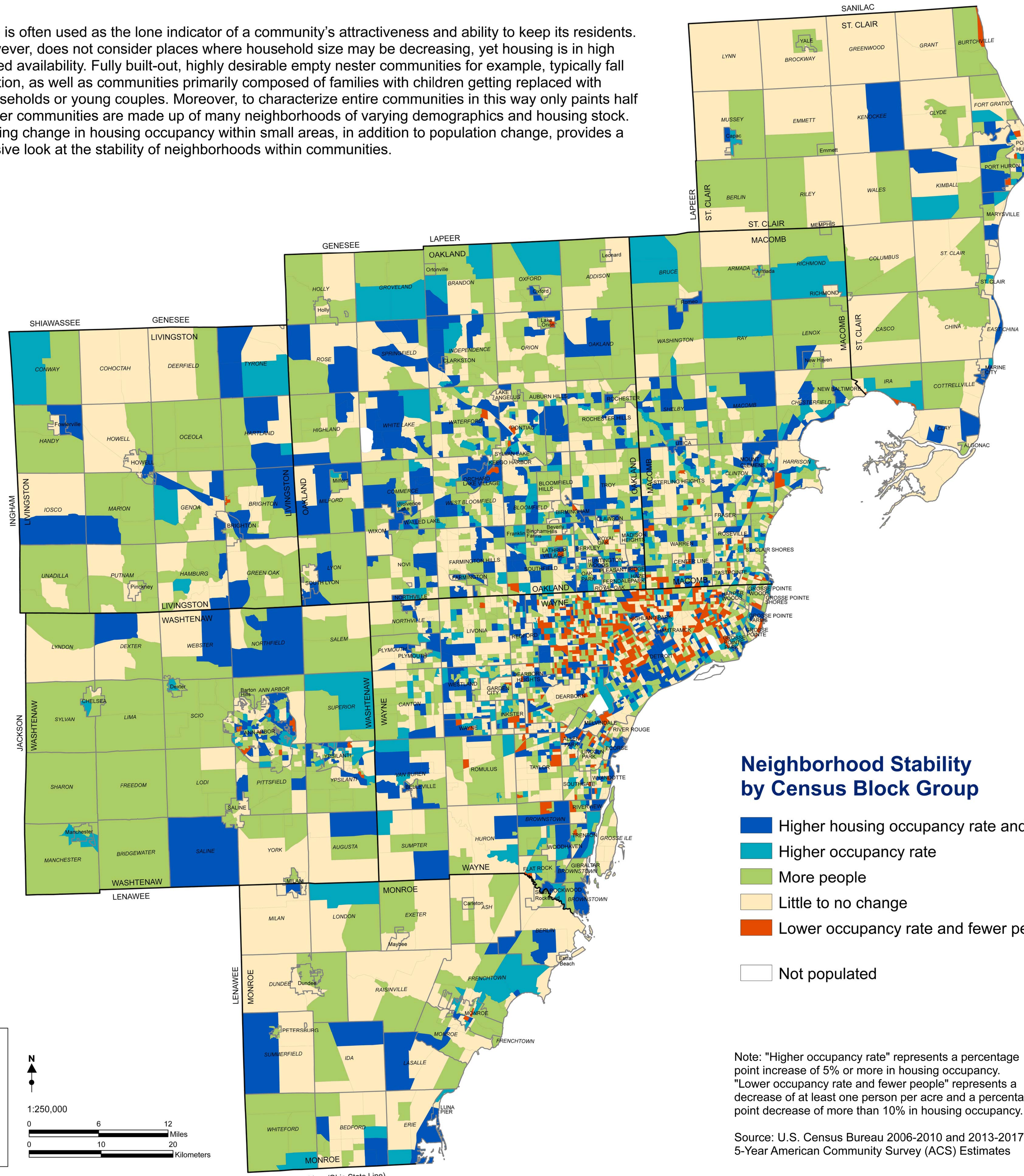


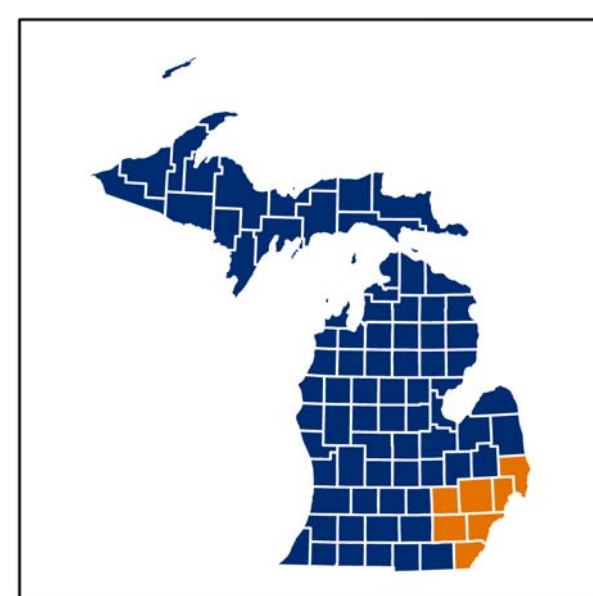
A Look at Neighborhood Stability in Southeast Michigan

