

Livingston County, Michigan



### LOCATION

The City of Brighton is located in the southeast quadrant of Livingston County along the U.S. 23 and I-96 corridors. Placement of this city allows it to serve as a major contributor to important economic, industrial, and residential needs in the region

### TAX RATES

#### **2021 Residential Millage Rates:**

#### **Homestead:**

41.1534/ \$1,000 of taxable value

#### **Non-Homestead:**

59.1534/ \$1,000 of taxable value

**Sources:** Livingston County Department of Planning, Southeast Michigan Council of Governments (SEMCOG), Livingston County Equalization, U.S. Census Bureau, Michigan Department of Technology, Management & Budget.

### GOVERNMENT

**Hall Address:** 200 N. First Street  
Brighton, MI 48116

**Mailing Address:** 200 N. First Street  
Brighton, MI 48116

**Phone:** (810) 227-1911

**Web Site:** <http://www.brightoncity.org>

#### **Business Hours**

Monday-Friday  
8:00 a.m. to 4:00 p.m.

#### **County Commissioners**

Martin Smith, District 1

#### **Township Officials**

Mayor: Kristoffer Tobbe  
Clerk: Tara Brown  
Treasurer: Laura Hoshaw

## POPULATION AND HOUSEHOLD DATA FOR THE CITY OF BRIGHTON

	Census 2020	Census 2010	SEMCOG 2045
<b>Total Population</b>	<b>7,446</b>	<b>7,444</b>	<b>12,127</b>
<b>Household Population</b>	<b>7,294</b>	<b>7,275</b>	<b>11,844</b>
<b>Housing Units</b>	<b>4,001</b>	<b>3,905</b>	-
<b>Occupied Units</b>	<b>3,743</b>	<b>3,603</b>	<b>4,753</b>
<b>Average Household Size</b>	<b>1.95</b>	<b>2.02</b>	<b>2.49</b>

\*Source: U.S. Census Bureau & SEMCOG

### FORECASTED POPULATION CHANGE 2015-2045

Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
<b>Under 5</b>	216	368	672	706	651	585	589	373	172.7%
<b>5-17</b>	1,052	1,017	1,203	1,389	1,580	1,660	1,558	506	48.1%
<b>18-24</b>	500	637	652	542	482	561	662	162	32.4%
<b>25-54</b>	2,885	3,234	4,469	4,484	4,652	4,736	4,966	2,081	72.1%
<b>55-64</b>	1,094	1,407	1,436	1,360	1,174	1,143	1,250	156	14.3%
<b>65-84</b>	1,479	1,908	2,425	2,617	2,604	2,555	2,354	875	59.2%
<b>85+</b>	252	239	290	336	452	589	748	496	196.8%
<b>Total</b>	7,478	8,810	11,147	11,434	11,595	11,829	12,127	4,649	62.2%

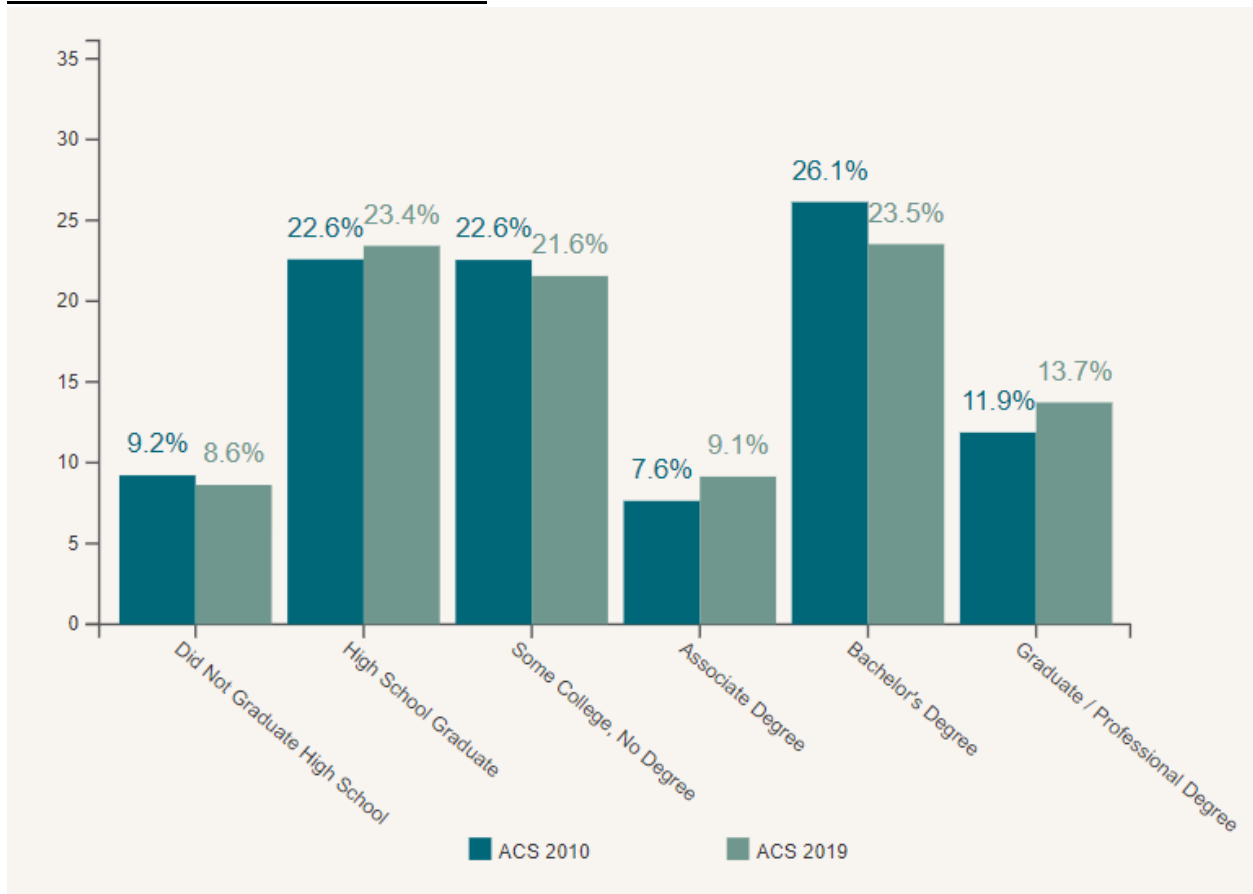
\*Source: SEMCOG 2045 Regional Development Forecast

