

Rochester Hills Population projections
 Source: Southeast Michigan Council of Governments (SEMCOG)

June 10, 2014

2010	70,995
2020	72,067
2030	72,072
2040	73,528

US Census 2012 American Community Survey (ACS is considered more accurate for current numbers but they do not provide future projections)

2012	72,288
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I would offer that the ACS is the better number to base your projections on. Given the pace of new housing that is being built and processed for approvals I would suggest that we'll hit 75,000 by 2020 and then we'll taper off quickly due to no land being available. I think our persons per household will average the same with young families moving in and the strong desire of those wishing to age in place (meaning the seniors won't be moving out)

Jobs forecast

Our daytime population increases as employees travel here to work be it office, medical, industrial or retail. SEMCOG predicts that the biggest gains will be in healthcare and private education and IT services with slight declines in manufacturing and retail trade.

Daytime employment numbers from SEMCOG are:

2010	35,756
2015	38,298
2010	38,818
2025	39,347
2030	40,127
2035	40,828
2040	41,179

Following are 6 land use tables from 2008 for Rochester Hills and 5 nearby communities. Note that residential, multi-family, retail and industrial are the only "taxable" uses. The others are not and typically require 40-45% of a community's land area.

This info is also from SEMCOG

[Note: the color banding has no significance. It is merely a glitch in how the information was copied and pasted from the SEMCOG site.]

City of Rochester Hills



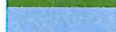

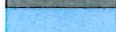
SEMCOG 2008 Land Use	Acres	Percent
Agricultural	0	0.0%
Single-family residential	11,559	54.8%
Multiple-family residential	587	2.8%
Commercial	1,138	5.4%
Industrial	926	4.4%
Governmental/Institutional	1,686	8.0%
Park, recreation, and open space	1,926	9.1%
Airport	0	0.0%
Transportation, Communication, and Utility	3,107	14.7%
Water	168	0.8%
Total Acres	21,097	100.0%

City of Troy

SEMCOG 2008 Land Use	Acres	Percent
Agricultural	4	0.0%
Single-family residential	10,270	47.7%
Multiple-family residential	470	2.2%
Commercial	2,229	10.4%
Industrial	1,637	7.6%
Governmental/Institutional	1,788	8.3%
Park, recreation, and open space	1,017	4.7%
Airport	64	0.3%
Transportation, Communication, and Utility	3,839	17.8%
Water	201	0.9%
Total Acres	21,520	100.0%











City of Auburn Hills

SEMCOG 2008 Land Use	Acres	Percent
Agricultural	0	0.0%
Single-family residential	3,143	29.5%
Multiple-family residential	406	3.8%
Commercial	1,328	12.5%
Industrial	2,581	24.2%











	Governmental/Institutional	981	9.2%
	Park, recreation, and open space	566	5.3%
	Airport	0	0.0%
	Transportation, Communication, and Utility	1,589	14.9%
	Water	50	0.5%

Total Acres		10,644	100.0%
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Shelby Township










SEMCOG 2008 Land Use		Acres	Percent
	Agricultural	0	0.0%
	Single-family residential	11,850	52.2%
	Multiple-family residential	582	2.6%
	Commercial	1,733	7.6%
	Industrial	1,963	8.6%
	Governmental/Institutional	745	3.3%
	Park, recreation, and open space	1,847	8.1%
	Airport	0	0.0%
	Transportation, Communication, and Utility	3,409	15.0%
	Water	588	2.6%
Total Acres		22,716	100.0%

City of Sterling Heights

SEMCOG 2008 Land Use		Acres	Percent
	Agricultural	0	0.0%
	Single-family residential	10,257	43.6%
	Multiple-family residential	665	2.8%
	Commercial	2,101	8.9%
	Industrial	2,511	10.7%
	Governmental/Institutional	1,652	7.0%
	Park, recreation, and open space	1,514	6.4%
	Airport	0	0.0%
	Transportation, Communication, and Utility	4,689	19.9%
	Water	158	0.7%
Total Acres		23,547	100.0%

Oakland Township

SEMCOG 2008 Land Use		Acres	Percent
	Agricultural	257	1.1%

	Single-family residential	16,314	69.5%
	Multiple-family residential	0	0.0%
	Commercial	164	0.7%
	Industrial	356	1.5%
	Governmental/Institutional	525	2.2%
	Park, recreation, and open space	4,481	19.1%
	Airport	0	0.0%
	Transportation, Communication, and Utility	990	4.2%
	Water	390	1.7%

Total Acres	23,478	100.0%
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