

# Community Profiles

YOU ARE VIEWING DATA FOR:

## Lyon Township

58000 Grand River Ave  
New Hudson, MI 48165-9816  
<http://www.lyontwp.org>



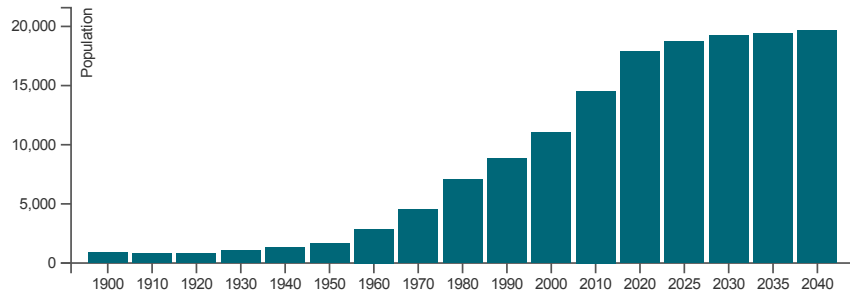
Census 2010 Population:  
14,545  
Area: 31.7 square miles

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## Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year**  **Social | Demographic**  
**Population and Household Estimates for Southeast Michigan, August 2016**

### Population Forecast



## Population and Households

Population and Households	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2016	SEMCOG 2040
<b>Total Population</b>	14,545	3,504	31.7%	18,509	19,621
<b>Group Quarters Population</b>	31	8	34.8%	31	46
<b>Household Population</b>	14,514	3,496	31.7%	18,478	19,575
<b>Housing Units</b>	5,615	1,550	38.1%	7,280	-
<b>Households (Occupied Units)</b>	5,226	1,339	34.4%	6,739	7,142
<b>Residential Vacancy Rate</b>	6.9%	2.5%	-	7.4%	-
<b>Average Household Size</b>	2.78	-0.06	-	2.74	2.74

Source: U.S. Census Bureau and SEMCOG 2040 Forecast produced in 2012.

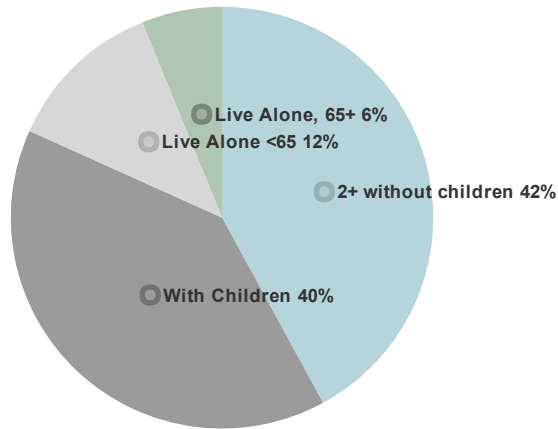
## Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.
<b>Natural Increase (Births - Deaths)</b>	83	62
<b>Births</b>	133	114
<b>Deaths</b>	50	52
<b>Net Migration (Movement In - Movement Out)</b>	227	328
<b>Population Change (Natural Increase + Net Migration)</b>	310	390

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

## Household Types

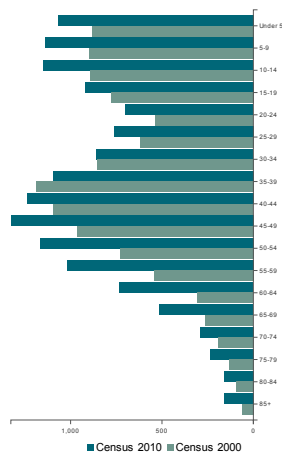
Census 2010



Household Types	Census 2000	Census 2010	Pct Change 2000-2010
<b>With Seniors 65+</b>	527	977	85.4%
<b>Without Seniors</b>	3,360	4,249	26.5%
<b>Two or more persons without children</b>	1,530	2,198	43.7%
<b>Live alone, 65+</b>	165	322	95.2%
<b>Live alone, under 65</b>	493	632	28.2%
<b>With children</b>	1,699	2,074	22.1%
<b>Total Households</b>	<b>3,887</b>	<b>5,226</b>	<b>34.4</b>

Source: U.S. Census Bureau and Decennial Census.

