

Southeast Michigan Council of Governments

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Community Profile for Troy

Population and Households Overview

Component	1990 Census	2000 Census	Aug 2005 SEMCOG	2030 Forecast
Household Population	72,867	80,724	81,085	76,811
Group Quarters Population	17	235	235	235
Total Population	72,884	80,959	81,320	77,046
Households	26,167	30,018	30,947	32,621
Housing Units	27,197	30,872	32,190	n/a
Household Size	2.78	2.69	2.62	2.35

Population by Age

Age Groups	1990 Census	2000 Census	2030 Forecast
Age 0-4	4,908 (7%)	4,991 (6%)	4,422 (6%)
Age 5-17	14,451 (20%)	16,227 (20%)	13,514 (18%)
Age 18-34	17,388 (24%)	15,225 (19%)	12,639 (16%)
Age 35-64	30,003 (41%)	36,230 (45%)	29,868 (39%)
Age 65+	6,134 (8%)	8,286 (10%)	16,603 (22%)
Total Population	72,884	80,959	77,046

Population by Race and Hispanic Origin

Race	1990 Census	2000 Census	2000 Census Alone or Combined
White	66,701 (92%)	66,627 (82%)	67,910 (82%)
Black	983 (1%)	1,694 (2%)	1,883 (2%)
American Indian	115 (0%)	125 (0%)	382 (0%)
Asian	4,932 (7%)	10,730 (13%)	11,299 (14%)
Pacific Islander	11 (0%)	18 (0%)	59 (0%)
Other Race	142 (0%)	292 (0%)	970 (1%)
Multi-Racial	n/a	1,473 (2%)	n/a
Total Population	72,884	80,959	82,503¹

Hispanic Origin	927 (1%)	1,184 (1%)	n/a
Not of Hispanic Origin	71,957 (99%)	79,775 (99%)	n/a

¹ - 2000 total here will exceed total population as those persons marking more than one race are counted in each race category they marked.

Population Age 25 or Older by Education

Highest Level of Educational Attainment	1990 Census	2000 Census
Did Not Graduate High School	5,246 (11%)	4,219 (8%)
Graduated High School	9,891 (21%)	9,432 (17%)
Some College, No Degree	9,766 (21%)	9,989 (18%)

Associate Degree	3,586 (8%)	3,495 (6%)
Bachelor's Degree	11,261 (24%)	15,260 (28%)
Graduate or Professional Degree	7,642 (16%)	11,844 (22%)
Total Population Age 25 or Older ²	47,274	54,329

2 - The 100% count of total population age 25 or older shown here may not equal the sum of the sample data.

Births by Race of Mother

Race of Mother	Annual Average 1992-1996	Annual Average 1997-2001	2002
White	784 (87%)	711 (78%)	638 (72%)
Black	12 (1%)	17 (2%)	23 (3%)
American Indian	1 (0%)	2 (0%)	2 (0%)
Asian or Pacific Islander	46 (5%)	163 (18%)	211 (24%)
Other or Unknown	57 (6%)	18 (2%)	11 (1%)
Total Births	900	911	885

Deaths by Race

Race	Annual Average 1992-1996	Annual Average 1997-2001	2002
White	398 (94%)	443 (95%)	493 (96%)
Black	5 (1%)	5 (1%)	5 (1%)
American Indian	1 (0%)	1 (0%)	1 (0%)
Asian or Pacific Islander	17 (4%)	18 (4%)	12 (2%)
Other or Unknown	1 (0%)	1 (0%)	0 (0%)
Total Deaths	422	468	511

Households by Type

Households	1990 Forecast	2000 Forecast	2030 Forecast
With Children	10,109 (39%)	11,427 (38%)	10,633 (33%)
Without Children	16,064 (61%)	18,592 (62%)	21,988 (67%)
Income Quartile 1 - Low ³	2,640 (10%)	3,171 (11%)	5,821 (18%)
Income Quartile 2	4,152 (16%)	4,774 (16%)	5,990 (18%)
Income Quartile 3	6,924 (26%)	7,599 (25%)	6,889 (21%)
Income Quartile 4 - High	12,457 (48%)	14,475 (48%)	13,921 (43%)
Total Households	26,173	30,019	32,621

3 - Indicates the number of households in the community whose household income is within each household income quartile of Southeast Michigan.

