



**Community Profiles**

**City of Southfield**

26000 Evergreen Rd  
 Southfield, MI 48076-4453  
<http://www.cityofsouthfield.com/>



Census 2010 Population: 71,758  
 Area: 26.3 square miles

[People](#) | [Economy & Jobs](#) | [Housing](#) | [Transportation](#) | [Land Use](#) | [Reference Map](#)

[Map Census 2010: Population](#) | [Youth Population](#)

**Population Forecast**

Note for Southfield: Incorporated as of the 1960 Census from part of Southfield Township. Population numbers not available prior to 1960 as area was one part of Southfield Township.

Source: U.S. Census Bureau and SEMCOG 2035 Forecast produced in 2007-08. ↑ - Move cursor over chart to view population numbers

Population and Households	Census 2000	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2011
Total Population	78,322	71,758	-6,564	-8.4%	71,685
Group Quarters Population	1,223	1,189	-34	-2.8%	1,189
Household Population	77,099	70,550	-6,549	-8.5%	70,496
Housing Units	35,707	35,996	289	0.8%	35,995
Households (Occupied Units)	33,996	31,786	-2,210	-6.5%	31,838
Residential Vacancy Rate	4.8%	11.7%	6.9%	-	11.5%
Average Household Size	2.27	2.22	-0.05	-	2.21

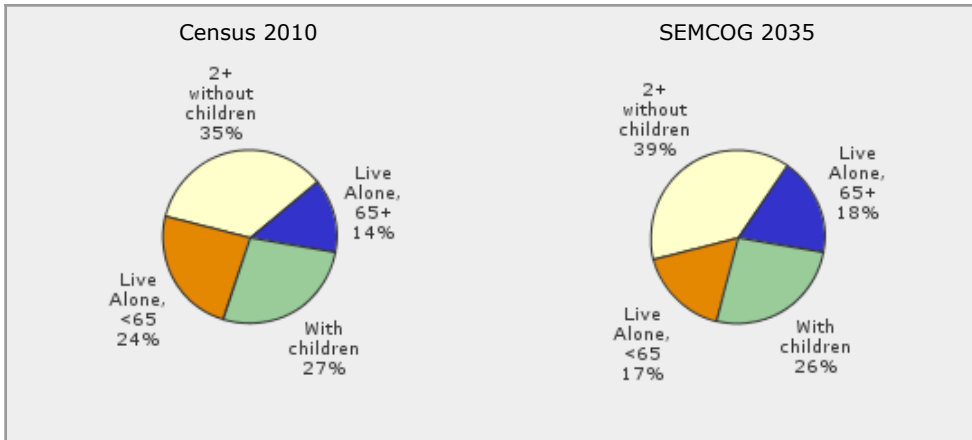
  

Components of Population Change	Annual Average	
	Census 1990-1999	SEMCOG 2000-2009
Natural Increase (Births - Deaths)	131	43
Births	963	846
Deaths	832	804
Net Migration (Movement In - Movement Out)	127	-416
Population Change (Natural Increase + Net Migration)	258	-373

