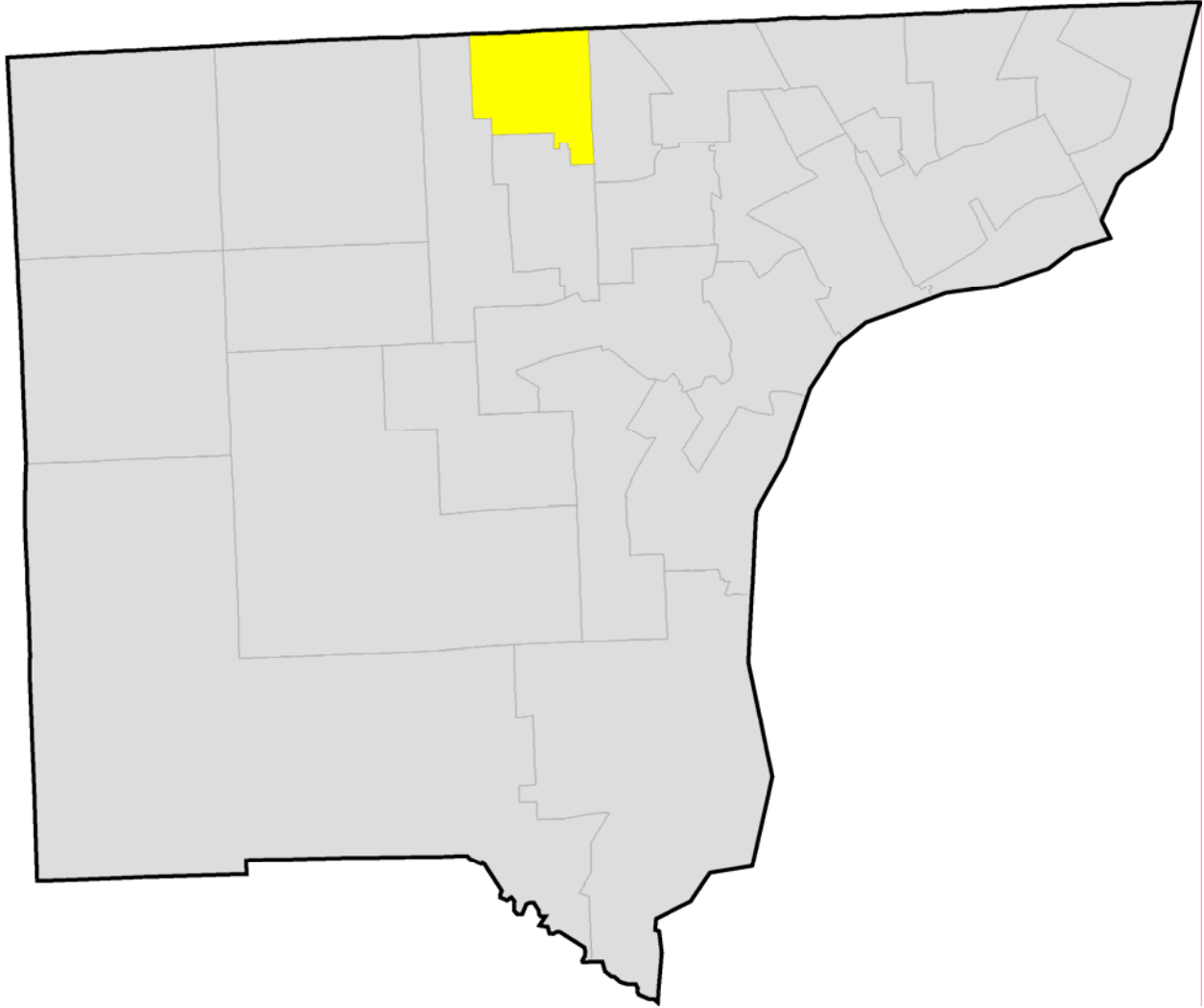


# Evergreen-Redford-Rosedale

<b>Family:</b>		<b>Senior:</b>	
Health:	-13	Health:	-13
Opportunity:	-1	Opportunity:	0



The Evergreen-Redford-Rosedale market area is located on the west side of the City of Detroit. Its demographic trends indicate negative rates of growth, and incomes in the area have grown at a slightly slower rate than the state median. It is also typified by a family rental market with less than optimal occupancy rates. The senior rental market is characterized by a Subsidized market segment with very high occupancy rates and a poorly performing Conventional development.