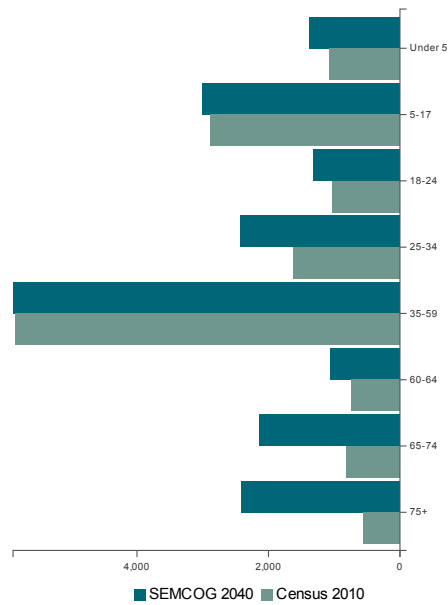
## Population Change by Age, 2000-2010



Age Group	Census 2000	Census 2010	Change 2000-2010
<b>Under 5</b>	881	1,070	189
<b>5-9</b>	901	1,140	239
<b>10-14</b>	893	1,148	255
<b>15-19</b>	780	920	140
<b>20-24</b>	535	699	164
<b>25-29</b>	621	762	141
<b>30-34</b>	855	859	4
<b>35-39</b>	1,191	1,098	-93
<b>40-44</b>	1,093	1,237	144
<b>45-49</b>	964	1,327	363
<b>50-54</b>	731	1,168	437
<b>55-59</b>	545	1,018	473
<b>60-64</b>	305	732	427
<b>65-69</b>	262	514	252
<b>70-74</b>	192	293	101
<b>75-79</b>	135	236	101
<b>80-84</b>	94	162	68
<b>85+</b>	63	162	99
<b>Total</b>	11,041	14,545	3,504
<b>Median Age</b>	35.2	38.4	3.2

Source: U.S. Census Bureau and Decennial Census.

## Forecasted Population Change 2010-2040



Source: SEMCOG 2040 Forecast produced in 2012.

Age Group	2010	2015	2020	2025	2030	2035	2040	Change 2010 - 2040
<b>Under 5</b>	1,070	1,206	1,189	1,209	1,292	1,363	1,381	311
<b>5-17</b>	2,887	2,995	2,939	2,871	2,922	2,942	3,011	124
<b>18-24</b>	1,020	1,464	1,526	1,444	1,372	1,269	1,318	298
<b>25-34</b>	1,621	1,887	1,954	2,397	2,503	2,411	2,423	802
<b>35-59</b>	5,848	6,445	6,274	5,889	5,706	5,697	5,885	37
<b>60-64</b>	732	1,036	1,213	1,258	1,238	1,171	1,051	319
<b>65-74</b>	807	1,280	1,810	2,300	2,444	2,361	2,140	1,333
<b>75+</b>	560	757	993	1,346	1,744	2,164	2,412	1,852
<b>Total</b>	14,545	17,070	17,898	18,714	19,221	19,378	19,621	5,076

Source: U.S. Census Bureau and SEMCOG 2040 Forecast produced in 2010.

## Senior and Youth Populations

Senior and Youth Population	Census 2000	Census 2010	Pct Change 2000-2010	SEMCOG 2040	Pct Change 2010-2040
<b>65 and over</b>	746	1,367	83.2%	4,552	233%
<b>Under 18</b>	3,182	3,957	24.4%	4,392	11%
<b>5 to 17</b>	2,301	2,887	25.5%	3,011	4.3%
<b>Under 5</b>	881	1,070	21.5%	1,381	29.1%

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.

Source: U.S. Census Bureau, Decennial Census and SEMCOG 2040 Forecast produced in 2012.

## Race and Hispanic Origin

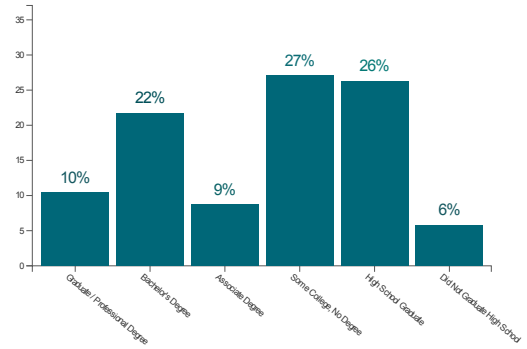
Race and Hispanic Origin	Census 2000	Percent of Population (2000)	Census 2010	Percent of Population (2010)	Percentage Point Change 2000-2010
<b>Non-Hispanic</b>	10,879	98.5%	14,126	97.1%	-1.4%
<b>White</b>	10,611	96.1%	13,426	92.3%	-3.8%
<b>Black</b>	39	0.4%	206	1.4%	1.1%
<b>Asian</b>	67	0.6%	223	1.5%	0.9%
<b>Multi-Racial</b>	112	1%	228	1.6%	0.6%
<b>Other</b>	50	0.5%	43	0.3%	-0.2%
<b>Hispanic</b>	162	1.5%	419	2.9%	1.4%
<b>Total</b>	11,041	100%	14,545	100%	0%