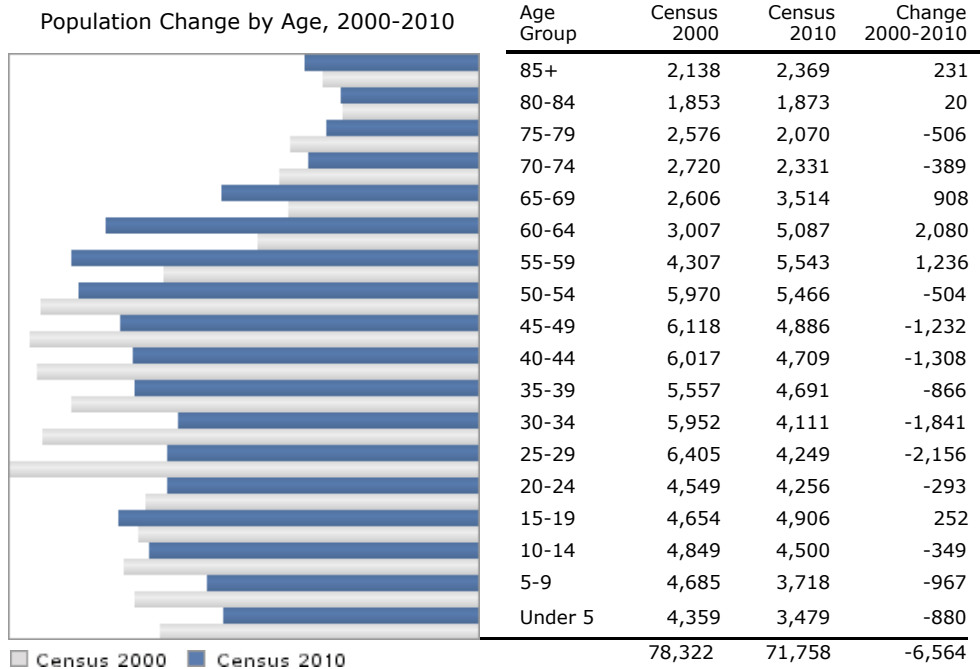
Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG.

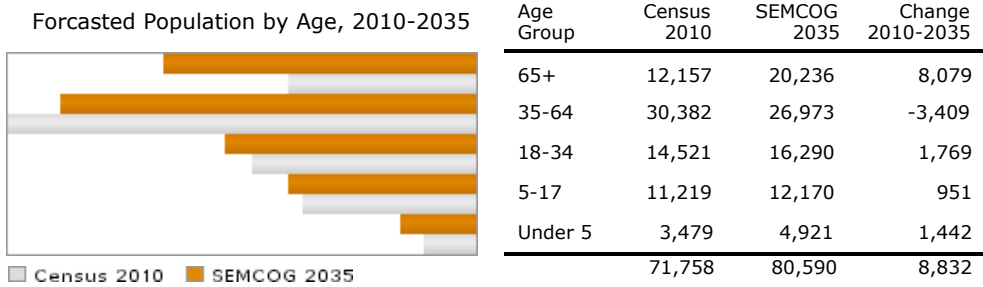
## Demographics

### Household Types



Household Types	Census 2000	Census 2010	Pct Change 2000-2010	SEMCOG 2035	Pct Change 2010-2035
With seniors 65+	8,679	9,378	8.1%	13,913	48.4%
Without seniors	25,308	22,408	-11.5%	22,850	2.0%
Two or more persons without children	11,971	11,257	-6.0%	14,323	27.2%
Live alone, 65+	4,052	4,358	7.6%	6,609	51.7%
Live alone, under 65	8,258	7,682	-7.0%	6,255	-18.6%
With children	9,706	8,489	-12.5%	9,576	12.8%
<b>Total Households</b>	<b>33,987</b>	<b>31,786</b>	<b>-6.5%</b>	<b>36,763</b>	<b>15.7%</b>

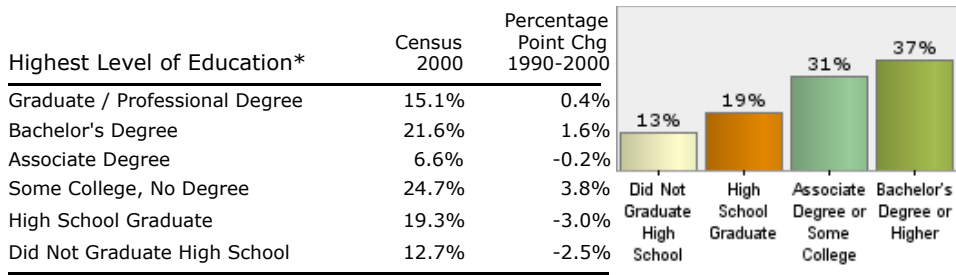




Senior and Youth Population	Census 2000	Census 2010	Pct Change 2000-2010	SEMCOG 2035	Pct Change 2010-2035
65 and over	11,893	12,157	2.2%	20,236	66.5%
Under 18	16,882	14,698	-12.9%	17,091	16.3%
5 to 17	12,523	11,219	-10.4%	12,170	8.5%
Under 5	4,359	3,479	-1.1%	4,921	41.4%