**MARKET DEFINITION**

- For the purposes of this analysis, this market includes an area on the west side of Detroit bounded by Eight Mile Road to the north, the Southfield Freeway to the east, Fenkell Street to the south, and Five Points Road to the west.



**DEMOGRAPHICS**

- The population in the market declined during the 1990s, and is expected to continue through 2011. The current population of the area is 74,876. In 2000, 78,039 persons lived in the market area which is a loss of 0.60% since 1990. The area’s 1990 Census population was 82,903. ESRI expects that the population of the market area will continue its decline through 2011, when its population is projected to be 73,141. This change represents a decrease of 0.47% annually

from 2006 to 2011. All of these rates of change are negative during a period when the state is expected to report modest growth.

- **Households decreased at a faster rate through the 1990s than the market's general population.** In 2000, the household count for the market area was 27,573. The current ESRI estimate of the number of households in the area is 26,585. From 1990 to 2000, a loss of 0.46% on a yearly basis was reported. The 1990 household count, according to the Census, was 28,866. ESRI expects that the number of households will decrease further between 2000 and 2011. In that year, the projected household count is 26,025, a drop of 0.42% annually from 2006 to 2011. As with population, the negative household trends in the market run counter to statewide trends, where modest growth is expected.
- **Incomes in the area have increased at a rate below that of inflation since the beginning of the current decade.** The 2006 median income for the market is estimated by ESRI to be \$48,298. This reflects an increase of 2.77% on an average annual basis since 1999 when an income of \$39,884 was recorded. ESRI projects that the median income level will increase by 3.19% per year on average between 1999 and 2011 to \$56,312. The state's median income is expected to demonstrate a somewhat slower growth rate than the income appreciation expected for the Evergreen-Redford-Rosedale market over the next five years.
- **Between 1990 and 2000, the propensity to rent declined among households.** In 1990, 31.9% of all households rented their shelter in the market area. By 2000, this percentage decreased to 29.8%. The absolute number of renter households in the market also decreased, falling from 9,662 to 8,752, representing a decline of 9.4%. The market's renter percentage is higher than the state level, but the number of renter households in the market has declined more quickly.
- **Housing stock in the area is generally aged, which had an important effect on the price and value of housing units in the market.** According to the 2000 Census, 85.4% of all housing units were included within single family detached structures. The age of these structures was much older than the state's average; overall, 1953 was the median build year. The median house value for this market was \$80,126, (73% of the state average), and median contract rents were \$452 (83% of the state median). Owner costs are expected to appreciate by 3.36% on an average annual basis between 2000 and 2011. Projected data is unavailable for rents; however, rents increased by 2.56% yearly on average from 1990 to 2000.
- **Substandard housing conditions among both renter and owner households are higher than state averages.** In 2000, the US Census found that 11.9% of renter units and 4.2% of owner units were either overcrowded or lacked sufficient plumbing. These levels are higher than state averages.
- **A significant percentage of both renter and owner households pay more than 35% of their income for shelter.** According to the 2000 Census, 33.4% of the renter households in the market and 11.7% of owner households are in this category. Overburdened renter households are more common in the Evergreen-Redford-Rosedale market than at the state level, while overburdened homeowners are less common.

## FAMILY RENTAL MARKET

- **There are two financing types present in the family rental market.** CRS conducted a telephone survey of 17 local rental housing complexes. Market segments in the Evergreen-Redford-Rosedale market include four LIHTC projects and 13 Conventional facilities. The market segment with the highest occupancy rate is the Conventional market, with an overall occupancy rate of 91.5%. LIHTC properties were 80% occupied.
- **The properties in the market are aged.** The LIHTC developments have the most recent average build date (1980), but it is important to note that the LIHTC units are likely to have undergone renovations since then due to the recent advent of the program. The Conventional properties are much older, on average. The average build date calculated is 1963.
- **Units of a variety of sizes are offered to provide rental housing options for most household sizes.** Both market segments offer one-bedroom and two-bedroom units. Efficiencies are only available in Conventional facilities, while three-bedroom units are offered only at LIHTC developments. There are no four-bedroom or larger units in the market.
- **Average rents are reflective of the financing type utilized to construct the developments.** For each unit size, the LIHTC units reported lower average rental rates than the Conventional units. There are no units in the market that include project-based subsidies.