Household Income

Income Categories as Reported in Each Census	1990 Census	2000 Census
Less than \$10,000	1,479 (6%)	975 (3%)
\$10,000 to \$14,999	823 (3%)	701 (2%)
\$15,000 to \$24,999	1,839 (7%)	1,611 (5%)
\$25,000 to \$34,999	2,748 (10%)	1,773 (6%)
\$35,000 to \$49,999	4,489 (17%)	3,300 (11%)
\$50,000 to \$74,999	6,978 (27%)	6,020 (20%)
\$75,000 to \$99,999	4,348 (17%)	4,797 (16%)
\$100,000 to \$149,999	2,506 (10%)	6,464 (22%)
\$150,000 or more	992 (4%)	4,402 (15%)
Total Households ⁴	26,167	30,018

Median Household Income (In 1999 Dollars)	\$ 74,251	\$ 77,538
Households in Poverty	880 (3%)	971 (3%)
Persons in Poverty	2,061 (3%)	2,220 (3%)

4 - The 100% count of total households shown here may not equal the sum of the sample data.

Housing Tenure

Tenure	1990 Census	2000 Census
Owner Occupied Units	19,548 (72%)	23,200 (75%)
Median Housing Value (In 2000 dollars)	\$ 170,187	\$ 219,800
Renter Occupied Units	6,619 (24%)	6,818 (22%)
Median Contract Rent (In 2000 Dollars)	\$ 819	\$ 760
Vacant Units	1,030 (4%)	854 (3%)
Total Housing Units	27,197	30,872

Housing Units by Structure Type

Structure Type	1990 Census	2000 Census
One-Family Detached	19,355 (71%)	22,608 (73%)
One-Family Attached	1,491 (5%)	1,534 (5%)
Two-Family / Duplex	64 (0%)	166 (1%)
Multi-Unit Apartments	5,886 (22%)	6,224 (20%)
Mobile Homes	283 (1%)	340 (1%)
Other Units	118 (0%)	0 (0%)
Total Housing Units	27,197	30,872⁵

5 - The 100% count of 2000 total housing units shown here may not equal the sum of the 2000 sample data.

Residential Building Permits

Structure Type	Annual Average 1994-1998	Annual Average 1999-2003	2004	2005
Single Family / Detached				
Condo	316	176	133	151
Townhouse / Attached Condo	0	98	179	11
Two-Family / Duplex	2	16	0	24
Multi-Family / Apartments	0	60	0	0
Total New Units	318	350	312	186
Total Units Demolished	22	45	44	35
Net Total	296	305	268	151

Current Employment Estimates by Industrial Class⁶

Industrial Class	1999	2000	2001	2002
Agriculture, Mining, and Natural Resources	n/a	n/a	n/a	n/a
Manufacturing	18,418 (17%)	18,604 (17%)	16,807 (16%)	18,306 (18%)
Transportation, Communication, and Utility	5,313 (5%)	4,567 (4%)	4,577 (4%)	4,312 (4%)
Wholesale Trade	n/a	n/a	n/a	n/a
Retail Trade	18,019 (17%)	18,676 (18%)	18,803 (18%)	18,454 (18%)
Finance, Insurance, and Real Estate	10,109 (9%)	9,101 (9%)	9,396 (9%)	8,827 (9%)
Services	44,696 (42%)	44,394 (42%)	42,925 (42%)	42,485 (41%)
Public Administration	n/a	n/a	n/a	n/a

Total Employment 107,490 106,543 102,419 102,571

6 - The data represents employment covered by unemployment insurance programs. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)

