

Royal Oak Context Analysis

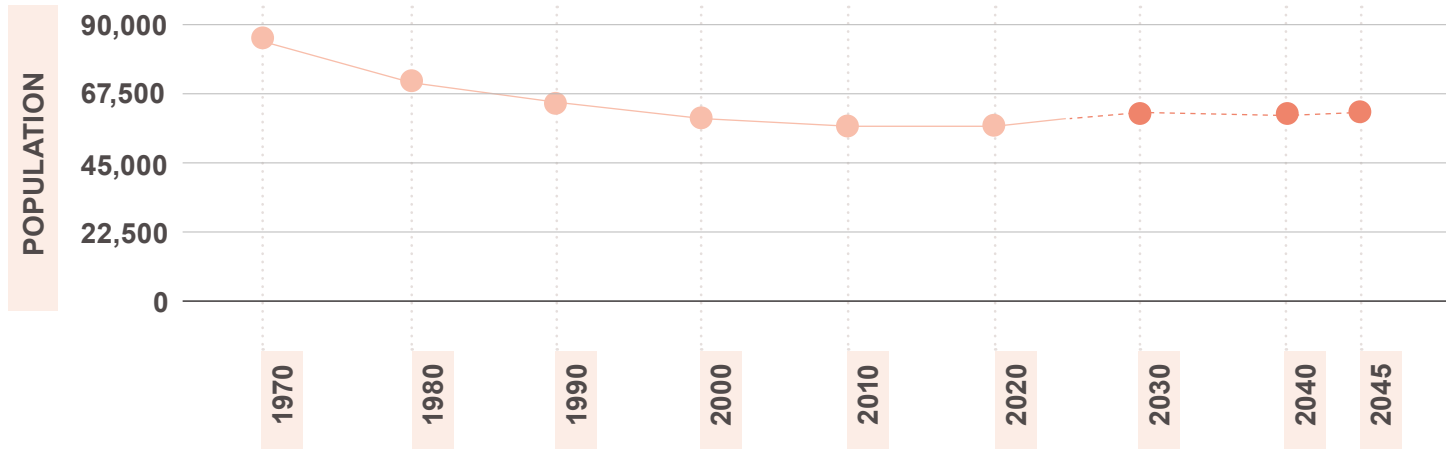
Royal Oak Context Analysis

Demographics



Population Over Time

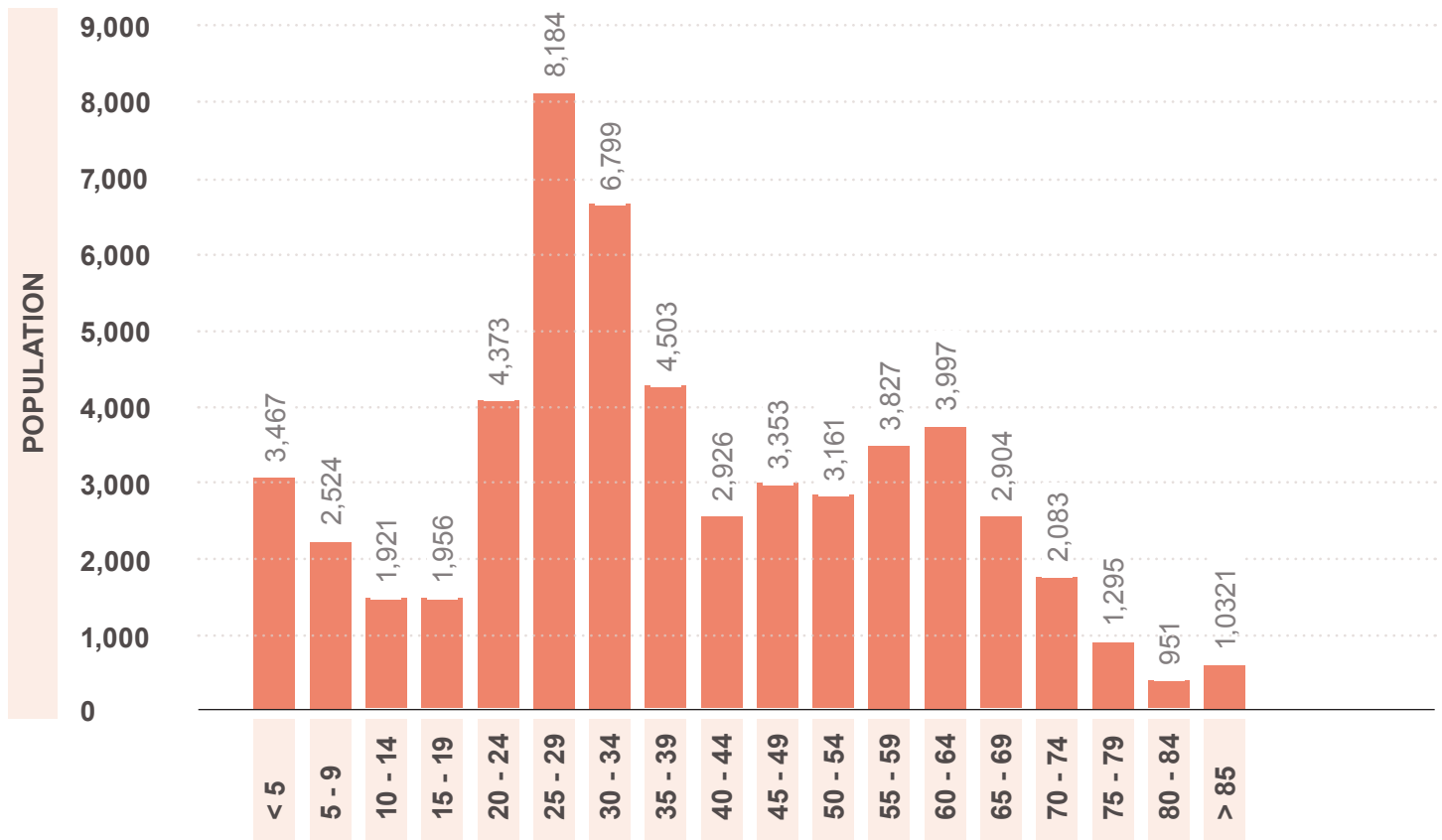
Decennial Census SEMCOG 2045 Forecast



Source: Decennial Census + SEMCOG 2045 Forecast - Community Profile



Population by Age Brackets

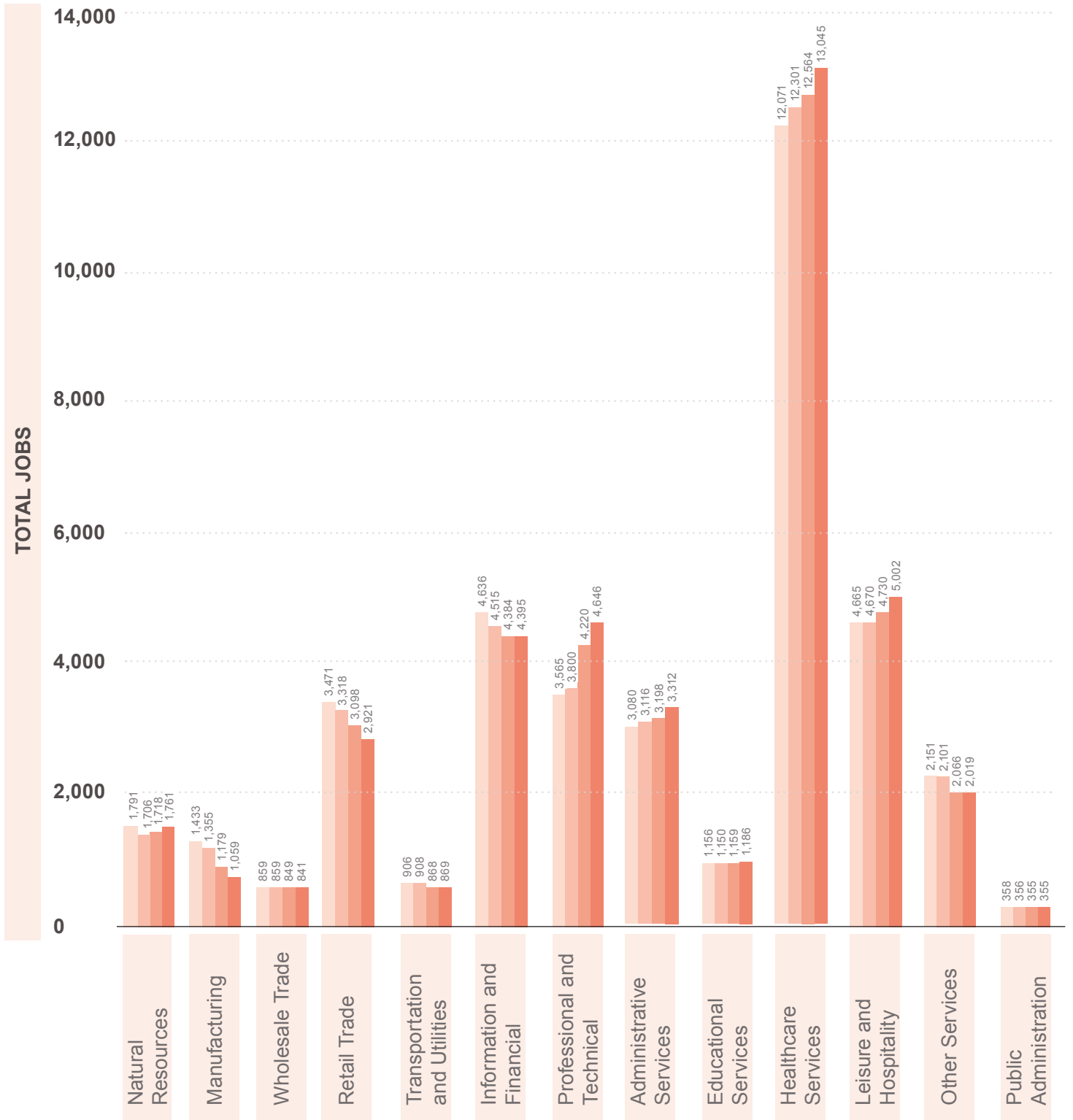


Source: 2020 ACS 5-Year Estimates, U.S. Census Bureau