## SENIOR RENTAL MARKET

- **Four complexes in the market cater to the senior market.** Three properties were Subsidized and one development is Conventional. Occupancy rates were high among the Subsidized projects (99%), but very low at the Conventional project (45%).
- **The Subsidized market segment has the more recent average build date between the two financing types present in the market.** The average build date for the Subsidized units was 1985. The Conventional property was constructed in 1965.
- **The vast majority of the senior units in the Evergreen-Redford-Rosedale market are Subsidized.** Only the Conventional development has established rental rates. The average rental rate for one-bedroom units is \$510 and the average rental rate for two-bedroom units is \$640. The remaining units offer project-based subsidies and tenant payments are based on tenants' incomes. Of the 530 units in the senior rental market, 486 (92%) include subsidies.
- **The majority of units in the senior rental market include one bedroom.** Overall, 94% of the units include one bedroom.

## Data Tables

**Table 1: Population and Household Trends**

<b>Population - 2000</b>	<b>78,039</b>
Change - 1990 to 2000	-5.9%
Annual Average Change - 1990 to 2000	-0.60%
<b>Population - 2011</b>	<b>73,141</b>
Projected Change - 2000 to 2011	-6.3%
Annual Average Projected Change - 2000 to 2011	-0.59%
<b>Households - 2000</b>	<b>27,573</b>
Change - 1990 to 2000	-4.5%
Annual Average Change - 1990 to 2000	-0.46%
<b>Households - 2011</b>	<b>26,025</b>
Projected Change - 2000 to 2011	-5.6%
Annual Average Projected Change - 2000 to 2011	-0.52%

**Table 2: Income Trends**

<b>Median Household Income - 1999</b>	<b>\$39,884</b>
Change - 1989 to 1999	29.7%
Annual Average Change - 1989 to 1999	2.64%
<b>Median Household Income - 2011</b>	<b>\$56,312</b>
Projected Change - 1999 to 2011	41.2%
Annual Average Projected Change - 1999 to 2011	3.19%

**Table 3: Median Age Trends**

<b>Median Age - 1990</b>	<b>29.6</b>
<b>Median Age - 2000</b>	<b>31.3</b>
<b>Median Age - 2011</b>	<b>34.8</b>

**Table 4: Renter Propensity and Vacancy**

<b>Owner Propensity - 2000</b>	<b>64.2%</b>
<b>Owner Propensity - 2011</b>	<b>62.4%</b>
<b>Renter Propensity - 2000</b>	<b>29.8%</b>
<b>Renter Propensity - 2011</b>	<b>27.9%</b>
<b>Senior Renter Propensity - 2000</b>	<b>23.0%</b>
<b>Vacant Housing Units - 2000</b>	<b>6.0%</b>
<b>Vacant Housing Units - 2011</b>	<b>9.7%</b>
<b>Seasonal Vacancy Rate - 2000</b>	<b>0.1%</b>

**Table 5: Home Value and Year Structure Built**

<b>Median Home Value - 2000</b>	<b>\$80,126</b>
<b>Median Home Value - 2011</b>	<b>\$115,289</b>
Projected Change - 2000 to 2011	43.9%
Annual Average Projected Change - 2000 to 2011	3.36%
<b>Median Year of Structure Built</b>	<b>1953</b>

**Table 6: Housing Stock**

<b>Single-Family - 2000</b>	<b>85.4%</b>
<b>Multi-Family - 2000</b>	<b>14.4%</b>
<b>Mobile Homes - 2000</b>	<b>0.2%</b>
<b>Other - 2000</b>	<b>0.0%</b>

**Table 7: Median Contract Rent**

<b>Median Rent - 1990</b>	<b>\$351</b>
<b>Median Rent - 2000</b>	<b>\$452</b>
Change - 1990 to 2000	28.8%
Annual Average Change - 1990 to 2000	2.56%

