



# Residential Construction in Southeast Michigan, 2007

April 2008

**SEMCOG** . . . *Equipping local government leaders for the future*

Southeast Michigan Council of Governments

## **SEMCOG** . . . *Equipping local government leaders for the future*

### **Mission**

SEMCOG's mission is solving regional planning problems — improving the efficiency and effectiveness of the region's local governments as well as the quality of life in Southeast Michigan. Essential functions are:

- providing a forum for addressing issues which extend beyond individual governmental boundaries by fostering collaborative regional planning, and
- facilitating intergovernmental relations among local governments and state and federal agencies.

As a regional planning partnership in Southeast Michigan, SEMCOG is accountable to local governments who join as members. Membership is open to all counties, cities, villages, townships, intermediate school districts, community colleges, and public universities in Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne Counties.

### **Responsibilities**

SEMCOG's primary activities support local planning through use of SEMCOG's technical, data, and intergovernmental resources. In collaboration with local governments, SEMCOG has responsibility for adopting regionwide plans and policies for community and economic development, water and air quality, land use, and transportation, including approval of state and federal transportation projects. Funding for SEMCOG is provided by federal and state grants, contracts, and membership fees.

### **Policy decision making**

All SEMCOG policy decisions are made by local elected officials, ensuring that regional policies reflect the interests of member communities. Participants serve on one or both of the policymaking bodies — the General Assembly and the Executive Committee.

Prior to policy adoption, technical advisory councils provide the structure for gaining input on transportation, environment, community and economic development, data analysis, and education. This deliberative process includes broad-based representation from local governments, the business community, environmental organizations, and other special interest and citizen groups.

# Residential Construction in Southeast Michigan, 2007

April 2008

© SEMCOG 2008

## Abstract

This report documents new residential construction occurring in each county and community in Southeast Michigan in 2007. It also provides a comparison analysis with previous years.

Preparation of this document may be financed in part through grants from and in cooperation with the Michigan Department of Transportation with the assistance of the U.S. Department of Transportation's Federal Highway Administration and Federal Transit Administration; the Michigan Department of Natural Resources with the assistance of the U.S. Environmental Protection Agency; the Michigan State Police Office of Highway Safety Planning; and local membership contributions.

*Permission is granted to cite portions of this publication, with proper attribution. The first source attribution must be "SEMCOG, the Southeast Michigan Council of Governments." Subsequently, "SEMCOG" is sufficient. Reprinting in any form must include the publication's full title page. SEMCOG documents and information are available in a variety of formats. Contact SEMCOG Information Services to discuss your format needs.*

## **SEMCOG**

Southeast Michigan Council of Governments  
Information Center  
535 Griswold Street, Suite 300  
Detroit, MI 48226-3602  
313-961-4266 • fax 313-961-4869  
www.semcog.org • infocenter@semcog.org

\$20.00

# Acknowledgements

SEMCOG thanks the staff of each local government building department in Southeast Michigan, the Livingston County Building Department, the Washtenaw County Building Department, the Western Washtenaw Construction Authority, the Chelsea Area Construction Agency, and the Monroe County Planning Department, who provide the regular monthly building permit data upon which this report is based. We sincerely appreciate their continued assistance with our data collection efforts.

This report was prepared by Janet Mocadlo.

## Definitions

**Authorized Housing Unit** - A residential housing unit that has been issued an official permit from a community to begin construction.

**Single-Family** - A free-standing, detached building with only one housing unit. Includes single-family homes, detached condominiums, and manufactured homes not located within a manufactured housing park.

**Two-Family** - A duplex, two-family flat, or other type of two-unit residential building.

**Townhouse/Attached Condos** - Townhouses or condominiums that are attached; units can be either side-by-side or above/below each other and each unit has a separate heating system, utility meter, and direct outside entrance. Will be referred in the report as **TAC**.

**Multi-Family** - A residential building that contains three or more housing units, has only one entrance from the outside, and a common hall (e.g., an apartment building).

**Manufactured Homes** - Corresponds to the number of new licensed sites within manufactured housing parks. Manufactured housing parks are licensed by the State of Michigan for a specific number of sites or pads. There may or may not be an actual manufactured home on the site at the time of this publication.

**Demolition** – In most cases, this is a housing unit that is lost by wrecking in which an official demolition permit is issued. Communities are also requested to report units completely destroyed by fire or act of nature in this category; no official permit issued.