Employment by Industry Sector

2020 2025 2035 2045



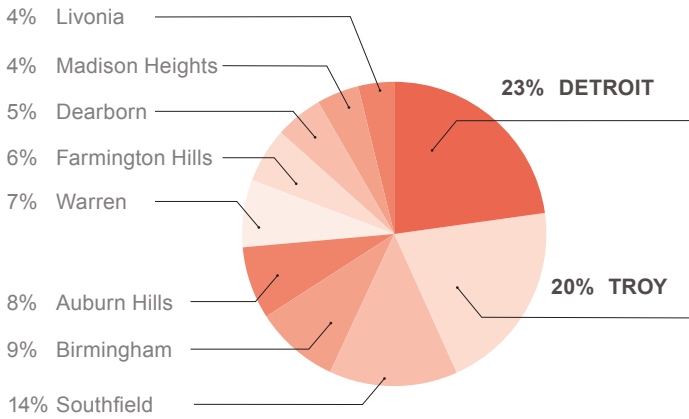
Source: SEMCOG 2045 Forecast Jobs by Industry Sector

Royal Oak Context Analysis

Employment



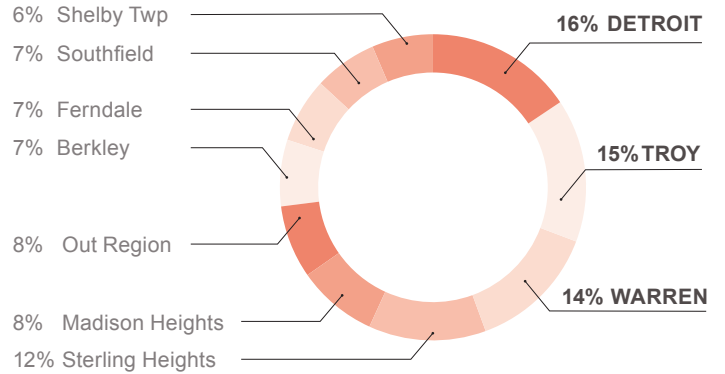
Outflow Commuting Patterns (Top 10 Places)



Source: SEMCOG 2016 Outflow Commuting Patterns



Inflow Commuting Patterns (Top 10 Places)

