



1 POPULATION, HOUSING AND ECONOMY

The planning process begins with an evaluation of a community's characteristics, such as population, housing, workforce, income, local market potential, development patterns, natural resources and other pertinent factors. This information is a basic ingredient in planning for the future. Historical and current population trends can be used in various ways to illustrate problem areas of development, identify opportunities for growth and improvement, and provide an indication of probable future needs. Once a database of existing conditions is compiled, a community can evaluate then use the findings to help set goals for the future development of the community. Since the village of Bingham Farms has continuously updated its Master Plan, there is a wealth of historical data available for comparison with the recently released 2000 Census statistics.

POPULATION AND HOUSING

POPULATION

The Village of Bingham Farms' population nearly doubled between 1980 and 1990. With development of the last large areas of vacant land complete, future population growth attributable to new housing would not be a major factor in the next decade. In the last 10 years the Village population has only grown 2.9%, and, as discussed later in this chapter,

it is not expected to experience significant population growth in the future. Several communities adjacent to Bingham Farms, including Beverly Hills, Birmingham, and Bloomfield Hills, lost population in the last decade. The community that grew the most was the Village of Franklin, which exceeded Oakland County's average of 10.2% with a population growth rate of 11.8%. Static and declining population statistics do not necessarily indicate that a community is experiencing any problems. In Bingham Farms' case, and in several other nearby communities, there is simply no more land on which to add more people to the community. When populations are declining, it is often the case that fewer people are inhabiting the same number of houses. As shown in Tables 1-3 and 1-4, family size in the United States continues to decrease, and an aging population means more single occupants. Low interest rates in recent years have allowed some younger people without children and some single people to afford to buy houses when under other circumstances they would not have done so. All of these factors contribute to population decline in older, built-out communities. For the purpose of evaluating likely future population outcomes, it is

Table 1-1
Population, Village of Bingham Farms & Adjacent Communities

Community	1980	1990	80-90 %Change	2000	90-00 %Change
Bingham Farms	529	1001	89.2%	1030	2.9%
Beverly Hills	11,598	10,610	-8.5%	10,437	-1.6%
Birmingham	21,689	19,997	-7.8%	19,291	-3.5%
Bloomfield Hills	3,985	4,288	7.6%	3,940	-8.1%
Bloomfield Twp.	42,876	42,137	-1.7%	43,023	2.1%
Village of Franklin	2,864	2,626	-8.3%	2,937	11.8%
Southfield	75,568	75,728	0.2%	78,296	3.4%
Southfield Twp.	15,031	14,255	-5.2%	14,430	1.2%
Oakland County	1,011,793	1,083,592	7.1%	1,194,156	10.2%

Source: 1980, 1990, 2000 U.S. Census, SEMCOG Community Profiles

useful to compare the Village's population trends with those of adjacent communities. Table 1-2 below illustrates the Village's share of Oakland County's growth. In 2000, the Village comprised 0.09% of the County's population and its growth during the decade constituted 0.026% of the County's total growth. Because Bingham Farms is such a small community, it is difficult to see its impact on the growth of the larger area around it. However, looking at the geographic patterns of growth in nearby communities, it is interesting to note that the neighboring Village of Franklin experienced the largest percentage of growth of the eight-

community sub-region. In absolute terms, however, the City of Southfield saw its population grow by 2,500 persons, about two-and-a-half times the total population of Bingham Farms and nearly equal to the entire Village of Franklin.

Table 1-2
Growth as a Percent of Oakland County, 1980-2000

Year	Village of Bingham Farms Population	Oakland County Population	Bingham Farms Share of County Population	Bingham Farms Share of County Growth
1980	529	1,011,793	0.05%	-----
1990	1001	1,083,592	0.09%	0.657%
2000	1030	1,194,156	0.09%	0.026%

Source: U.S. Bureau of the Census, 1980-2000

HOUSEHOLDS

As discussed above, Bingham Farms' population increased by 2.9% between 1990 and 2000. The number of households in the community increased by 8.5% (see Table 1-3). The number of households increased at a higher rate than the population. This is consistent with the national trend, mentioned above, which reflects an overall decrease in household size. Bingham Farms' average household size has steadily decreased since 1980. In 1980 the Village had an average household size of 3.25 persons per household. Average household size decreased to 2.44 in 1990, and in 2000 it dropped again slightly to 2.31 persons.