Employment by Industrial Class ⁷

Industrial Class	1990 Forecast	2000 Forecast	2030 Forecast
Agriculture, Mining, and Natural Resources	403 (0%)	570 (0%)	976 (1%)
Manufacturing	22,210 (21%)	19,396 (14%)	11,967 (8%)
Transportation, Communication, and Utility	3,313 (3%)	4,930 (4%)	5,907 (4%)
Wholesale Trade	n/a	n/a	n/a
Retail Trade	19,781 (19%)	20,717 (15%)	20,336 (14%)
Finance, Insurance, and Real Estate	12,671 (12%)	16,159 (12%)	14,319 (10%)
Services	37,577 (36%)	62,010 (46%)	76,828 (53%)
Public Administration	n/a	n/a	n/a
Total Employment	104,498	135,977	144,882

7 - The data represents all (covered and non-covered) employment. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)

Vehicles Available Per Household

Number of Vehicles Available	1990 Census	2000 Census
None	842 (3%)	1,085 (4%)
One	6,241 (24%)	7,964 (27%)
Two	12,880 (49%)	14,564 (49%)
Three or More	6,204 (24%)	6,405 (21%)
Total Households ⁸	26,167	30,018

8 - The 100% count of total households shown here may not equal the sum of the sample data.

Commuting to Work

Means of Transportation to Work	1990 Census	2000 Census
Drove Alone	34,947 (90%)	37,276 (90%)
Carpool or Vanpool	2,504 (6%)	2,340 (6%)
Public Transportation	66 (0%)	143 (0%)
Walked to Work	382 (1%)	259 (1%)
Other Means	94 (0%)	216 (1%)
Worked at Home	729 (2%)	1,200 (3%)
Total Workers Age 16 or Older	38,722	41,434
Mean Travel Time to Work (In Minutes)	23	25

Land Use / Land Cover ([View Detailed Land Use Summary](#))

Land Use Type	1990 Acres	2000 Acres
Single-Family ⁹	10,550 (49%)	11,786 (55%)
Multiple-Family	266 (1%)	675 (3%)
Commercial and Office	2,077 (10%)	2,434 (11%)
Institutional	808 (4%)	925 (4%)
Industrial	1,723 (8%)	1,788 (8%)
Transportation, Communication, and Utility	671 (3%)	627 (3%)
Cultural, Outdoor Recreation, and Cemetery	716 (3%)	718 (3%)
Active Agriculture	211 (1%)	147 (1%)

Grassland and Shrub	2,802 (13%)	1,312 (6%)
Woodland and Wetland	747 (3%)	736 (3%)
Extractive and Barren	85 (0%)	85 (0%)
Water	229 (1%)	174 (1%)
Under Development ¹⁰	630 (3%)	110 (1%)
Total Acres ¹¹	21,517	21,517

9 - Single-Family land use: areas of single-family houses, and also includes manufactured housing, farmsteads, and portions of developing single-family residential.

10 - Under Development: includes two types of areas, 1. The acreage not built on in areas where new residential construction is partially completed, and 2. Areas where ground breaking has occurred and no land use type could be determined.

11 - 1990 and 2000 total acres may not be the same due to rounding errors and precision differences between 1990 and 2000 GIS layers.

Residential Density (Units per Acre)

Density Type	1990	2000	1990-2000 Increment ¹²
Single-Family Land Use	1.87	1.96	2.66
Gross Residential Density	2.51	2.47	2.23

12 - 1990-2000 Increment: The density of housing units built 1990-2000, that is, the number of housing units built divided by the area of residential land added 1990-2000. Increment values are not shown for categories in which acreage and/or units decreased, or in which acreage changed by less than 10 acres.

Summary of Development Changes (in Acres)

Development Status	1990	2000	1990-2000 Change
Undeveloped	4,705	2,563	-2,142 (-45.5%)
Developed	16,812	18,953	2,141 (12.7%)
Residential	10,817	12,461	1,644 (15.2%)
Nonresidential	5,995	6,492	497 (8.3%)
Percent Developed	78.1	88.0	9.9 (12.7%)

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