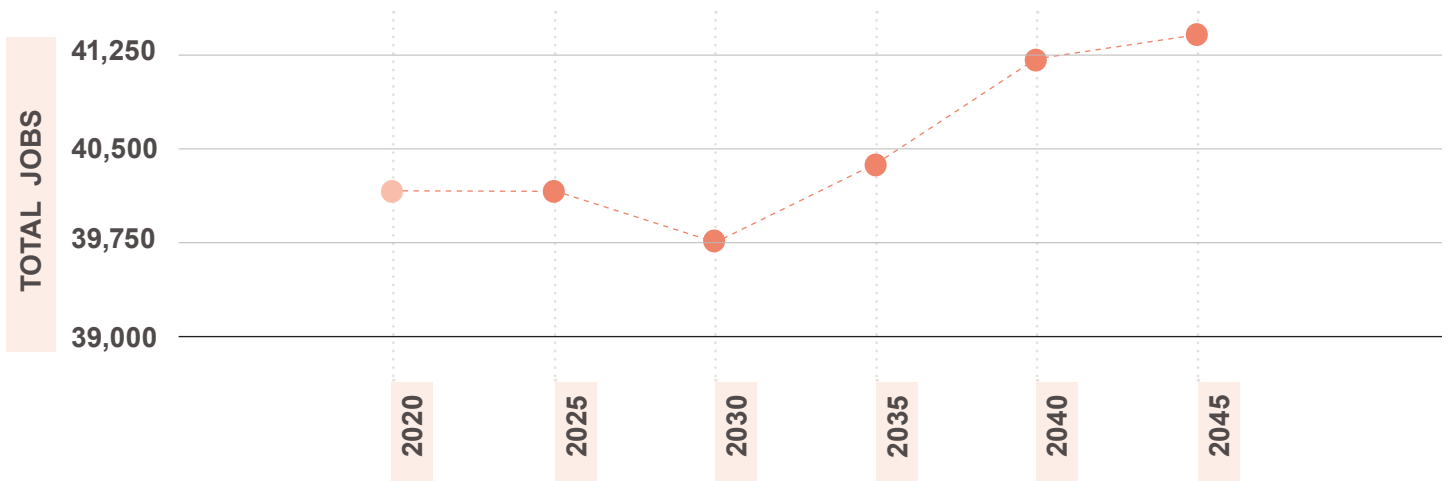


Source: SEMCOG 2016 Inflow Commuting Patterns



Total Forecasted Jobs

2020 Jobs SEMCOG 2045 Forecast



Source: SEMCOG 2045 Forecasted Jobs



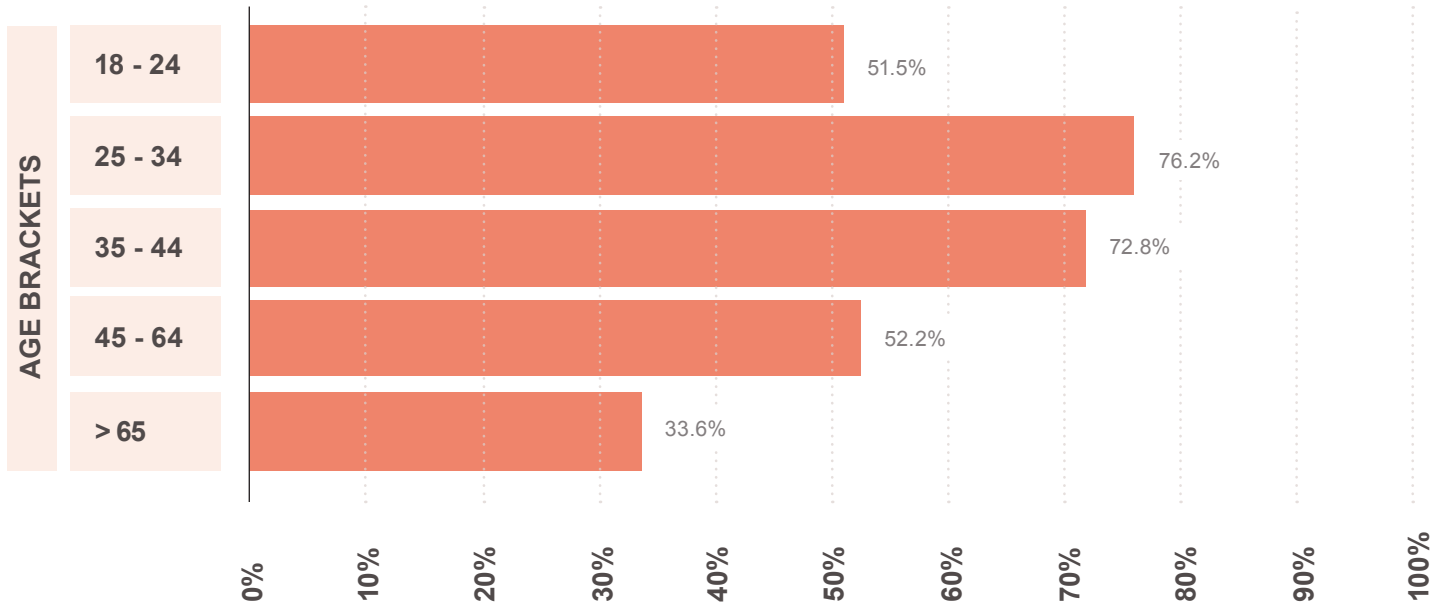
Royal Oak Context Analysis

Education



College Degree with Educational Attainment by Age

■ Bachelor's Degree or higher



Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

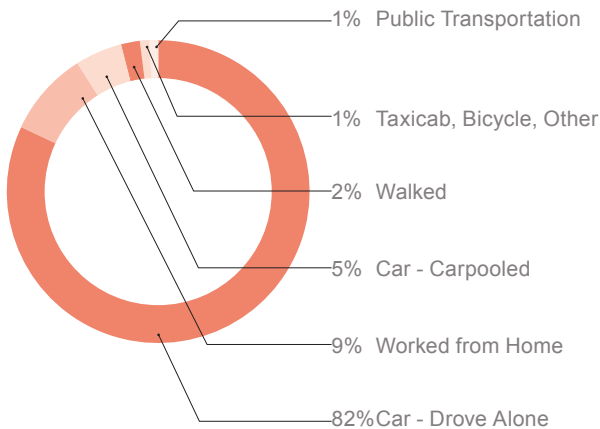


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Transportation



Transportation to Work



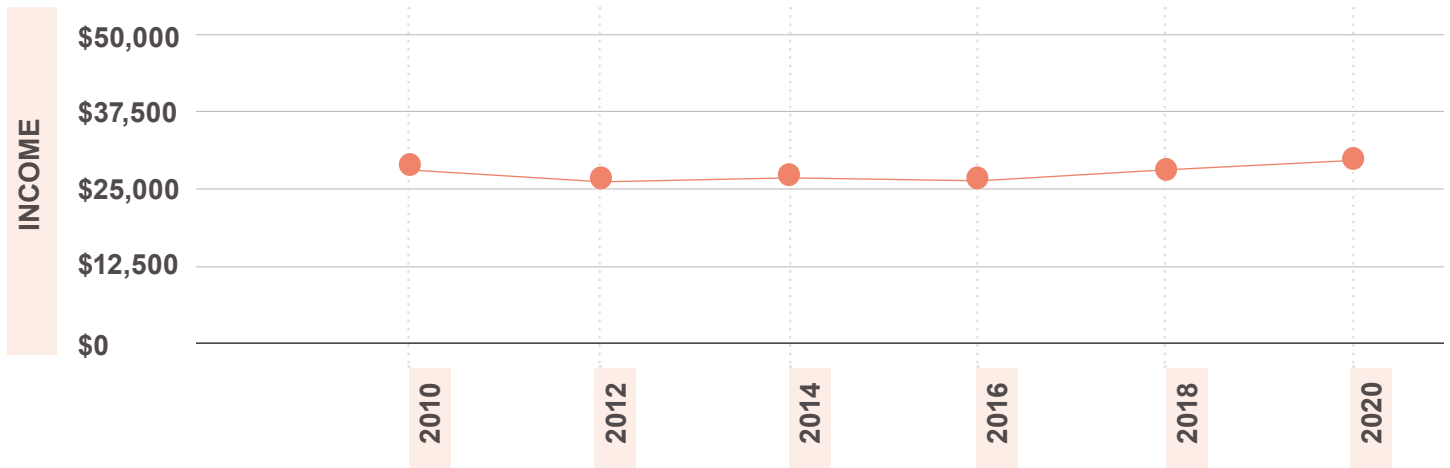
Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

