

2012 Data Profile

Grand/Woodward

Detroit, Michigan



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Summary

Data Driven Detroit prepared this profile of the Grand/Woodward neighborhood for Detroit LISC as part of its Building Sustainable Communities Initiative. This profile outlines demographic, socio-economic, housing, land use, school attendance, and business characteristics. This profile is not intended to be a deep analysis of the area, rather it is a collection of baseline indicators with limited narrative. The purpose of this profile is to inform planning efforts within the community by providing benchmarks to better understand current characteristics and measure future change.

Key Facts: Demographic

- The population of the Grand/Woodward neighborhood is 5,675. From 2000 to 2010, the neighborhood population decreased by over two thousand people, at a rate of 27.6 percent, compared to the citywide rate of 25 percent.
- The New Center Commons and North End sub-areas experienced a higher rate of population loss than the city as a whole. The New Center/Tech Town area was the only sub-area that experienced population growth; the area gained 177 residents (an increase of 24.1 percent) between 2000 and 2010.
- The population of the Grand/Woodward neighborhood trends slightly older than the city as a whole, with a greater percentage of individuals 35 and over. Seniors over 55 make up a higher proportion of Grand/Woodward neighborhood residents than in the city overall.
- The greatest numbers of children and young adults between the ages of 18 and 34 live in the New Center Commons and Piety Hill sub-areas. There are also higher percentages of young adults in these areas as compared to Detroit.

Key Facts: Household

- There are 2,865 total households in the Grand/Woodward neighborhood. The total number of households decreased 16.2 percent between 2000 and 2010, less than the rate of 19.9 percent for Detroit.
- The New Center/Tech Town sub-area gained 94 households, an increase of 18.5 percent.

- Over half the households in the Grand/Woodward neighborhood are one-person households, compared to roughly a third of all Detroit households.
- The share of households in the Grand/Woodward neighborhood that are family households declined between 2000 and 2010. The proportion of family households remained roughly the same for Detroit overall.
- Most family households in the Grand/Woodward neighborhood are concentrated in the New Center Commons and Piety Hill areas.

Key Facts: Socio-economic

- Nearly all residents in the Grand/Woodward study area are U.S. citizens by birth (98.0% compared to 94.4% of all Detroit residents).
- Fewer than three percent of all Grand/Woodward residents speak a language other than English at home. 97.3 percent of Grand/Woodward residents speak only English, compared to 90.8 percent of all Detroit residents.
- 77.9 percent of Grand/Woodward residents have graduated from high school or obtained a GED, slightly higher than the citywide rate of 76.8. A High school diploma is the highest form of education for 32.8 percent of Grand/Woodward study area residents, compared to 34.0 percent for Detroit overall.
- 56.1 percent of study area residents are in the labor force, compared to 54.7 percent of all Detroit residents. A slightly higher percentage of the Grand/Woodward resident labor force is employed when compared to Detroit.

- The Grand/Woodward study area has a higher proportion of low-income households, and lower percentages of households with incomes above \$50,000 when compared to the city overall.
- There are just over 3,000 individuals living at or below the poverty level in the Grand/Woodward study area. Of this population, there are proportionately fewer youth under 18 as compared to Detroit (31.8% versus 39.3%).
- Approximately 20 percent of Grand/Woodward study area residents (over 1,500 people) are youth living in low income households.

Key Facts: Housing

- Detroit lost 6.9 percent of its housing units from 2000 to 2010. Over the same period, the Grand/Woodward neighborhood had a net gain of 189 housing units, a 4.5 percent increase. This gain was primarily in New Center/Tech Town and New Center Commons.
- The number of occupied housing units in Detroit dropped by 19.9 percent from 2000 to 2010. At the same time, the number of vacant units more than doubled. The Grand/Woodward neighborhood experienced similar declines during this period, losing 554 occupied units, or 16.2 percent. Vacant units in the Grand/Woodward neighborhood more than doubled, increasing from 737 in 2000 to 1,480 in 2010.
- Just over half of all occupied housing units in Detroit are owner-occupied. In contrast, only one in four occupied units in the Grand/Woodward neighborhood are owner-occupied. While the general trend between 2000 and 2010 in Detroit has been a decrease in owner-occupancy and an increase in rental-occupancy, the Grand/Woodward neighborhood experienced an increase in owner-occupancy across all four sub-areas.
- A significantly higher percentage of housing units are renter-occupied in the Grand/Woodward neighborhood as compared to the city as a whole (75.0% compared to 48.0%

for Detroit). Between 2000 and 2010, Grand/Woodward experienced a decline in renter occupancy compared to owner-occupancy.

- Relative to the city as a whole, the Woodward/Grand area less intact housing and lower quality condition housing. Areas with the strongest housing density and condition are located in the New Center Commons area. The North End has experienced the greatest amount of housing challenges.

Key Facts: Businesses

- Grand/Woodward is an employment center in Detroit, with nearly 12,000 workers employed in the study area. The Fisher Building is the headquarters of Detroit Public Schools and houses several other offices. Over 3,000 workers are employed across the street at the New Center One Building.
- There are approximately 1,000 business establishments in the Grand/Woodward study area, with nearly 12,000 people employed at those businesses. The leading industries in Grand/Woodward are industries in which professionals make up a large part of the workforce (Professional/Technical and Administrative Services, Health Care, and Education). The same sectors also have the highest revenues. There are over one hundred retail establishments that cater to the large workforce in the study area.
- The Health Care, Education, Real Estate, Transportation, and Arts/Entertainment sectors employ the most individuals in the Grand/Woodward study area in proportion to their revenue. Manufacturing, Retail, Construction, and Finance establishments in the Grand/Woodward study area have higher revenue and fewer employees.
- At 15.7 percent, Grand/Woodward has a business vacancy rate almost eight percent lower than Detroit overall. The area around Oakland has the highest business vacancy rate at 31.9 percent, while rates in the southwest corner of the study area are as low as 8.5 percent.

Key Facts: Crime

- Overall, the Grand/Woodward neighborhood had a higher crime rate across the board compared to Detroit. The New Center/Tech Town neighborhood had the highest rate of crime among the neighborhoods within Grand/Woodward.
- Among Grand/Woodward neighborhoods, the North End's rate of drug offenses (20.5) is significantly higher than the second highest (Piety Hill, 7.3). The vandalism rate for Grand/Woodward is also higher than the city of Detroit.
- When compared to Detroit, the Grand/Woodward neighborhood has a significantly higher number of larcenies compared to other types of property crimes. Arson, motor vehicle theft, and burglary take up a lesser share of all property crimes in the Grand/Woodward neighborhood, though the rates of these crimes per 1,000 persons are similar to the citywide values.

Technical Notes

Data Aggregation Levels

Data Driven Detroit includes three different levels of geographies in this data profile: Study Area, Neighborhood, and Sub-areas. D3 aggregated data (originally available at Census Block, Block Group, or Tract) for each of these areas. All geographies are featured in the summary tables within this report. When a geography is not included in a table, it means that data were not available for that level of geography.

Study Area refers to the largest geographical area included in the report. The study area always conforms to 2010 Census Tracts, to allow for comparison over time, across a broader array of indicators, as well as among LISC Building Sustainable Communities areas in Detroit and nationwide. The **Neighborhood** is defined by the convening agency, and is smaller than the study area. The Neighborhood aligns with Census Block Groups. Neighborhoods are comprised of smaller areas that we call **Sub-areas**. Sub-areas were included in this report to better enable analysis of data across different parts of the neighborhood and are based upon census block boundaries.

Data from the American Community Survey

Indicators from the American Community Survey (ACS) 2006-2010 5-year estimate are reported for the study area and neighborhood area. The American Community Survey provides estimates for socio-economic indicators including citizenship status, language spoken at home, educational attainment, income and poverty status, and employment. This information is not available from the 2010 Decennial Census. ACS estimates are based on a sample of the population, and may differ from the value that would be obtained from a survey of the entire population. ACS provides a margin of error (MOE) for each indicator to estimate the size of this potential difference. The reliability of each indicator is based on the size of the MOE as compared to the size of the estimate itself. *Estimates with relatively large MOEs are considered less reliable.*

ACS, availability, MOE and mapping

ACS indicators are included in this report based on availability. Study area and neighborhood values were taken from ACS tract- and block group-level indicators where available, to allow for comparison to Detroit as a whole. Neighborhood values are included in this report where available. In tables, values for the study area are included alongside neighborhood values, as these figures may be useful for different audiences in relation to values for Detroit. For ACS data, it may not be helpful to compare the neighborhood area to the study area. Available ACS data are mapped at the census tract level due to reliability issues at lower aggregation levels. These maps are shown at a citywide extent to display how the study area compares to the city as a whole.

How to Read ACS Tables

The 2006-2010 data are tabulated in this report along with the margins of error provided by ACS. Estimates with relatively large MOEs are considered unreliable and labeled red in the tables. Variables with green or yellow labels are more reliable, with green indicating high reliability. In general, estimates for small populations are less reliable than those for large populations. For example, estimates of educational attainment, income, and other socioeconomic indicators are generally more reliable for the black population in Detroit than they are for the Asian American population.

Crime Data

Crime indicators from the Detroit Police Department are included in this report. Data are aggregated to the study area, neighborhood, and sub-areas from the block group and block levels. For privacy reasons, incidents within any geography with fewer than six offenses reported are suppressed for that geography. These offenses are still included in the total values, but are not displayed in tables, charts, or maps for the crime type. Total citywide numbers in this report may differ from nationally reported crime statistics due to differences in methodology. Crime classifications in the federal reporting system, Uniform Crime Reporting (UCR), differ from those used in this report, the National Incident-Based Reporting System (NIBRS).

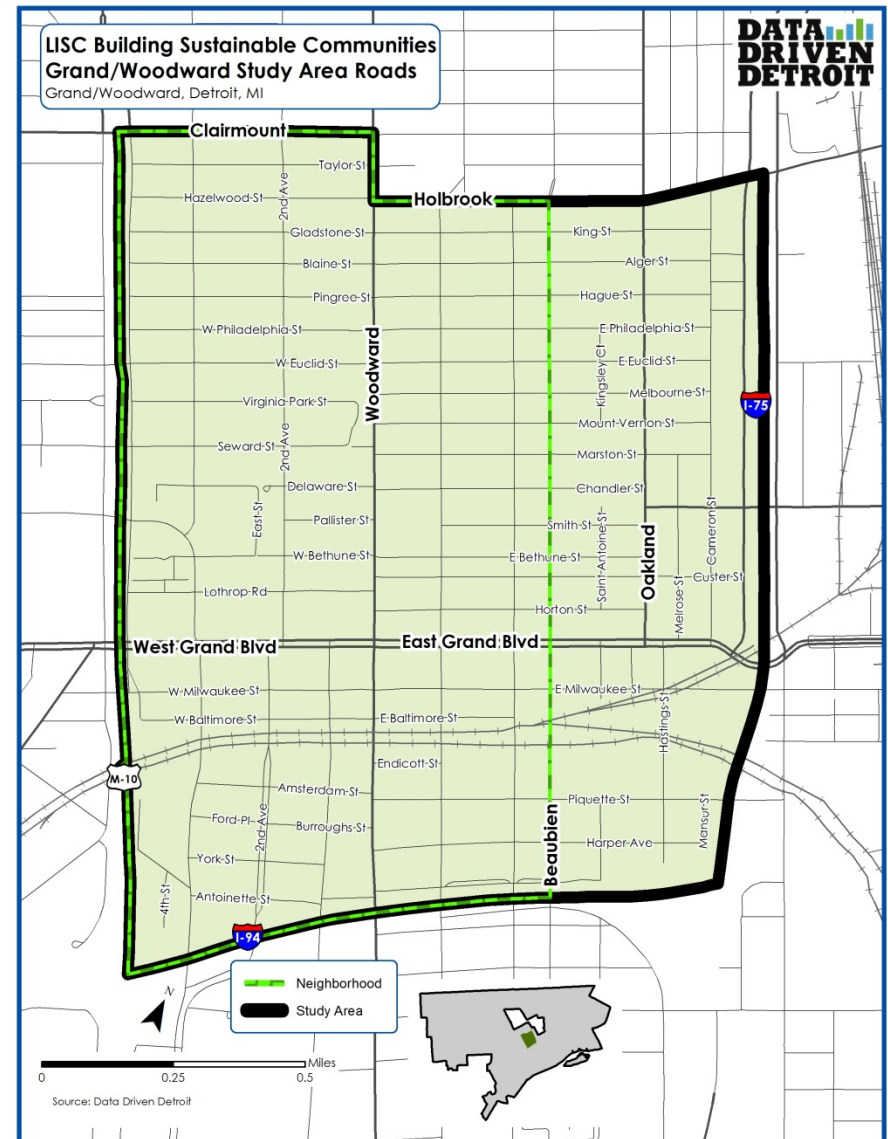
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Grand/Woodward Geography

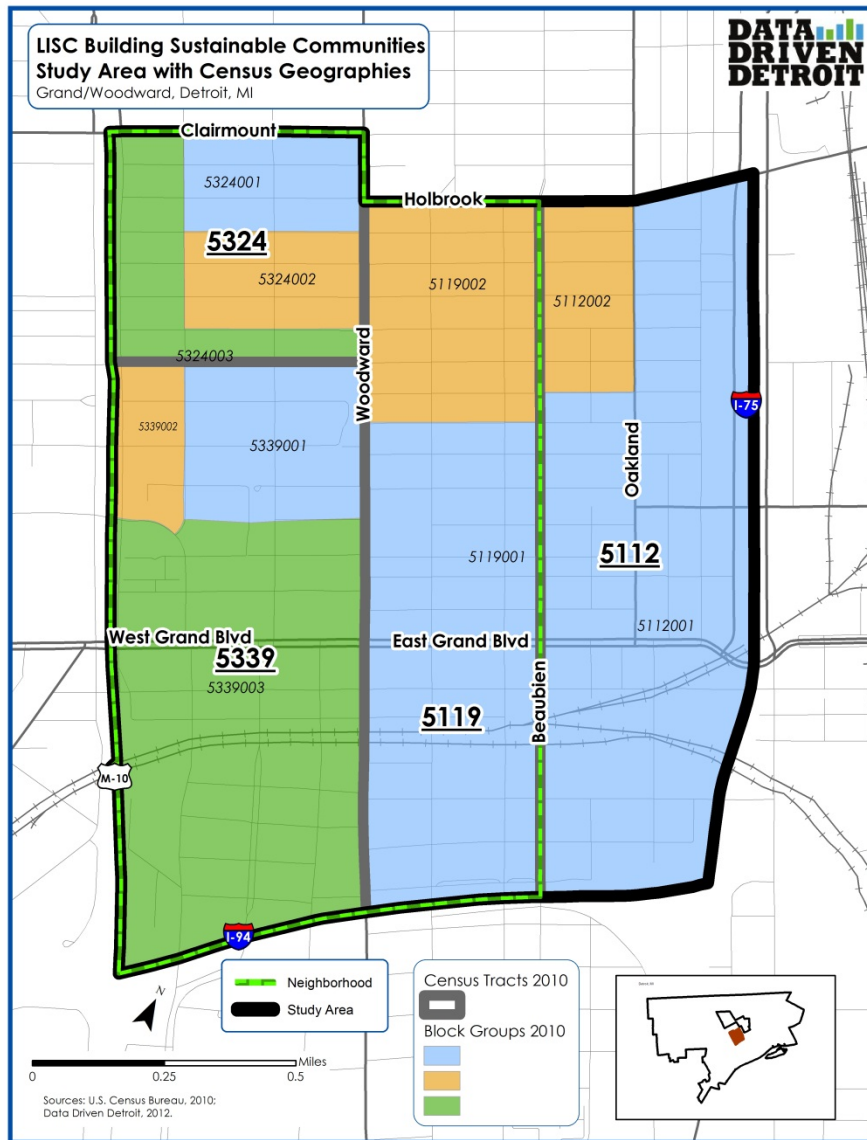
The Grand/Woodward study area is roughly bounded by the following roads: M-10 (West), by Clairmount and Holbrook (North), by I-75 (East), and I-94 (South).