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Race and Hispanic Origin	Census 2000		Census 2010		Percentage Point Chg 2000-2010
Non-Hispanic	77,388	98.8%	70,801	98.7%	-0.1%
White	30,050	38.4%	17,556	24.5%	-13.9%
Black	42,259	54.0%	50,181	69.9%	16.0%
Asian	2,404	3.1%	1,217	1.7%	-1.4%
Multi-Racial	2,195	2.8%	1,542	2.1%	-0.7%
Other	480	0.6%	305	0.4%	-0.2%
Hispanic	934	1.2%	957	1.3%	0.1%
<b>Total Population</b>	<b>78,322</b>	<b>100.0%</b>	<b>71,758</b>	<b>100.0%</b>	<b>0.0%</b>



\* Population age 25 and over

**Source Data**

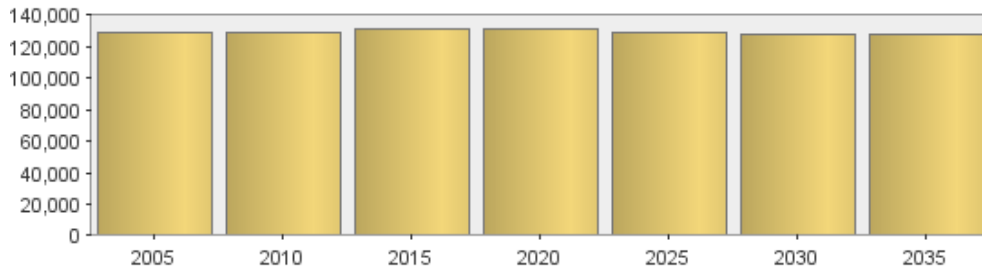
- [SEMCOG - Detailed Data](#)
- [Michigan Department of Community Health - Vital Statistics](#)
- [U.S. Census Bureau - American FactFinder](#)

Note: All SEMCOG employment numbers are by place-of-work and do not include Farming, Construction, or Military jobs. Some differences exist between Current Job Estimates and Forecasted Jobs. [Learn more](#)

Current Job Estimates by Industry	SEMCOG 2002	SEMCOG 2005	Change 2002-2005
Natural Resources & Mining	C	C	C
Manufacturing	3,945	2,892	-1,053
Wholesale Trade	8,628	6,186	-2,442
Retail Trade	9,135	7,418	-1,717
Transportation & Warehousing	1,019	785	-234
Utilities	C	C	C
Information	6,107	4,719	-1,388
Financial Activities	18,616	19,094	478
Professional, Scientific, & Technical Services	16,582	15,687	-895
Management of Companies & Enterprises	2,640	2,051	-589
Administrative, Support, & Waste Services	14,272	13,426	-846
Education Services	3,327	4,139	812
Health Care & Social Assistance	16,030	15,009	-1,021
Leisure & Hospitality	8,984	8,546	-438
Other Services	2,762	1,954	-808
Public Administration	1,295	1,263	-32
<b>Total</b>	<b>113,351</b>	<b>103,177</b>	<b>-10,174</b>

Note: "C" indicates data blocked due to confidentiality concerns of ES-202 files.

### Job Forecast



If any five-year interval employment numbers from 2005-2035 are not shown, the numbers were blocked for confidentiality reasons.

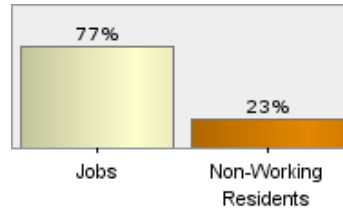
Source: SEMCOG 2035 Forecast.