# List of Data Displays

## Tables

Table 1	Authorized New Housing Units and Demolitions in Southeast Michigan by County and Structure Type, Summary 2007 .....	2
Table 2	Comparison of Units Authorized in Southeast Michigan by County, 2004-2007 .....	2
Table 3	Top 10 Communities Based on Total New Units Authorized .....	3
Table 4	Top 10 Communities Based on New Units Authorized in Two-Family, TAC, and Multi-Family Structures .....	3
Table 5	20-Year History of Building Permit Activity in Southeast Michigan.....	4
Table 6	Livingston County Authorized New Housing Units and Demolitions, 2007 .....	7
Table 7	Macomb County Authorized New Housing Units and Demolitions, 2007.....	8
Table 8	Monroe County Authorized New Housing Units and Demolitions, 2007 .....	9
Table 9	Oakland County Authorized New Housing Units and Demolitions, 2007 .....	10
Table 10	St. Clair County Authorized New Housing Units and Demolitions, 2007 .....	12
Table 11	Washtenaw County Authorized New Housing Units and Demolitions, 2007 .....	13
Table 12	Wayne County Authorized New Housing Units and Demolitions, 2007 .....	14

## Figures

Figure 1	Single-Family Permits, 2007.....	5
Figure 2	Two-Family, TAC, and Multiple-Family Permits, 2007 .....	6



# New home construction down another 48 percent—permits not this low since 1982 recession

The Southeast Michigan region permitted just 5,241 new residential units in 2007, a 48 percent drop from 2006 and an almost 80 percent drop from 2004’s high of over 25,000 new units. New housing starts have not been this low since 1982. What happened?

As job losses continued in the region (average unemployment rate of 7.2 percent for 2007), so did foreclosures. Consumers simply could not afford their home anymore. Others left the region, leaving their homes empty and up for sale. This saturated the housing market, causing home values to fall. Consumers that could actually afford to buy a new home either couldn’t sell their existing one or afford to sell it for less than they owed. Adding to the problem was the backlash of the sub-prime lending mess, as the credit industry tightened guidelines and made it very difficult for consumers to obtain a mortgage. With basically no customers, homebuilders were left trying to sell already constructed homes, and cancelled plans for any future development. With Michigan’s economy continuing to contract, a high unemployment rate, and rising costs for builders and consumers alike, a quick recovery of the housing market is not promising.

Noteable points from 2007:

- By structure type, single-family homes accounted for 70 percent of new units in 2007, townhouse/attached condominiums for 18 percent, multi-family units for 11 percent, and two-family homes less than one percent.
- Wayne County led the region in new residential permits with 1,429 units authorized. Macomb County followed with 1,280 permitted units.
- For the third year in a row, the City of Detroit led the region in total new residential construction units permitted with 653. Detroit also had the most units permitted in the two-family, TAC, and multi-family category with 523.
- Macomb Township came in second in total new authorized units with 419. Shelby Township was third with 261 residential units permitted.
- The top two communities in authorized new residential permits for each county were:

<b>County</b>	<b>Community</b>	<b>Total New Authorized Units</b>	<b>County</b>	<b>Community</b>	<b>Total New Authorized Units</b>
Livingston	Oceola Twp	74	St. Clair	Fort Gratiot Twp	20
	Brighton	41		Kimball Twp	20
Macomb	Macomb Twp	419	Washtenaw	Ann Arbor	113
	Shelby Twp	261		Superior Twp	92
Monroe	Bedford Twp	89	Wayne	Detroit	653
	Frenchtown Twp	43		Northville Twp	96
Oakland	Novi	173			
	Lyon Twp	114			

Table 1

Authorized New Housing Units and Demolitions in Southeast Michigan by County and Structure Type, Summary 2007

<b>County</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Livingston	264	8	77	20	369	51	318
Macomb	861	6	326	87	1,280	135	1,145
Monroe	297	0	22	32	351	59	292
Oakland	884	8	183	32	1,107	279	828
St. Clair	184	2	0	0	186	59	127
Washtenaw	369	12	126	12	519	46	473
Wayne	798	6	226	399	1,429	1,936	-507
Detroit	130	2	122	399	653	1,492	-839
Out-Wayne	668	4	104	0	776	444	332
<b>SEMCOG Region</b>	<b>3,657</b>	<b>42</b>	<b>960</b>	<b>582</b>	<b>5,241</b>	<b>2,565</b>	<b>2,676</b>

Table 2

Comparison of Units Authorized in Southeast Michigan by County, 2004-2007

<b>County</b>	<b>Authorized New Dwelling Units</b>				<b>Percent Change</b>		
	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>04-05</b>	<b>05-06</b>	<b>06-07</b>
Livingston	2,089	1,527	637	369	-27%	-58%	-42%
Macomb	5,359	4,134	2,660	1,280	-23%	-36%	-52%
Monroe	1,164	924	586	351	-21%	-37%	-40%
Oakland	6,398	4,485	2,314	1,107	-30%	-48%	-52%
St. Clair	930	705	449	186	-24%	-36%	-59%
Washtenaw	2,813	1,732	689	519	-38%	-60%	-25%
Wayne	6,398	4,914	2,830	1,429	-23%	-42%	-50%
Detroit	930	1,053	739	653	13%	-30%	-12%
Out-Wayne	5,468	3,861	2,091	776	-29%	-46%	-63%
<b>SEMCOG Region</b>	<b>25,151</b>	<b>18,421</b>	<b>10,165</b>	<b>5,241</b>	<b>-27%</b>	<b>-45%</b>	<b>-48%</b>