Table 1-3
Total Households
Bingham Farms and Adjacent Communities, 1990 and 2000

Community	1990	2000	90-00 %Change
Bingham Farms	410	445	8.5%
Beverly Hills	4,075	4,085	0.2%
Birmingham	9,120	9,131	0.1%
Bloomfield Hills	1,517	1,520	0.2%
Bloomfield Village	15,618	16,804	7.6%
Village of Franklin	975	1,073	10.1%
Southfield	32,112	33,987	5.8%
Southfield Township	5,467	5,612	2.7%
Oakland County	410,488	471,115	14.8%

Source: U.S. Census, 1990 and 2000

Bingham Farms' average household size has been dropping much more dramatically than that of Oakland County overall for the past twenty years. (See Table 1-4). This drop in family size may be attributable to growth in housing developments aimed at empty-nesters and retired persons, such as Bingham Woods condominiums.

Table 1-4
Average Household Size, 1980-2000

	1980	% change	1990	% change	2000
Village of Bingham Farms	3.25	-24.9%	2.44	-5.3%	2.31
Oakland County	2.82	-7.4%	2.61	-3.8%	2.51

Source: U.S. Census, 1980-2000

HOUSING UNITS

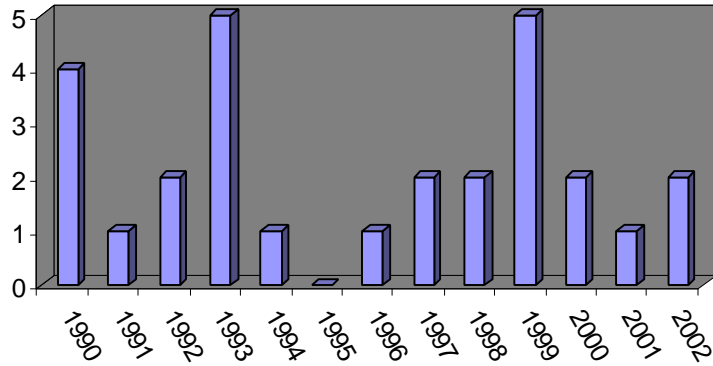
As depicted in Table 1-5 below, the 1980's were the major growth years for the Village of Bingham Farms. By 1990 the Village had approached build-out—consequently, the number of housing units in Bingham Farms only increased by 7.2% during the last decade. As expected, this increase is at a lower rate than the increase in the number of households. We would expect the increase in housing units to slow even further in the coming decade and eventually stabilize. Future growth will likely be limited to redevelopment and subdivisions of existing homesites, as discussed below.

Table 1-5
Total Housing Units
Bingham Farms Village and Adjacent Communities, 1990 and 2000

Community	1980 Housing Units	1990 Housing Units	% Change 1980-1990	2000 Housing Units	% Change 1990-2000
Bingham Farms	183	445	143.2%	477	7.2%
Beverly Hills	4,041	4,166	3.1%	4,196	0.7%
Birmingham	9,308	9,764	4.9%	9,700	-0.7%
Bloomfield Hills	1,360	1,645	21.0%	1,167	-1.0%
Bloomfield Township	14,728	16,437	11.6%	17,455	6.2%
Village of Franklin	993	1,010	1.7%	1,118	10.7%
Southfield	31,289	35,054	12.0%	35,698	1.8%
Southfield Township	5,221	5,628	7.8%	5,800	3.1%
Oakland County	373,250	432,684	15.9%	492,006	13.7%

Source: U.S. Census

Figure 1-1
Building Permits Issued 1990-2002
Village of Bingham Farms



Source: SEMCOG

Over the past 12 years, 28 new homes have been built in the Village of Bingham Farms. During this same period, five homes were demolished for a net gain of 23 new homes. All the homes built were single-family dwellings, as were all of the homes demolished. Many of the lots in Bingham Farms are quite large, and have the potential to be further divided in some way. Since most of the lots in the Village already have structures on them, future housing development will be determined by the extent to which there is demand for new homes, and by the Village's regulations concerning lot subdivision and minimum lot size.