Source: U.S. Census Bureau and Decennial Census.

## Highest Level of Education

Highest Level of Education*	5-Yr ACS 2010	Percentage Point Chg 2000-2010
Graduate / Professional Degree	10.4%	3.1%
Bachelor's Degree	21.7%	3.1%
Associate Degree	8.7%	1%
Some College, No Degree	27%	0.7%
High School Graduate	26.3%	-3.4%
Did Not Graduate High School	5.8%	-4.5%

\* Population age 25 and over

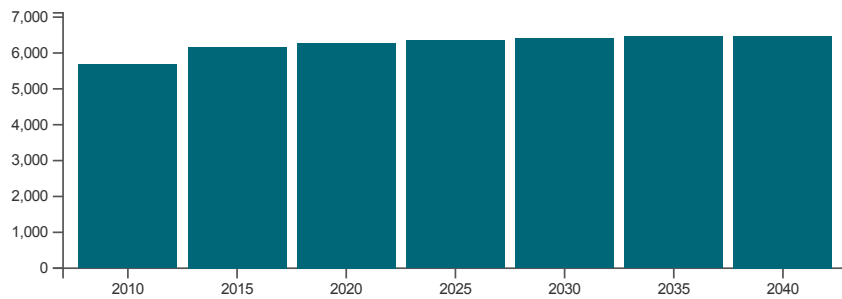


Source: U.S. Census Bureau, Census 2000 and 2010 American Community Survey 5-Year Estimates.

## Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year**  **Economic**

### Forecasted Jobs



Source: SEMCOG 2040 Forecast produced in 2012.

## Forecasted Jobs by Industry

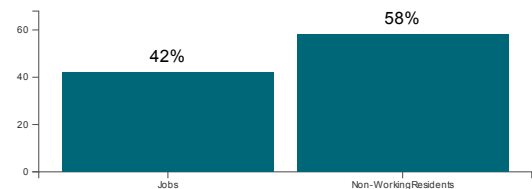
Forecasted Jobs By Industry	2010	2015	2020	2025	2030	2035	2040	Change 2010 - 2040
<b>Natural Resources, Mining, &amp; Construction</b>	1,374	1,527	1,588	1,607	1,642	1,624	1,579	205
<b>Manufacturing</b>	446	476	480	458	451	413	420	-26
<b>Wholesale Trade, Transportation, Warehousing, &amp; Utilities</b>	449	507	465	460	447	446	440	-9
<b>Retail Trade</b>	1,221	1,221	1,215	1,210	1,181	1,165	1,163	-58
<b>Knowledge-based Services</b>	684	783	797	792	807	902	944	260
<b>Services to Households &amp; Firms</b>	441	485	522	538	551	595	621	180
<b>Private Education &amp; Healthcare</b>	243	309	357	379	413	421	413	170
<b>Leisure &amp; Hospitality</b>	447	478	462	498	498	483	473	26
<b>Government</b>	376	377	395	404	411	418	419	43
<b>Total</b>	5,681	6,163	6,281	6,346	6,401	6,467	6,472	791

Source: **SEMCOG 2040 Forecast** produced in 2012.

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

## Daytime Population

Daytime Population	SEMCOG and ACS 2010
Jobs	5,681
Non-Working Residents	7,833
Age 15 and under	4,148
Not in labor force	3,112
Unemployed	573
<b>Daytime Population</b>	<b>13,514</b>



Source: **SEMCOG 2040 Forecast** produced in 2012, **U.S Census Bureau**, and **2010 American Community Survey 5-Year Estimates**.