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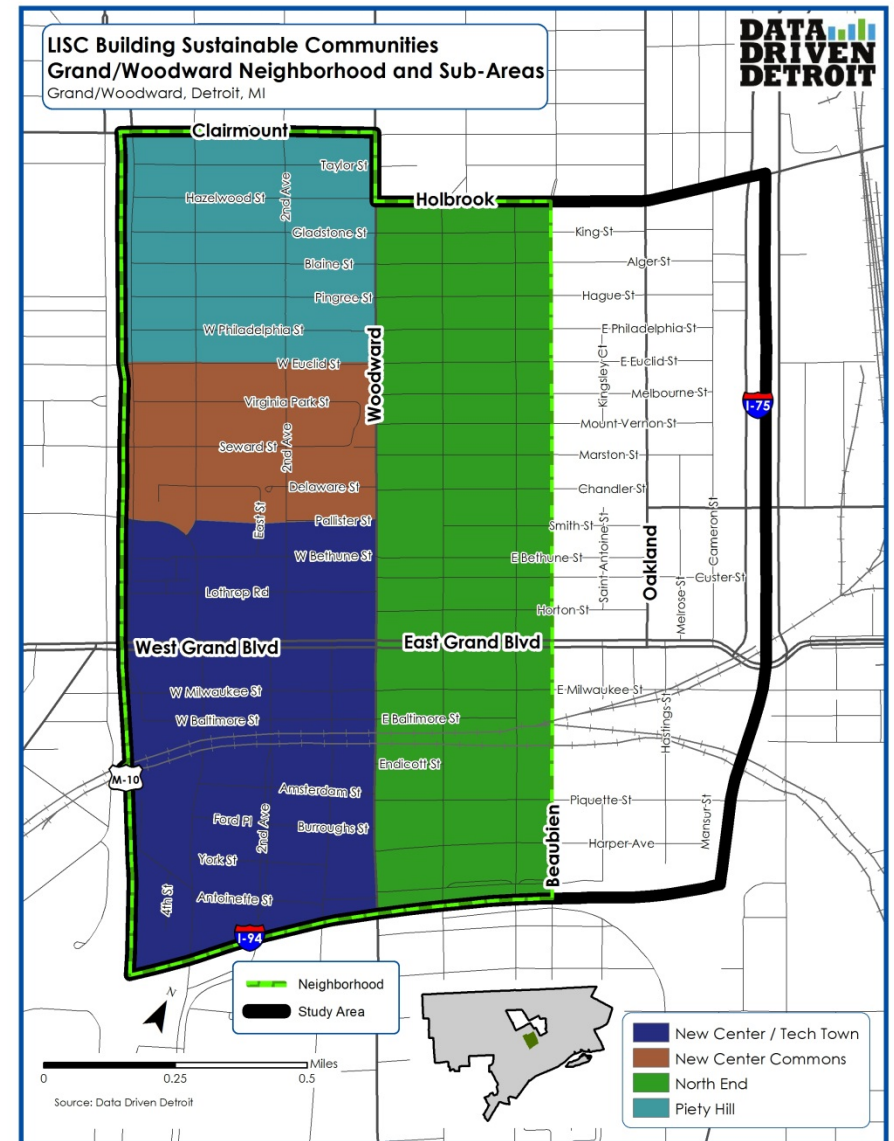
The sub-areas refer to smaller, community-identified geographies that are within the Grand/Woodward neighborhood.



Map 1. Grand/Woodward Study Area with Roads



Map 2. Grand/Woodward Study with Census Geographies



Map 3. Grand/Woodward Study Area, Neighborhood and Sub-areas

Demographic Characteristics

Population Overview

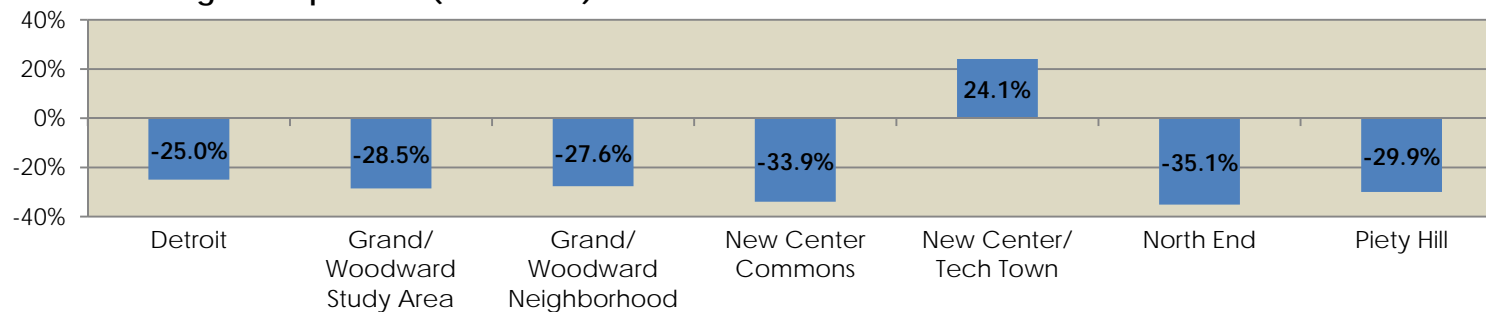
The population of Detroit decreased 25.0 percent from 2000 to 2010. During this same period, the populations of the Grand/Woodward neighborhood, and the New Center Commons and North End sub-areas decreased at a higher rate than the city as a whole. The North End experienced the highest rate of decline, losing 35.1 percent of its population. By contrast, New Center/Tech Town gained 177 people, for a 24.1 percent increase.

Figure 1. Population Overview

	Detroit	Grand/ Woodward Study Area	Grand/ Woodward Neighborhood	New Center Commons	New Center/ Tech Town	North End	Piety Hill
Total Population: 2000	951,270	9,953	7,843	2,522	735	2,252	2,334
Total Population: 2010	713,777	7,117	5,675	1,666	912	1,462	1,635
Population Change 2000-2010	-237,493	-2,836	-2,168	-856	177	-790	-699
Percent Change in Population 2000-2010	-25.0%	-28.5%	-27.6%	-33.9%	24.1%	-35.1%	-29.9%
Population Density 2010 persons per acre	8.0	6.5	7.5	17.7	3.8	5.1	12.3

Sources: U.S. Census Bureau, Census 2000 Summary File 1 (SF1) and Census 2010 Summary File 1 (SF1); Data Driven Detroit

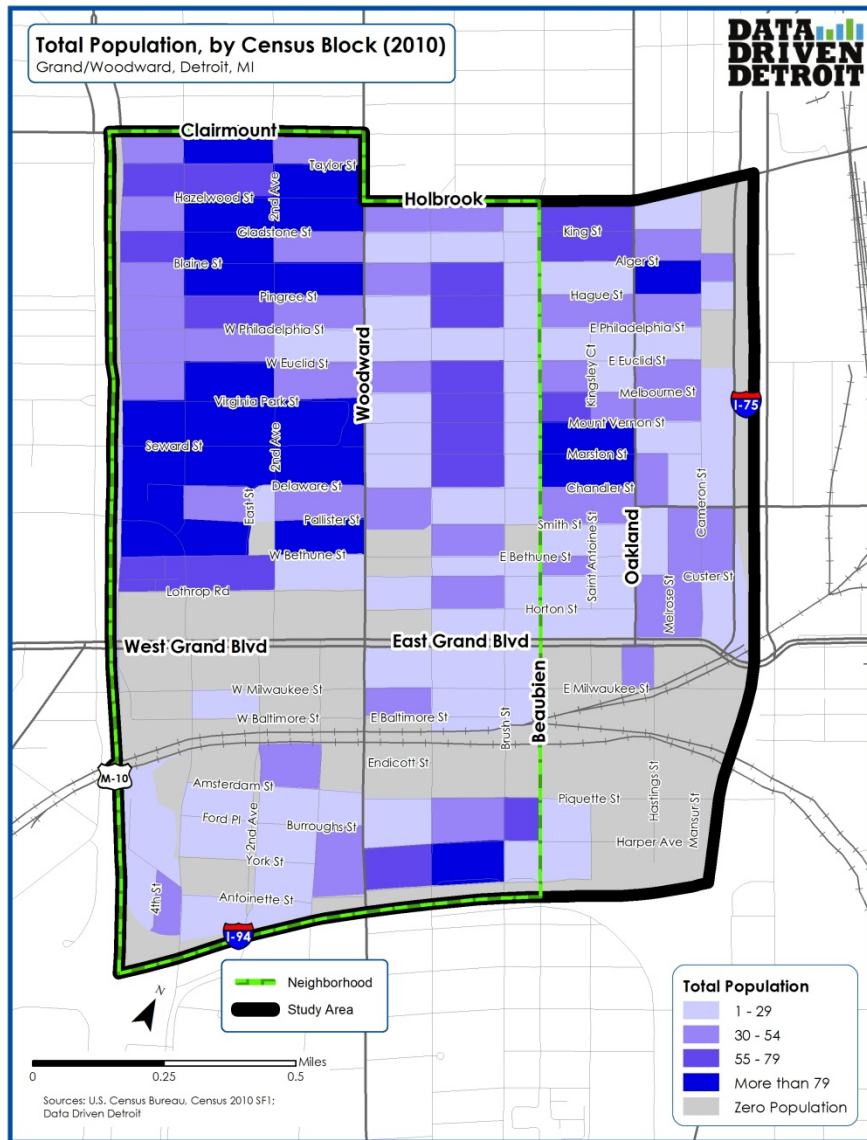
Percent Change in Population (2000-2010)



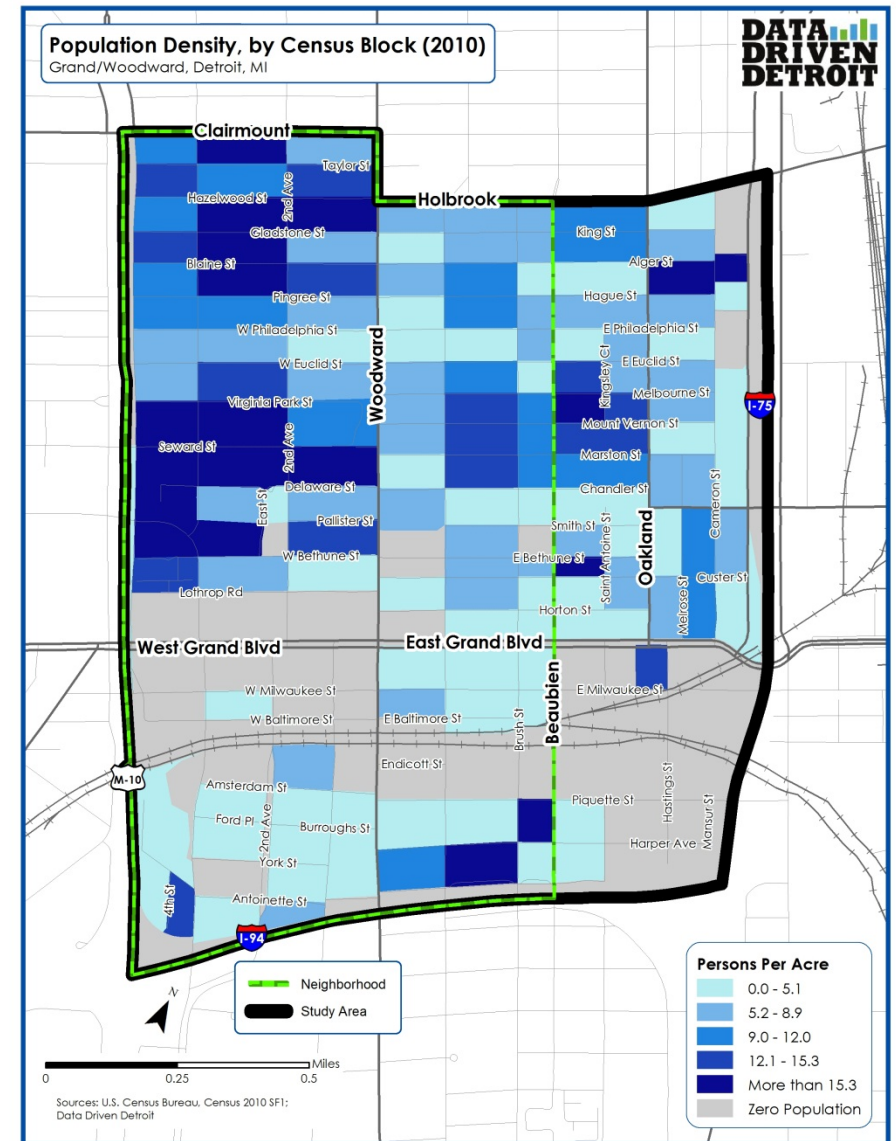
The population density of Detroit is eight people per acre. Among study area neighborhoods, densities vary greatly. New Center Commons is over twice as dense as the city as a whole, and over four times as dense as New Center/Tech Town, the least dense neighborhood.

Figure 2. Percent Change in Population (2010)

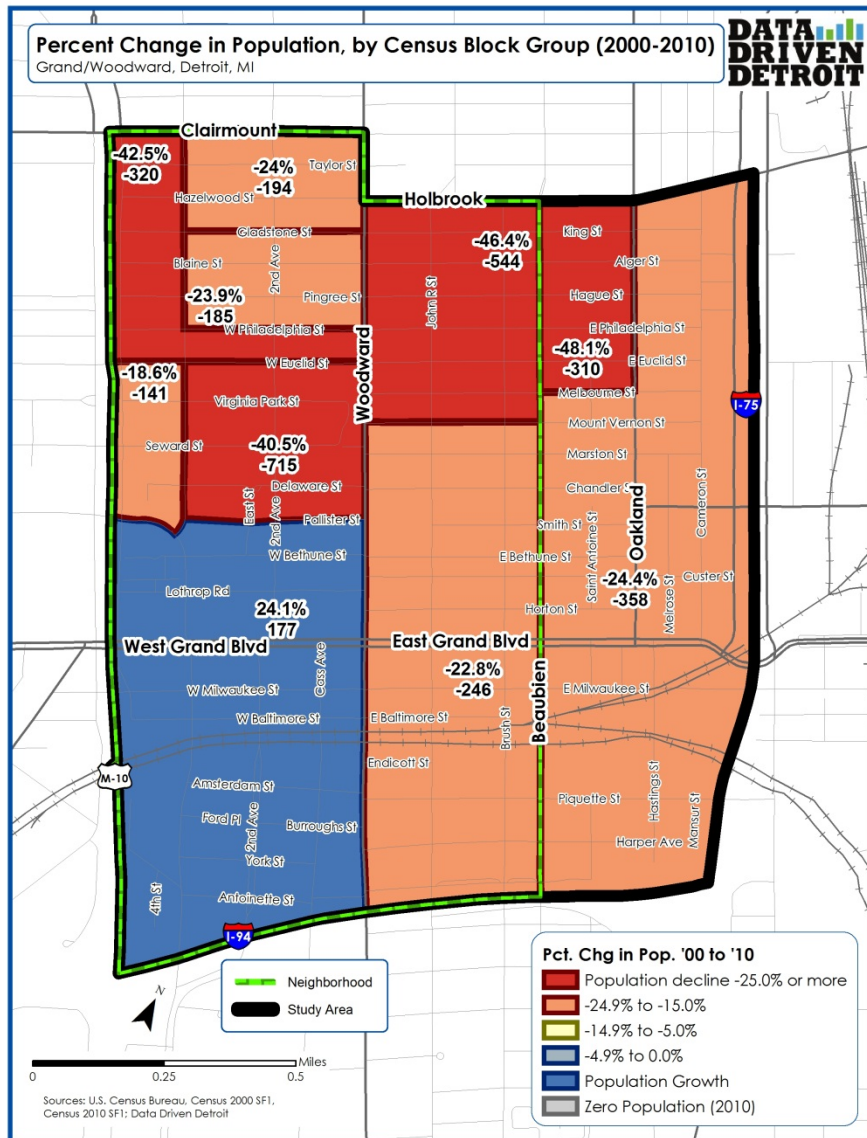
Sources: U.S. Census Bureau, Census 2000 Summary File 1 (SF1) and Census 2010 Summary File 1 (SF1); Data Driven Detroit



Map 4. Total Population (2010)



Map 5. Population Density (2010)



Most block groups in the Grand/Woodward study area lost population between 2000 and 2010. One block group, comprising the New Center/Tech Town sub-area, gained residents. In Map 6, block groups highlighted in dark red lost population at a greater rate than the city as a whole (25.0%). The block groups with the highest rate of population loss are clustered in the northern half of the study area; two block groups just south of Holbrook lost nearly half their residents. The two large block groups between Woodward and I-75 lost population at a slightly slower rate than the city (22.8% and 24.4%, respectively); however, the maps on page 9 show that these block groups have less population in general, as compared to the rest of the study area.