Table 3  
 Top 10 Communities Based on Total New Units Authorized

2005		2006		2007	
Detroit	1,053	Detroit	739	Detroit	653
Macomb Twp	807	Macomb Twp	649	Macomb Twp	419
Canton Twp	798	Warren	433	Shelby Twp	261
Shelby Twp	683	Shelby Twp	399	Novi	173
Novi	635	Brownstown Twp	306	Washington Twp	115
Chesterfield Twp	516	Lyon Twp	270	Lyon Twp	114
Washington Twp	429	Novi	247	Ann Arbor	113
Northville Twp	423	Northville Twp	226	Clinton Twp	104
Sterling Heights	397	Canton Twp	222	Northville Twp	96
Van Buren Twp	387	Sterling Heights	218	Superior Twp	92
<b>Total</b>	<b>6,128</b>	<b>Total</b>	<b>3,709</b>	<b>Total</b>	<b>2,140</b>
Proportion of Region 33%		Proportion of Region 36%		Proportion of Region 41%	

Table 4  
 Top 10 Communities Based on New Units Authorized in Two-Family, TAC, and Multi-Family Structures

2005		2006		2007	
Detroit	754	Warren	348	Detroit	523
Canton Twp	467	Shelby Twp	305	Shelby Twp	199
Shelby Twp	412	Detroit	278	Ann Arbor	103
Chesterfield Twp	334	Sterling Heights	159	Clinton Twp	60
Novi	279	Milford Twp	134	Macomb Twp	47
Sterling Heights	268	Macomb Twp	130	Novi	42
Clinton Twp	190	Lyon Twp	124	Oceola Twp	40
Ann Arbor	182	Clinton Twp	120	Southfield	40
Macomb Twp	170	Canton Twp	119	Brighton	40
Harrison Twp	169	Harrison Twp	112	Taylor	40
<b>Total</b>	<b>3,225</b>	<b>Total</b>	<b>1,829</b>	<b>Total</b>	<b>1,134</b>

Table 5  
20-Year History of Building Permit Activity in Southeast Michigan

Year	Single-Family Units	Two-Family Units	Townhouse-Attached Condo Units	Multi-Family Units	Total New Units	Units Demolished	Net Total Units
1988	12,284	346	0	10,819	23,449	7,391	16,058
1989	12,400	342	0	8,825	21,567	6,980	14,587
1990	10,681	398	0	6,569	17,648	5,831	11,817
1991	10,618	264	0	3,956	14,838	4,910	9,928
1992	11,891	306	0	4,510	16,707	4,420	12,287
1993	13,137	224	0	3,928	17,289	4,219	13,070
1994	15,699	498	0	4,830	21,027	3,518	17,509
1995	16,585	444	0	3,947	20,976	7,182	13,794
1996	18,308	384	166	4,583	23,441	9,556	13,885
1997	17,380	520	578	3,634	22,112	5,988	16,124
1998	18,668	532	1,103	5,585	25,888	5,606	20,282
1999	18,387	244	2,041	2,279	22,951	6,224	16,727
2000	16,470	352	2,813	1,601	21,236	5,692	15,544
2001	14,003	412	2,924	2,281	19,620	6,009	13,611
2002	14,076	506	4,763	2,014	21,359	3,705	17,654
2003	15,062	182	5,800	2,229	23,273	2,579	20,694
2004	15,399	372	7,354	2,026	25,151	4,058	21,093
2005	11,915	364	5,293	849	18,421	3,434	14,987
2006	6,984	150	2,350	681	10,165	2,781	7,384
2007	3,657	42	960	582	5,241	2,565	2,676