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



## Where Workers Commute From 5-Yr ACS 2010

Rank	Where Workers Commute From *	Workers	Percent
1	Lyon Township	805	14.6%
2	South Lyon	380	6.9%
3	Green Oak Township	240	4.4%
4	Detroit	235	4.3%
5	Genoa Township	175	3.2%
6	Novi	175	3.2%
7	Livonia	160	2.9%
8	Hartland Township	155	2.8%
9	Commerce Township or Wolverine Lake	155	2.8%
10	Wixom	155	2.8%
-	Elsewhere	2,877	52.2%
* Workers, age 16 and over employed in Lyon Township		<b>5,512</b>	

Source: **U.S. Census Bureau** - CTPP/ACS Commuting Data.  
**Commuting Patterns in Southeast Michigan**

## Where Residents Work 5-Yr ACS 2010

Rank	Where Residents Work *	Workers	Percent
1	Lyon Township	805	12.4%
2	Novi	760	11.7%
3	Farmington Hills	540	8.3%
4	Livonia	535	8.3%
5	Wixom	315	4.9%
6	Detroit	305	4.7%
7	Dearborn	270	4.2%
8	Southfield	225	3.5%
9	South Lyon	215	3.3%
10	Ann Arbor	160	2.5%
-	Elsewhere	2,352	36.3%
* Workers, age 16 and over residing in Lyon Township		<b>6,482</b>	

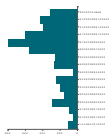
Source: **U.S. Census Bureau** - CTPP/ACS Commuting Data.

## Household Incomes

Income	5-Yr ACS 2010	Change 2000-2010	Percent Change 2000-2010
<b>Median Household Income (in 2010 dollars)</b>	\$79,375	\$-8,696	-9.9%
<b>Per Capita Income (in 2010 dollars)</b>	\$33,235	\$-2,646	-7.4%

Source: U.S. Census Bureau, Census 2000, and 2010 American Community Survey 5-Year Estimates.

## Annual Household Incomes



Annual Household Income	5-Yr ACS 2010
\$200,000 or more	314
\$150,000 to \$199,999	431
\$125,000 to \$149,999	397
\$100,000 to \$124,999	599
\$75,000 to \$99,999	801
\$60,000 to \$74,999	553
\$50,000 to \$59,999	258
\$45,000 to \$49,999	270
\$40,000 to \$44,999	56
\$35,000 to \$39,999	243
\$30,000 to \$34,999	204
\$25,000 to \$29,999	152
\$20,000 to \$24,999	290
\$15,000 to \$19,999	100
\$10,000 to \$14,999	51
Less than \$10,000	103
<b>Total</b>	<b>4,822</b>

Source: **U.S. Census Bureau and 2010 American Community Survey 5-Year Estimates.**

## Poverty

Poverty	Census 2000	% of Total (2000)	5-Yr ACS 2010	% of Total (2010)	% Point Chg 2000-2010
Persons in Poverty	460	4.2%	669	4.8%	0.6%
Households in Poverty	176	4.5%	176	3.6%	-0.9%

Source: U.S. Census Bureau and 2010 American Community Survey 5-Year Estimates.

## Housing

Link to American Community Survey (ACS) Profiles: **Select a Year**  **Housing**

### Building Permits 2000 - 2017

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	153	6	3	100	262	2	260
2001	105	0	3	148	256	11	245
2002	101	0	8	0	109	4	105
2003	123	0	0	0	123	2	121
2004	104	0	32	0	136	3	133
2005	127	6	39	0	172	4	168
2006	146	54	70	0	270	1	269
2007	106	8	0	0	114	3	111
2008	97	2	0	0	99	5	94
2009	60	0	0	0	60	10	50
2010	119	0	0	0	119	10	109
2011	206	0	0	0	206	1	205
2012	313	0	0	0	313	1	312
2013	290	2	0	0	292	4	288
2014	347	2	12	0	361	4	357
2015	343	18	14	0	375	3	372
2016	290	0	22	0	312	3	309
2017	53	0	2	0	55	1	54
<b>2000 to 2017 totals</b>	3,083	98	205	248	3,634	72	3,562

Source: SEMCOG Development.

Note: Permit data for most recent years may be incomplete and is updated monthly.