AGE

In addition to total population, housing units and household size, it is also important to examine the overall age groupings of a community's population. The overall age grouping provides figures for the number of school-age children, the size of the workforce (i.e. 18-64 year groups), and size of the elderly population. This data can be used for planning for future school enrollment, recreation facilities, special services for the elderly, and other governmental services. Figure 1-2 illustrates the age distribution, and Figure 1-3 provides a comparison of the age distribution of the Village's residents from 1990-2000.

Figure 1-3 compares the overall age distribution of the Village's residents from 1990-2000. The Major Age Group Comparison indicates that the population of Bingham Farms is, in general, getting older. Twenty nine percent (29%) of the population was 65 years of age or older in 2000, up from 17% in 1990. This is consistent with the drop in family size noted earlier. The percentage of school-age children remained the same, at 16%. The percentage of young adults in the family-forming years (ages 18-34) decreased slightly, as did the percentage of people in the "work force years"—ages 35-64. Looking at the same information broken down in a different way, one of the two the largest age groups in the community at the present time is those residents between the ages of 45 and 54, making up 19% of the population. In the next ten years, some of the people in this age group may begin to retire. The other largest age group, also making up

Figure 1-3
Major Age Group Comparison, 1990 and 2000,
Village of Bingham Farms

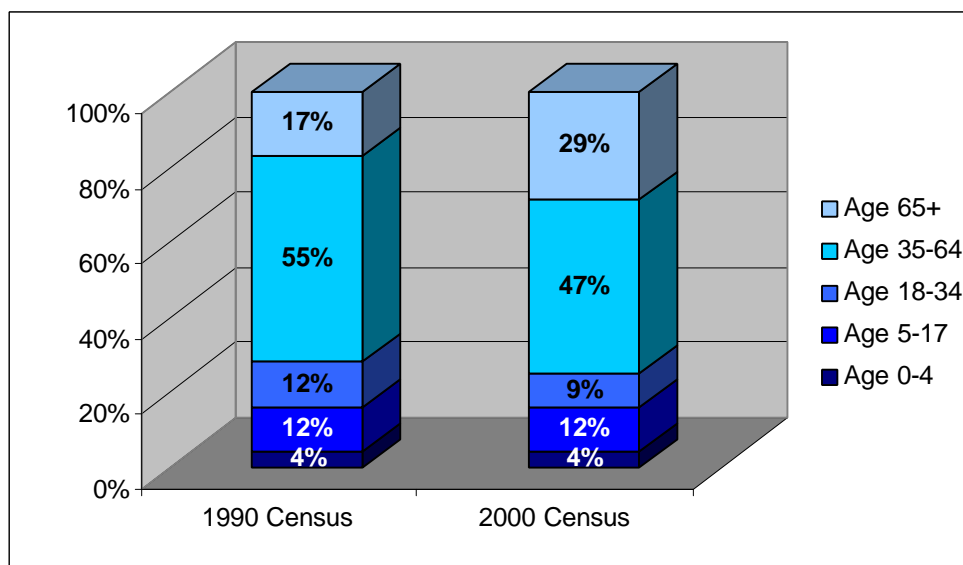
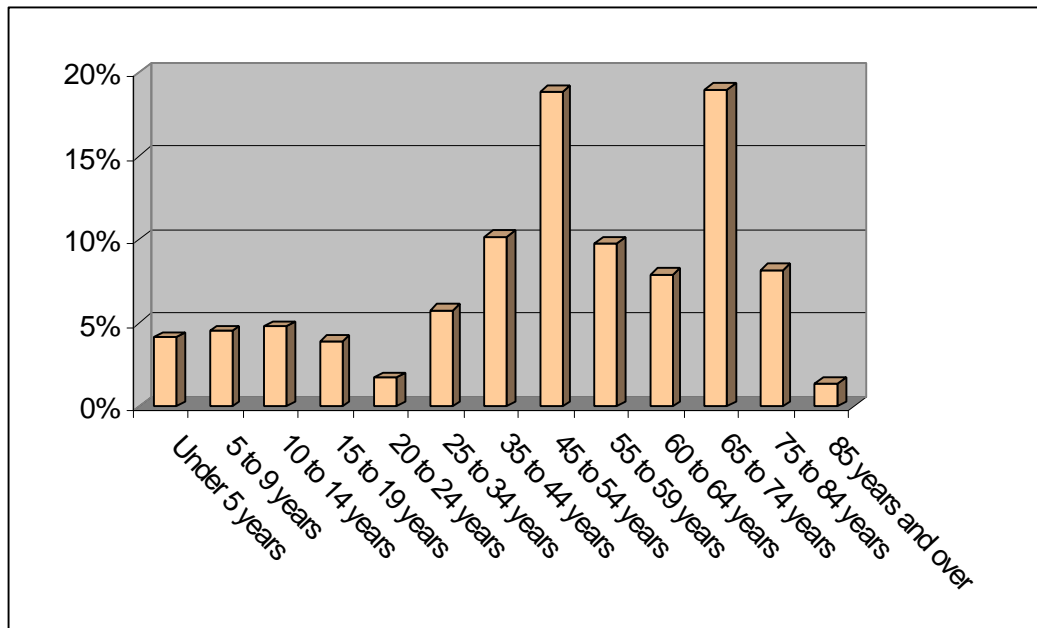