**Table 8: Unemployment Trends**

<b>Unemployment Rate - 1990</b>	<b>11.9%</b>
<b>Unemployment Rate - 2000</b>	<b>9.8%</b>
<b>Unemployment Rate - 2011</b>	<b>16.8%</b>

**Table 9: Population by Selected Age Group**

<b>Senior Population (65 and older) - 2000</b>	<b>5,931</b>
Change - 1990 to 2000	-12.8%
Annual Average Change - 1990 to 2000	-1.36%
<b>Senior Population (65 and older) - 2011</b>	<b>6,436</b>
Projected Change - 2000 to 2011	8.5%
Annual Average Projected Change - 2000 to 2011	0.75%
<b>Population (age 21 to 44) - 2000</b>	<b>28,640</b>
Change - 1990 to 2000	-17.6%
Annual Average Change - 1990 to 2000	-1.92%
<b>Population (age 21 to 44) - 2011</b>	<b>23,844</b>
Projected Change - 2000 to 2011	-16.7%
Annual Average Projected Change - 2000 to 2011	-1.65%

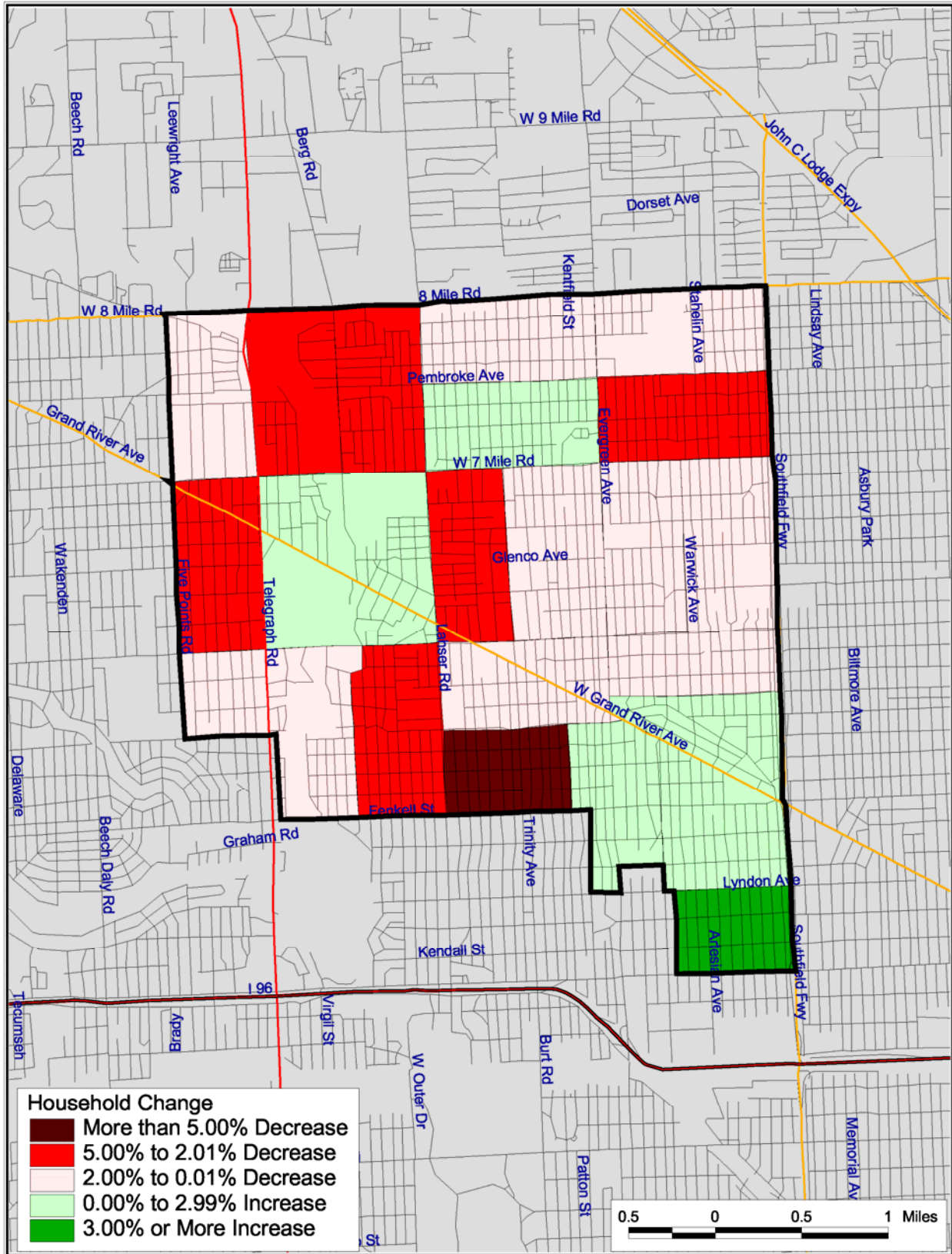
# Family Apartment Survey

<b>Market: EVERGREEN-REDFORD-ROSEDALE</b>		<b>Type: FAMILY</b>
<b>Project Type:</b>	<b>LIHTC</b>	<b>Conventional</b>
<b>Total Units</b>	449	1227
<b>Total Projects</b>	4	13
<b>Average Build Date</b>	1980	1963
<b>Average Number of Stories</b>	2.0	2.3
<b>Project-based Subsidy</b>	0%	0%
<b>Total Occupancy Rate</b>	80%	91.5%