Map 6. Percent Change in Population (2000-2010)

Race and Ethnicity

Nearly nine in ten residents of the Grand/Woodward neighborhood are black, a proportion higher than for the city as a whole. Whites are the second-largest group by race at 6.6 percent. Asians and American Indians together account for only 1.1 percent of the Grand/Woodward neighborhood population. Hispanics also make up only 1.1 percent of the neighborhood, compared to 6.8 percent of the city overall. These proportions are consistent across study area neighborhoods, with the exception of New Center/Tech Town, which has relatively large white and Asian populations.

Figure 3. Race and Ethnicity (2010)

	Detroit		Grand/ Woodward Study Area		Grand/ Woodward Neighborhood		New Center Commons		New Center/ Tech Town		North End		Piety Hill	
	Pct. of Tot. Pop.		Pct. of Tot. Pop.		Pct. of Tot. Pop.		Pct. of Tot. Pop.		Pct. of Tot. Pop.		Pct. of Tot. Pop.		Pct. of Tot. Pop.	
Total Population: 2010	713,777		7,117		5,675		1,666		912		1,462		1,635	
Hispanic	48,679	6.8%	70	1.0%	61	1.1%	26	1.6%	11	1.2%	10	0.7%	14	0.9%
Non-Hispanic	665,098	93.2%	7,047	99.0%	5,614	98.9%	1,640	98.4%	901	98.8%	1,452	99.3%	1,621	99.1%
White	55,604	7.8%	391	5.5%	377	6.6%	91	5.5%	159	17.4%	60	4.1%	67	4.1%
Black	586,573	82.2%	6,394	89.8%	5,034	88.7%	1,495	89.7%	704	77.2%	1,326	90.7%	1,509	92.3%
Am. Ind. or Alaska Native	1,927	0.3%	19	0.3%	19	0.3%	2	0.1%	0	0.0%	6	0.4%	11	0.7%
Asian	7,436	1.0%	52	0.7%	45	0.8%	12	0.7%	20	2.2%	9	0.6%	4	0.2%
Native Hawaiian or Pacific Islander	82	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Other Race	994	0.1%	7	0.1%	7	0.1%	2	0.1%	2	0.2%	1	0.1%	2	0.1%
Two or More Races	12,482	1.7%	184	2.6%	132	2.3%	38	2.3%	16	1.8%	50	3.4%	28	1.7%

Sources: U.S. Census Bureau, Census 2010 Summary File 1 (SF1); Data Driven Detroit

Age

The population of the Grand/Woodward neighborhood is older than the city as a whole, with a smaller proportion of residents under 18 and a larger proportion over 35. All Grand/Woodward sub areas have proportionately fewer children and more seniors than the city as a whole. Of the sub-areas, New Center/Tech Town has the highest percentage of residents 55 (36.2%) and over and the lowest percentage of residents under 18 (8.8%). The sub-area with the highest percentage of residents under 18 is the North End; New Center Commons has the highest percentage of young adults, ages 18 to 34. (Additional detail of the Grand/Woodward area age distribution can be found in Figure 36 in the Appendix on page 58.)

Population by Age Segment (2010)

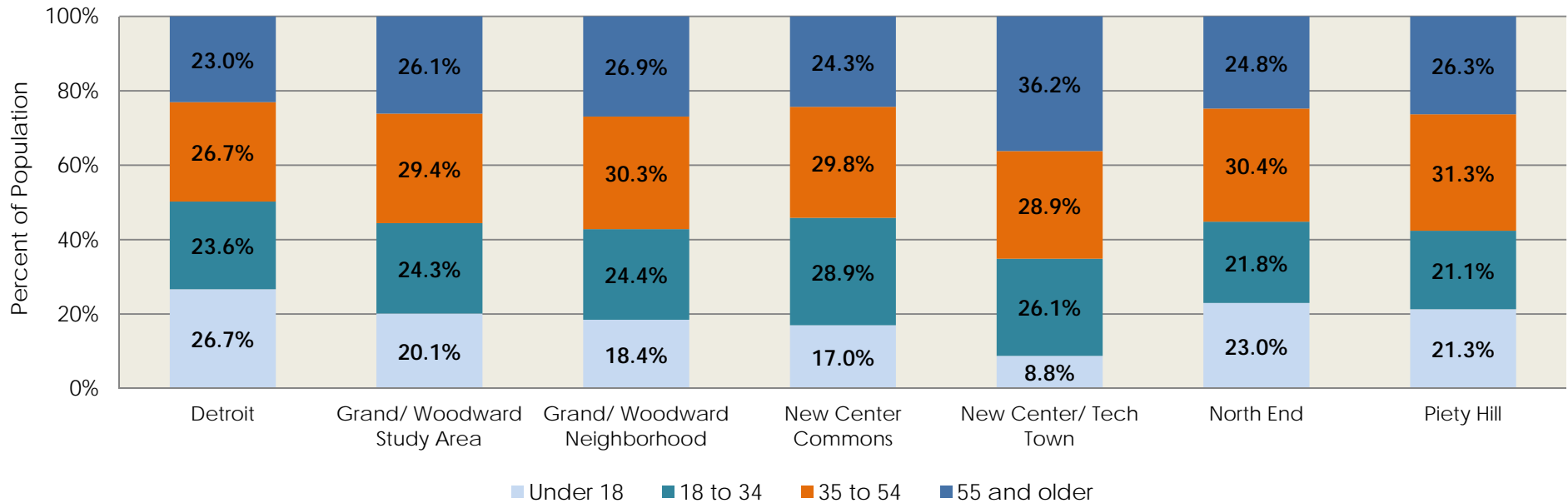


Figure 4. Population by Age Segment (2010)

Age	Detroit		Grand/ Woodward Study Area		Grand/ Woodward Neighborhood		New Center Commons		New Center/ Tech Town		North End		Piety Hill	
	Total Population	Pct. of Tot. Pop.	Total Population	Pct. of Tot. Pop.	Total Population	Pct. of Tot. Pop.	Total Population	Pct. of Tot. Pop.	Total Population	Pct. of Tot. Pop.	Total Population	Pct. of Tot. Pop.	Total Population	Pct. of Tot. Pop.
Under 18	190,347	26.7%	1,434	20.1%	1,047	18.4%	283	17.0%	80	8.8%	336	23.0%	348	21.3%
18 to 34	168,143	23.6%	1,728	24.3%	1,383	24.4%	481	28.9%	238	26.1%	319	21.8%	345	21.1%
35 to 54	190,817	26.7%	2,095	29.4%	1,718	30.3%	497	29.8%	264	28.9%	445	30.4%	512	31.3%
55 and older	164,470	23.0%	1,860	26.1%	1,527	26.9%	405	24.3%	330	36.2%	362	24.8%	430	26.3%

Sources: U.S. Census Bureau, Census 2010 Summary File 1 (SF1); Data Driven Detroit

Population Distribution, by Age (2010)

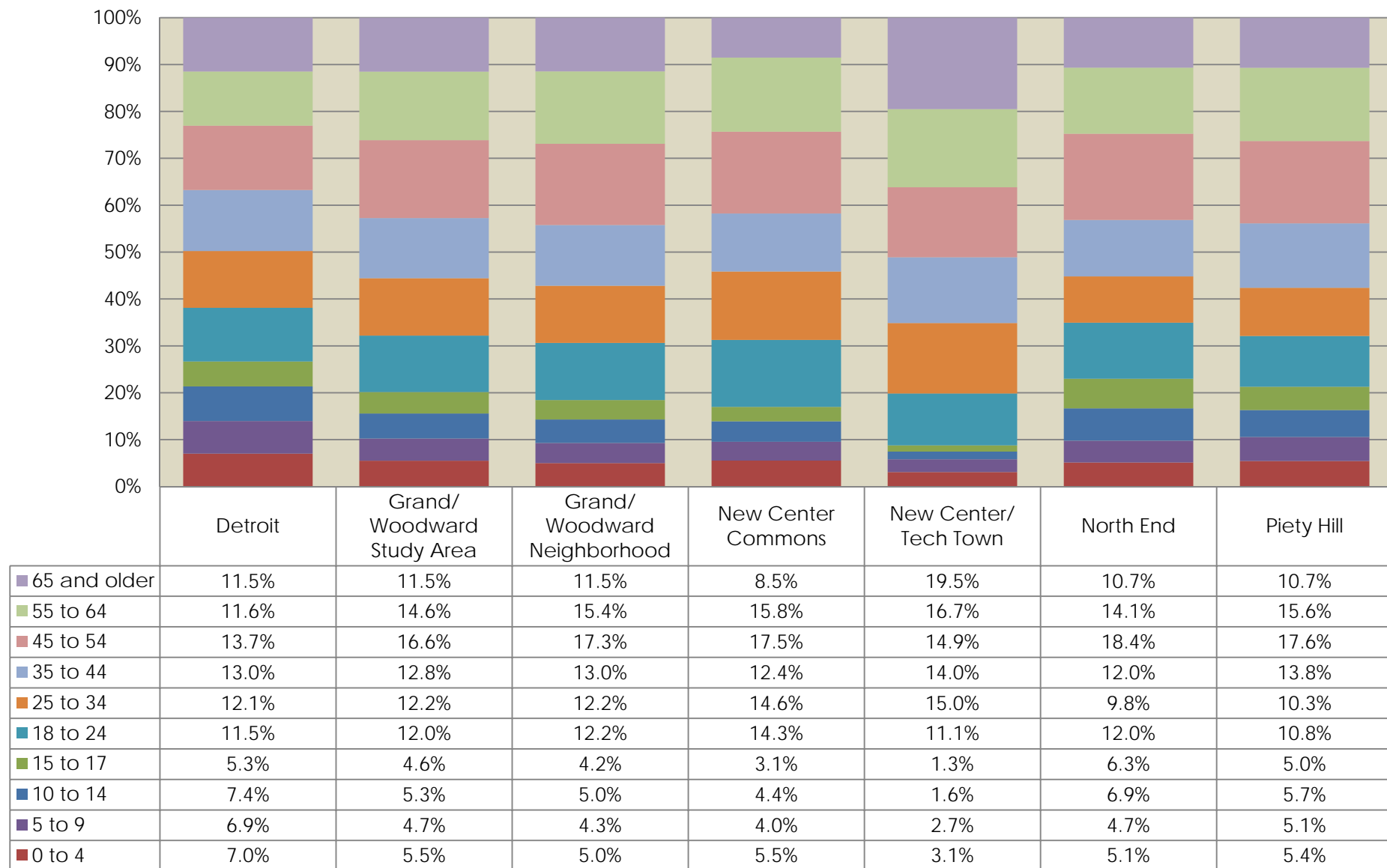


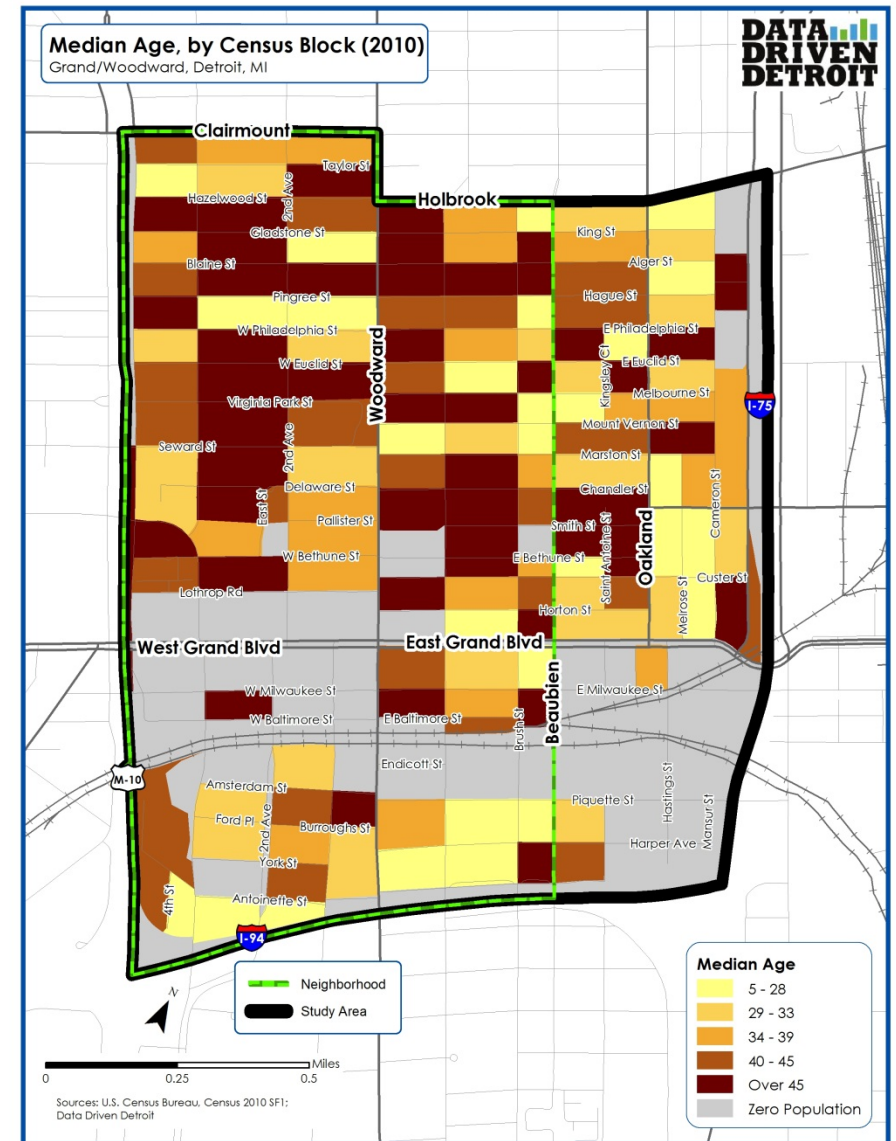
Figure 5. Population Distribution, by Age (2010)

Sources: U.S. Census Bureau, Census 2010 Summary File 1 (SF1); Data Driven Detroit

