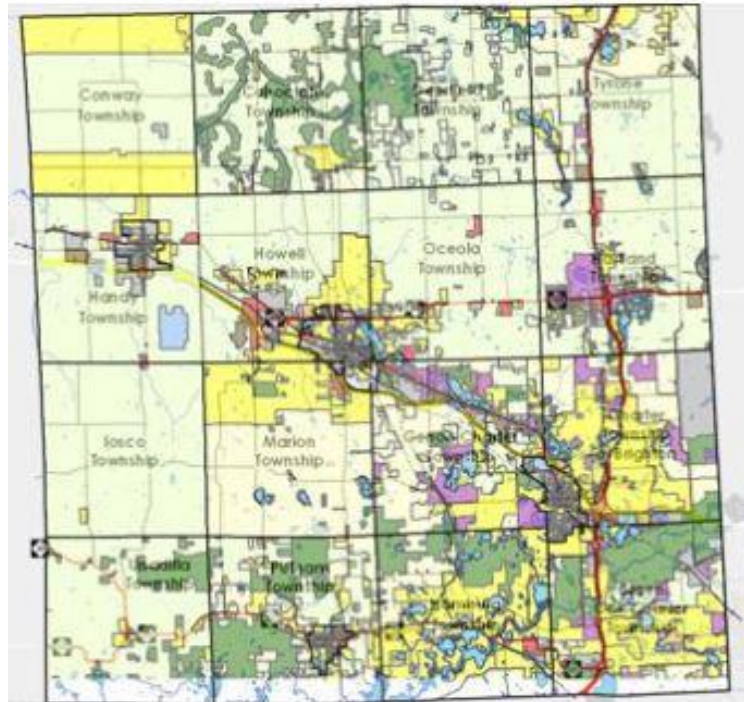


MASTER PLAN Community Profile

For

**Livingston County,
Michigan**



LOCATION

Livingston County is located in southeast Michigan, conveniently centered amidst Ann Arbor, Lansing, and Detroit. In the center of it all, main arterial highways of US 23, I-96, and M-59 run through it. With historic districts and ample recreational opportunities, the surrounding area overflows with sights and scenes to leave all inspired.

TAX RATES

2021 Residential Millage Rates:

Homestead:

Township Established/ \$1,000 of taxable value

Non-Homestead:

Township Established/ \$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

County Address: 304 E. Grand River Avenue
Howell, MI 48843

Mailing Address: 304 E. Grand River Avenue
Howell, MI 48843

Phone: (517) 546-3669

Web Site: <http://www.livgov.com>

Business Hours

Monday-Friday
8:00 a.m. to 5:00 p.m.

County Commissioners

Martin Smith, District 1
Carol Sue Reader, District 2
Wes Nakagiri, District 3
Douglas Helzerman, District 4
Jay Drick, District 5
Mitchell Zajac, District 6
Carol S. Griffith, District 7
Jay Gross, District 8
Brenda Plank, District 9

County Administrator: Nathan Burd

POPULATION AND HOUSEHOLD DATA FOR LIVINGSTON COUNTY

	Census 2020	Census 2010	SEMCOG 2045
Total Population	193,866	180,967	241,566
Household Population	192,451	179,815	239,120
Housing Units	78,441	72,809	-
Occupied Units	74,264	67,380	95,489
Average Household Size	2.59	2.67	2.50

*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
Under 5	8,863	10,205	12,335	13,177	12,555	11,549	11,054	2,191	24.7%
5-17	32,686	28,702	27,866	30,445	34,380	35,805	34,232	1,546	4.7%
18-24	16,346	16,464	14,229	11,757	10,727	12,792	15,146	-1,200	-7.3%
25-54	72,339	75,648	80,556	86,065	90,672	93,458	95,220	22,881	31.6%
55-64	28,457	31,354	30,832	27,029	23,796	23,686	25,860	-2,597	-9.1%
65-84	25,462	32,700	40,648	47,109	50,200	49,434	46,348	20,886	82%
85+	3,134	3,452	4,304	6,122	8,410	10,958	13,706	10,572	337.3%
Total	187,287	198,525	210,770	221,704	230,740	237,682	241,566	54,279	29%