<b>Efficiencies</b>		
Total Units	0	53
Average Bathrooms		1
Average Rental Rate		\$399
Average Unit Size		
Occupancy Rate		92.5%
<b>One-Bedroom</b>		
Total Units	169	501
Average Bathrooms	1	1
Average Rental Rate	\$458	\$516
Average Unit Size	562	706
Occupancy Rate	70.4%	94.4%
<b>Two-Bedroom</b>		
Total Units	250	314
Average Bathrooms	1	1.1
Average Rental Rate	\$589	\$637
Average Unit Size	882	839
Occupancy Rate	86.4%	88.3%
<b>Three-Bedroom</b>		
Total Units	30	0
Average Bathrooms	1	
Average Rental Rate	\$781	
Average Unit Size	1125	
Occupancy Rate	86.7%	
<b>Four or More Bedroom</b>		
Total Units	0	0
Average Bathrooms		
Average Rental Rate		
Average Unit Size		
Occupancy Rate		
<b>At least 50 percent of the developments include:</b>		
Type of Heat	GAS	GAS
Heat Charges	X	X
Electric Charges		
Rehabilitated units	X	
On-Site Management	X	X
Garbage Disposals	X	X
Dishwashers		
Walk-in Closets		X
Patios/Balconies		
Exterior Storage/Basement		
Central Air-conditioning		
Laundry Hook-ups		
In-unit Laundry		
Vaulted Ceilings		
Individual Entries	X	
Clubhouse/Community Space		
Pool		
Carports		
Garages		
High-End Senior Amenities		