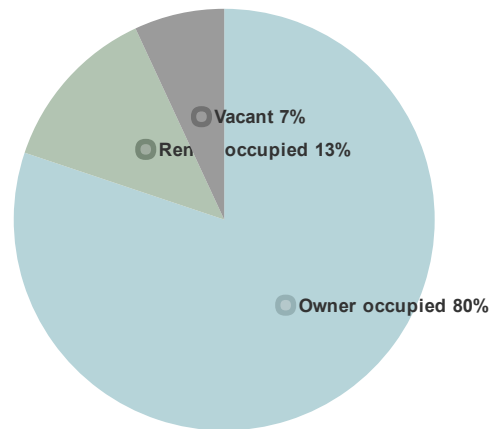
## Housing Types

Housing Type	Census 2000	5-Yr ACS 2010	Change 2000-2010	New Units Permitted 2010-2016
<b>Single Family Detached</b>	2,923	3,707	784	1,908
<b>Duplex</b>	0	8	8	22
<b>Townhouse / Attached Condo</b>	47	193	146	48
<b>Multi-Unit Apartment</b>	245	702	457	0
<b>Mobile Home / Manufactured Housing</b>	832	587	-245	0
<b>Other</b>	0	0	0	
<b>Total</b>	4,047	5,197	1,150	1,978
Units Demolished				-26
Net (Total Permitted Units - Units Demolished)				1,952

Source: U.S. Census Bureau, Census 2000, and 2010 American Community Survey 5-Year Estimates.

## Housing Tenure

Housing Tenure	Census 2000	Census 2010	Change 2000-2010
<b>Owner occupied</b>	3,559	4,500	941
<b>Renter occupied</b>	328	726	398
<b>Vacant</b>	178	389	211
<b>Seasonal/migrant</b>	24	45	21
<b>Other vacant units</b>	154	344	190
<b>Total Housing Units</b>	4,065	5,615	1,550



Source: U.S. Census Bureau, Census 2000, 2010 American Community Survey 5-Year Estimates.

## Housing Value (in 2010 dollars)

Housing Value (in 2010 dollars)	5-Yr ACS 2010	Change 2000-2010	Percent Change 2000-2010
<b>Median housing value</b>	\$242,400	\$-8,293	-3.3%
<b>Median gross rent</b>	\$953	\$130	15.7%

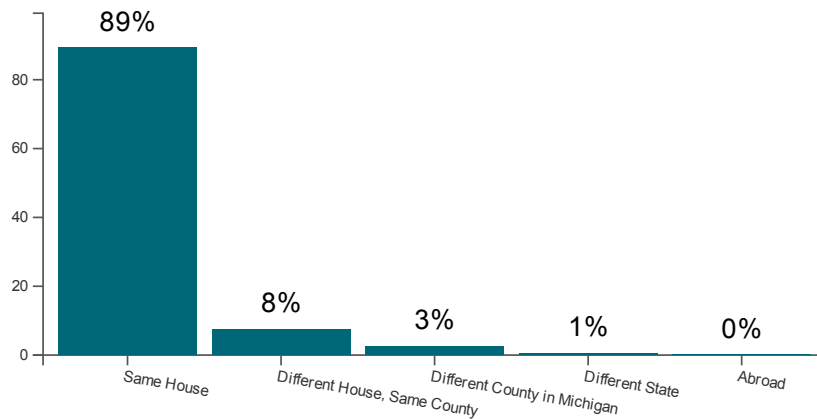
## Housing Value



Housing Value	5-Yr ACS 2010
\$1,000,000 or more	72
\$500,000 to \$999,999	211
\$300,000 to \$499,999	1,114
\$250,000 to \$299,999	565
\$200,000 to \$249,999	777
\$175,000 to \$199,999	267
\$150,000 to \$174,999	334
\$125,000 to \$149,999	93
\$100,000 to \$124,999	59
\$80,000 to \$99,999	74
\$60,000 to \$79,999	87
\$40,000 to \$59,999	103
\$30,000 to \$39,999	56
\$20,000 to \$29,999	62
\$10,000 to \$19,999	102
Less than \$10,000	185
<b>Owner-Occupied Units</b>	<b>4,161</b>

Source: U.S. Census Bureau and 2010 American Community Survey 5-Year Estimates.

## Residence One Year Ago \*



\* This table represents persons, age 1 and over, living in Lyon Township from 2009-2013. The table does not represent person who moved out of Lyon Township from 2009-2013.

Source: 2010 American Community Survey 5-Year Estimates.