- Move cursor over chart to view employment numbers

Forecasted Jobs by Industry	SEMCOG 2005	SEMCOG 2035	Change 2005-2035
Natural Resources & Mining	C	C	C
Manufacturing	2,992	1,634	-1,358
Wholesale Trade	6,579	3,906	-2,673
Retail Trade	8,815	6,887	-1,928
Transportation & Warehousing	905	883	-22
Utilities	C	C	C
Information	5,294	4,605	-689
Financial Activities	31,690	28,256	-3,434
Professional, Scientific, & Technical Services	20,368	19,177	-1,191
Management of Companies & Enterprises	1,957	1,625	-332
Administrative, Support, & Waste Services	15,357	17,694	2,337
Education Services	4,594	5,748	1,154
Health Care & Social Assistance	16,799	23,256	6,457
Leisure & Hospitality	8,820	8,907	87
Other Services	3,855	3,802	-53
Public Administration	1,271	1,302	31
<b>Total</b>	<b>129,320</b>	<b>127,703</b>	<b>-1,617</b>

Note: "C" indicates data blocked due to confidentiality concerns of ES-202 files.

Daytime Population	SEMCOG and Census 2000	Change 1990-2000
Jobs	128,407	19,814
Non-Working Residents	38,584	2,602
Age 15 and under	14,854	1,440
Not in labor force	21,808	1,673
Unemployed	1,922	-511
<b>Daytime Population</b>	<b>166,991</b>	<b>22,416</b>



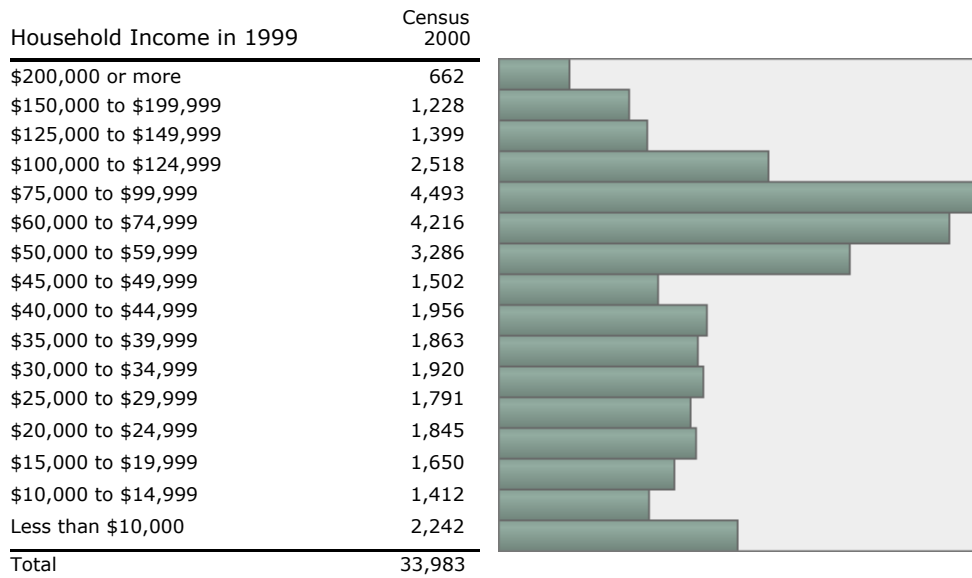
Note: The number of residents attending school outside Southfield is not available. Likewise, the number of students commuting into Southfield to attend school is also not known.

Where Workers Commute From *	Census 2000	
	Workers	Percent
1 Detroit	15,644	16.7%
2 Southfield	9,041	9.6%
3 Farmington Hills	4,268	4.5%
4 West Bloomfield Township	3,695	3.9%
5 Royal Oak	2,887	3.1%
6 Livonia	2,608	2.8%
7 Troy	2,410	2.6%
8 Warren	2,096	2.2%
9 Novi	2,029	2.2%
10 Redford Township	1,965	2.1%
- Elsewhere	47,290	50.3%
<b>* Workers, age 16 and over, employed in Southfield</b>	<b>93,933</b>	<b>100.0%</b>