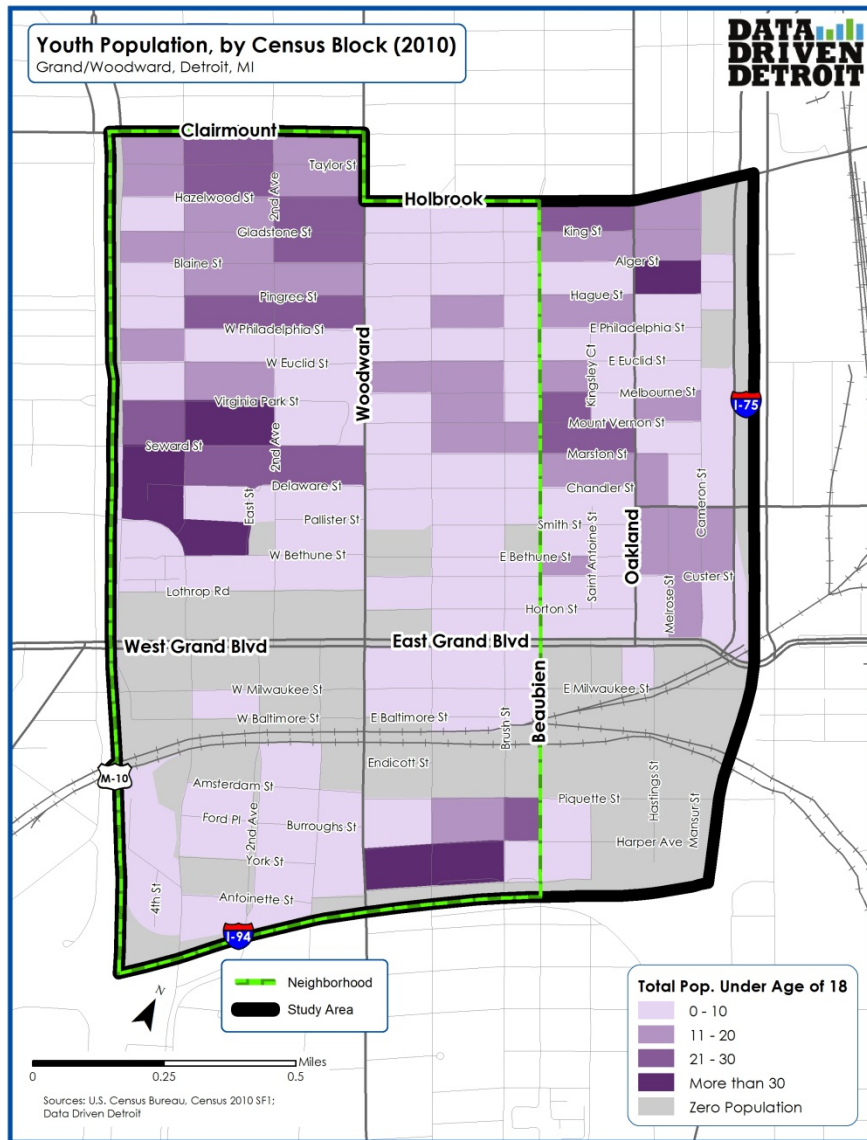
Within the Grand/Woodward neighborhood, the North End and Piety Hill areas have the highest proportion of youth, with 23.0 and 21.3 percent of their populations under 18, respectively. By contrast, only 8.8 percent of New Center/Tech Town residents are under 18. Piety Hill has the highest proportion of children, with 10.5 percent of its population under 10.

The proportion of residents between 18 and 54 is fairly consistent across Grand/Woodward study areas. At 58.8 percent, New Center Commons has the highest proportion of residents in this age range. At 52.2 percent, North End has the lowest. Only 50.3 percent of Detroit residents fall into this age range overall.

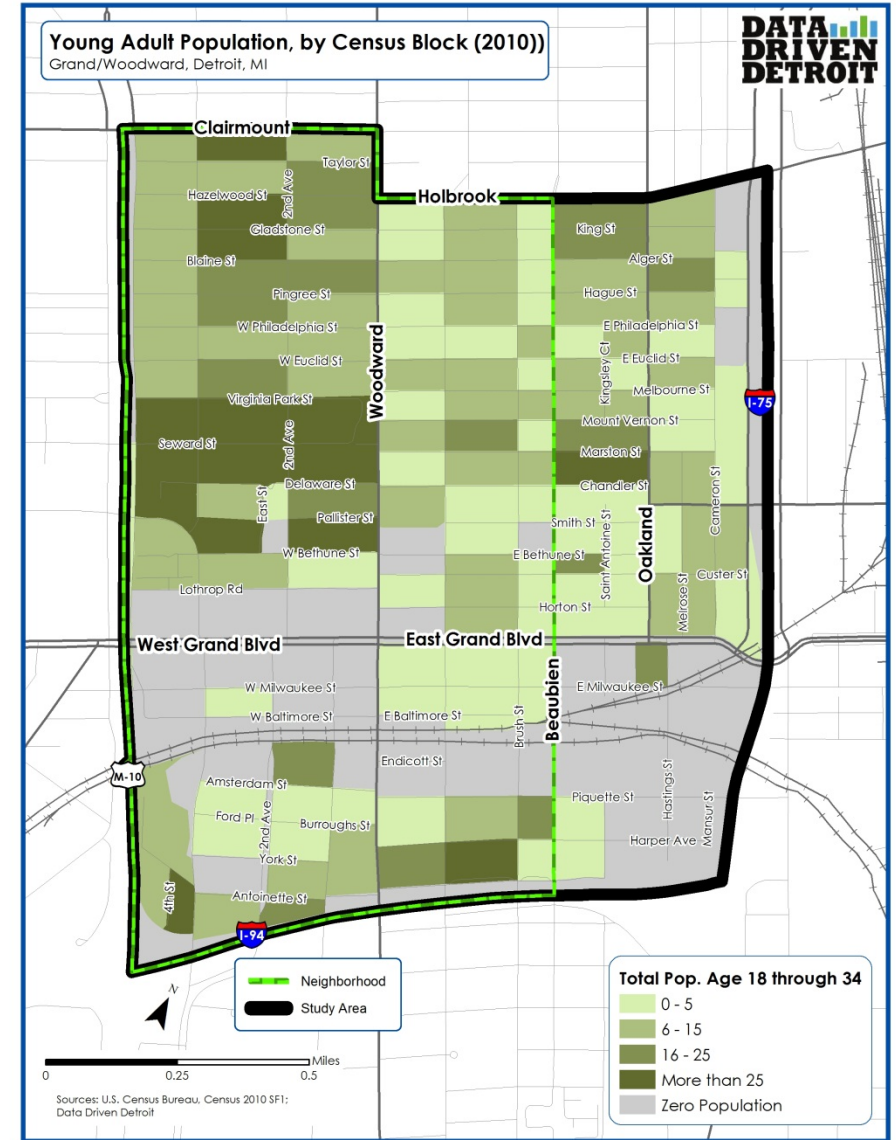
Seniors over 55 make up a higher proportion of Grand/Woodward neighborhood residents than in the city overall, with 26.9 versus 23.0 percent falling into this age range. Among sub-areas, New Center/Tech Town has the highest proportion of seniors, with 36.2 percent of its residents over 55.



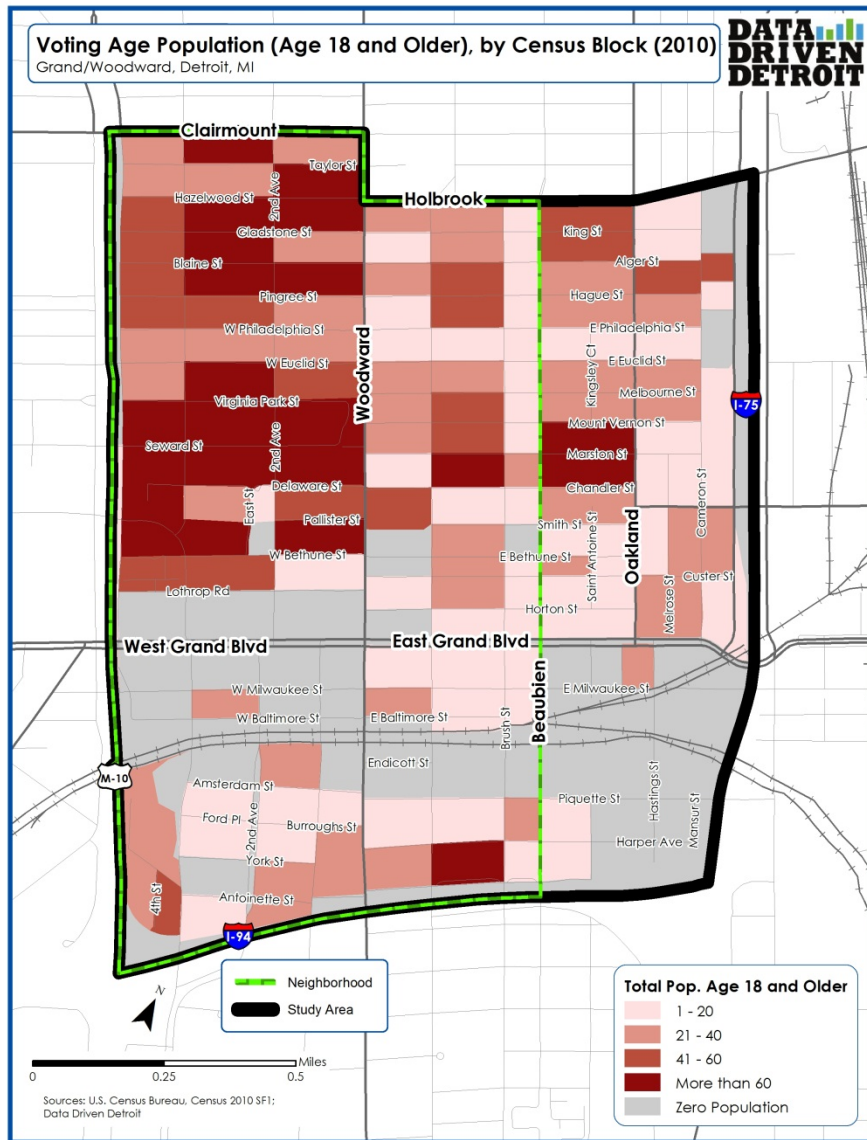
Map 7. Median Population Age (2010)



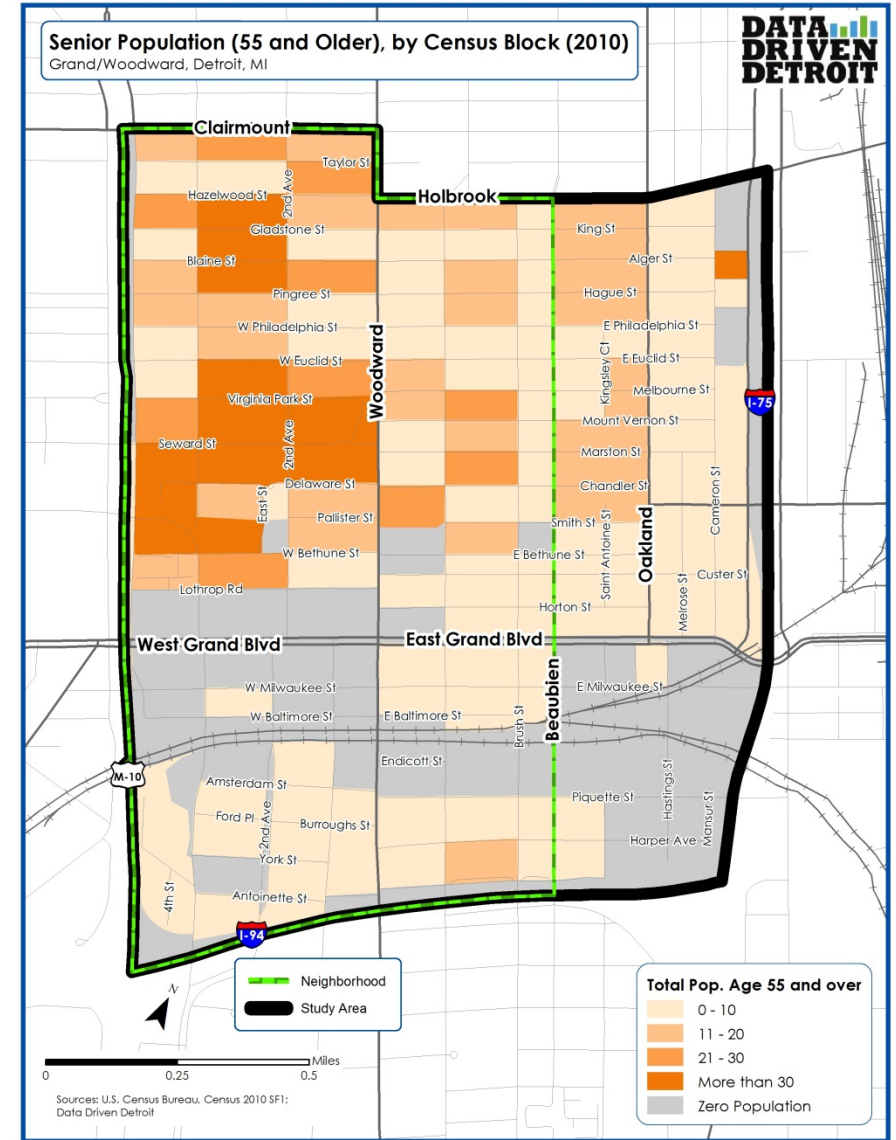
Map 8. Youth Population (2010)



Map 9. Young Adult Population (2010)



Map 10. Adult Population (2010)



Map 11. Senior Population (2010)

Household Characteristics

Household Overview

The number of households¹ in Detroit decreased by 19.9 percent between 2000 and 2010. Within the Grand/Woodward neighborhood, the number of households decreased at a slower rate than the city as a whole, falling 16.2 percent. New Center Commons (24.4%) and the North End (22.5%) experienced the highest rate of household loss over this period. New Center Commons also lost the greatest total number of households, at 313.

Figure 6. Household Overview

	Detroit	Grand/ Woodward Study Area	Grand/ Woodward Neighborhood	New Center Commons	New Center/ Tech Town	North End	Piety Hill
Total Households, 2000	336,428	4,164	3,418	1,283	509	788	838
Total Households, 2010	269,445	3,416	2,864	970	603	611	680
Change in HHs, 2000-2010	-66,983	-748	-554	-313	94	-177	-158
Percent Change in HHs, 2000-2010	-19.9%	-18.0%	-16.2%	-24.4%	18.5%	-22.5%	-18.9%

Sources: U.S. Census Bureau, Census 2000 Summary File 1 (SF1) and Census 2010 Summary File 1 (SF1); Data Driven Detroit

Percent Change in Households (2000-2010)