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Economics



Per Capita Income Over Time



Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau



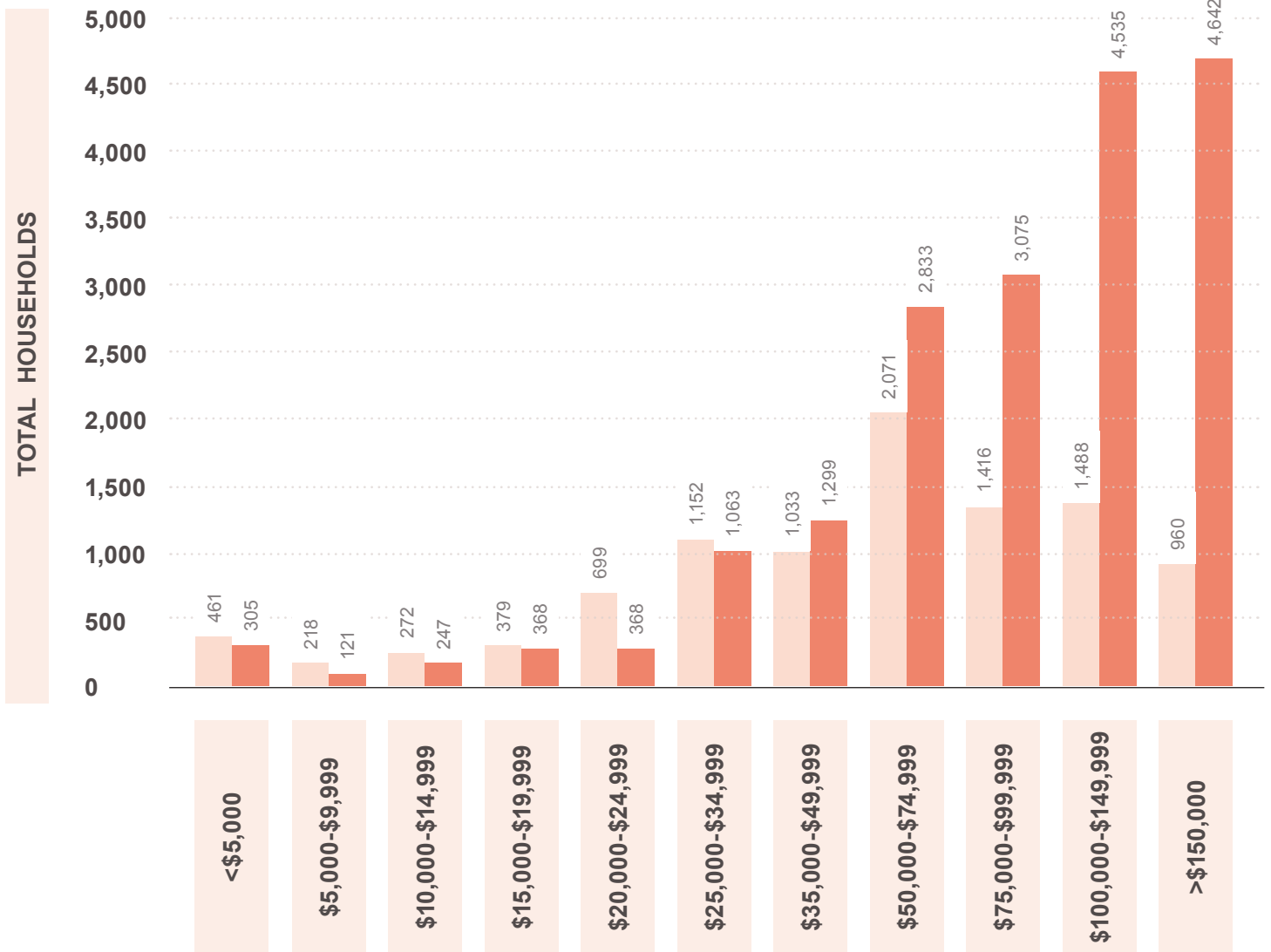
Royal Oak Context Analysis

Housing (Residential Demand)



Household Income Brackets by Tenure

Renter Owner



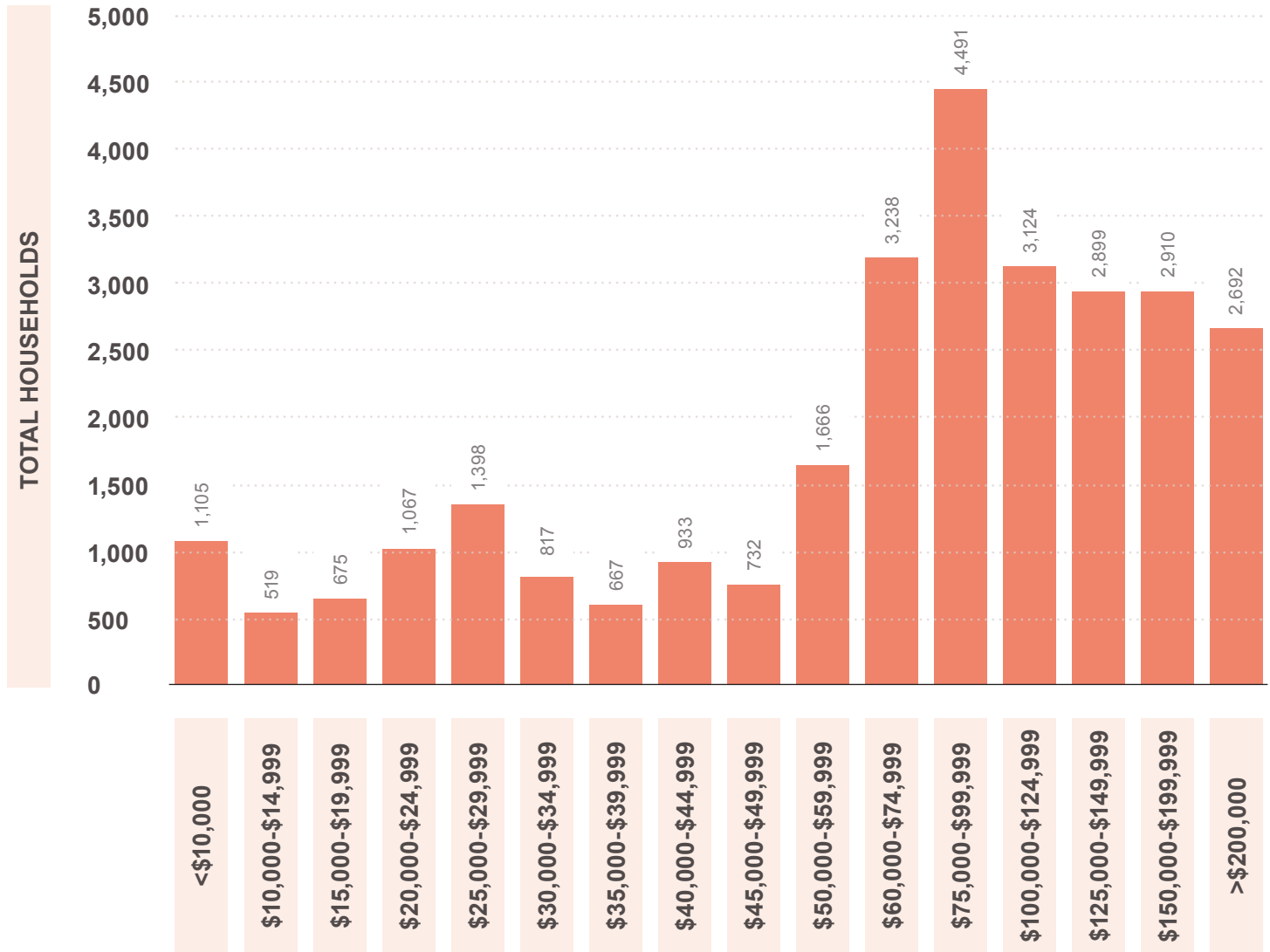
Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

Royal Oak Context Analysis

Housing (Residential Supply)