### Resident Population

Where Residents Work *	Census 2000	
	Workers	Percent
1 Southfield	9,041	23.3%
2 Detroit	8,207	21.1%
3 Troy	1,924	5.0%
4 Farmington Hills	1,795	4.6%
5 Dearborn	1,359	3.5%
6 Livonia	1,097	2.8%
7 Warren	1,035	2.7%
8 Royal Oak	938	2.4%
9 Pontiac	854	2.2%
10 Auburn Hills	767	2.0%
- Elsewhere	11,836	30.5%
<b>* Workers, age 16 and over, residing in Southfield</b>	<b>38,853</b>	<b>100.0%</b>

Income	Census 2000	Change 1990-2000	Percent Change 1990-2000
Median Household Income (in 1999 dollars)	\$ 52,467	\$ -1,913	-3.5%
Per Capita Income (in 1999 dollars)	\$ 28,108	\$ -165	-0.6%



Poverty	Census 1990		Census 2000		Percentage Point Chg 1990-2000
Persons in Poverty	4,371	5.8%	5,721	7.4%	1.6%
Households in Poverty	1,982	6.2%	2,570	7.6%	1.4%

### Source Data

[SEMCOG - Detailed Data](#)

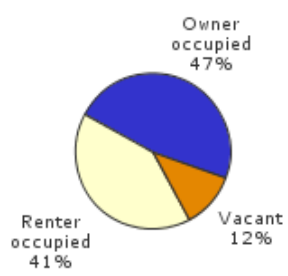
[U.S. Census Bureau - American FactFinder](#)

[U.S. Census Bureau - MCD/County Worker Flow Data](#)

Housing Type	Census 1990	Census 2000	Change 1990-2000	New Units Permitted 2000-2011
Single Family Detached	16,421	16,806	385	453
Duplex	68	174	106	0
Townhouse / Attached Condo	2,018	2,115	97	396
Multi-Unit Apartment	15,598	15,913	315	75
Mobile Home / Manufactured Housing	709	698	-11	-570
Other	247	0	-247	-
<b>Total</b>	<b>35,061</b>	<b>35,706</b>	<b>645</b>	<b>924</b>
Units Demolished				- 126
<b>Net (Total Permitted Units - Units Demolished)</b>				<b>798</b>

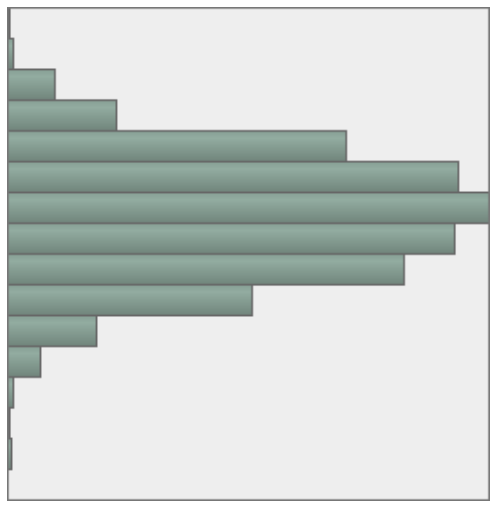
Housing Tenure	Census 2000	Census 2010	Change 2000-2010
Owner occupied	18,384	17,067	-1,317
Renter occupied	15,612	14,719	-893
Vacant	1,711	4,210	2,499
Seasonal/migrant	113	70	-43
Other vacant units	1,598	4,140	2,542
<b>Total Housing Units</b>	<b>35,707</b>	<b>35,996</b>	<b>289</b>