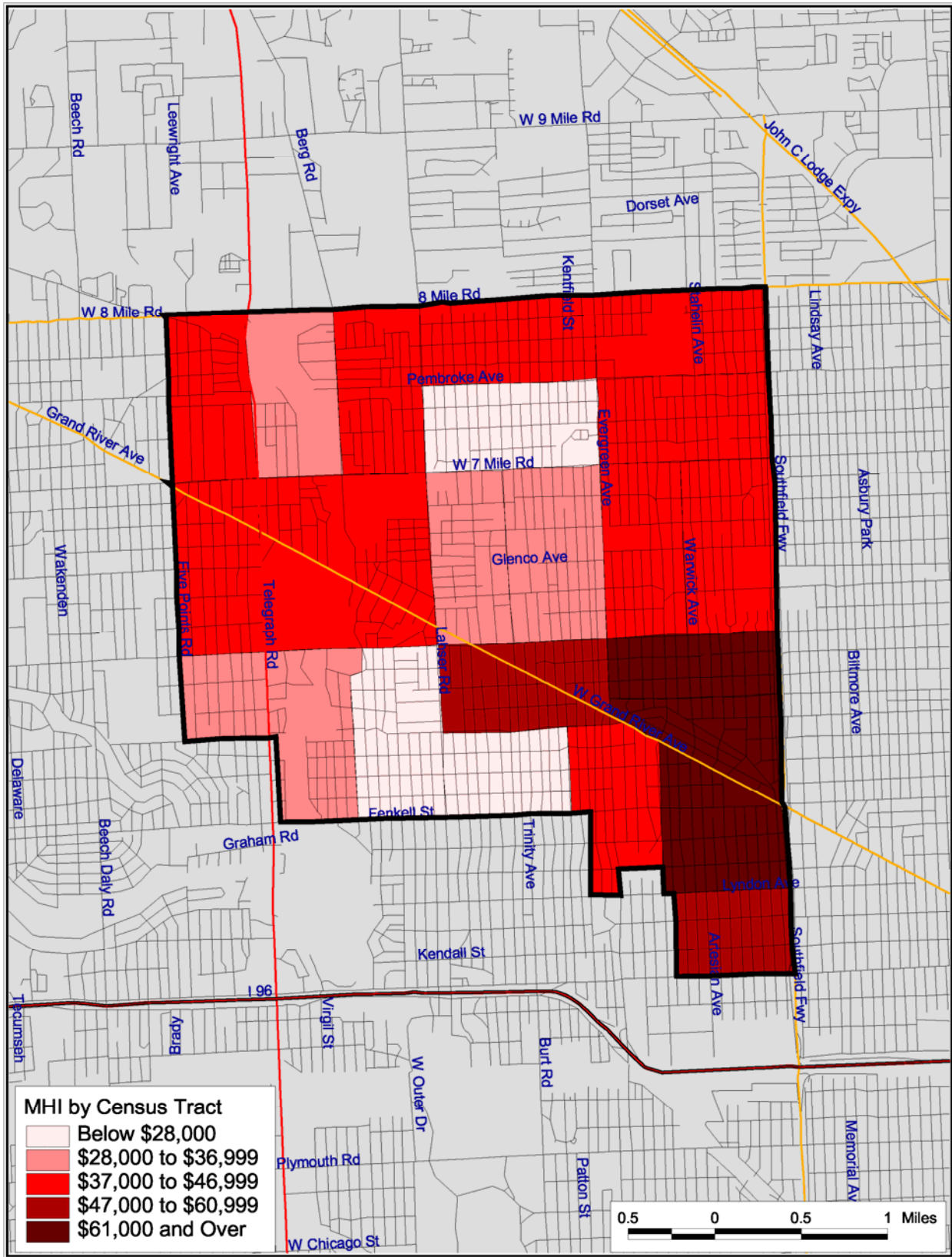
# Senior Apartment Survey

<b>Market: EVERGREEN - REDFORD - ROSEDALE</b>		<b>Type: SENIOR</b>
<b>Project Type:</b>	<b>Subsidized</b>	<b>Conventional</b>
<b>Total Units</b>	486	44
<b>Total Projects</b>	3	1
<b>Average Build Date</b>	1985	1965
<b>Average Number of Stories</b>	8.3	N/A
<b>Project-based Subsidy</b>	100%	0%
<b>Total Occupancy Rate</b>	99%	45%
<b>Efficiencies</b>		
Total Units	0	0
Average Bathrooms		
Average Rental Rate		
Average Unit Size		
Occupancy Rate		
<b>One-Bedroom</b>		
Total Units	462	38
Average Bathrooms	1	1
Average Rental Rate	30% of Income	\$510
Average Unit Size	610	590
Occupancy Rate	99.4%	36.8%
<b>Two-Bedroom</b>		
Total Units	24	6
Average Bathrooms	1	1
Average Rental Rate	30% of Income	\$640
Average Unit Size	840	900
Occupancy Rate	100.0%	100.0%
<b>Three-Bedroom</b>		
Total Units	0	0
Average Bathrooms		
Average Rental Rate		
Average Unit Size		
Occupancy Rate		
<b>Four or More Bedroom</b>		
Total Units	0	0
Average Bathrooms		
Average Rental Rate		
Average Unit Size		
Occupancy Rate		
<b>At least 50 percent of the developments include:</b>		
Type of Heat	ELE/H2O	ELE
Heat Charges	X	X
Electric Charges		
Rehabilitated units		
On-Site Management	X	X
Garbage Disposals	X	
Dishwashers		
Walk-in Closets	X	
Patios/Balconies	X	
Exterior Storage/Basement	X	
Central Air-conditioning	X	X
Laundry Hook-ups		
In-unit Laundry		
Vaulted Ceilings		
Individual Entries		
Clubhouse/Community Space	X	X
Pool		
Carpports		
Garages		
High-End Senior Amenities	X	