Household Income Brackets Weighted Average



Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau



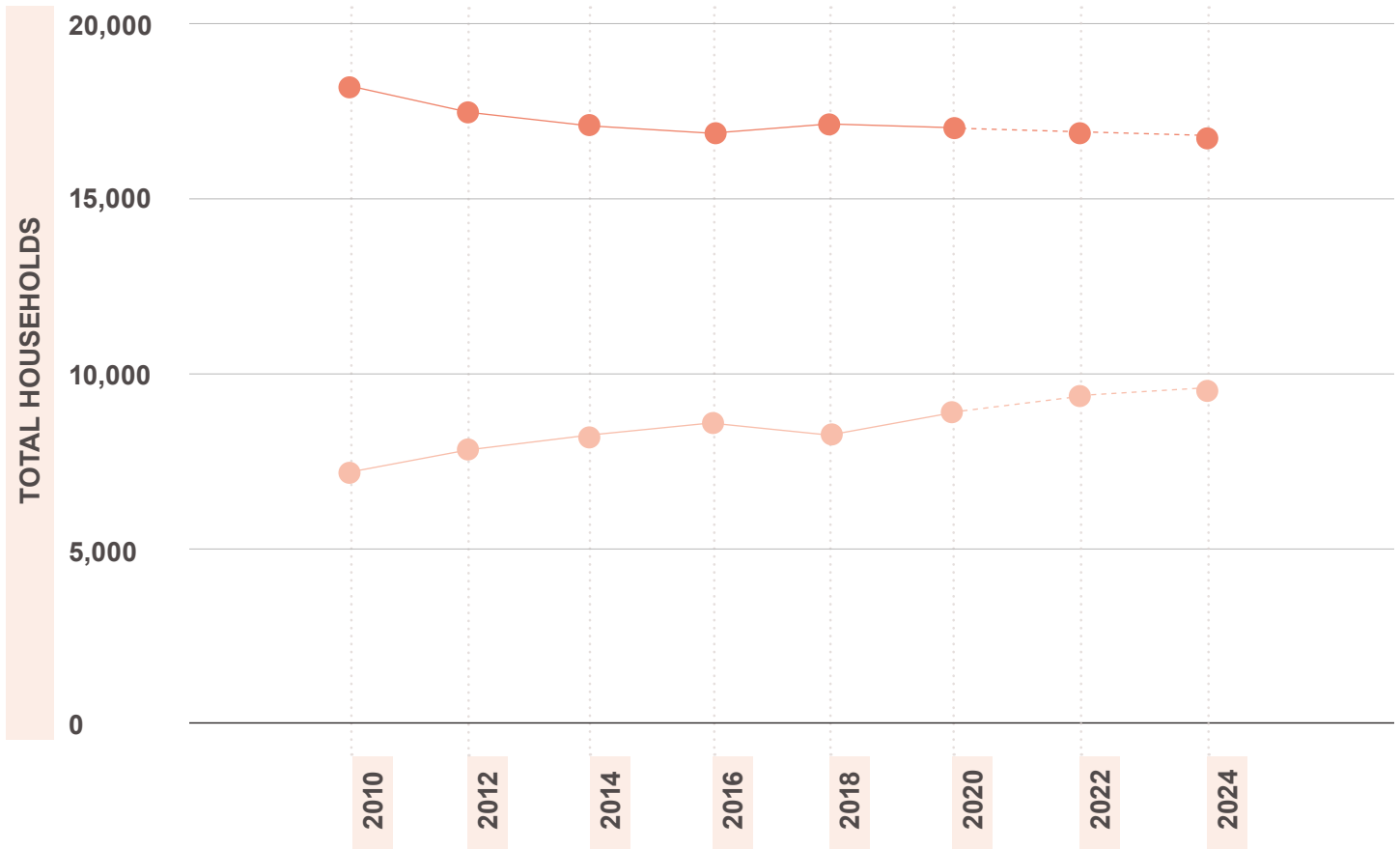
Royal Oak Context Analysis

Housing (Residential Demand)



Households by Tenure Over Time

Renter Owner Forecast



Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

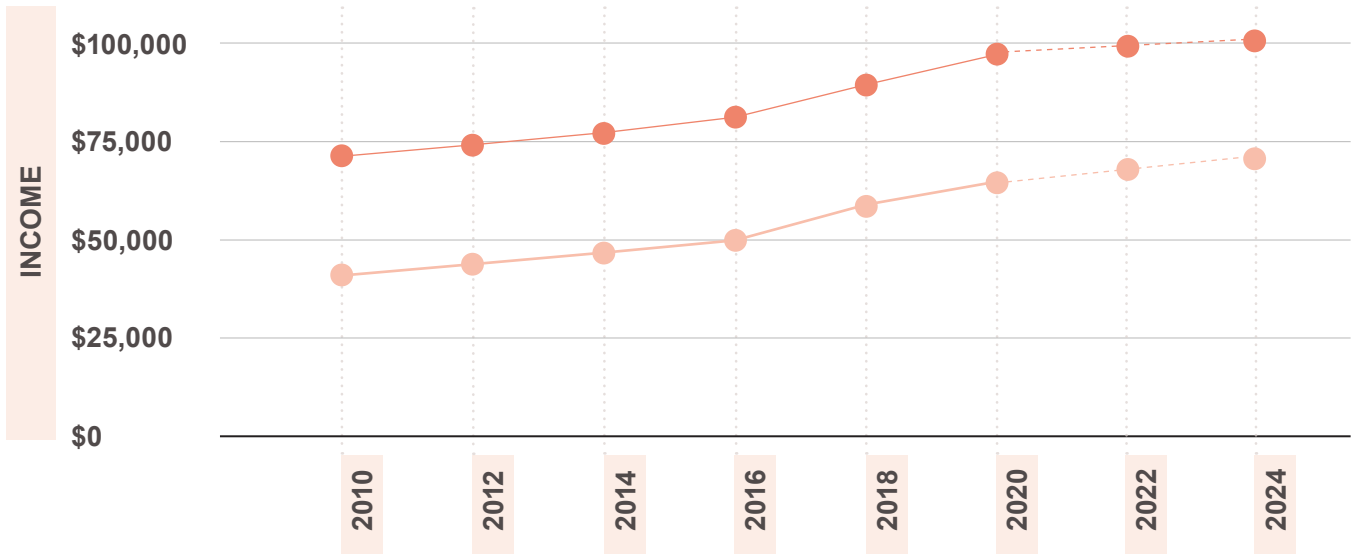
Royal Oak Context Analysis

Housing (Residential Supply)



Median Household Income by Tenure Over Time

■ Renter ■ Owner ■ Forecast



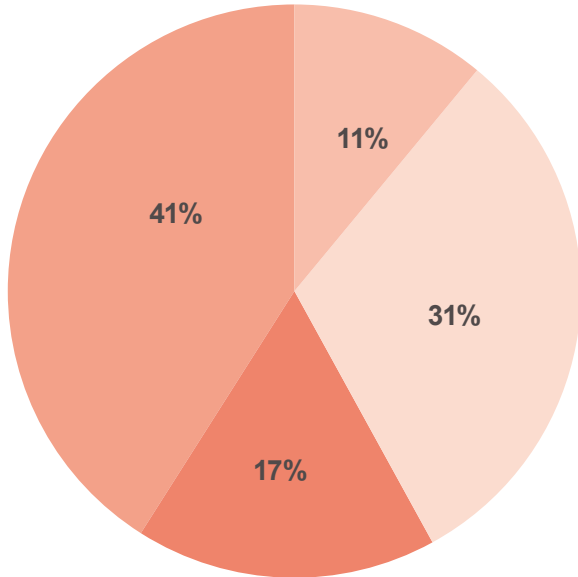
Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau



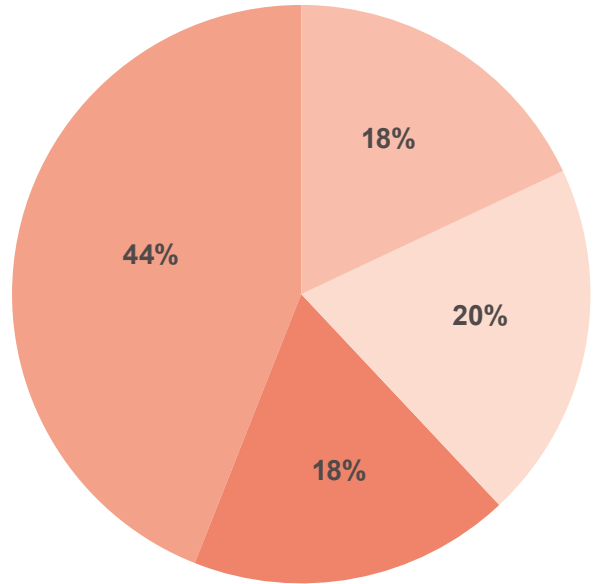
Single Households vs. Families

- Live Alone <65
- 2+ Persons with Children
- Live Alone 65+
- 2+ Persons without Children