Housing Tenure in 2010

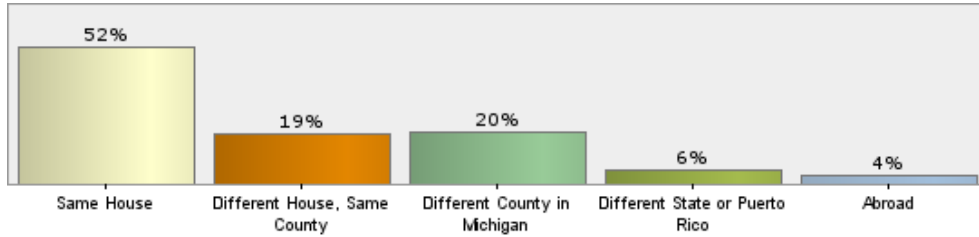


Housing Value (in 1999 dollars)	Census 2000	Change 1990-2000
Median housing value	\$ 155,500	\$ 43,142
Median gross rent	\$ 797	\$ -90

Housing Value in 1999	Census 2000
\$1,000,000 or more	17
\$500,000 to \$999,999	35
\$300,000 to \$499,999	289
\$250,000 to \$299,999	670
\$200,000 to \$249,999	2,082
\$175,000 to \$199,999	2,776
\$150,000 to \$174,999	2,956
\$125,000 to \$149,999	2,751
\$100,000 to \$124,999	2,439
\$80,000 to \$99,999	1,503
\$60,000 to \$79,999	553
\$40,000 to \$59,999	208
\$30,000 to \$39,999	36
\$20,000 to \$29,999	19
\$10,000 to \$19,999	27
Less than \$10,000	0
<b>Specified Owner-Occupied Units</b>	<b>16,361</b>



### Residence 5 Years Ago \*



\* This table represents persons, age 5 and over, living in Southfield in 2000. The table does not represent persons who moved out of Southfield from 1995 to 2000.

### Source Data

[SEMCOG - Detailed Data](#)

[U.S. Census Bureau - American FactFinder](#)

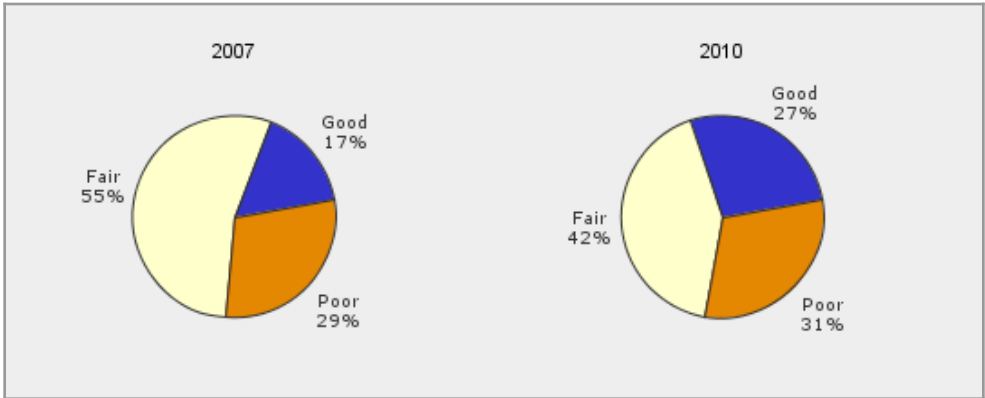


## Roads & Bridges

### Roads

Miles of public road (including boundary roads): 356

Pavement Condition (in Lane Miles)



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Bridge Status	2007		2008		2009		Percentage Point Chg 2007-2009
Open	70	94.6%	70	94.6%	69	93.2%	-1.4%
Open with restrictions	4	5.4%	4	5.4%	5	6.8%	1.4%
Closed*	0	0.0%	0	0.0%	0	0.0%	0.0%
<b>Total bridges</b>	<b>74</b>	<b>100.0%</b>	<b>74</b>	<b>100.0%</b>	<b>74</b>	<b>100.0%</b>	<b>0.0%</b>