Housing Occupancy and Population Change, 2010-2017

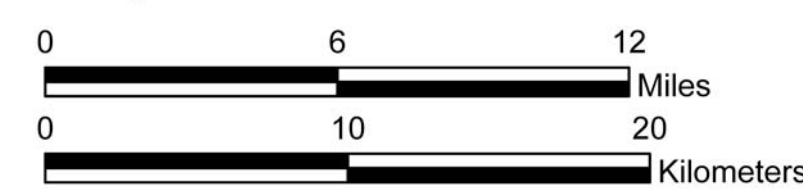
Population growth is often used as the lone indicator of a community's attractiveness and ability to keep its residents. This practice, however, does not consider places where household size may be decreasing, yet housing is in high demand with limited availability. Fully built-out, highly desirable empty nester communities for example, typically fall into this classification, as well as communities primarily composed of families with children getting replaced with single-person households or young couples. Moreover, to characterize entire communities in this way only paints half the picture as larger communities are made up of many neighborhoods of varying demographics and housing stock. Therefore, observing change in housing occupancy within small areas, in addition to population change, provides a more comprehensive look at the stability of neighborhoods within communities.



June 2019



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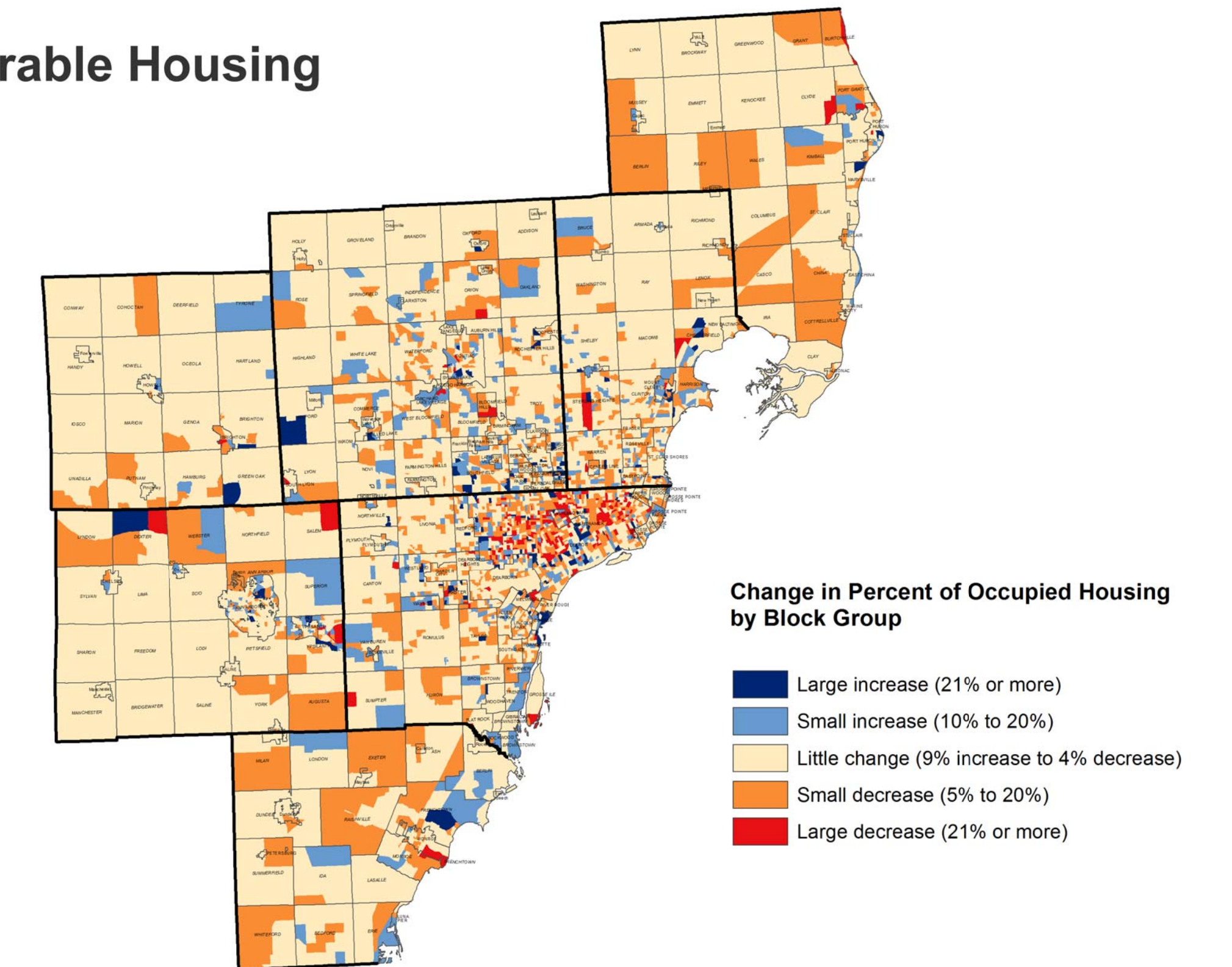