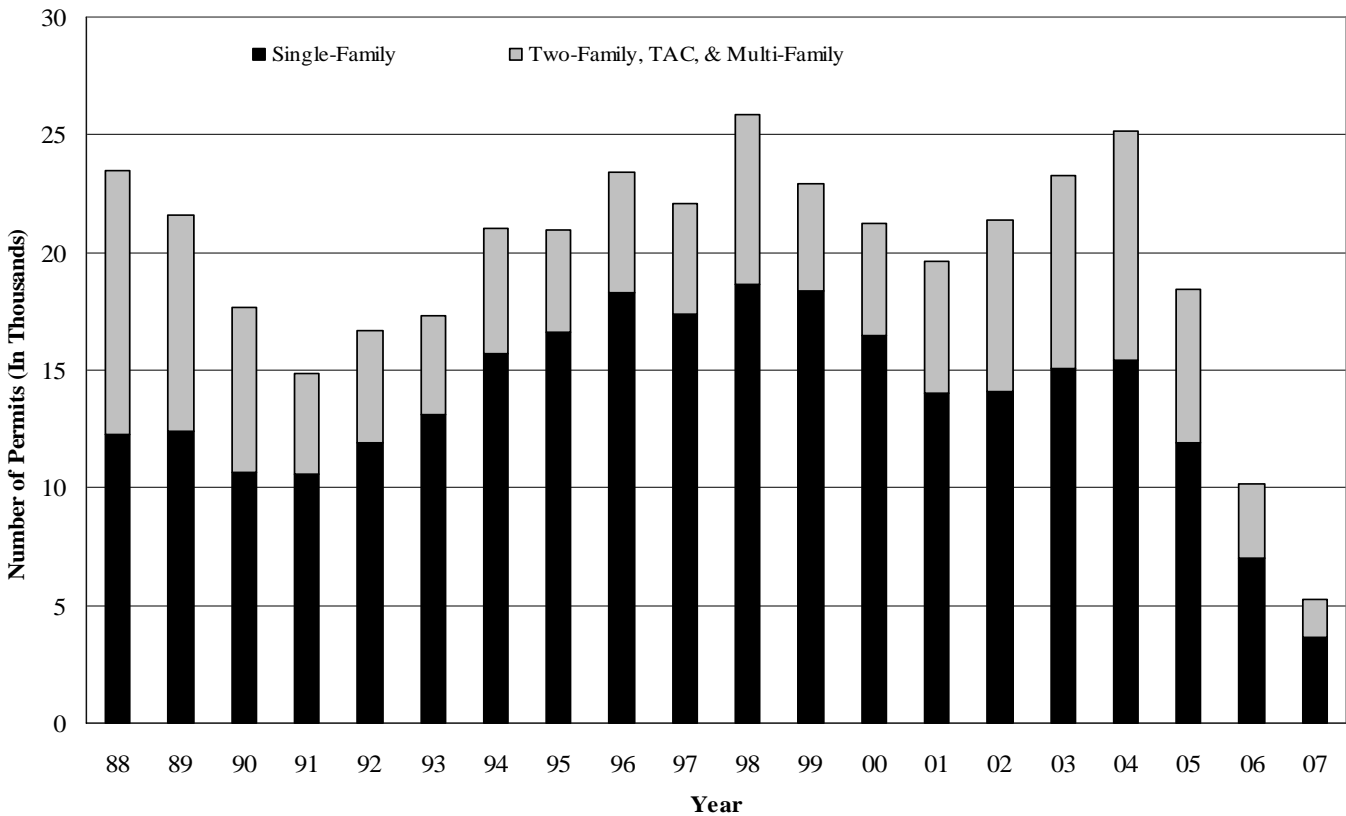


Figure 1  
Single-Family Permits, 2007

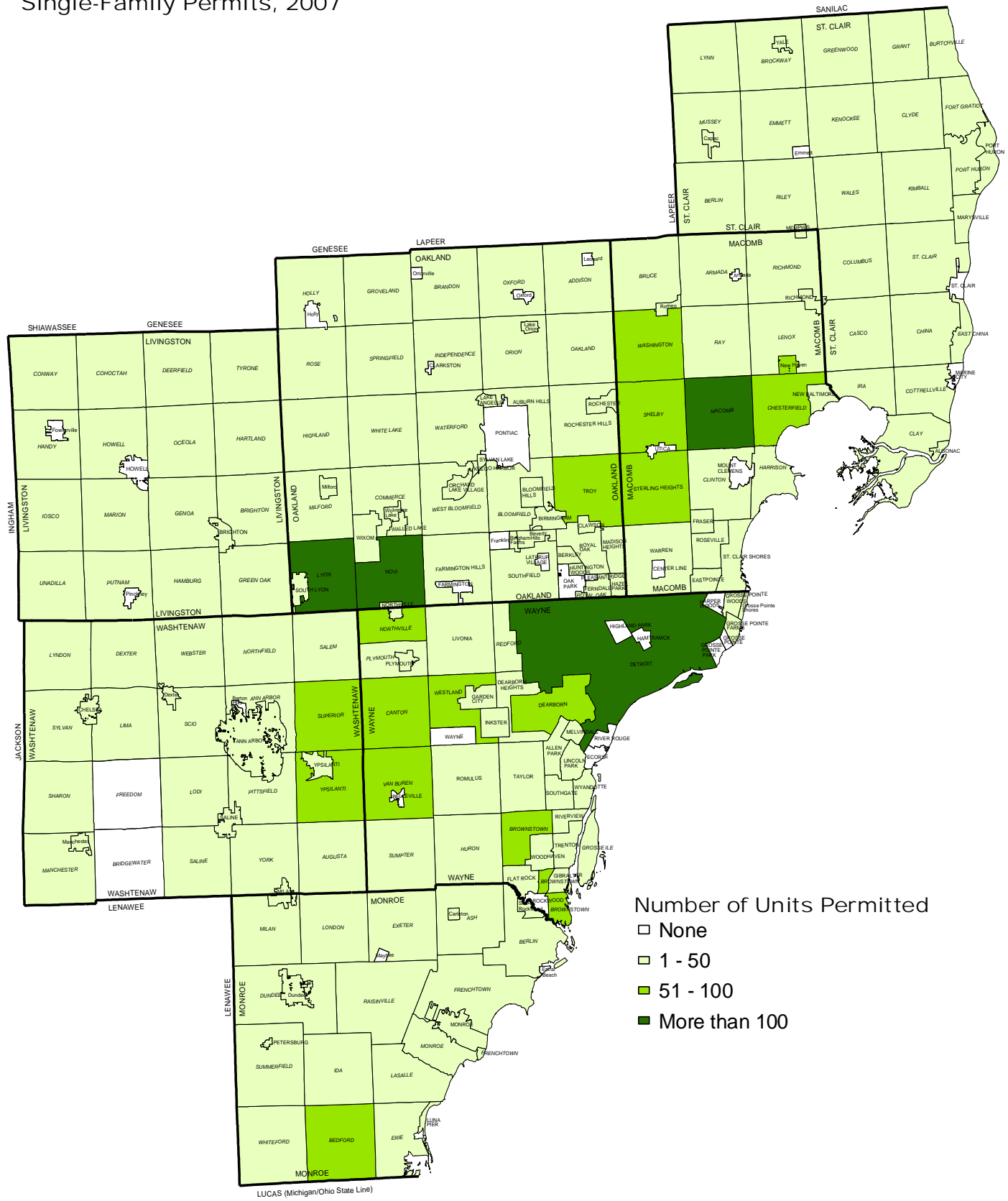


Figure 2  
Two-Family, TAC, and Multiple-Family Permits, 2007

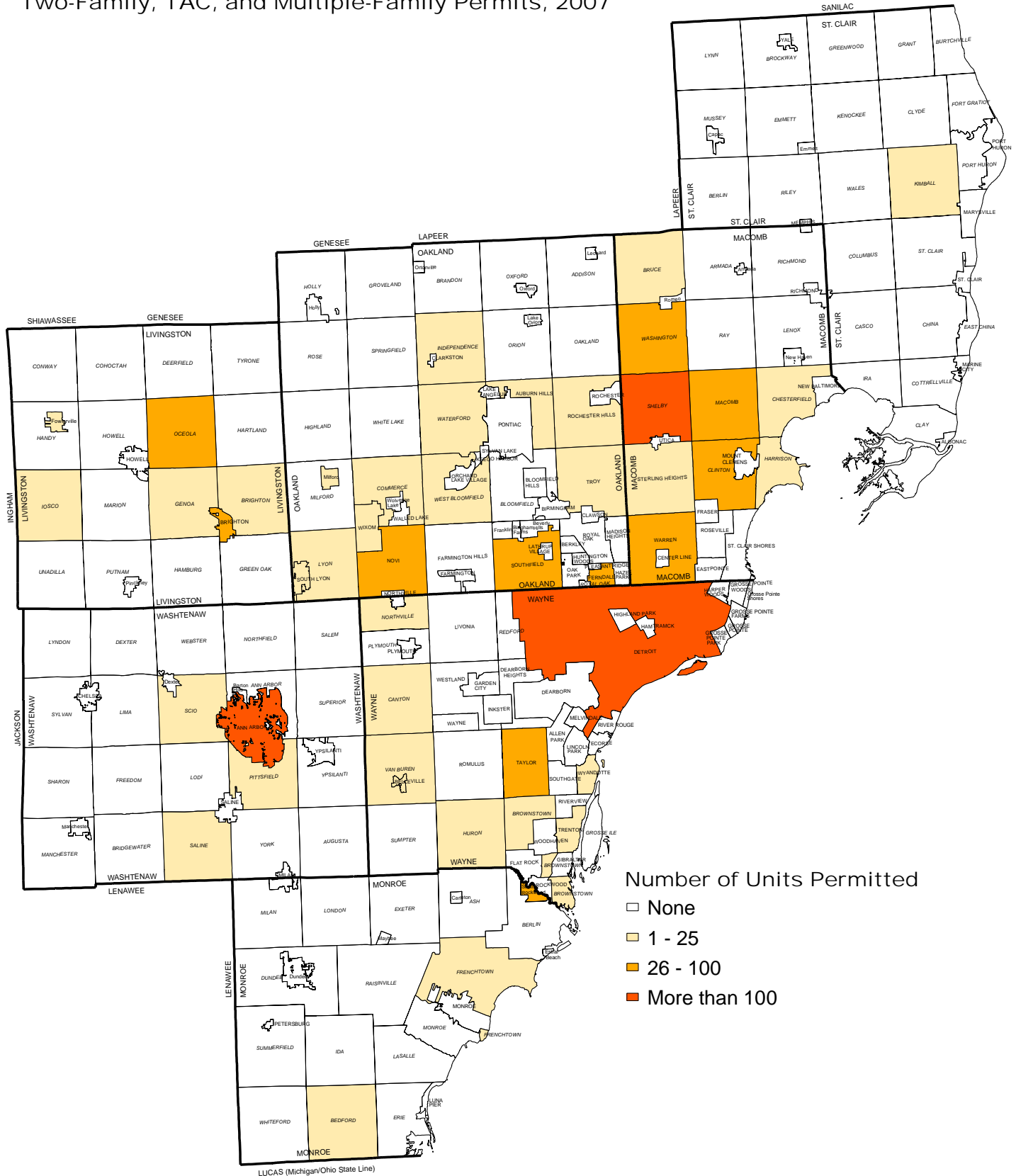


Table 6  
Livingston County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Brighton	1	0	40	0	41	0	41
Brighton Twp	20	0	3	0	23	13	10
Cohoctah Twp	3	0	0	0	3	2	1
Conway Twp	11	0	0	0	11	2	9
Deerfield Twp	10	0	0	0	10	5	5
Fowlerville	0	0	16	0	16	0	16
Genoa Twp	14	0	4	0	18	7	11
Green Oak Twp	28	0	0	0	28	2	26
Hamburg Twp	22	0	0	0	22	6	16
Handy Twp	20	0	0	0	20	0	20
Hartland Twp	12	0	0	0	12	1	11
Howell	0	0	0	0	0	2	-2
Howell Twp	26	0	0	0	26	2	24
Iosco Twp	7	2	0	0	9	0	9
Marion Twp	21	0	0	0	21	0	21
Oceola Twp	34	6	14	20	74	2	72
Pinckney	0	0	0	0	0	1	-1
Putnam Twp	8	0	0	0	8	2	6
Tyrone Twp	17	0	0	0	17	3	14
Unadilla Twp	10	0	0	0	10	1	9