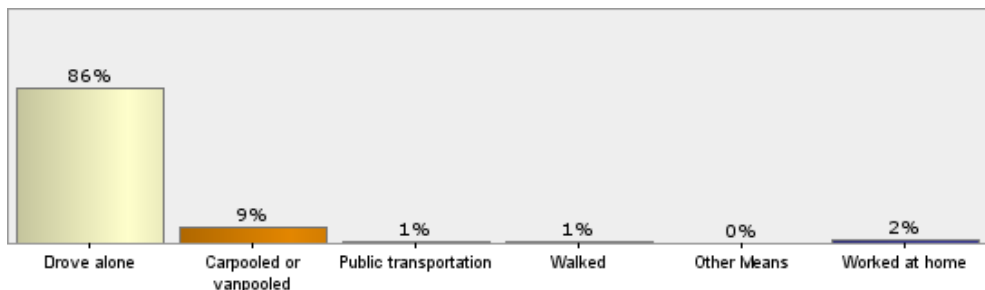
\* Bridges may be closed because of new construction or failed condition.

Deficient Bridges	2007		2008		2009		Percentage Point Chg 2007-2009
	19	25.7%	18	24.3%	28	37.8%	12.2%

Note: A bridge is considered deficient if it is *structurally deficient* (in poor shape and unable to carry the load for which it was designed) or *functionally obsolete* (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

## Travel

Transportation to Work, 2000 \*



\* Resident workers age 16 and over

Transportation to Work	Census 1990		Census 2000		Percentage Point Chg 1990-2000
Drove Alone	33,889	87.0%	33,276	85.6%	-1.4%
Carpooled or Vanpooled	3,263	8.4%	3,477	8.9%	0.6%
Public Transportation	314	0.8%	443	1.1%	0.3%
Walked	617	1.6%	575	1.5%	-0.1%
Other Means	176	0.5%	189	0.5%	0.0%
Worked at Home	689	1.8%	921	2.4%	0.6%
Resident workers age 16 and over	38,948	100.0%	38,881	100.0%	0.0%

Mean Travel Time To Work	Census 1990	Census 2000	Change 1990-2000
For residents age 16 and over who worked outside the home	21.7 minutes	24.7 minutes	3.0 minutes

## Transit

Public Transportation:

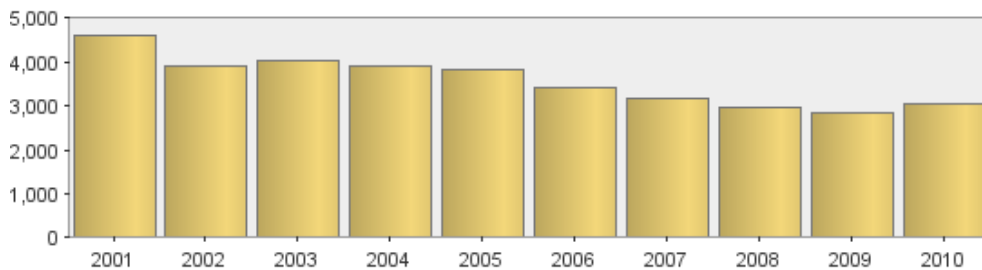
[Suburban Mobility Authority for Regional Transportation \(SMART\)](#)

Between Major Cities:

[Greyhound](#)

## Safety

Crashes, 2001-2010



Source: Michigan Department of State Police, Criminal Justice Information Center, and SEMCOG.

↑ - Move cursor over chart to view crash counts

Crash Severity	2006	2007	2008	2009	2010	Percent of Crashes 2006-2010
Fatal	5	1	4	3	2	0.1%
Incapacitating Injury	33	26	25	38	25	1.0%
Other Injury	750	643	626	633	643	21.3%
Property Damage Only	2,622	2,522	2,315	2,161	2,375	77.6%
Total Crashes	3,410	3,192	2,970	2,835	3,045	100.0%