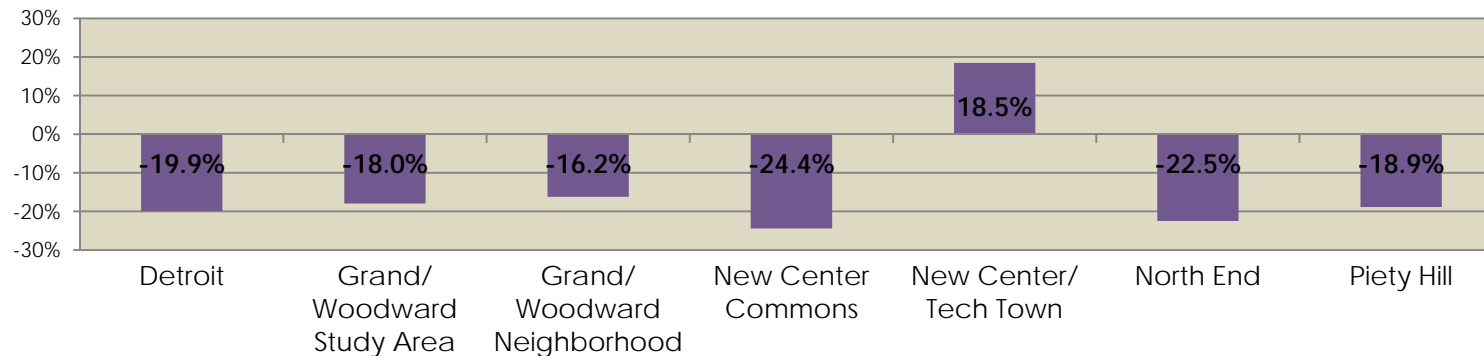
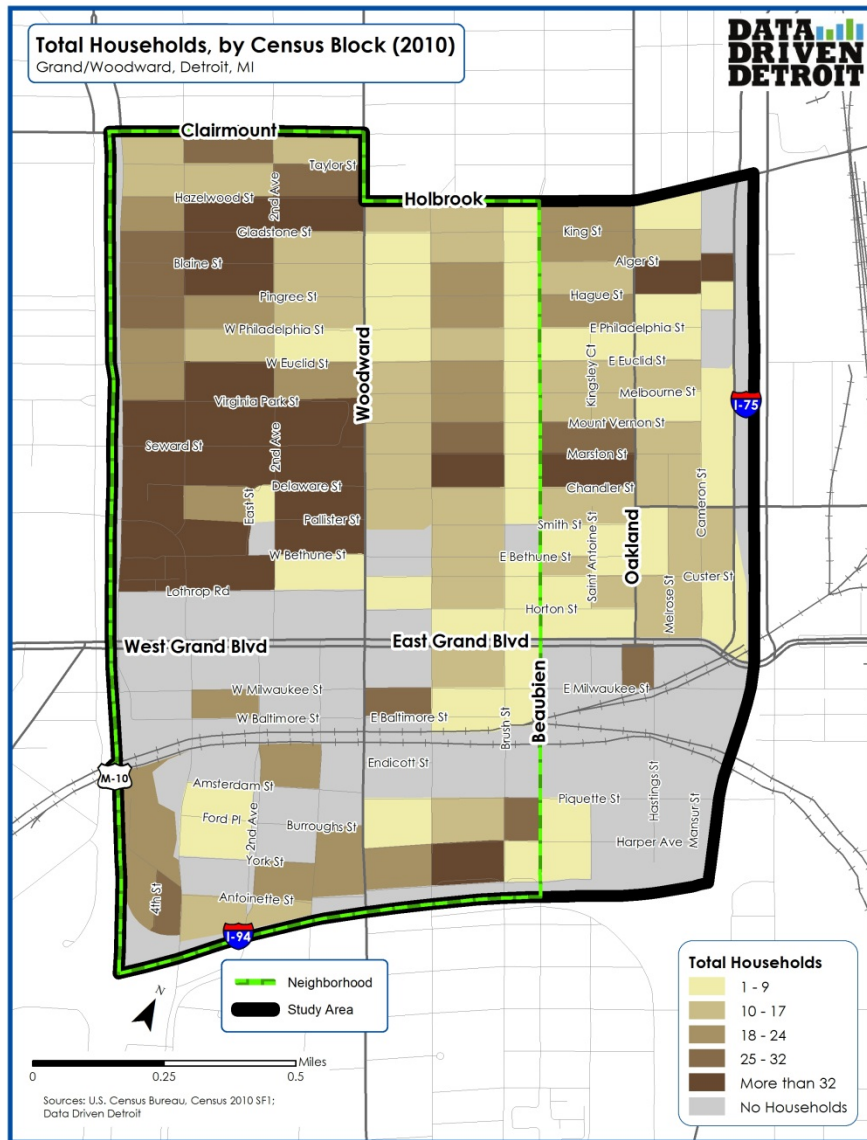


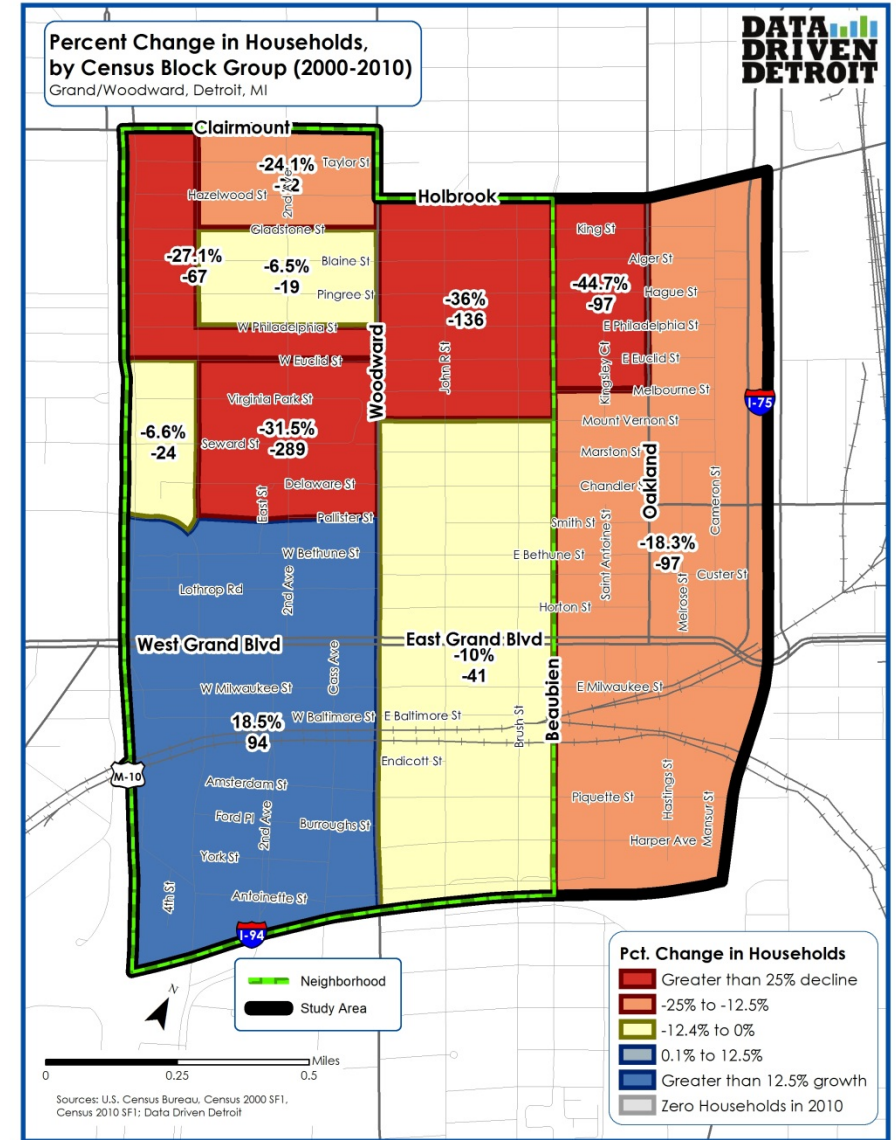
Figure 7. Percent Change in Number of Households (2000-2010)

Sources: U.S. Census Bureau, Census 2000 Summary File 1 (SF1) and Census 2010 Summary File 1 (SF1); Data Driven Detroit

¹ A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.)



Map 12. Total Households (2010)

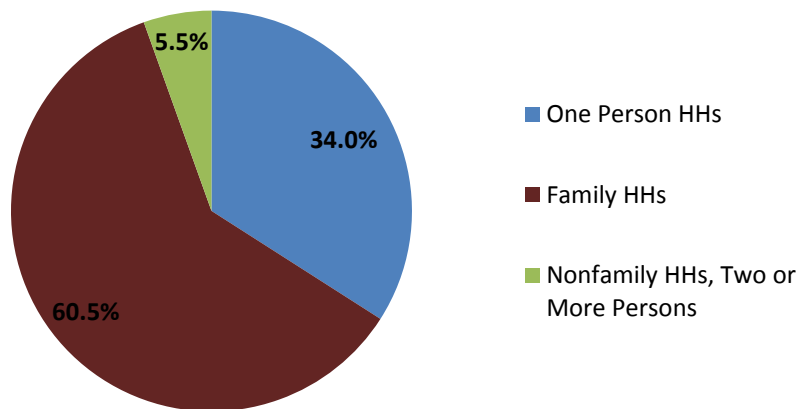


Map 13. Percent Change in Households (2000-2010)

Household Types

One person households are more prevalent in the Grand/Woodward neighborhood than in Detroit overall, accounting for 55.6 versus 34.0 percent of total households. In contrast, family households are less prevalent, making up 36.1 percent of households in the Grand/Woodward neighborhood versus 60.5 percent in Detroit overall. There is a slightly higher percentage of nonfamily households in the Grand/Woodward neighborhood than the city as a whole (8.3% as compared to 5.5%).

Households by Type (2010)
Detroit, MI



Households by Type (2010)
Grand/Woodward Neighborhood

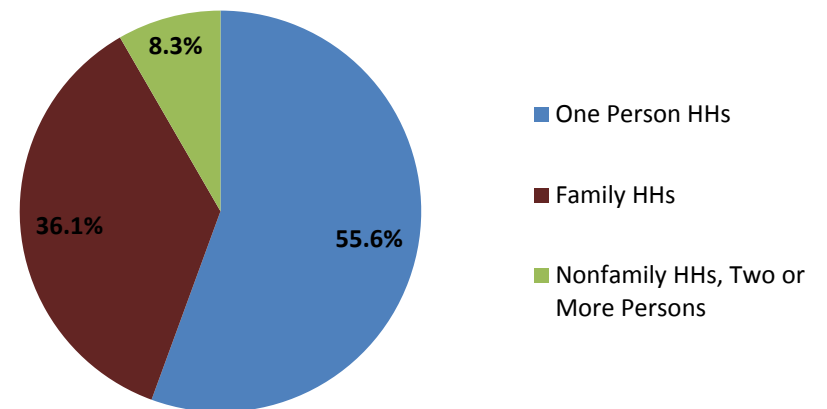


Figure 8. Households by Type (2010)

Sources: U.S. Census Bureau, Census 2010 Summary File 1 (SF1); Data Driven Detroit

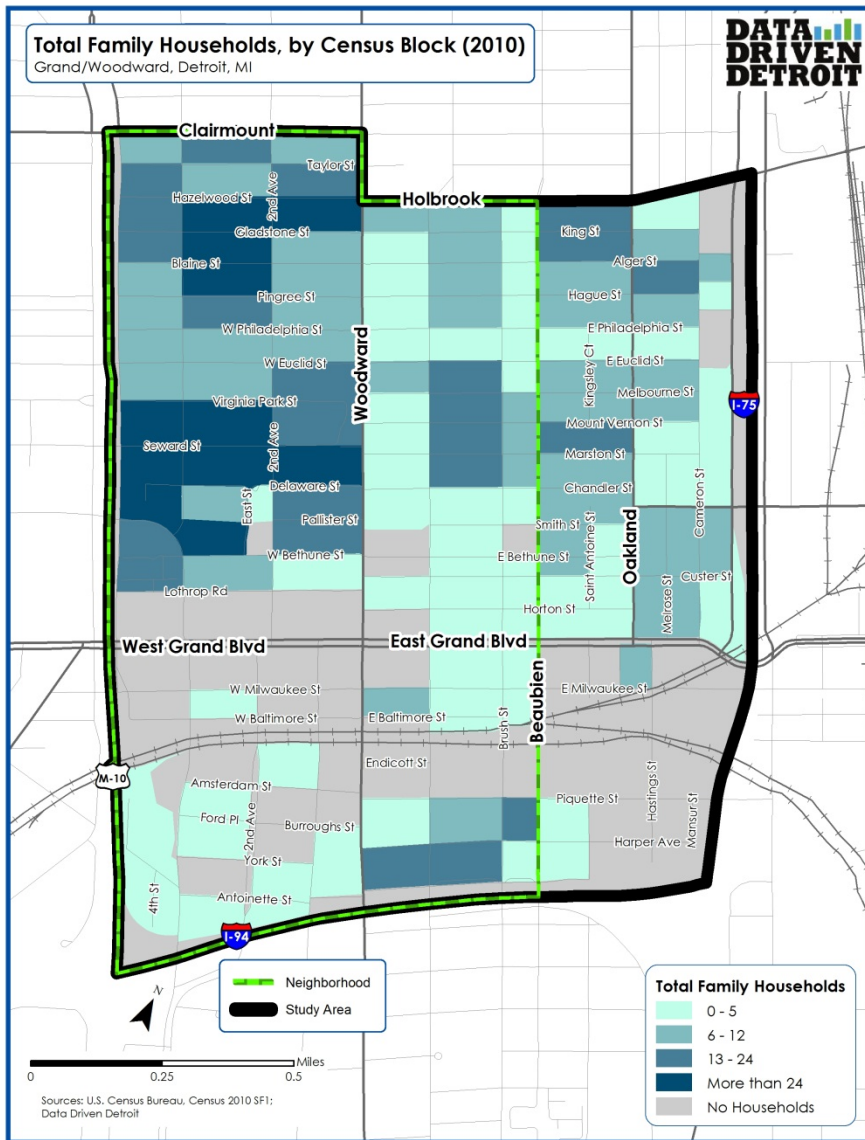
Both Detroit and the Grand/Woodward neighborhood experienced a decrease in the percentage of family households and an increase in one person households between 2000 and 2010.

The New Center/Tech Town area has the lowest proportion of family households among Grand/Woodward sub-areas, at 21.4 percent. The North End has the highest, at 44.8 percent. The percent of family households dropped in all sub-areas from 2000 to 2010, while the percent of one person households increased in all sub-areas except New Center/Tech Town. The decline in family households was particularly dramatic in the North End, where family households declined from 51.3 to 44.8 percent from 2000 to 2010.

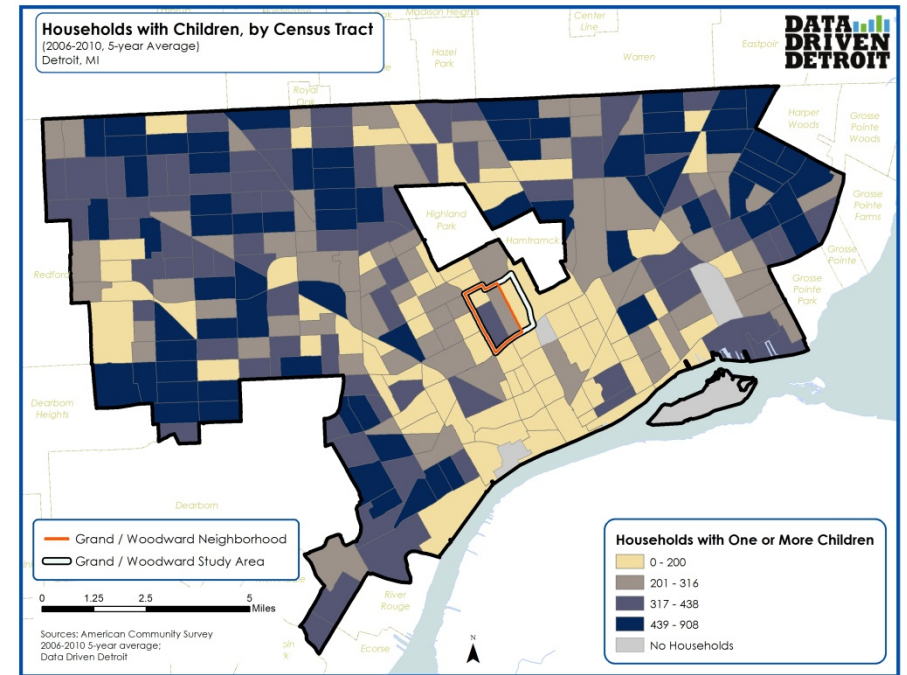
Figure 9. Households by Type (2000-2010)

	Detroit	Grand/ Woodward Study Area	Grand/ Woodward Neighborhood	New Center Commons	New Center/ Tech Town	North End	Piety Hill
Total Households, 2000	336,428	4,164	3,418	1,283	509	788	838
One Person HHs	99,861	1,965	1,722	720	366	292	344
Two or More Person HHs	236,567	2,199	1,696	563	143	496	494
Family HHs	218,483	1,868	1,407	485	110	404	408
Nonfamily HHs	18,084	331	289	78	33	92	86
Total Households, 2010	269,445	3,416	2,864	970	603	611	680
One Person HHs	91,740	1,807	1,592	582	411	281	318
Two or More Person HHs	177,705	1,609	1,272	388	192	330	362
Family HHs	162,924	1,334	1,033	325	129	274	305
Nonfamily HHs	14,781	275	239	63	63	56	57

Sources: U.S. Census Bureau, Census 2010 Summary File 1 (SF1); Data Driven Detroit



Map 14. Total Family Households (2010)



Map 15. Households with One or More Children (2006-2010, 5-year average)

Most family households in the study area live in the New Center Commons area. There are fewer family households in the North End sub-area and the area east of the Grand/Woodward neighborhood. The citywide map of ACS data (Map 15) by tract shows that the Grand/Woodward study area has a lower concentration of households with children compared to other areas of the city.