<b>Livingston County</b>	<b>264</b>	<b>8</b>	<b>77</b>	<b>20</b>	<b>369</b>	<b>51</b>	<b>318</b>

Table 7  
 Macomb County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Armada	0	0	0	0	0	0	0
Armada Twp	4	0	0	0	4	2	2
Bruce Twp	5	0	2	0	7	1	6
Center Line	0	0	0	0	0	1	-1
Chesterfield Twp	76	0	14	0	90	13	77
Clinton Twp	44	2	10	48	104	9	95
Eastpointe	4	0	0	0	4	3	1
Fraser	1	0	0	0	1	0	1
Grosse Pte Shores (Pt)	0	0	0	0	0	0	0
Harrison Twp	17	0	4	0	21	14	7
Lenox Twp	3	0	0	0	3	5	-2
Macomb Twp	372	0	47	0	419	12	407
Memphis (Part)	2	0	0	0	2	1	1
Mount Clemens	0	0	0	0	0	0	0
New Baltimore	3	0	0	0	3	4	-1
New Haven	61	0	0	0	61	1	60
Ray Twp	9	0	0	0	9	1	8
Richmond	1	0	0	0	1	0	1
Richmond Twp	3	0	0	0	3	1	2
Romeo	4	0	0	0	4	4	0
Roseville	8	0	0	0	8	8	0
Shelby Twp	62	0	199	0	261	4	257
Sterling Heights	51	0	18	0	69	18	51
St. Clair Shores	12	0	0	0	12	11	1
Utica	0	0	0	0	0	0	0
Warren	43	4	32	0	79	20	59
Washington Twp	76	0	0	39	115	2	113