NeighborhoodStability2010_2017.aprx

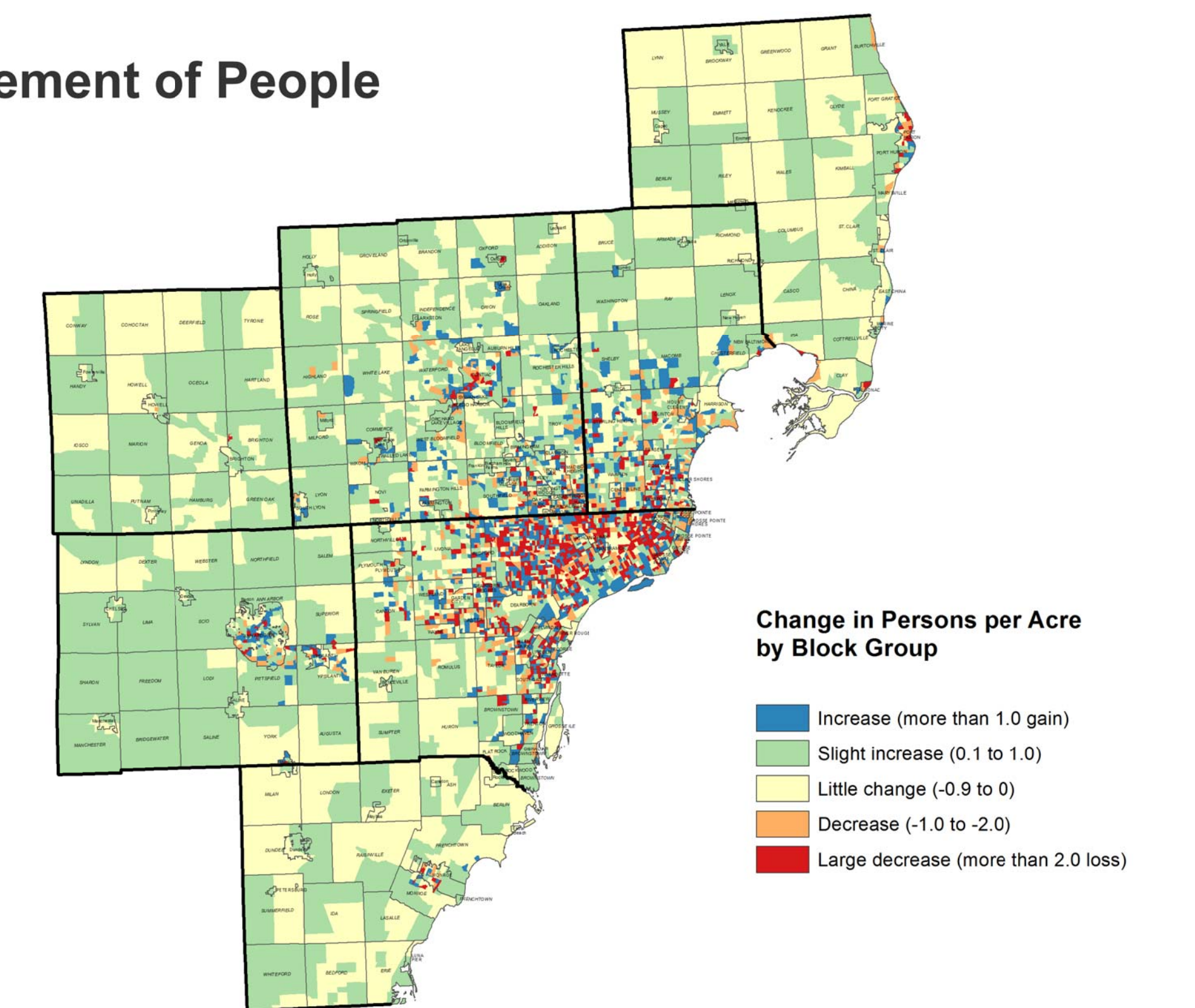
LUCAS (Michigan/Ohio State Line)

Neighborhood Stability is a result of:

Desirable Housing



Movement of People



Changing Household Types