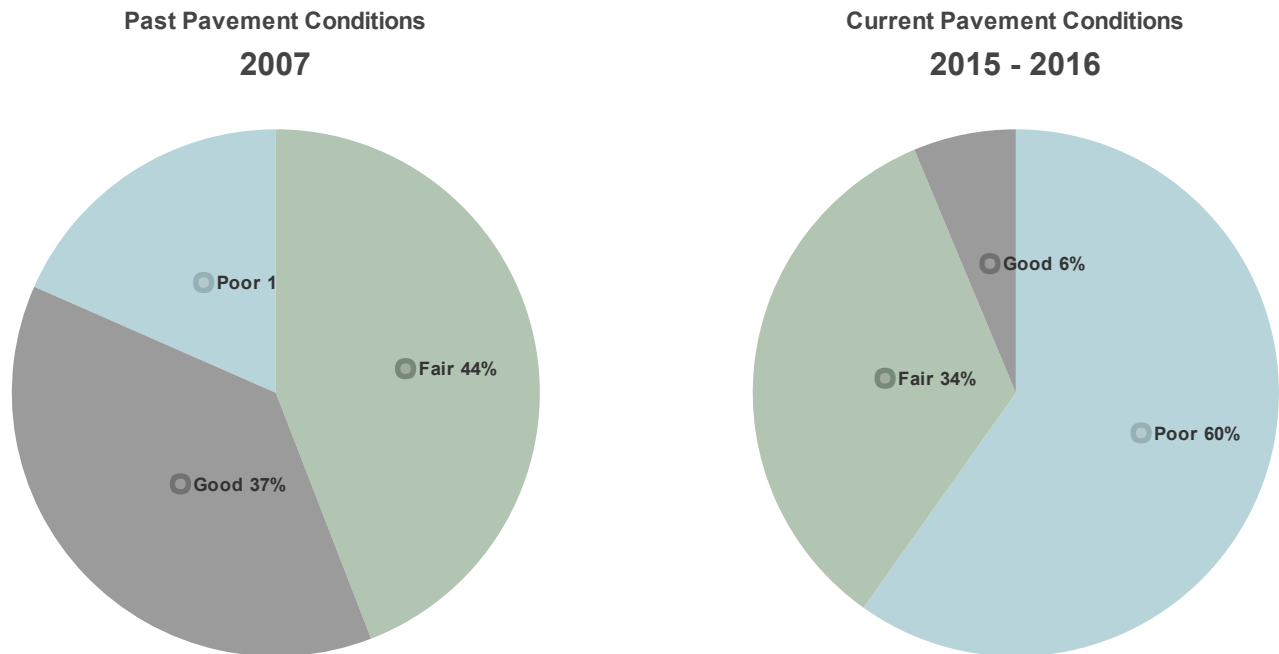
# Transportation

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Miles of public road (including boundary roads): 167

Source: Michigan Geographic Framework

## 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.

Source: SEMCOG

## Bridge Status

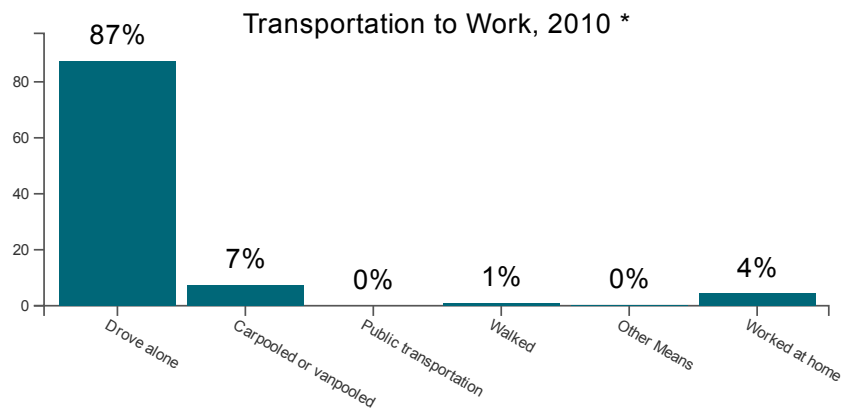
Bridge Status	2008	2008 (%)	2009	2009 (%)	2010	2010 (%)	Percent Point Chg 2008-2010
<b>Open</b>	12	92.3%	12	92.3%	15	100%	7.7%
<b>Open with Restrictions</b>	0	0%	1	7.7%	0	0%	0%
<b>Closed*</b>	1	7.7%	0	0%	0	0%	-7.7%
<b>Total Bridges</b>	13	100.0%	13	100.0%	15	100.0%	0.0%
<b>Deficient Bridges</b>	2	15.4%	5	38.5%	2	13.3%	-2.1%

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

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).