<b>Macomb County</b>	<b>861</b>	<b>6</b>	<b>326</b>	<b>87</b>	<b>1,280</b>	<b>135</b>	<b>1,145</b>

Table 8  
 Monroe County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Ash Twp	6	0	0	0	6	2	4
Bedford Twp	77	0	12	0	89	5	84
Berlin Twp	26	0	0	0	26	2	24
Carleton	13	0	0	0	13	3	10
Dundee	21	0	0	0	21	2	19
Dundee Twp	4	0	0	0	4	2	2
Erie Twp	2	0	0	0	2	4	-2
Estral Beach	0	0	0	0	0	3	-3
Exeter Twp	8	0	0	0	8	0	8
Frenchtown Twp	33	0	10	0	43	11	32
Ida Twp	2	0	0	0	2	0	2
La Salle Twp	10	0	0	0	10	0	10
London Twp	8	0	0	0	8	1	7
Luna Pier	2	0	0	0	2	1	1
Maybee	0	0	0	0	0	0	0
Milan (Part)	1	0	0	0	1	0	1
Milan Twp	4	0	0	0	4	0	4
Monroe	25	0	0	0	25	11	14
Monroe Twp	24	0	0	0	24	6	18
Petersburg	3	0	0	0	3	0	3
Raisinville Twp	10	0	0	0	10	2	8
South Rockwood	1	0	0	32	33	1	32
Summerfield Twp	6	0	0	0	6	1	5
Whiteford Twp	11	0	0	0	11	2	9
<b>Monroe County</b>	<b>297</b>	<b>0</b>	<b>22</b>	<b>32</b>	<b>351</b>	<b>59</b>	<b>292</b>