Figure 1-2
Population Distribution, 2000
Village of Bingham Farms



19% of the population, encompasses those residents between 65 and 74 years of age. In the next ten years, it is possible that some of the people in this age group may need or want to move out of their current homes and into smaller ones, or into assisted living facilities. The fact that the population of Bingham Farms is aging indicates that the Village may want to plan for facilities and services designed for senior citizens, since they will most likely make up the largest demographic group in the fairly near future. The Village may also want to examine whether its housing alternatives will be sufficient to accommodate a population with changing needs.

POPULATION PROJECTIONS

It is important to have a good estimate of the future population so that planning for infrastructure, municipal services, and administrative capabilities can be well managed and directed for the growth and development that occurs. Underestimating future population when planning renders the community unprepared; overestimating can lead to wasted resources. To properly plan for Bingham Farms Village's future, an accurate estimate of its population for the next twenty years is essential.

SEMCOG (Southeast Michigan Council of Governments) has prepared population forecasts for southeast Michigan communities to 2030. The population projections for Bingham Farms Village, and adjacent communities are provided in Table 1-6 on the next page.

Table 1-6
Population Projections
Village of Bingham Farms & Adjacent Communities

Community	2000	2010 Projection	% Change 2000-2010	2020 Projection	% Change 2010-2020	2030 Projection	% Change 2020-2030	%Change 2000-2030
Bingham Farms	1,030	1,014	-1.55%	987	-2.66%	967	-2.03%	-6.1%
Beverly Hills	10,437	10,138	-2.86%	10,171	0.33%	10,352	1.78%	-0.8%
Birmingham	19,291	18,457	-4.32%	17,881	-3.12%	17,800	-0.45%	-7.7%
Bloomfield Hills	3,940	3,810	-3.30%	3,705	-2.76%	3,710	0.13%	-5.8%
Bloomfield Twp.	43,023	41,213	-4.21%	40,239	-2.36%	39,180	-2.63%	-8.9%
Village of Franklin	2,937	2,879	-1.97%	2,823	-1.95%	2,793	-1.06%	-4.9%
Southfield	78,322	75,810	-3.21%	74,075	-2.29%	73,397	-0.92%	-6.3%
Oakland County	1,194,156	1,254,380	5.04%	1,299,528	3.60%	1,333,573	2.62%	11.7%

Source: SEMCOG Small Area Forecasts

There are a variety of methods that can be used to project the Village's future population. The constant proportion, growth rate, and increasing proportion methods are relatively easy to administer and can lend alternative projections based on historical trends and growth rates.