Socio-Economic Characteristics

Citizenship Status

The majority of the residents of the Grand/Woodward study area are US citizens born in the United States. Only 2.0 percent are residents born outside the United States, compared to 5.6 percent of all Detroit residents.

Figure 10. Citizenship Status (2006-2010, 5-year average)

	Detroit			
		Pct. of Total	Margin of Error (+/-)	
Total Population (ACS 2006-2010, 5-year avg.)	759,340	100.0%	71	
U.S. citizen born in the United States	716,589	94.4%	1,885	
Residents not born in the United States	42,751	5.6%	1,868	
U.S. citizen, born in Puerto Rico or U.S. Island Areas	2,190	0.3%	446	
U.S. born abroad of American parent(s)	2,126	0.3%	423	
U.S. citizen by naturalization	11,617	1.5%	879	
Not a U.S. citizen	26,818	3.5%	1,529	

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

Language Spoken at Home

English is the only language spoken in 97.3 percent of homes in the Grand/Woodward study area, compared to 90.8 percent of Detroit homes overall. Very few Grand/Woodward residents speak languages other than English at home.

Figure 11. Language Spoken at Home (2006-2010, 5-year average)

	Detroit			
		Pct. of Total	Margin of Error (+/-)	
Population 5 and over (ACS 2006-2010, 5-year avg.)	706,324	93.0%	986	
Speak only English	641,155	90.8%	2,582	
Speak Spanish	41,094	5.8%	1,450	
Speak other Indo-European languages	10,649	1.5%	813	
Speak Asian and Pacific Island languages	2,975	0.4%	540	
Speak other languages	10,451	1.5%	976	

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

Educational Attainment

Educational attainment among Grand/Woodward residents is very similar to that of Detroit residents overall. Within the Grand/Woodward study area, over one in five residents have not graduated from high school or obtained a GED. Conversely, 12.8 percent of residents have at least a college degree.

Figure 12. Educational Attainment (2006-2010, 5-year average)

	Detroit			
		Pct. of Total	Margin of Error (+/-)	
Total Population 25 Years and over with:	464,517	100.0%	1,923	
Less than 9th Grade	30,719	6.6%	1,307	
9th to 12th Grade No Diploma	76,967	16.6%	2,127	
HS Diploma or GED	157,914	34.0%	2,625	
College, No Degree	114,876	24.7%	2,192	
Associate's Degree	29,233	6.3%	1,129	
Bachelor's Degree	33,214	7.2%	1,277	
Grad. or Professional Degree	21,594	4.6%	954	
Population (25 and over w/ less than a HS Diploma or GED	107,686	23.2%	2,497	
Population (25 and over) w/ at least HS diploma	356,831	76.8%	3,938	
Population (25 and over) w/ at least a Bachelor's Degree	54,808	11.8%	1,594	

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

Educational Attainment, Population 25 and Over (2006-2010, 5-year average)

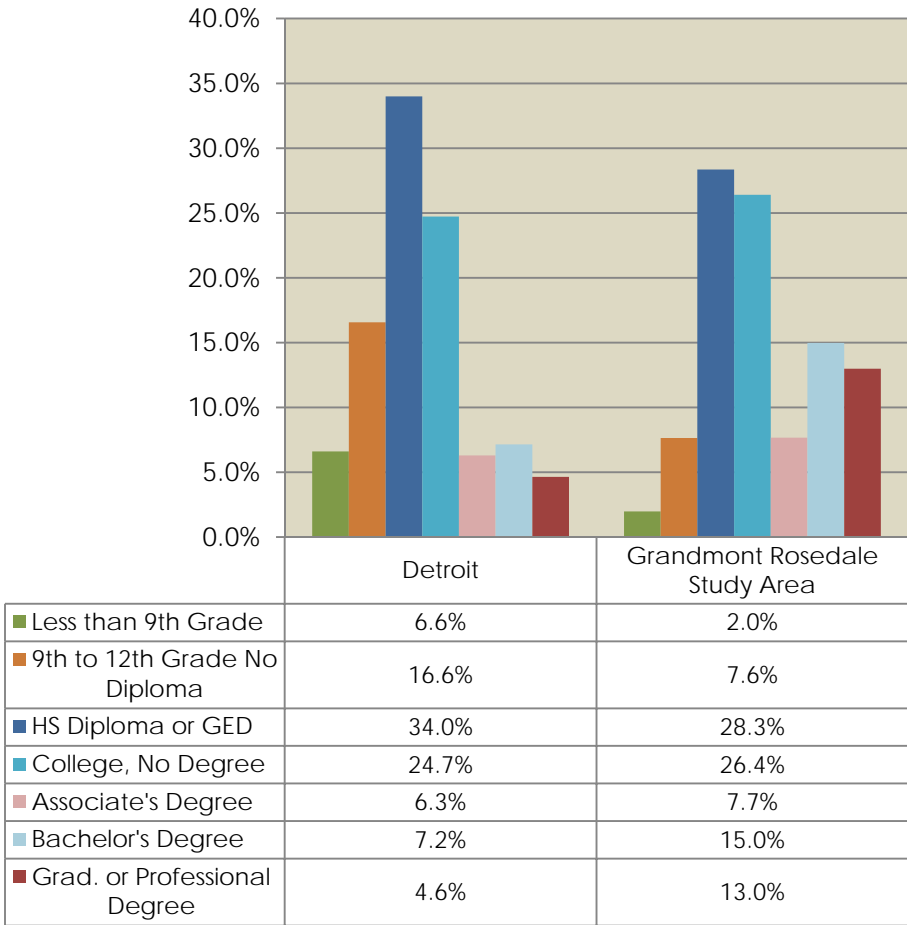
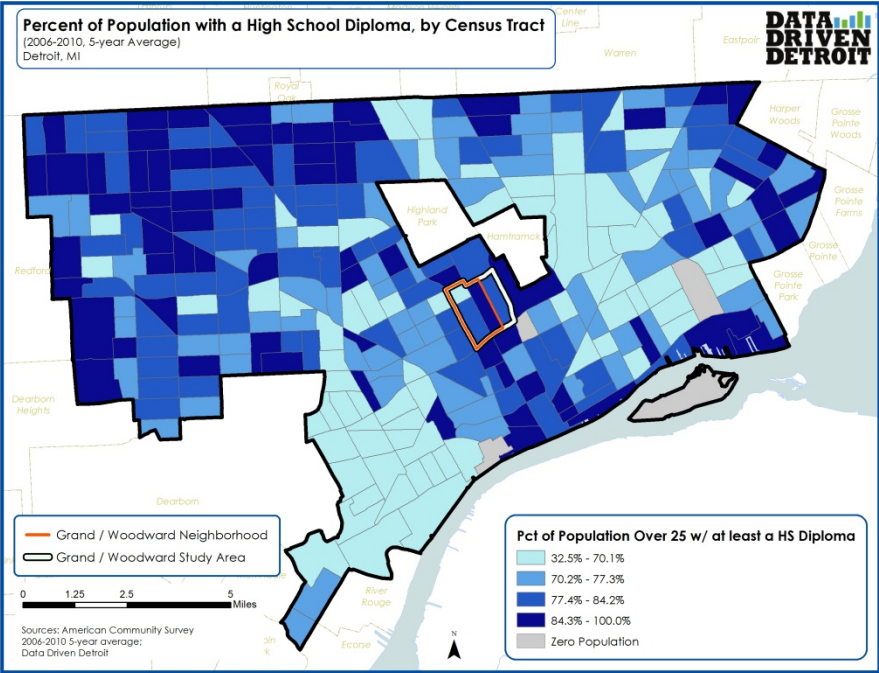


Figure 13. Educational Attainment (2006-2010 5-year average)
Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.



Map 16. Population with at least a High School Diploma (2006-2010, 5-year average)

The Grand/Woodward study area has a spread of education levels comparable to Detroit overall. Of the tracts within the study area, the North End sub-area has the greatest percentage of residents 25 years of age and over with at least a high school diploma or GED. The Piety Hill area has the lowest educational attainment within the study area.

Employment

Of the population 16 years of age or older in the Grand/Woodward study area, the labor force participation rate² is 56.1 percent, as compared to 54.7 percent for the city as a whole, according to ACS.

Figure 14. Resident Labor Force Participation (2006-2010, 5-year average)

	Detroit		
		Pct. Of Total	Margin of Error (+/-)
Total Population 16 and over (2006-2010, 5-year average)	573,227	100.0%	1,668
In labor Force	313,497	54.7%	3,144
Employed	235,799	41.1%	2,938
Unemployed	77,584	13.5%	2,004
Not in labor force	259,730	45.3%	2,984

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

Labor Force Participation, Population 16 and Over (2006-2010, 5-year average)

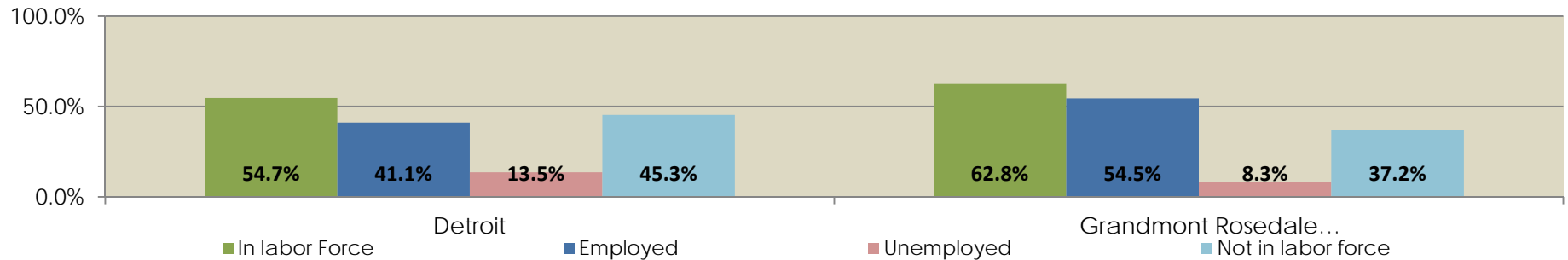


Figure 15. Resident Labor Force Participation (2006-2010, 5-year average)

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

² Employment data for the study area and Detroit classify unemployment based on participation in the labor force. Those who participate in the labor force are those who are currently working or looking for work. Individuals who are not actively looking for work (students, discouraged workers, retirees, and others) are not included in the labor force. Employment and unemployment figures are calculated out of the total labor force, and not the total population.

ACS estimates for resident employment are different than the most frequently reported unemployment rate, which is based on the Bureau of Labor Statistics' Current Population Survey and released monthly. CPS data are not available at the neighborhood level and should not be used for comparison with ACS data because of differences in survey methodology and scope of time.

Resident Income

The Grand/Woodward study area has a higher proportion of low-income households than Detroit overall. Three out of ten households in the Grand/Woodward study area have annual incomes below \$10,000, a rate higher than Detroit households overall. Nearly eight in ten households in the Grand/Woodward study area have incomes below \$50,000. Conversely, Detroit has a higher percentage of households in all income ranges about \$50,000. Households with incomes between \$50,000 and \$75,000 account for 13.9 percent of Detroit households, versus 11.4 percent in the study area. For incomes between \$75,000 and \$100,000, the rates are 6.6 and 3.6 percent for Detroit and Grand/Woodward, respectively.

Figure 16. Resident Income (2006-2010, 5-year average)

	Detroit		
		<i>Pct. of Total</i>	<i>Margin of Error (+/-)</i>
Total Households (2006-2010, 5-year average)	271,050	100.0%	2,113
Less than \$10,000	52,661	19.4%	1,486
\$10,000 to \$14,999	26,778	9.9%	1,175
\$15,000 to \$24,999	42,144	15.5%	1,344
\$25,000 to \$34,999	36,690	13.5%	1,395
\$35,000 to \$49,999	39,516	14.6%	1,386
\$50,000 to \$74,999	37,767	13.9%	1,301
\$75,000 to \$99,999	17,803	6.6%	930
\$100,000 to \$149,999	13,064	4.8%	718
\$150,000 to \$199,998	2,752	1.0%	332
\$200,000 and over	1,875	0.7%	301

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

Household Income Distribution (2006-2010, 5-year average)