ACS 2020



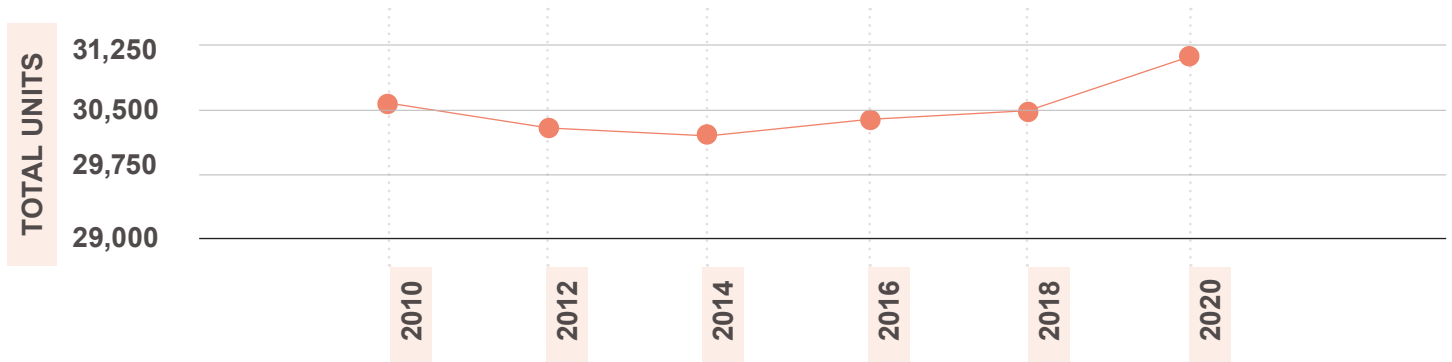
SEMCOG 2045



Source: 2020 ACS 5-Year Estimates, U.S. Census Bureau and SEMCOG 2045 Development Household Types Forecast



Housing Units Over Time



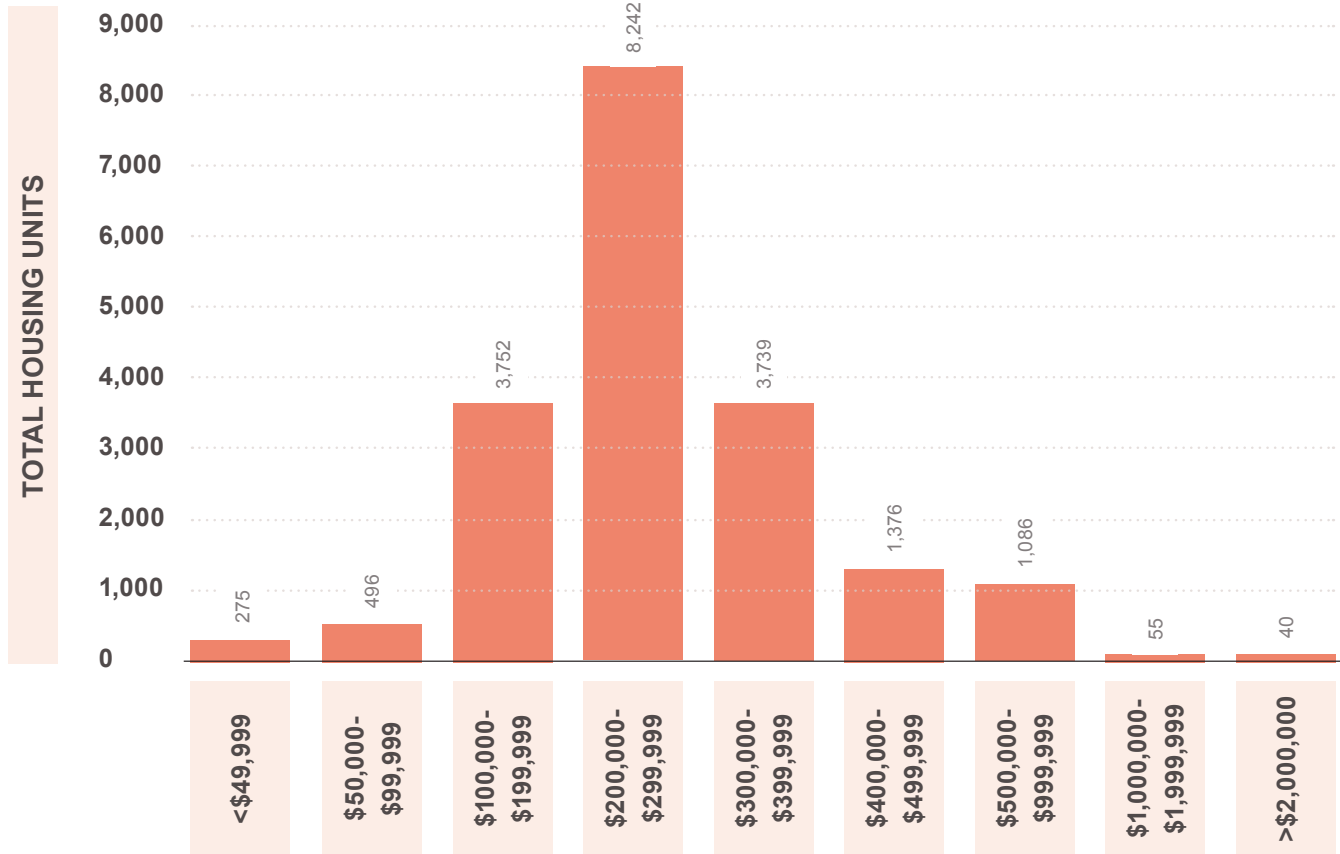
Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

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Housing (Residential Supply)