Source: Michigan Structure Inventory and Appraisal Database

### Detailed Intersection & Road Data



\* Resident workers age 16 and over



## Transportation to Work

Transportation to Work	Census 2000	Census 2000 (%)	Census 2010	Census 2010 (%)	% Point Chg 2000-2010
<b>Drove alone</b>	5,138	89.9%	5,700	87.3%	-81.2%
<b>Carpooled or vanpooled</b>	391	6.8%	473	7.2%	-6.1%
<b>Public transportation</b>	24	0.4%	0	0%	-0.4%
<b>Walked</b>	19	0.3%	64	1%	-0.2%
<b>Other Means</b>	6	0.1%	8	0.1%	-0.1%
<b>Worked at home</b>	140	2.4%	282	4.3%	-2%
<b>Resident workers age 16 and over</b>	5,718	100.0%	6,527	100.0%	0.0%

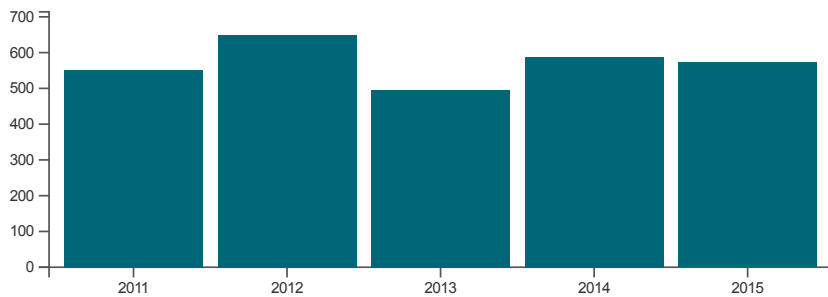
Source: U.S. Census Bureau | Census 2000 | 2010 American Community Survey 5-Year Estimates

## Mean Travel Time to Work

Mean Travel Time To Work	Census 2000	5-Yr ACS 2010	Change 2000-2010
<b>For residents age 16 and over who worked outside the home</b>	28.8 minutes	29.1 minutes	0.3 minutes

Source: U.S. Census Bureau Census 2000 2010 American Community Survey 5-Year Estimates

## Crashes, 2011-2015



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

Note: Crash data shown is for the entire city.

## Crash Severity

Crash Severity	2011	2012	2013	2014	2015	Percent of Crashes 2011 - 2015
<u>Fatal</u>	1	2	1	2	3	0.3%
<u>Incapacitating Injury</u>	6	9	13	11	8	1.6%
<u>Other Injury</u>	93	89	80	94	94	15.8%
<u>Property Damage Only</u>	451	549	402	481	468	82.3%
<u>Total Crashes</u>	551	649	496	588	573	100%

## Crashes by Type

Crashes by Type	2011	2012	2013	2014	2015	Percent of Crashes 2011 - 2015
<u>Head-on</u>	6	5	2	9	5	0.9%
<u>Angle or Head-on/Left-turn</u>	92	101	76	93	54	14.6%
<u>Rear-End</u>	172	232	168	200	242	35.5%
<u>Sideswipe</u>	86	82	64	61	74	12.8%
<u>Single Vehicle</u>	170	181	150	194	169	30.2%
<u>Backing</u>	N/A	N/A	N/A	N/A	0	0%
<u>Other or Unknown</u>	25	48	36	31	29	5.9%

## Crashes by Involvement

Crashes by Involvement	2011	2012	2013	2014	2015	Percent of Crashes 2011 - 2015
<u>Red-light Running</u>	6	2	4	8	3	0.8%
<u>Lane Departure</u>	121	128	109	142	105	21.2%
<u>Alcohol</u>	16	19	13	6	10	2.2%
<u>Drugs</u>	4	7	2	3	2	0.6%
<u>Deer</u>	49	47	45	44	47	8.1%
<u>Train</u>	0	0	0	0	0	0%
<u>Commercial Truck/Bus</u>	27	36	27	30	26	5.1%
<u>School Bus</u>	0	0	0	1	2	0.1%
<u>Emergency Vehicle</u>	6	3	1	6	4	0.7%
<u>Motorcycle</u>	5	5	7	3	8	1%
<u>Intersection</u>	116	129	136	173	166	25.2%
<u>Work Zone</u>	21	79	4	5	1	3.9%
<u>Pedestrian</u>	0	1	2	1	2	0.2%
<u>Bicyclist</u>	4	2	2	1	1	0.4%
<u>Older Driver (65 and older)</u>	65	67	57	73	78	11.9%
<u>Young Driver (16 to 24)</u>	65	67	190	200	192	25%