Table 9  
Oakland County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Addison Twp	13	0	0	0	13	1	12
Auburn Hills	4	0	16	0	20	5	15
Berkley	9	0	0	0	9	3	6
Beverly Hills	3	0	0	0	3	3	0
Bingham Farms	1	0	0	0	1	0	1
Birmingham	32	0	0	0	32	12	20
Bloomfield Hills	7	0	0	0	7	3	4
Bloomfield Twp	38	0	0	0	38	12	26
Brandon Twp	14	0	0	0	14	0	14
Clarkston Village	0	0	0	0	0	0	0
Clawson	1	0	0	0	1	2	-1
Commerce Twp	47	0	22	0	69	17	52
Farmington	0	0	0	0	0	1	-1
Farmington Hills	25	0	0	0	25	27	-2
Ferndale	7	0	0	32	39	7	32
Franklin	0	0	0	0	0	2	-2
Groveland Twp	4	0	0	0	4	1	3
Hazel Park	3	0	0	0	3	21	-18
Highland Twp	12	0	0	0	12	3	9
Holly	0	0	0	0	0	0	0
Holly Twp	13	0	0	0	13	2	11
Huntington Woods	3	0	0	0	3	1	2
Independence Twp	23	0	3	0	26	7	19
Keego Harbor	5	0	0	0	5	1	4
Lake Angelus	1	0	0	0	1	0	1
Lake Orion	5	0	0	0	5	2	3
Lathrup Village	0	0	0	0	0	0	0
Leonard	0	0	0	0	0	0	0
Lyon Twp	106	8	0	0	114	3	111
Madison Heights	12	0	0	0	12	4	8
Milford	2	0	5	0	7	1	6
Milford Twp	19	0	0	0	19	1	18
Northville (Part)	1	0	0	0	1	0	1
Novi	131	0	42	0	173	6	167

Table 9, continued

## Oakland County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Oak Park	0	0	0	0	0	0	0
Oakland Twp	22	0	0	0	22	3	19
Orchard Lake Village	2	0	0	0	2	1	1
Orion Twp	38	0	0	0	38	12	26
Ortonville	0	0	0	0	0	0	0
Oxford	0	0	0	0	0	0	0
Oxford Twp	18	0	0	0	18	0	18
Pleasant Ridge	0	0	0	0	0	0	0
Pontiac*	0	0	0	0	0	0	0
Rochester	9	0	0	0	9	3	6
Rochester Hills	23	0	5	0	28	18	10
Rose Twp	9	0	0	0	9	2	7
Royal Oak	22	0	0	0	22	14	8
Royal Oak Twp	2	0	0	0	2	0	2
South Lyon	7	0	3	0	10	0	10
Southfield	21	0	40	0	61	28	33
Springfield Twp	12	0	0	0	12	1	11
Sylvan Lake	1	0	0	0	1	2	-1
Troy	56	0	20	0	76	25	51
Walled Lake	2	0	0	0	2	5	-3
Waterford Twp	36	0	16	0	52	0	52
West Bloomfield Twp	30	0	6	0	36	11	25
White Lake Twp	31	0	0	0	31	4	27
Wixom	1	0	5	0	6	1	5
Wolverine Lake	1	0	0	0	1	1	0
<b>Oakland County</b>	<b>884</b>	<b>8</b>	<b>183</b>	<b>32</b>	<b>1,107</b>	<b>279</b>	<b>828</b>

\* The City of Pontiac did not provide residential building permit numbers for 2007.

Table 10  
St. Clair County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Algonac	1	0	0	0	1	1	0
Berlin Twp	5	0	0	0	5	0	5
Brockway Twp	3	0	0	0	3	0	3
Burtchville Twp	11	0	0	0	11	6	5
Capac	3	0	0	0	3	0	3
Casco Twp	8	0	0	0	8	0	8
China Twp	8	0	0	0	8	0	8
Clay Twp	18	0	0	0	18	16	2
Clyde Twp	5	0	0	0	5	1	4
Columbus Twp	4	0	0	0	4	1	3
Cottrellville Twp	2	0	0	0	2	0	2
East China Twp	5	0	0	0	5	0	5
Emmett	0	0	0	0	0	0	0
Emmett Twp	3	0	0	0	3	1	2
Fort Gratiot Twp	20	0	0	0	20	5	15
Grant Twp	2	0	0	0	2	0	2
Greenwood Twp	3	0	0	0	3	2	1
Ira Twp	7	0	0	0	7	2	5
Kenockee Twp	6	0	0	0	6	0	6
Kimball Twp	18	2	0	0	20	3	17
Lynn Twp	3	0	0	0	3	0	3
Marine City	0	0	0	0	0	2	-2
Marysville	6	0	0	0	6	0	6
Memphis (Part)	1	0	0	0	1	1	0
Mussey Twp	3	0	0	0	3	0	3
Port Huron	5	0	0	0	5	14	-9
Port Huron Twp	11	0	0	0	11	2	9
Riley Twp	2	0	0	0	2	2	0
St. Clair	0	0	0	0	0	0	0
St. Clair Twp	9	0	0	0	9	0	9
Wales Twp	11	0	0	0	11	0	11
Yale	1	0	0	0	1	0	1
<b>St. Clair County</b>	<b>184</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>59</b>	<b>127</b>