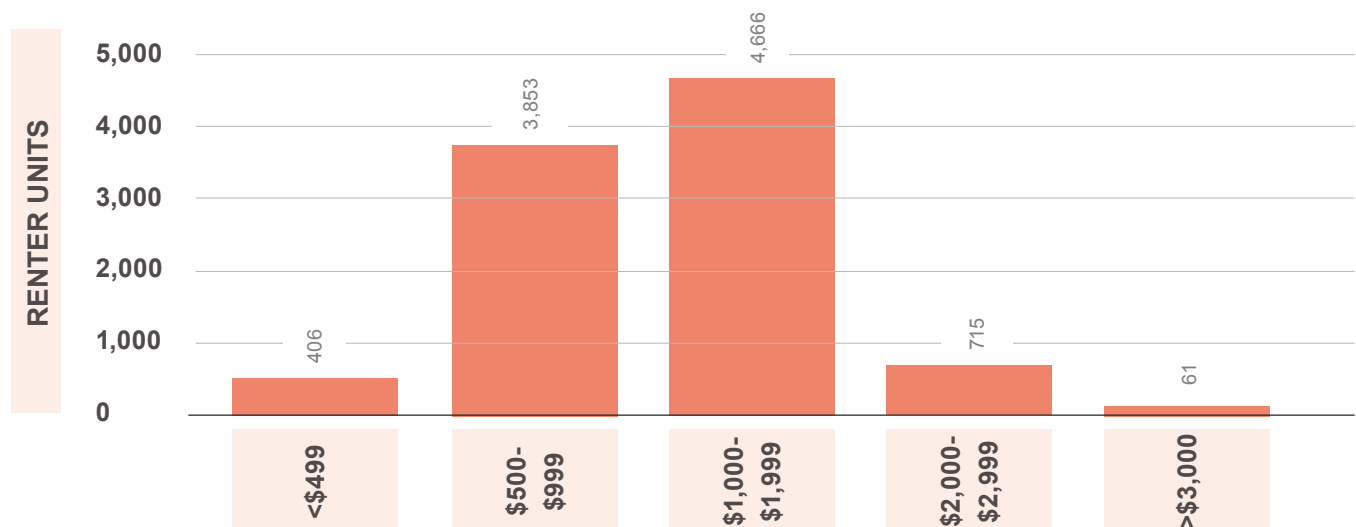


Home Value Brackets



Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

Contract Rent Brackets



Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

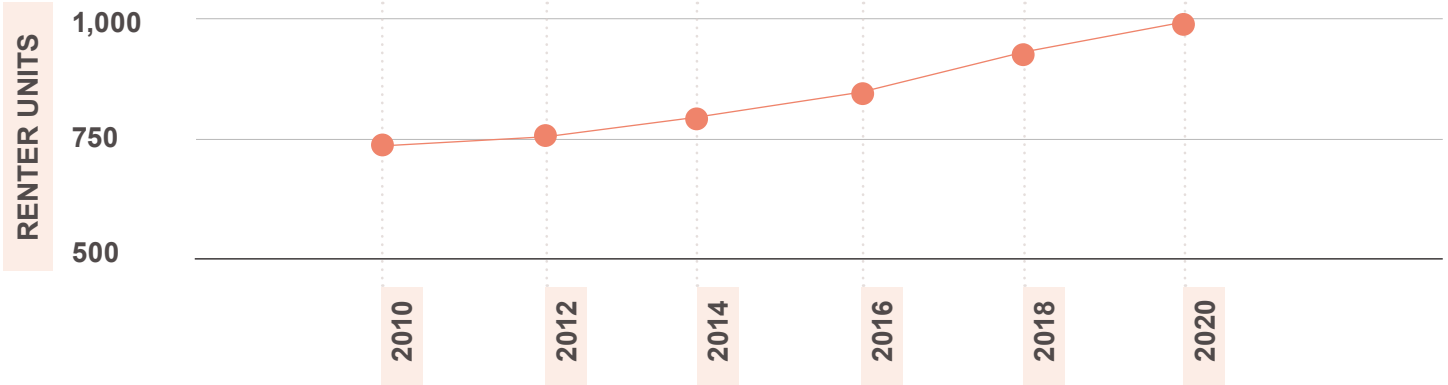


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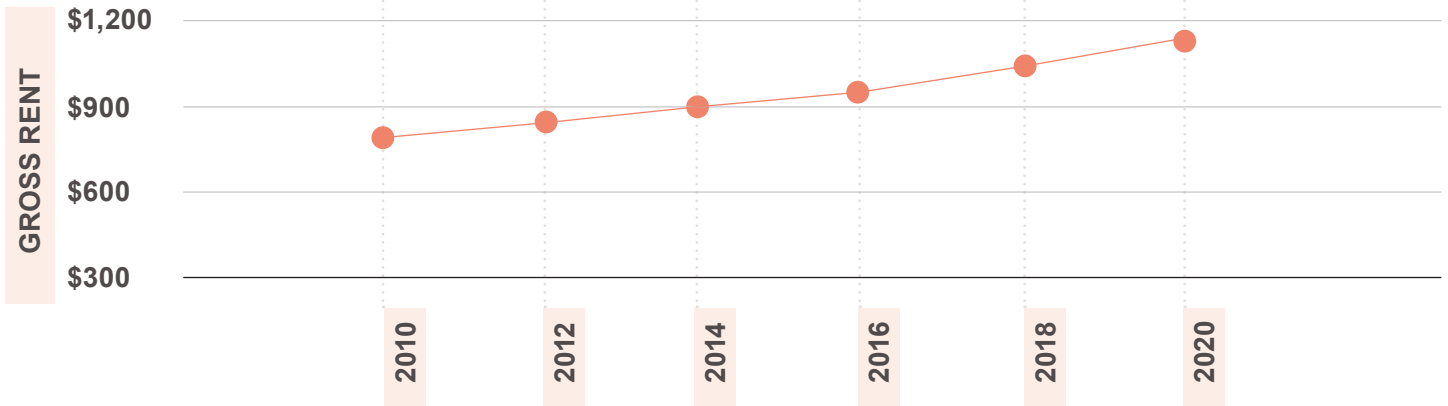
Housing (Residential Supply)



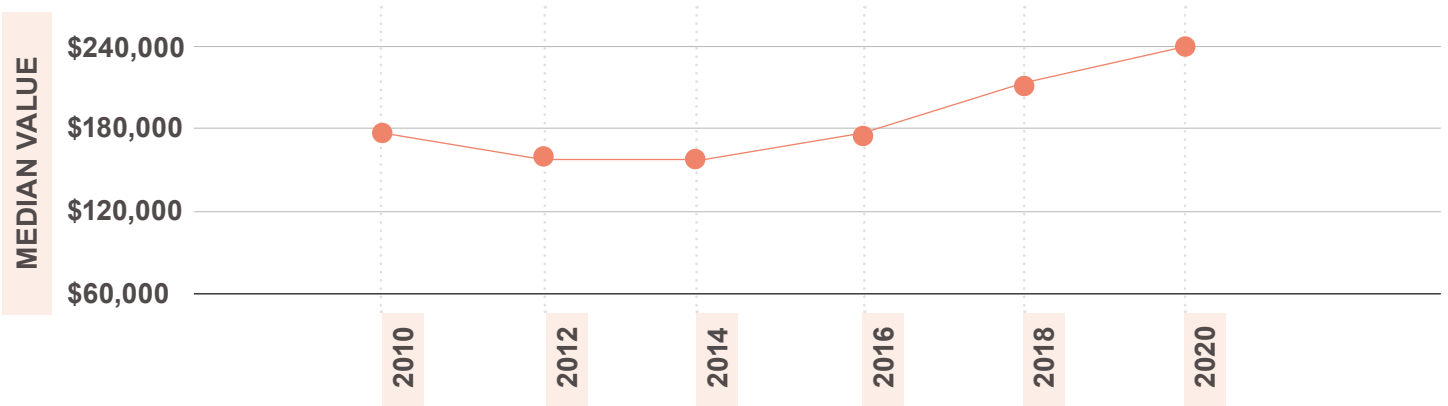
Median Contract Rent Over Time



Median Gross Rent Over Time



Median Value Over Time



Source (3 Charts): 2021 ACS 5-Year Estimates, U.S. Census Bureau

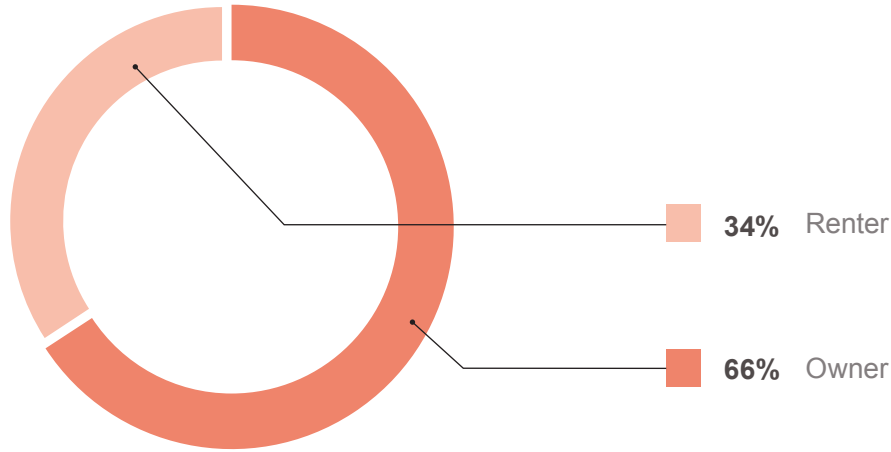
Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau