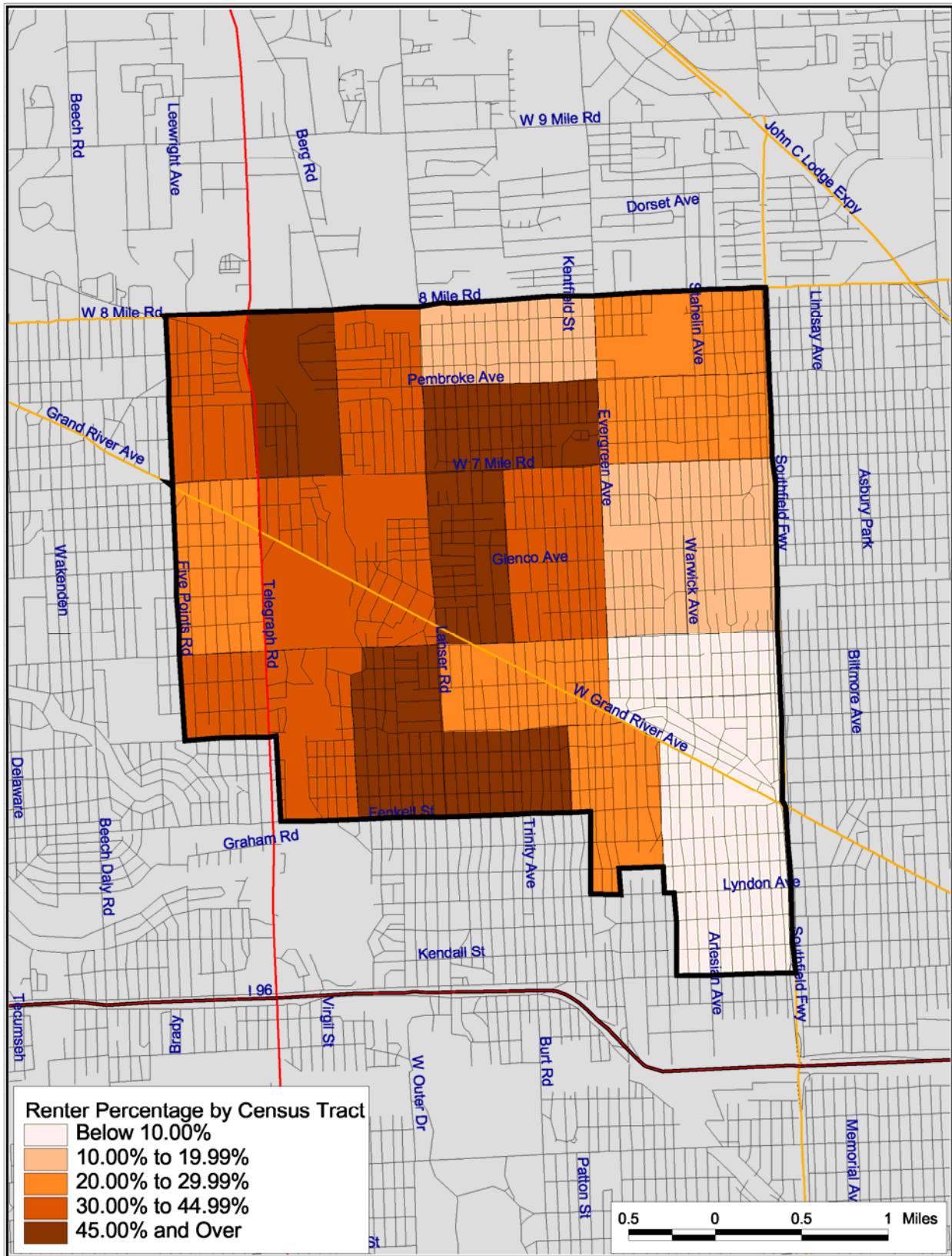
**Map: Household Change (2000 to 2010)**