Crashes by Involvement	2006	2007	2008	2009	2010	Percent of Crashes 2006-2010
Red-light Running	115	106	86	101	98	3.3%
Lane Departure	344	355	388	353	338	11.5%
Alcohol	88	69	65	61	74	2.3%
Drugs	9	8	3	17	18	0.4%
Deer	16	26	20	25	27	0.7%
Train	1	0	0	0	0	0.0%
Commercial Truck/Bus	130	124	93	92	80	3.4%
School Bus	4	5	6	3	3	0.1%
Emergency Vehicle	15	10	7	13	9	0.3%
Motorcycle	20	6	17	22	15	0.5%
Intersection	883	919	819	691	783	26.5%
Work Zone	142	89	11	58	165	3.0%
Pedestrian	22	11	18	17	19	0.6%
Bicyclist	15	11	16	14	15	0.5%
Older Driver (65 and older)	752	768	736	675	829	12.4%
Young Driver (Under 25)	1,006	983	842	830	899	15.1%

#### High-Frequency Crash Intersections

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2006-2010
1	3	4	<a href="#">12 Mile Rd W @ Telegraph Rd</a>	61.2
2	6	10	<a href="#">12 Mile Rd W @ Southfield Rd</a>	50.2
3	11	21	<a href="#">Southfield Rd @ 10 Mile Rd W</a>	44.6
4	13	27	<a href="#">Southfield Rd @ 13 Mile Rd W</a>	42.0
5	39	97	<a href="#">12 Mile Rd W @ Telegraph Rd</a>	30.4
6	42	103	<a href="#">12 Mile Rd W @ Evergreen Rd</a>	30.0
7	45	108	<a href="#">Greenfield Rd @ 10 Mile Rd W</a>	29.4
8	58	154	<a href="#">Southfield Rd @ Mount Vernon St</a>	26.2
9	71	191	<a href="#">Telegraph Rd @ Civic Center Dr</a>	24.2
10	77	203	<a href="#">12 Mile Rd W @ Greenfield Rd</a>	23.6

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

## High-Frequency Crash Segments











Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Avg 2006-2010
1	4	9	<a href="#">Southfield Rd</a>	13 Mile Rd W - 12 Mile Rd W	88.2
2	17	27	<a href="#">12 Mile Rd W</a>	Northwestern Hwy - Telegraph Rd	69.4
3	19	36	<a href="#">Southfield Rd</a>	10 Mile Rd W - Mount Vernon St	66.4
4	34	71	<a href="#">Southfield Rd</a>	Lincoln Dr - 10 Mile Rd W	55.0
5	53	119	<a href="#">13 Mile Rd W</a>	Greenfield Rd - Southfield Rd	47.4
6	69	160	<a href="#">12 Mile Rd W</a>	Evergreen Rd - Southfield Rd	42.8
6	69	160	<a href="#">Greenfield Rd</a>	W M 102 Service Drive - 9 Mile Rd W	42.8
8	86	196	<a href="#">12 Mile Rd W</a>	Telegraph Rd - Lahser Rd	39.0
9	94	223	<a href="#">12 Mile Rd W</a>	Lahser Rd - Evergreen Rd	37.6
10	99	236	<a href="#">Telegraph Rd</a>	S Telegraph/12 Mile Turnaround - 12 Mile Rd W	37.0

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

### Source Data

[SEMCOG - Detailed Data](#)

[U.S. Census Bureau - American FactFinder](#)

SEMCOG 2008 Land Use	Acres	Percent
 Agricultural	0	0.0%
 Single-family residential	7,663	47.3%
 Multiple-family residential	851	5.3%
 Commercial	2,264	14.0%
 Industrial	394	2.4%
 Governmental/Institutional	1,505	9.3%
 Park, recreation, and open space	879	5.4%
 Airport	0	0.0%
 Transportation, Communication, and Utility	2,626	16.2%
 Water	22	0.1%
<b>Total Acres</b>	<b>16,204</b>	<b>100.0%</b>

Note: SEMCOG's 2008 Land Use data set represents land use only and not land cover. Due to this difference, change analysis using this data set and previous SEMCOG land use/land cover data sets is not possible. Noticeable differences in map appearance and classification acreage totals are the result of this land use data originating from digital parcel files assigned land use codes based on their assessed property class and the lack of any land cover data.

### Source Data

[SEMCOG - Detailed Data](#)