Many of these methods are more appropriately used for areas that still have a significant amount of land available for development. The use of these methods to predict the future population of a community like Bingham Farms, where relatively little growth can occur, will most likely result in an overestimate of future population.

For example, the constant proportion method assumes that the Village will maintain the percentage of the County's projected 2010, 2020, and 2030 population it contributed in 2000. The Village of Bingham Farms contained 0.09% of the County's 2000 population. Projections for the Village using SEMCOG projections for the County are as follows:

	<u>Oakland County</u>	<u>Village of Bingham Farms</u>
2000 Population	1,194,156	1,030
2010 Projection	1,254,380	1,082
2020 Projection	1,299,528	1,121
2030 Projection	1,333,573	1,150

Given that SEMCOG actually predicts the population of Bingham Farms and many other older, built-out communities to fall as family sizes

continue to decrease, the estimate produced by the constant proportion method may not make sense for Bingham Farms.

One alternative estimate to the official SEMCOG prediction is based on the premise that family (household) size will not decrease as much in Bingham Farms as the national average. Bingham Farms is a wealthy community where people may be able to afford to support larger families. As the current population ages, elderly people may move out of the community in the coming years, making way for younger families with children. Assuming family size remains the same as it is today and the rate of increase in households decreases and then stops (as the Village reaches total buildout), the following population projections result:

Village of Bingham Farms	<u>Households</u>	<u>Household Growth Rate</u>	<u>Persons Per Household</u>	<u>Population</u>
2000	445	5.7%	2.31	1,030
2010 Projection	470	2.8%	2.30	1,082
2020 Projection	483	--	2.29	1,106
2030 Projection	483	--	2.28	1,101

This method still shows the Village eventually declining in population, but the decline is tempered by a relatively stable household size. Since this estimate makes the most sense given the characteristics of the community, we will use these numbers when calculating retail forecasts.

ECONOMY

EMPLOYMENT

As shown in Table 1-8 below, management, professional, sales and office occupations make up over 90% of the total occupations of Bingham Farms Village residents. The employment-industry distribution in Bingham Farms Village is fairly consistent with the distribution of employment in Oakland County. The County overall has significantly more of its population employed in manufacturing and transportation and warehousing than does the Village.

Table 1-8
Employment by Occupation & Industry
Bingham Farms Village & Oakland County, 2000

Occupation	Bingham Farms	% of Village Total	Oakland County	% of County Total
Management, professional, and related	326	67.5%	273,909	44.6%
Sales and Office Occupations	117	24.2%	164,531	26.8%
Service Occupations	23	4.8%	65,499	10.7%
Farming, Forestry, and Fishing	-	-	664	0.1%
Construction, Extraction and Maintenance	5	1.0%	42,648	6.9%
Production, Transportation and Material Moving	12	2.5%	67,126	10.9%
TOTAL employed population 16 years & older	483	100.0%	603,761	100.0%
Industry				
Ag. Forestry Fisheries & Mining	-	-	919	0.9%
Construction	26	5.4%	32,622	8.4%
Manufacturing	60	12.4%	134,003	28.0%
Wholesale Trade	23	4.8%	24,045	2.3%
Retail Trade	45	9.3%	72,087	12.2%
Transportation, Warehousing & Utilities	5	1.0%	16,460	5.5%
Information	13	2.7%	16,635	1.8%
Finance, insurance, real estate, rental & leasing	47	9.7%	43,838	3.8%
Professional, Scientific, Mgmt., Administrative & Waste Mgmt. Services	67	13.9%	81,511	5.2%
Educational, Health & Social Services	152	31.5%	112,790	17.3%
Arts, Entertainment, Recreation, Accommodation & Food Services	23	4.8%	38,212	6.8%
Other Services	11	2.3%	25,165	4.4%
Public Administration	11	2.3%	15,370	3.4%
Total	483	100.0%	603,761	100.0%

Source: U.S. Census 2000

COMMUTING

According to the 2000 U.S. Census, the mean travel time to work for Bingham Farms residents was 25 minutes, compared with a mean travel time of 26.5 minutes for Oakland County. This demonstrates that Bingham Farms Village residents' commuting patterns are generally in line with the county as a whole. The majority of Bingham Farms residents (84.5%) drive alone to their place of work, whereas 88.2% of Oakland County residents do. The other significant means of transportation to and from work is carpooling, which accounts for 6.2% of the trips. In the County as a whole, the carpool rate is a similar 6.8%. 1.5% of Bingham Farms residents used public transportation to get to work, and 7.3% worked at home. The percentages of residents using public transportation and working at home were both higher than the County average.