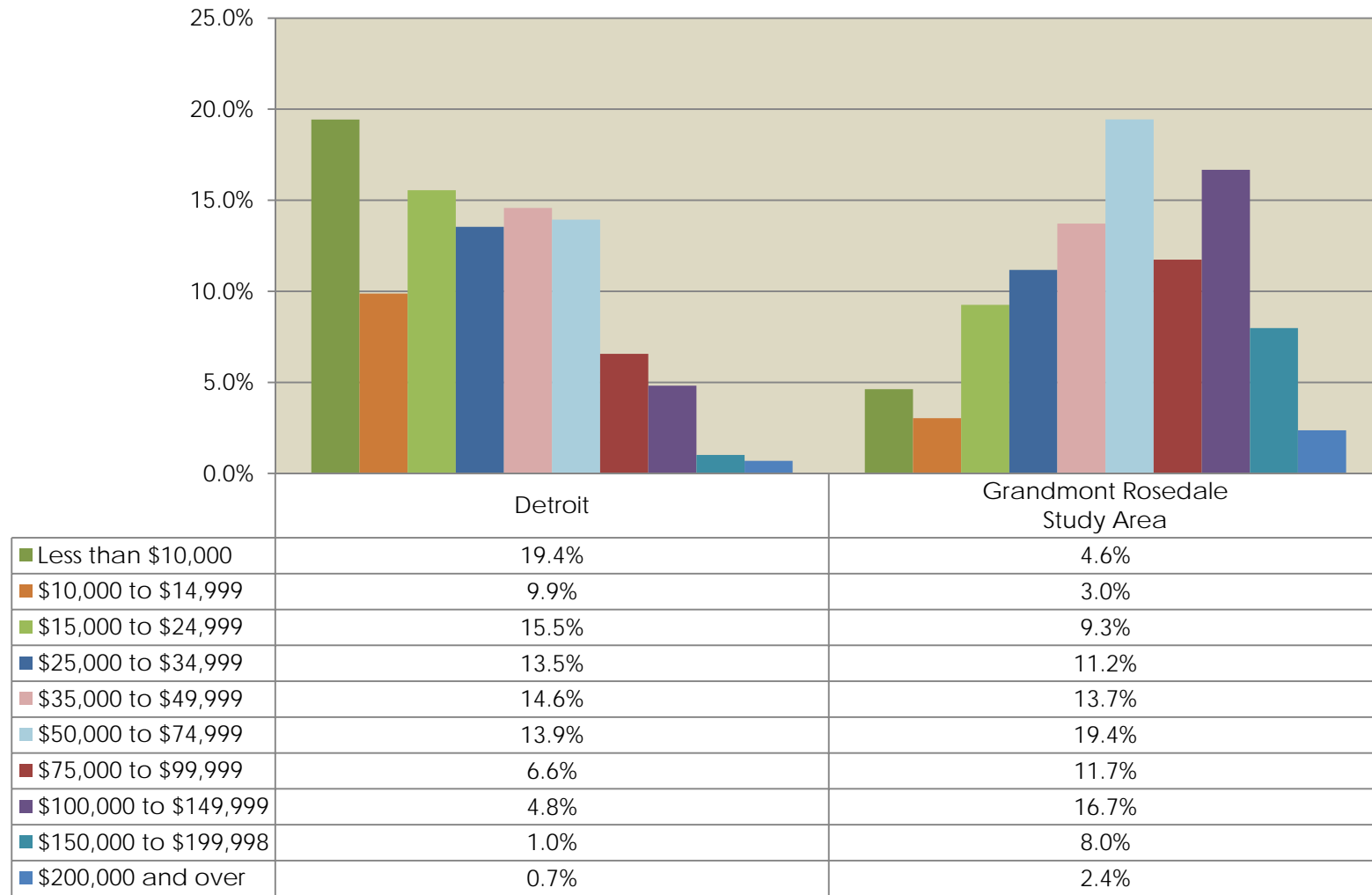
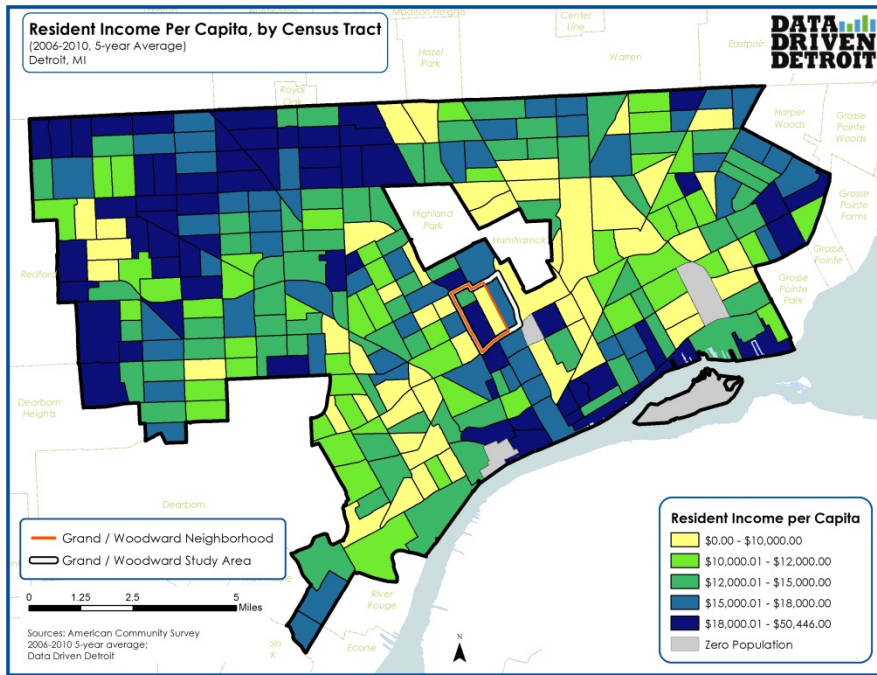
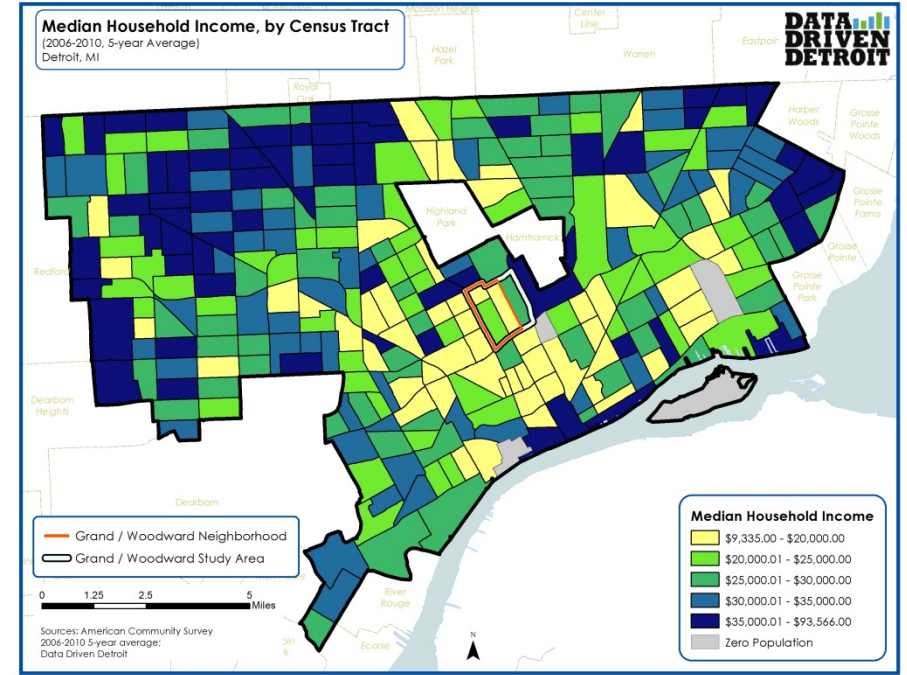


Figure 17. Household Income Distribution (2006-2010, 5-year average)

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.



Map 17. Resident Per Capita Income (2006-2010, 5-year average)



Map 18. Median Household Income (2006-2010, 5-year average)

Poverty Status

Almost 40 percent of Grand/Woodward study area residents live in poverty³, compared to 34.5 percent of Detroit residents. Among Grand/Woodward residents under 18, 31.8 percent live in poverty, compared to 39.3 percent for Detroit.

Figure 18. Population Living Below Poverty, by Age Segment (2006-2010, 5-year average)

	Detroit		
		<i>Pct. of Total</i>	<i>Margin of Error (+/-)</i>
Population Living in Poverty	258,295	100.0%	5,262
Under 18 years	101,564	39.3%	2,300
18 to 34 years	61,406	23.8%	1,853
35 to 54 years	60,479	23.4%	1,608
55 years and over	34,846	13.5%	1,125

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

Population in Poverty by Age Segments (2006-2010, 5-year average)

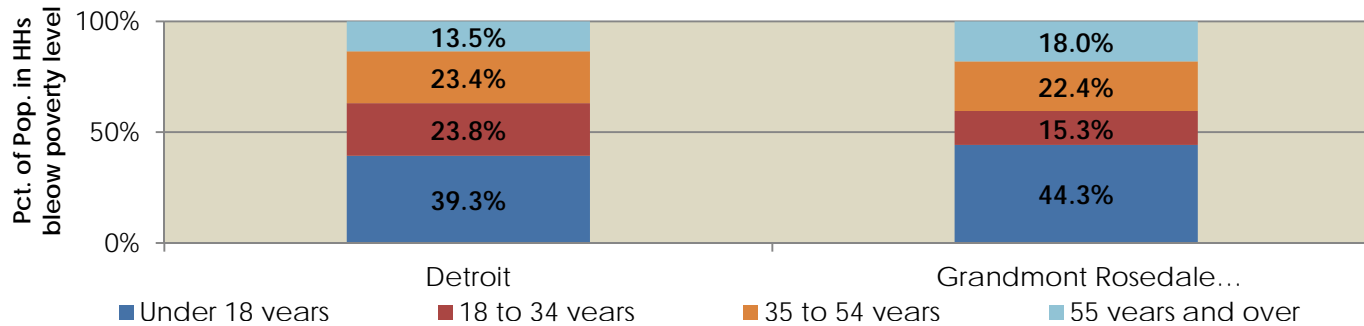


Figure 19. Population in Poverty by Age Segment (2006-2010, 5-year average)

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4. Information for more detailed population groups living in poverty can be found in Figure 37 in the Appendix on page 59. This data was requested, but is mostly unreliable for the Grand/Woodward study area.

³ACS determines poverty status by comparing annual income (at the household, family or individual level) to a set of dollar values, called federal poverty thresholds, that vary by family size, number of children, and age of householder. If a family's income is less than the threshold, that family and every individual in it are considered to be in poverty. For people not living in families, poverty status is based on individual income.

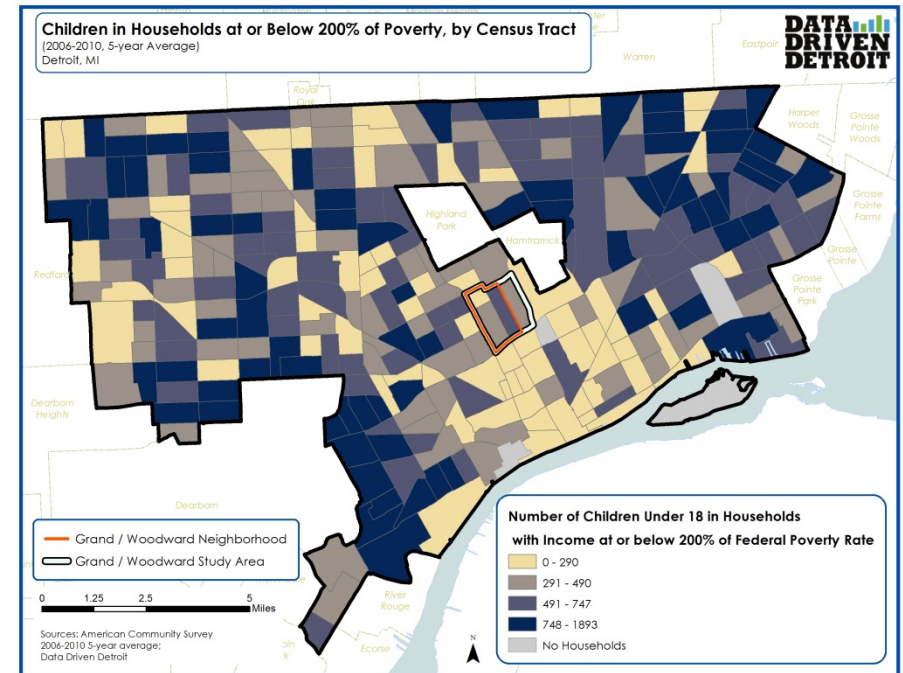
The federal poverty thresholds are updated annually to allow for changes in the cost of living using the Consumer Price Index (CPI-U). In 2010, the poverty level for a family of three was \$17,374; the threshold was \$11,139 for individuals. Because the ACS is a continuous survey and people respond throughout the year, poverty status does not correspond to a discrete annual income level. Rather, the poverty threshold for each family is determined using income reported on the ACS for the previous 12 months as compared to an average of the CPI values over the same time period.

Figure 20. Households with Children Living in Poverty (2006-2010, 5-year average)

	Detroit		
		Pct. of Total	Margin of Error (+/-)
Total Households (ACS 2006-2010, 5-year average)	271,050	100.0%	2,113
Households with one or more children	97,876	36.1%	1,541
Total Population (ACS 2006-2010, 5-year average)	748,218	100.0%	926
Children under 18 living in households with incomes at or below 200% of Federal Poverty Rate	160,145	21.4%	3,800
Children under 6 living in households with incomes at or below 200% of Federal Poverty Rate	48,527	6.5%	2,049

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit. See technical notes on reliability on page 4.

Households with income at 200% of the federal poverty threshold or below are considered low-income households. There are an estimated 1,559 youth under the age of 18 in the Grand/Woodward study area living in households at or below 200% of poverty. The percentage of children in low-income households in the Grand/Woodward area (20.6% of the total population) is similar to the citywide percentage (21.4%).



Map 19. Children in Households at or Below 200% of Poverty (2006-2010, 5-year average)

Housing Characteristics

Housing Overview

Detroit had a net loss of 25,926 housing units, a 6.9 percent drop, from 2000 to 2010. Over the same period, the Grand/Woodward neighborhood had a net gain of 189 housing units, a 4.5 percent increase. This gain was primarily in New Center/Tech Town and New Center Commons, which added 306 housing units combined. These gains were partially offset by a loss of 134 housing units in Piety Hill.

Figure 21. Housing Overview (2010)

	Detroit	Grand/ Woodward Study Area	Grand/ Woodward Neighborhood	New Center Commons	New Center/ Tech Town	North End	Piety Hill
Total Housing Units, 2000	374,556	5,100	4,155	1,538	587	1,003	1,027
Total Housing Units, 2010	348,637	5,216	4,344	1,665	766	1,020	893
Change in HUs, 2000-2010	-25,919	116	189	127	179	17	-134
Percent Change in HUs, 2000-2010	-6.9%	2.3%	4.5%	8.3%	30.5%	1.7%	-13.0%

Sources: U.S. Census Bureau, Census 2000 and 2010 SF1; Data Driven Detroit

Percent Change in Housing Units (2000-2010)

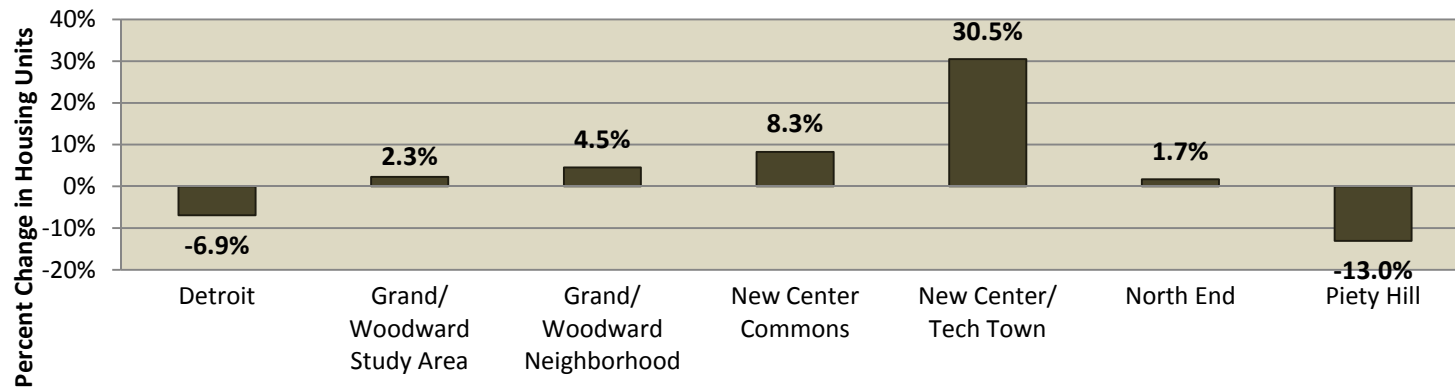


Figure 22. Percent Change in Housing Units (2000-2010)

Sources: U.S. Census Bureau, Census 2000 and 2010 SF1; Data Driven Detroit

Housing Occupancy

The number of occupied housing units in Detroit dropped by 66,983, a 19.9 percent decline, from 2000 to 2010. At the same time, the number of vacant units more than doubled, from 38,644 to 79,648. The Grand/Woodward neighborhood experienced similar declines during this period, losing 554 occupied units, or 16.2 percent. Like Detroit, vacant units also more than doubled, increasing from 737 in 2000 to 1,480 in 2010.

Within the Grand/Woodward neighborhood, only New Center/Tech Town experienced a gain in occupied housing units, adding 94 units for an increase of 18.5 percent. The other sub-areas followed the overall trend, losing occupied units while increasing vacancy rates. The increase in vacant units was lowest in Piety Hill, which gained 24 vacant units for a 12.7 percent increase. Vacancy rates increased the most in New Center Commons, which gained 440 vacant units for a 172.5 percent increase.