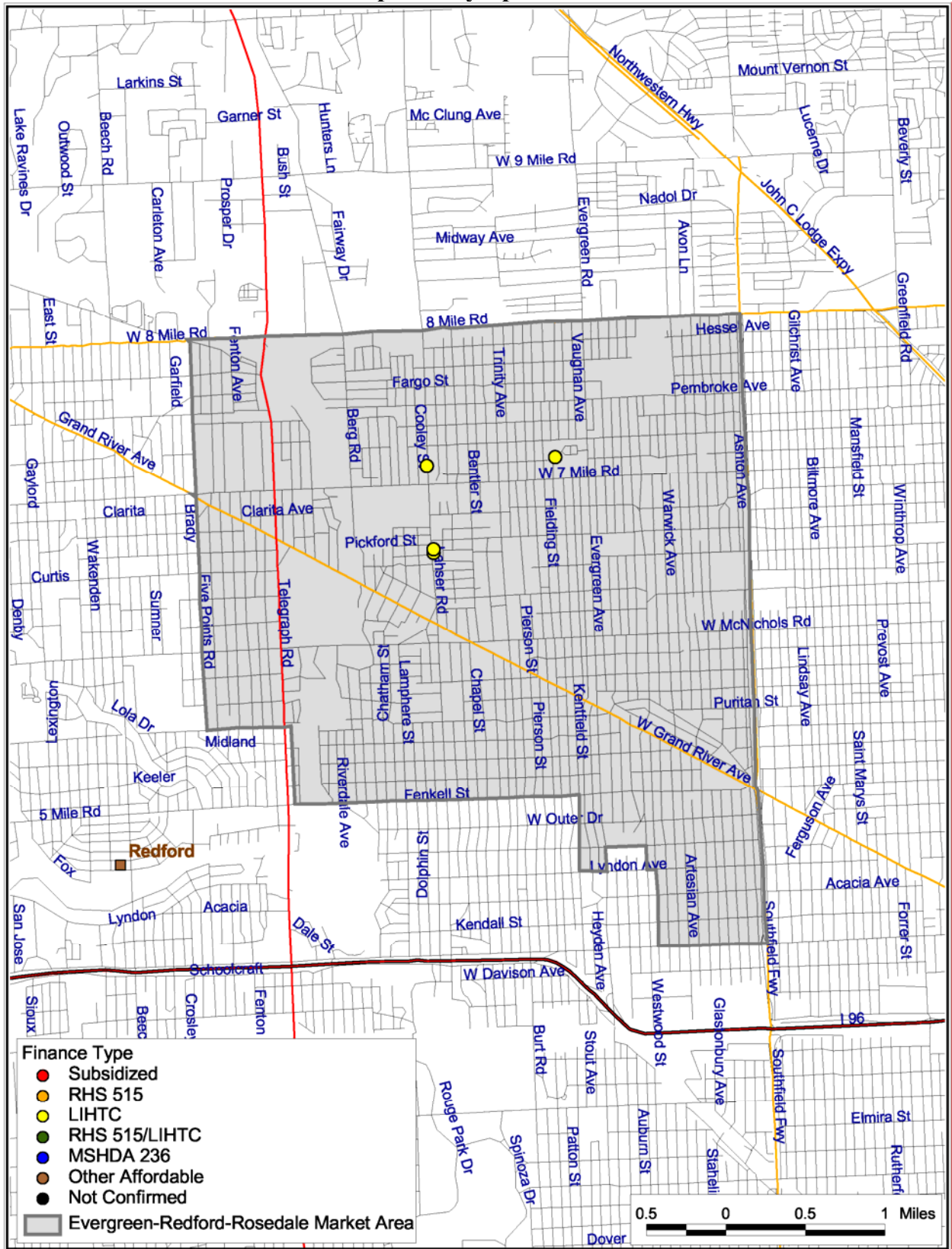
**Map: Median Household Income (2000)**



**Map: Renter Percentage (2000)**



# Map: Family Apartments



# Map: Senior Apartments