## High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2011-2015
1	90	228	<u>Pontiac Trl @ 9 Mile Rd</u>	24.8
2	148	393	<u>W I 96/N Milford Ramp @ Milford Rd</u>	19.6
3	223	615	<u>Grand River Ave @ Kensington Lake Rd</u>	15.8
4	228	628	<u>Grand River Ave @ Milford Rd</u>	15.6
5	288	786	<u>Milford Rd @ Lyon Center Dr</u>	14
6	390	1,150	<u>W I 96/S Milford Ramp @ Milford Rd</u>	11
7	411	1,207	<u>Pontiac Trl @ Martindale Rd</u>	10.6
8	421	1,237	<u>10 Mile Rd @ Napier Rd</u>	10.4
9	114	1,446	<u>8 Mile Rd W @ Griswold Rd</u>	9.2
10	134	1,598	<u>8 Mile Rd W @ Pontiac Trl</u>	8.6

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.

Source: Michigan Department of State Police with the Criminal Justice Information Center SEMCOG

## High Frequency Road Segment Crash Rankings

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Avg 2011-2015
1	99	242	<u>E I 96</u>	Hill Rd S - E I 96/SB Wixom Ramp	38.6
2	125	291	<u>Pontiac Trl</u>	8 Mile Rd W - 9 Mile Rd	35.6
3	211	538	<u>W I 96</u>	Hill Rd S - SB Wixom/W I 96 Ramp	27.6
4	269	673	<u>10 Mile Rd</u>	Currie Rd - Napier Rd	24.8
5	283	714	<u>Pontiac Trl</u>	9 Mile Rd - Dorothy St	24.2
6	381	964	<u>W I 96/N Milford Ramp</u>	W I 96 - Milford Rd	20.6
7	426	1,099	<u>Pontiac Trl</u>	Hill Rd S - Wixom Rd S	19.2
8	435	1,124	<u>E I 96</u>	Milford Rd - N Milford/E I 96 Ramp	19
9	483	1,250	<u>Pontiac Trl</u>	11 Mile Rd - Silver Lake Rd	17.8
10	483	1,250	<u>E I 96</u>	N Kent Lake/E I 96 Ramp - E I 96/Milford Ramp	17.8

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

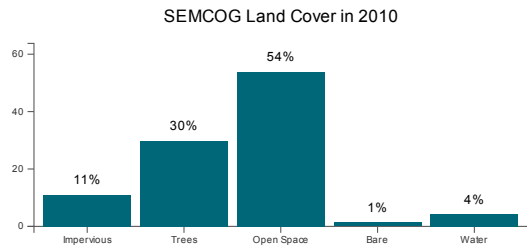
## Environment

### SEMCOG 2008 Land Use

SEMCOG 2008 Land Use	Acres	Percent
<b>Agricultural</b>	999.2	4.9%
<b>Single-family residential</b>	12,119.1	59.7%
<b>Multiple-family residential</b>	71	0.3%
<b>Commercial</b>	759.7	3.7%
<b>Industrial</b>	1,869.6	9.2%
<b>Governmental/Institutional</b>	323.5	1.6%
<b>Park, recreation, and open space</b>	2,258.1	11.1%
<b>Airport</b>	78.7	0.4%
<b>Transportation, Communication, and Utility</b>	1,249.3	6.2%
<b>Water</b>	570.4	2.8%
Total	20,298.4	

Note: Land Cover was derived from SEMCOG's 2010 Leaf off Imagery.

Source: **SEMCOG**



Type	Description	Acres	Percent
<b>Impervious</b>	buildings, roads, driveways, parking lots	2,214.8	10.9%
<b>Trees</b>	woody vegetation, trees	6,044	29.8%
<b>Open Space</b>	agricultural fields, grasslands, turfgrass	10,922.6	53.8%
<b>Bare</b>	soil, aggregate piles, unplanted fields	282.3	1.4%
<b>Water</b>	rivers, lakes, drains, ponds	850.9	4.2%
<b>Total Acres</b>		<b>20,314.7</b>	

Source Data  
SEMCOG - Detailed Data