## RACE

Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
<b>Non-Hispanic</b>	7,273	97.7%	7,218	96.9%	-0.8%
<b>White</b>	7,032	94.5%	6,815	91.5%	-2.9%
<b>Black</b>	48	0.6%	45	0.6%	0%
<b>Asian</b>	82	1.1%	85	1.1%	0%
<b>Multi-Racial</b>	74	1%	235	3.2%	2.2%
<b>Other</b>	37	0.5%	38	0.5%	0%
<b>Hispanic</b>	171	2.3%	228	3.1%	0.8%
<b>Total</b>	7,444	100%	7,446	100%	0%

\*Source: U.S. Census Bureau Decennial Census, SEMCOG

## HIGHEST LEVEL OF EDUCATION



\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

## **HOUSING TYPES**

Housing Type	ACS 2010	ACS 2019	Change 2010-2019	New Units Permitted Since 2018
Single Unit	1,633	1,632	-1	45
Multi-Unit	2,211	2,189	-22	92
Mobile Homes or Other	0	40	40	0
<b>Total</b>	<b>3,844</b>	<b>3,861</b>	<b>17</b>	<b>137</b>
Units Demolished				-8
Net (Total Permitted Units - Units Demolished)				129

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **HOUSING VALUE AND RENT**

Housing Value (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median housing value	\$229,481	\$211,600	\$-17,881	-7.8%
Median gross rent	\$953	\$1,064	\$111	11.6%

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **BUILDING PERMITS 2010-2018**

	Single Family	Two-Family	Attached Condo	Multi-Family	Total
<b>2010</b>	<b>2</b>		<b>4</b>	<b>0</b>	<b>6</b>
<b>2011</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>12</b>
<b>2012</b>	<b>13</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>22</b>
<b>2013</b>	<b>4</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>26</b>
<b>2014</b>	<b>2</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>26</b>
<b>2015</b>	<b>3</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>18</b>
<b>2016</b>	<b>5</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>17</b>
<b>2017</b>	<b>6</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>21</b>
<b>2018</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>15</b>	<b>24</b>
<b>2019</b>	<b>3</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>17</b>
<b>2020</b>	<b>3</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>39</b>
<b>2021</b>	<b>36</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>57</b>

**\*Source: SEMCOG**

## **HOUSEHOLD INCOME**

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$54,789	\$63,136	\$8,347	15.2%
Per Capita Income	\$35,650	\$40,123	\$4,473	12.5%

\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

## **POVERTY**

Poverty	ACS 2010	% of Total (2010)	ACS 2019	% of Total (2019)	% Point Chg 2010-2019
Persons in Poverty	735	9.8%	603	8%	-1.8%
Households in Poverty	260	7.2%	322	8.8%	1.6%

Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

## **HOUSING TENURE**

Housing Tenure	Census 2010	ACS 2019	Change 2010-2019
Owner occupied	2,123	2,209	86
Renter occupied	1,480	1,442	-38
Vacant	302	210	-92
Seasonal/migrant	16	19	3
Other vacant units	286	191	-95
Total Housing Units	3,905	3,861	-44

\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

## **TOWNSHIP AND COUNTY MAP AND MASTER PLAN LINKS:**

City of Brighton Zoning Map: [https://cms3files.revize.com/brightonmi/ZoningMap\\_02-21-2020.pdf](https://cms3files.revize.com/brightonmi/ZoningMap_02-21-2020.pdf)

City of Brighton Master Plan:

[https://www.brightoncity.org/services\\_departments/community\\_development/master\\_plan.php](https://www.brightoncity.org/services_departments/community_development/master_plan.php)

Countywide Generalized Zoning Map:

<https://livgov.maps.arcgis.com/apps/webappviewer/index.html?id=1e91d68c9eb540d5b63d8cc51f8b3652>

2018 Livingston County Master Plan: <https://www.livgov.com/plan/Pages/County-Plans.aspx>