Table 11  
Washtenaw County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Ann Arbor	10	12	79	12	113	13	100
Ann Arbor Twp	3	0	0	0	3	0	3
Augusta Twp	14	0	0	0	14	0	14
Barton Hills	0	0	0	0	0	0	0
Bridgewater Twp	0	0	0	0	0	0	0
Chelsea	15	0	0	0	15	2	13
Dexter	1	0	0	0	1	0	1
Dexter Twp	6	0	0	0	6	4	2
Freedom Twp	0	0	0	0	0	0	0
Lima Twp	33	0	0	0	33	0	33
Lodi Twp	6	0	0	0	6	0	6
Lyndon Twp	3	0	0	0	3	1	2
Manchester	1	0	0	0	1	0	1
Manchester Twp	8	0	0	0	8	1	7
Milan (Part)	19	0	0	0	19	0	19
Northfield Twp	11	0	0	0	11	4	7
Pittsfield Twp	32	0	20	0	52	0	52
Salem Twp	9	0	0	0	9	1	8
Saline	2	0	0	0	2	0	2
Saline Twp	3	0	8	0	11	0	11
Scio Twp	8	0	19	0	27	0	27
Sharon Twp	5	0	0	0	5	1	4
Superior Twp	92	0	0	0	92	2	90
Sylvan Twp	4	0	0	0	4	4	0
Webster Twp	13	0	0	0	13	1	12
York Twp	2	0	0	0	2	0	2
Ypsilanti	1	0	0	0	1	8	-7
Ypsilanti Twp	68	0	0	0	68	4	64
<b>Washtenaw County</b>	<b>369</b>	<b>12</b>	<b>126</b>	<b>12</b>	<b>519</b>	<b>46</b>	<b>473</b>

Table 12  
Wayne County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Allen Park	1	0	0	0	1	1	0
Belleville	0	0	4	0	4	0	4
Brownstown Twp	58	0	6	0	64	7	57
Canton Twp	58	0	10	0	68	16	52
Dearborn	67	0	0	0	67	135	-68
Dearborn Heights	16	0	0	0	16	11	5
Detroit	130	2	122	399	653	1,492	-839
Ecorse	0	0	0	0	0	5	-5
Flat Rock	7	0	0	0	7	0	7
Garden City	1	0	0	0	1	0	1
Gibraltar	2	0	0	0	2	0	2
Grosse Ile Twp	5	0	0	0	5	1	4
Grosse Pointe	0	0	0	0	0	1	-1
Grosse Pointe Farms	2	0	0	0	2	2	0
Grosse Pointe Park	0	0	0	0	0	0	0
Grosse Pte Shores (Pt)	2	0	0	0	2	1	1
Grosse Pointe Woods	2	0	0	0	2	1	1
Hamtramck	0	0	0	0	0	2	-2
Harper Woods	0	0	0	0	0	0	0
Highland Park	0	0	0	0	0	101	-101
Huron Twp	47	0	14	0	61	0	61
Inkster	10	0	0	0	10	2	8
Lincoln Park	1	0	0	0	1	0	1
Livonia	39	0	0	0	39	12	27
Melvindale	1	0	0	0	1	3	-2
Northville (Part)	5	0	0	0	5	9	-4
Northville Twp	85	4	7	0	96	2	94
Plymouth	2	0	0	0	2	1	1
Plymouth Twp	10	0	0	0	10	4	6
Redford Twp	7	0	0	0	7	8	-1
River Rouge	0	0	0	0	0	13	-13
Riverview	2	0	0	0	2	1	1
Rockwood	0	0	0	0	0	0	0
Romulus	37	0	0	0	37	17	20

Table 12, continued

## Wayne County Authorized New Housing Units and Demolitions, 2007

<b>Community</b>	<b>Single-Family Units</b>	<b>Two-Family Units</b>	<b>Townhouse-Attached Condo Units</b>	<b>Multi-Family Units</b>	<b>Total New Units</b>	<b>Units Demolished</b>	<b>Net Total Units</b>
Southgate	5	0	0	0	5	5	0
Sumpter Twp	14	0	0	0	14	8	6
Taylor	40	0	40	0	80	10	70
Trenton	2	0	6	0	8	1	7
Van Buren Twp	67	0	14	0	81	1	80
Wayne	0	0	0	0	0	1	-1
Westland	53	0	0	0	53	4	49
Woodhaven	16	0	0	0	16	0	16
Wyandotte	4	0	3	0	7	58	-51
<b>Wayne County</b>	<b>798</b>	<b>6</b>	<b>226</b>	<b>399</b>	<b>1,429</b>	<b>1,936</b>	<b>-507</b>



**SEMCOG Officers  
2007-2008**

**William T. Roberts**  
Chairperson  
*Mayor,  
City of Walled Lake*

**Mary Blackmon**  
First Vice Chair  
*Trustee, Wayne County  
Regional Education  
Service Agency*

**Robert J. Cannon**  
Vice Chairperson  
*Supervisor,  
Clinton Township*

**Philip Cavanagh**  
Vice Chairperson  
*Commissioner,  
Wayne County Board  
of Commissioners*

**Robert Hison**  
Vice Chairperson  
*Mayor,  
City of St. Clair Shores*

**Michael Sedlak**  
Vice Chairperson  
*Clerk,  
Green Oak Township*

**John F. Jones**  
Immediate Past Chair  
*Supervisor,  
Ira Township*

**Paul E. Tait**  
Executive Director