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Housing (Residential Supply)



Own vs. Rent (%)

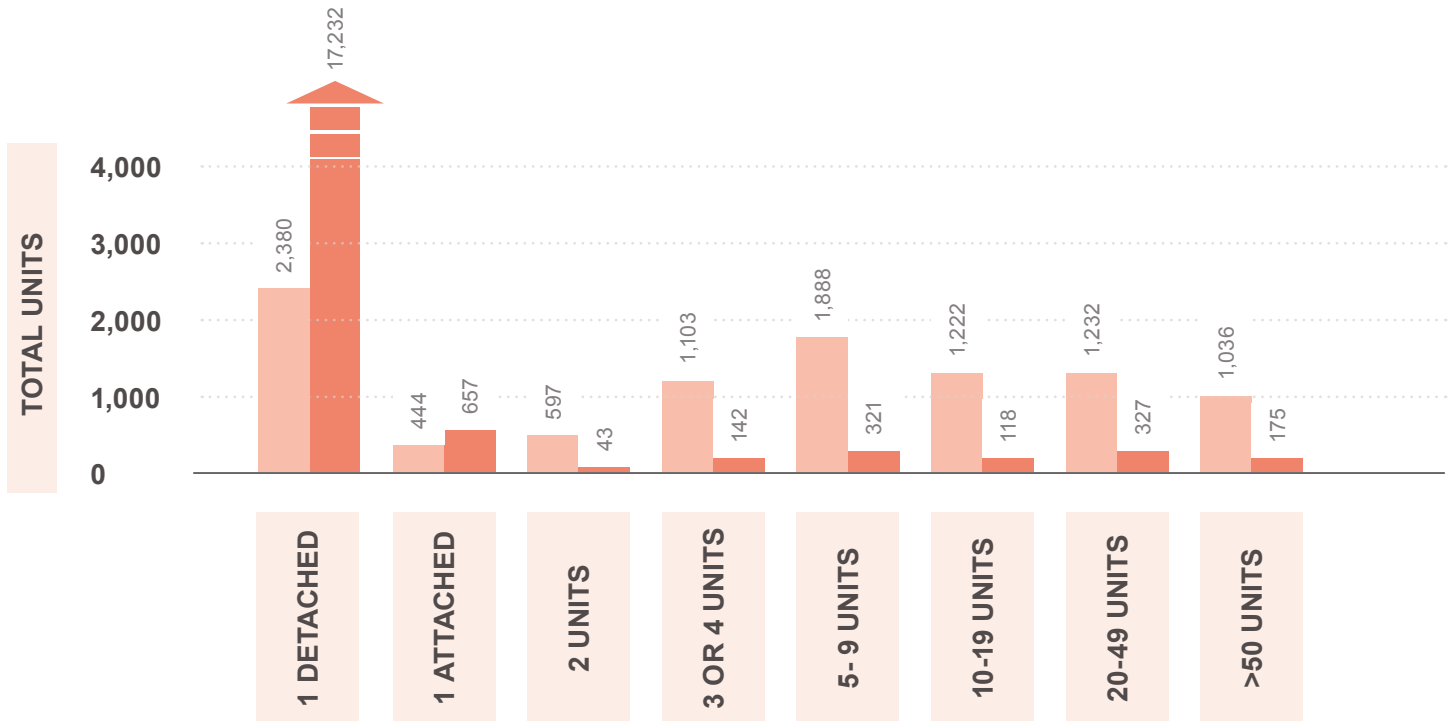


Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau



Units in Structure By Tenure

Renter Owner



Source: 2021 ACS 5-Year Estimates, U.S. Census Bureau



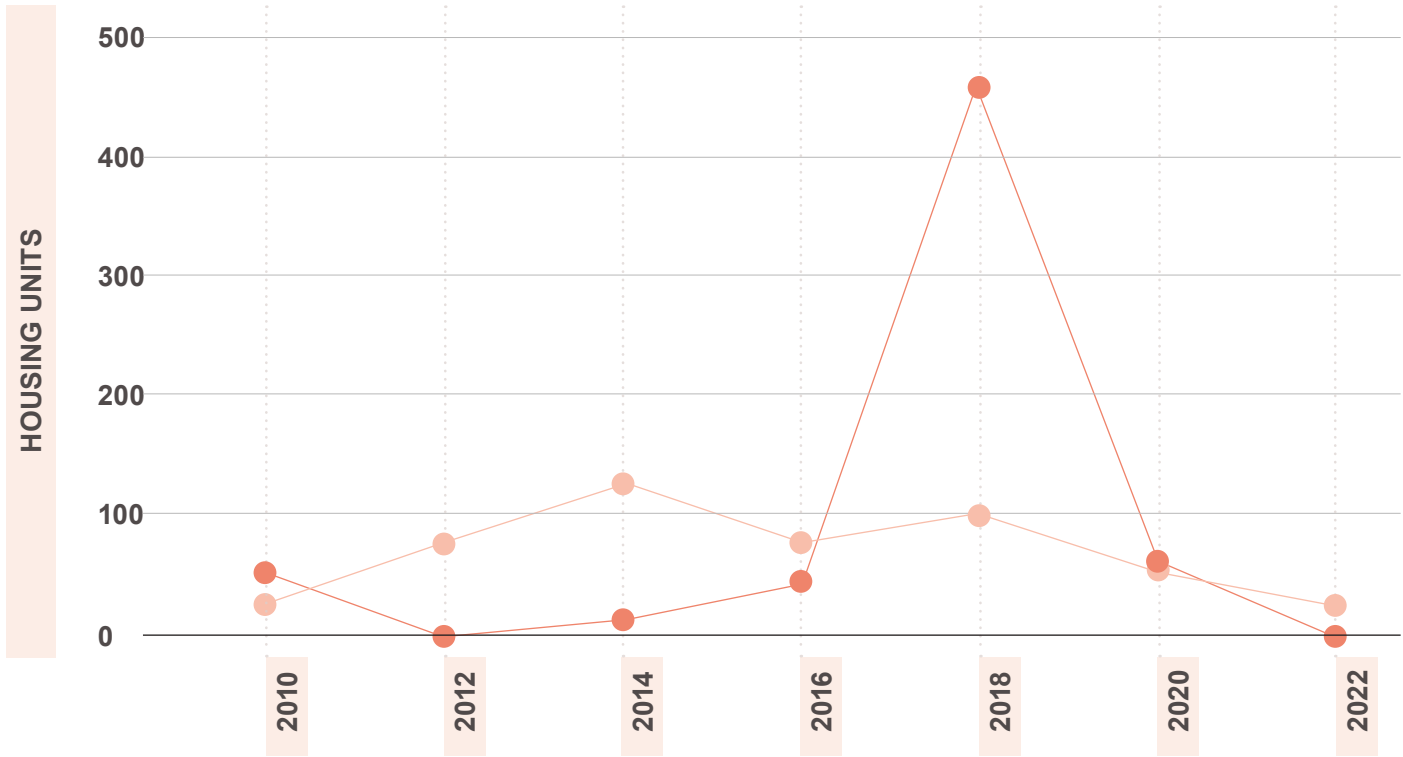
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Housing (Residential Supply)



Approved Building Permits Over Time

Single Family Multi Family



Total Permits Over Time

	2010	2012	2014	2016	2018	2020	2022
Single Family	11	88	126	84	96	65	47
Two Family	0	0	0	0	0	0	0
Attached Condo	0	0	0	0	60	20	1
Multi Family	37	0	12	55	452	69	0
Demolitions	5	40	82	70	77	84	13
NET TOTAL	43	48	56	69	531	70	35

Source: SEMCOG Development - Building Permits