EDUCATION

Table 1-9 below shows the educational attainment levels for the Village of Bingham Farms and Oakland County. As shown, the educational attainment of residents in the Village of Bingham Farms is much higher than that of the County overall. In particular, the number of Village residents with a graduate or professional degree is significantly higher than the County as a whole.

Table 1-9
**Educational Attainment,
 Village of Bingham Farms and Oakland County, 2000**

	Village of Bingham Farms*	% Village of Bingham Farms	Oakland County*	% Oakland County
Less than 9 th Grade	2	0.2%	23,921	3.0%
Some High School, No Diploma	16	1.9%	62,796	7.8%
Graduated From High School	84	10.1%	178,541	22.1%
Some College, No Degree	106	12.8%	180,206	22.3%
Associate Degree	38	4.6%	53,723	6.6%
Bachelor's Degree	295	35.5%	187,273	23.2%
Graduate or Professional Degree	289	34.8%	121,450	15.0%
Total	2,864	100.0%	807,910	100.0%

Source: 2000 U.S. Census

* Census figures on educational attainment are based on population 25 years and over.

INCOME

Table 1-10 shows the per capita and median household incomes of the Village of Bingham Farms and adjacent communities. The Village of Bingham Farms' per capita income of \$74,588 and median household income of \$123,771 are both about double the average for Oakland County. Only Bloomfield Hills has a higher per capita income, and only Bloomfield Hills and the Village of Franklin have higher median incomes.

Table 1-10
Income, Village of Bingham Farms and Adjacent Communities, 2000

Community	2000 Median Household Income	2000 Per Capita Income
Bingham Farms	\$123,771	\$74,588
Beverly Hills	90,341	43,452
Birmingham	80,861	59,314
Bloomfield Hills	170,790	104,920
Bloomfield Twp.	103,897	62,716
Village of Franklin	124,014	71,033
Southfield	51,802	28,096
Southfield Twp.	97,719	51,328
Oakland County	61,907	32,534

Source: 2000 U.S. Census

UNEMPLOYMENT AND LOW INCOME

According to the 2000 Census, 499 Bingham Farms Village residents 16 years and over participated in the labor force. The unemployment level for the Village was 1.8%, which is lower than the 2.5% unemployment rate for the County as a whole. The same source reported that no Bingham Farms families were living below the poverty line. The poverty rate for Oakland County was 3.8% in 2000.

RETAIL SPENDING FORECASTS

In order to determine how much Village of Bingham Farms residents support nearby retail uses, an analysis of income levels in Bingham Farms is necessary. As noted above, the year 2000 per capita income for Bingham Farms Village was \$74,588. Based on this income level, the table below estimates Bingham Farms' 2000 ("current") retail expenditures and projected retail expenditures. The population and per capita income are multiplied to find the total yearly income for the Village. Then retail expenditures, estimated to be 55% of total income, are calculated. Since Bingham Farms has very limited retail

opportunities, we can assume that residents' purchases are made either in nearby communities, at regional shopping centers such as large area malls, or over the Internet. Bingham Farms' retail spending potential is illustrated below.

Table 1-11
**Current Neighborhood, Community, and Regional Expenditures,
 Bingham Farms 2000**

	Current (2000)	2010	2020
Total Village Income	\$76,825,640 ¹	\$113,841,267	\$164,146,700
Total Village Retail Spending Potential	\$42,254,102 ²	\$62,612,697	\$90,280,685

1. Per capita income x population
2. Assumes 55% of total income is spent on retail purchases (PAS Report #358, *Analyzing Neighborhood Retail Opportunities*, Published by American Planning Association)

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