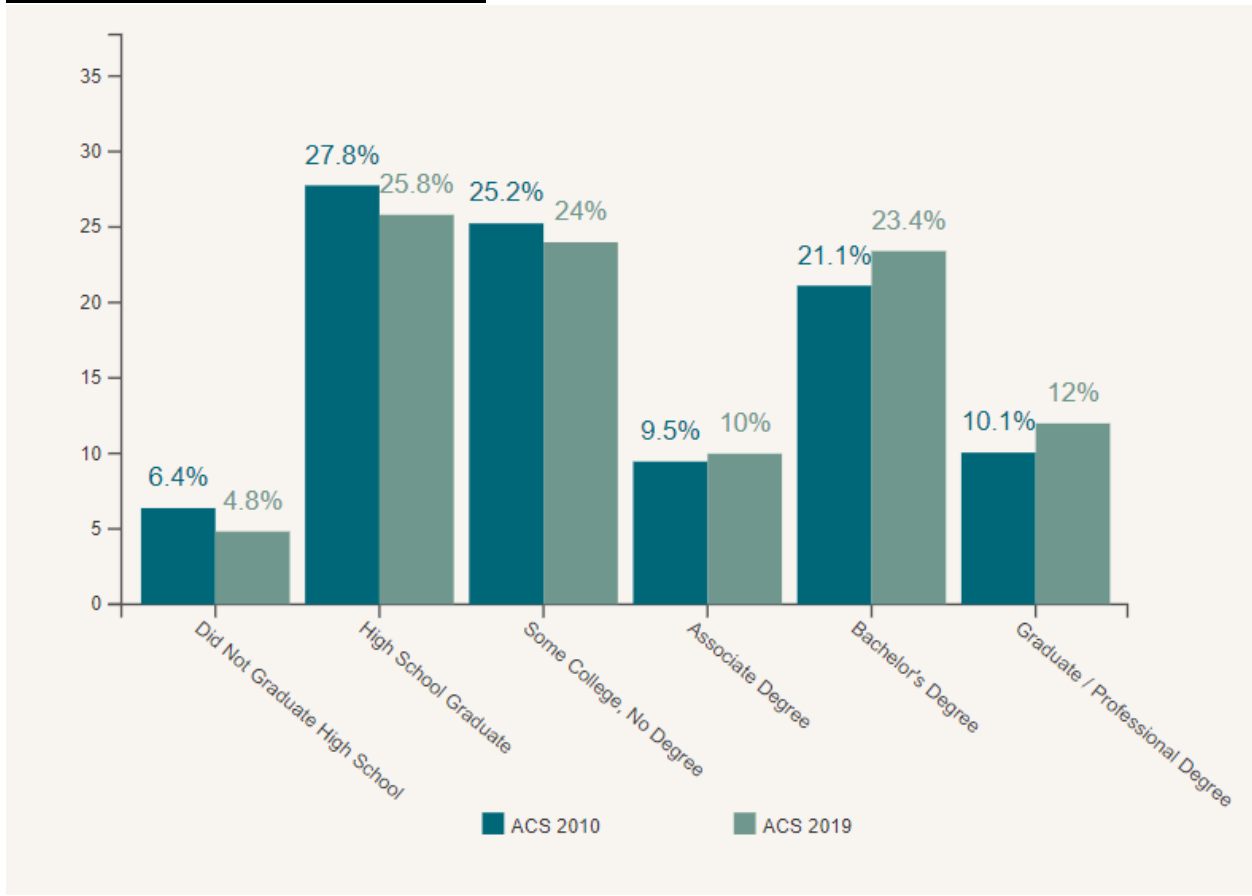
*Source: SEMCOG 2045 Regional Development Forecast

RACE

Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
Non-Hispanic	177,507	98.1%	188,363	97.2%	-0.9%
White	172,513	95.3%	176,756	91.2%	-4.2%
Black	776	0.4%	1,117	0.6%	0.1%
Asian	1,412	0.8%	1,626	0.8%	0.1%
Multi-Racial	1,978	1.1%	7,672	4%	2.9%
Other	828	0.5%	1,192	0.6%	0.2%
Hispanic	3,460	1.9%	5,503	2.8%	0.9%
Total	180,967	100%	193,866	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	58,322	61,378	3,056	2,223
Multi-Unit	9,899	10,800	901	642
Mobile Homes or Other	4,330	4,143	-187	0
Total	72,551	76,321	3,770	2,865
Units Demolished				-192
Net (Total Permitted Units - Units Demolished)				2,673

***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	\$266,129	\$247,100	\$-19,029	-7.2%
Median gross rent	\$1,058	\$1,053	\$-5	-0.4%

***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
2010	109	0	10	48	167
2011	164	0	8	0	172
2012	304	0	17	48	369
2013	609	0	36	47	692
2014	524	0	94	145	763
2015	566	0	41	36	643
2016	603	0	45	0	648
2017	596	0	78	144	818
2018	585	0	49	122	756
2019	563	2	107	0	672
2020	507	0	86	86	679
2021	563	0	150	40	753

***Source: SEMCOG**

HOUSEHOLD INCOME

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$84,567	\$84,221	\$-346	-0.4%
Per Capita Income	\$37,060	\$40,351	\$3,291	8.9%

***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	11,158	6.2%	9,808	5.2%	-1%
Households in Poverty	4,009	5.9%	3,787	5.3%	-0.7%

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	57,503	61,489	3,986
Renter occupied	9,877	10,511	634
Vacant	5,429	4,321	-1,108
Seasonal/migrant	1,799	1,486	-313
Other vacant units	3,630	2,835	-795
Total Housing Units	72,809	76,321	3,512

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

COUNTY ZONING MAP AND MASTER PLAN LINKS:

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>