

POPULATION ANALYSIS

General Demographic Trends

From a regional perspective, Lyon Township is located at the western edge of the regional growth pattern in southeastern Michigan. Communities immediately to the east are generally served by fully developed sanitary sewer systems and are developed at a suburban density. Communities to the west are generally less developed or are developed at a lower overall density.

Even though Lyon Township is considered "semi-rural" based on overall population density, the Township experienced a rapid rate of growth in the decades following 1950, largely as a result of in-migration of non-farm households (see Tables 3-1 and 3-2 and Figure 3-1). Prior to 2000, the greatest numerical increase in population (+2,578) was recorded in the 1970's, when several subdivisions were developed in the northwest part of the Township. The rate of growth leveled off in the 1980's and 1990's, resulting in an increase of 1,724 residents between 1990 and 1999. Then, with the advent of sanitary sewers to the Township, residential development accelerated, resulting in an increase of 3,504 residents between 2000 and 2010.

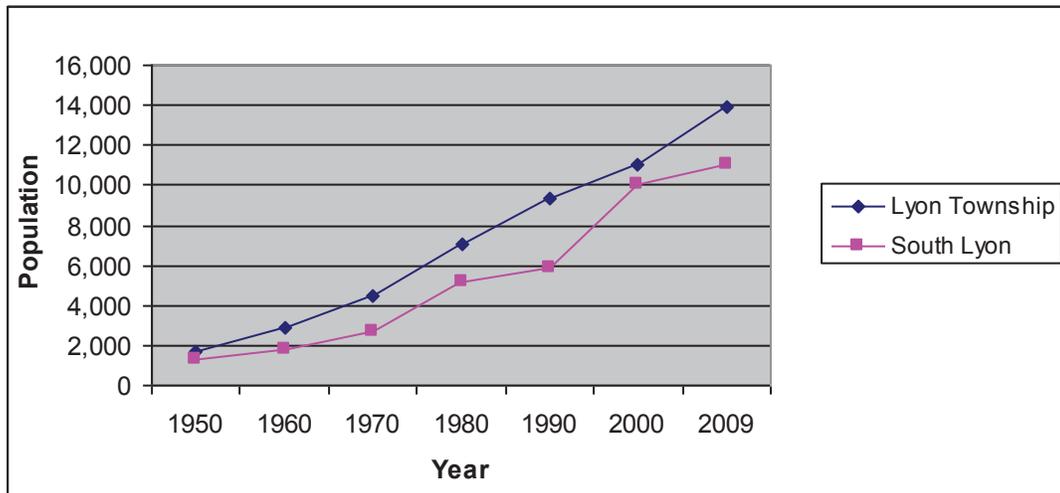
South Lyon also experienced substantial growth in the decades following 1950, spurred on in part by the construction of sanitary sewers within the City and into areas annexed from the Township. South Lyon residents witnessed the greatest numerical increase in population in the City in the 1990's, when the population increased by more than two-thirds, resulting in the addition of 4,179 residents. Because of a lack of land for new development, the population growth in the City leveled off after 2000. Only 1,291 residents were added between 2000 and 2010.

Residential development and population growth in Lyon Township have been affected by several factors, including regional growth patterns, the quality of the residential environment, housing value, economic opportunity, and housing construction.

Regional Growth Patterns. Following World War II, the population of Detroit and Wayne County began to level off. The post-war baby-boom launched a period of significant population growth in Oakland County that has slowed to more steady growth in recent decades. This basic pattern is reflected in Census data for the 1990's: while the SEMCOG region recorded a modest 5.3 percent gain, Oakland County recorded an increase of 110,564 residents (+10.2 percent).

While growth in Oakland County has slowed down relative to other high growth areas within the SEMCOG region, development activity within the county has been anything but stagnant. During the 1980's and 1990's, many Oakland County communities, mostly located in the southeast quadrant of the County, lost population. Meanwhile, large population gains were recorded in a more northerly and westerly tier of suburbs: Rochester Hills, West Bloomfield Township, Novi and Lyon Township.

Figure 3-1: Population Trends



Source: Bureau of the Census

Compared to a 2000 population of 4,833,368 the SEMCOG Regional Development 2035 Forecast projects a gain of just 25,932 residents for the region by the year 2010 and a net gain of 137,995 residents by the year 2030. Movement of the population is expected to continue, though, with a loss of 160,782 residents in Wayne County, and an increase of 122,280 in Oakland County over the next thirty years. In summary, the regional population projections suggest that development in Lyon Township and other Oakland County communities will continue for the next three decades.

Quality of the Residential Environment. The quality of the residential environment has also affected population growth in Lyon Township. Residents have been attracted to the semi-rural environment, spacious building sites, proximity to regional recreation facilities such as Kensington Metropark, and similar assets.

Housing Value. Surveys have shown that many residents are attracted to Lyon Township by housing value. Residents believe that their housing dollar purchases better housing and more land than in other nearby communities. In deciding to move to Lyon Township, many residents also place a high value on the relatively low property tax imposed in the Township.

Economic Opportunities. New economic opportunities in Lyon Township and nearby communities have attracted residents in recent years. Commercial and office developments in Farmington Hills, Novi, Livonia, and other nearby communities have drawn many workers within a short commute of Lyon Township. Lyon Township provides people with the opportunity to live in a semi-rural environment, while enjoying the work opportunities and amenities of nearby suburban communities.

Housing Construction. Housing construction is the final key factor that has affected population growth in Lyon Township. Between 2000 and 2009, Lyon Township recorded a net increase of 1,548 housing units, representing 27.7 percent of the Township’s housing stock. The increase in residential construction can be largely attributed to the advent of sanitary sewer in the Township.

Table 3-1
TOTAL POPULATION

Lyon Township

<u>Year</u>	<u>Total</u>	<u>Numerical Change</u>	<u>Percent Change</u>
1950	1,647	----	----
1960	2,880	+ 1,233	+ 74.9%
1970	4,500	+ 1,620	+ 56.2%
1980	7,078	+ 2,578	+ 57.3%
1990	9,317	+ 2,239	+ 31.6%
2000	11,041	+ 1,724	+ 18.5%
2010	14,545	+ 3,504	+ 31.7%

Sources: Bureau of the Census, Southeast Michigan Council of Governments (SEMCOG)

Table 3-2
TOTAL POPULATION

City of South Lyon

<u>Year</u>	<u>Total</u>	<u>Numerical Change</u>	<u>Percent Change</u>
1950	1,312	---	---
1960	1,753	+ 441	+ 33.6%
1970	2,675	+ 922	+ 52.5%
1980	5,214	+ 2,539	+ 94.9%
1990	5,857	+ 643	+ 12.3%
2000	10,036	+ 4,179	+ 71.4%
2010	11,327	+ 1,291	+ 12.9%

Source: Bureau of the Census, Southeast Michigan Council of Governments (SEMCOG)