Figure 23. Housing Occupancy (2010)

	Detroit	Grand/ Woodward Study Area	Grand/ Woodward Neighborhood	New Center Commons	New Center/ Tech Town	North End	Piety Hill
Occupied Housing Units, 2000	335,912	4,164	3,418	1,283	509	788	838
Occupied Housing Units, 2010	268,989	3,416	2,864	970	603	611	680
Change in Occupied HUs, 2000-2010	-66,923	-748	-554	-313	94	-177	-158
Pct. Chg. in Occupied HUs, 2000-2010	-19.9%	-18.0%	-16.2%	-24.4%	18.5%	-22.5%	-18.9%

Vacant Housing Units, 2000	38,644	936	737	255	78	215	189
Vacant Housing Units, 2010	79,648	1,800	1,480	695	163	409	213
Change in Vacant HUs, 2000-2010	41,004	864	743	440	85	194	24
Pct. Chg. in Vacant HUs, 2000-2010	106.1%	92.3%	100.8%	172.5%	109.0%	90.2%	12.7%

Sources: U.S. Census Bureau, Census 2000 and 2010 SF1; Data Driven Detroit

Percent Change in Housing Units, by Occupancy Status (2000-2010)

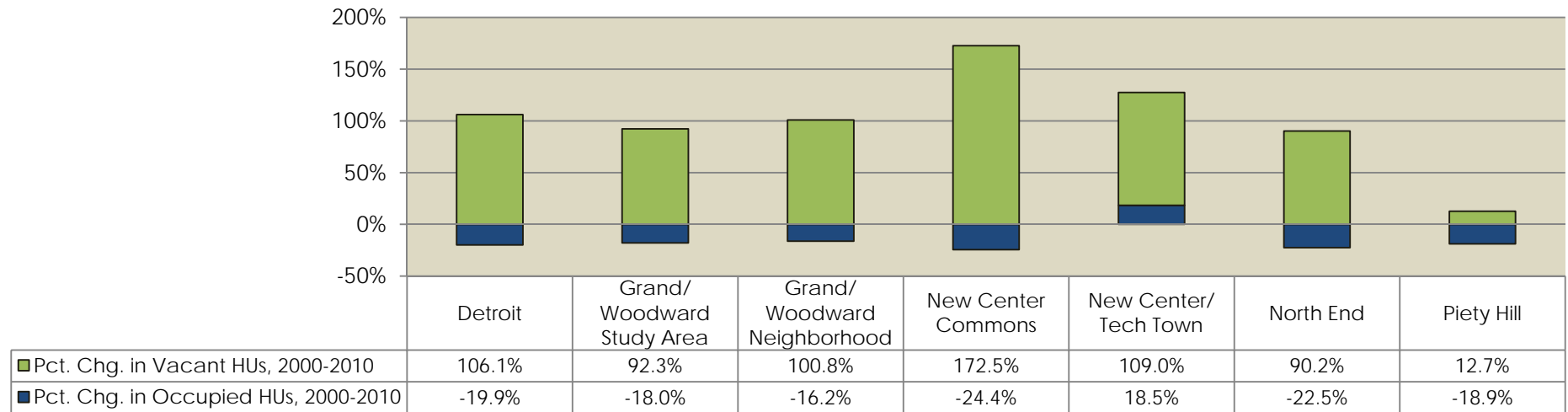


Figure 24. Percent Change in Housing Units, by Occupancy Status (2000-2010)

Sources: U.S. Census Bureau, Census 2000 and 2010 SF1; Data Driven Detroit

Change in Housing Units, by Occupancy Status (2000-2010)

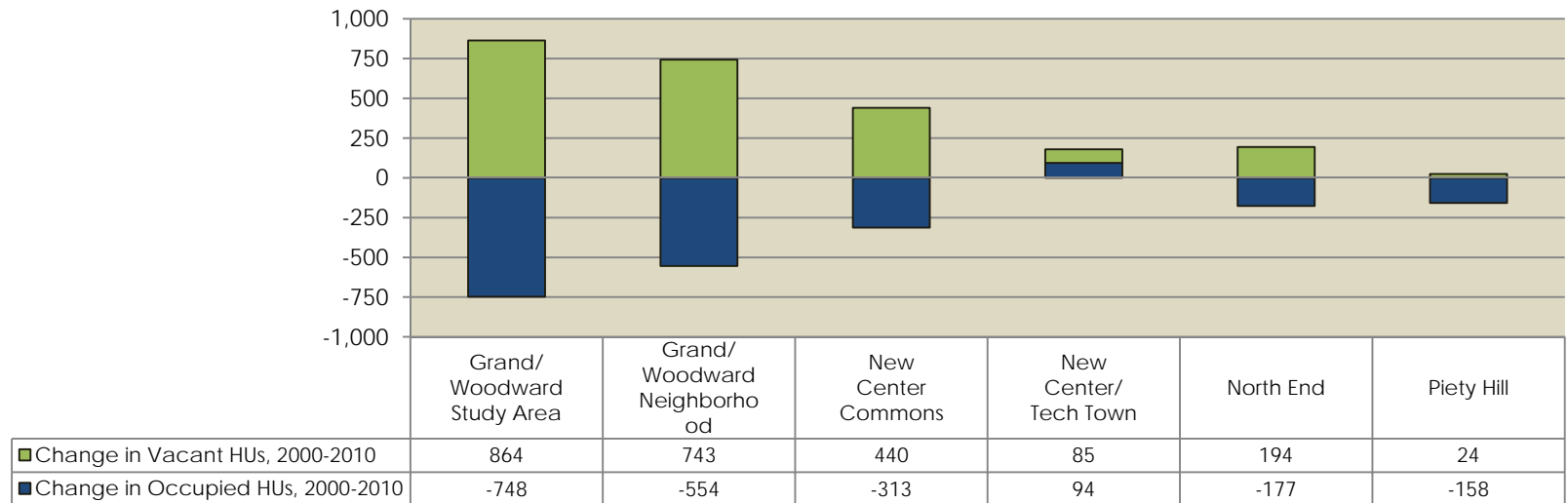
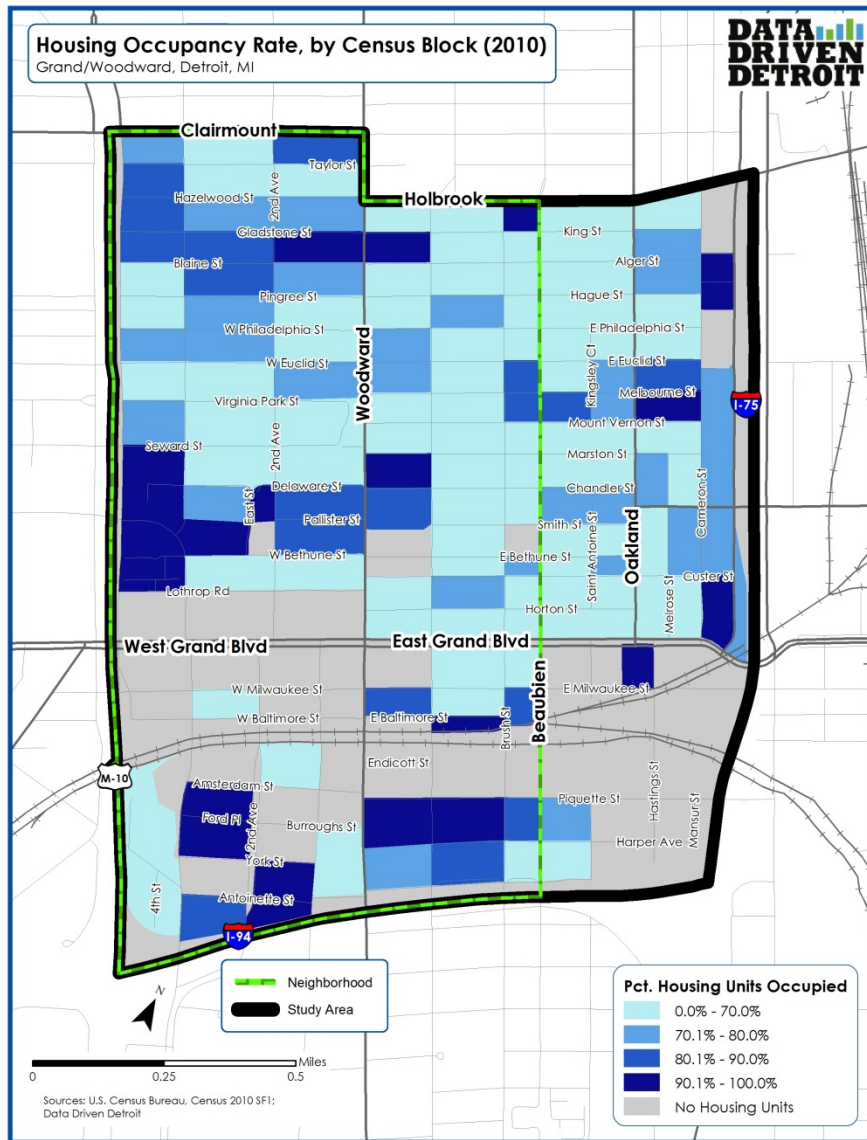
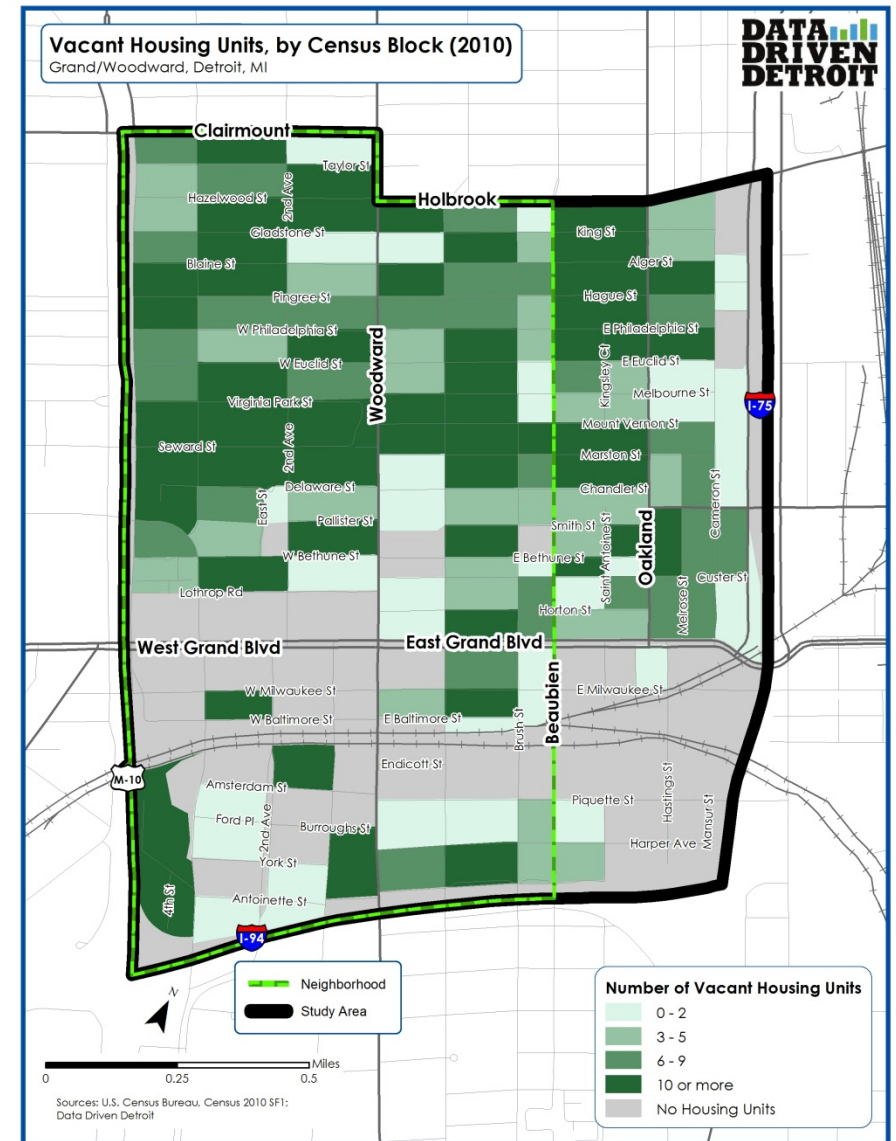


Figure 25. Change in Housing Units, by Occupancy Status (2000-2010)

Sources: U.S. Census Bureau, Census 2000 and 2010 SF1; Data Driven Detroit



Map 20. Housing Occupancy Rate (2010)



Map 21. Number of Vacant Housing Units (2010)

Housing Tenure

Just over half of all occupied housing units in Detroit are owner-occupied. In contrast, only one in four occupied units in the Grand/Woodward neighborhood are owner-occupied. While the general trend between 2000 and 2010 in Detroit has been a decrease in owner-occupancy and an increase in rental-occupancy, the Grand/Woodward neighborhood experienced an increase in owner-occupancy across all four sub-areas. The sub-areas with the highest owner-occupancy rates are the North End, at 40.8 percent, and Piety Hill, at 30.0 percent, both of which have more low-density residential areas compared to the rest of the Grand/Woodward neighborhood.

A significantly higher percentage of housing units are renter-occupied in the Grand/Woodward neighborhood as compared to the city as a whole (75.0% compared to 48.0% for Detroit). Compared to 2000 values, however, fewer of the occupied housing units in the Grand/Woodward neighborhood are rentals.

Change in Housing Tenure(2000-2010)

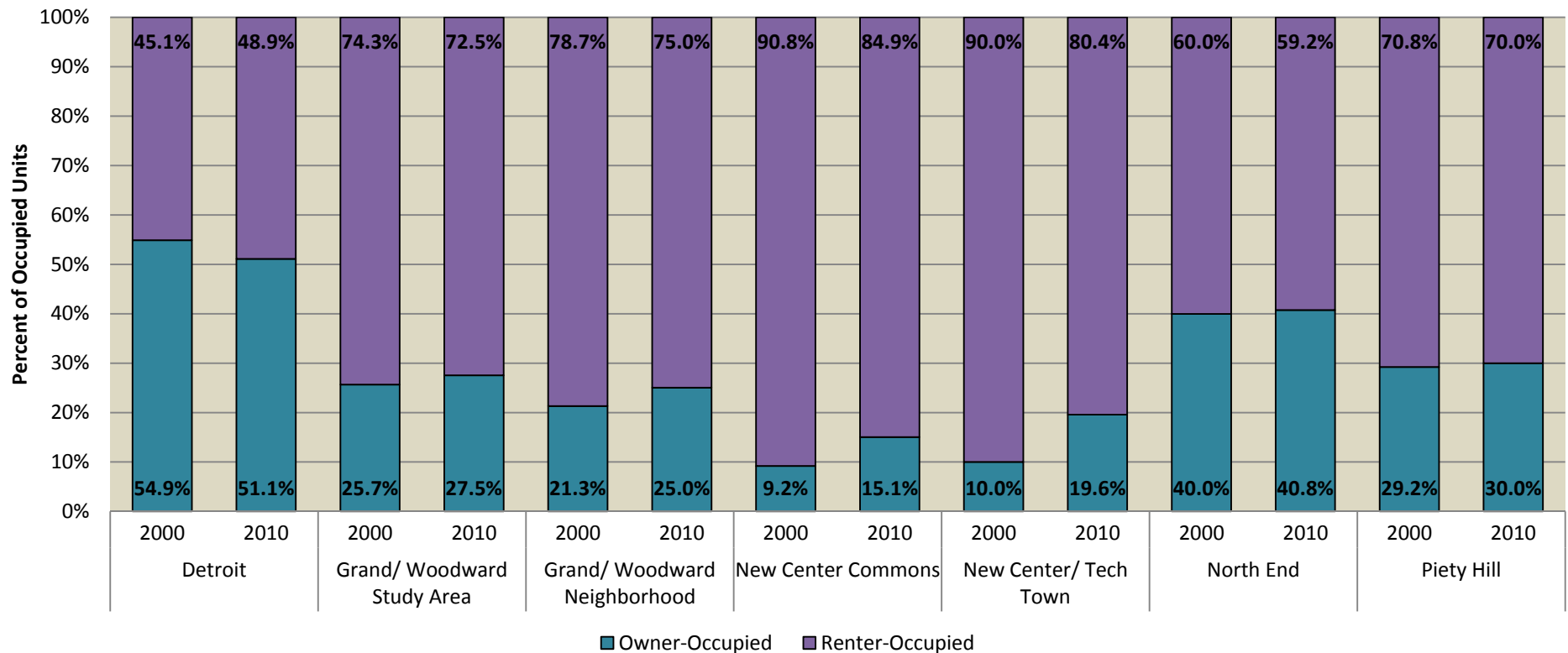


Figure 26. Change in Housing Tenure (2000-2010)

Sources: U.S. Census Bureau, Census 2000 and 2010 SF1; Data Driven Detroit

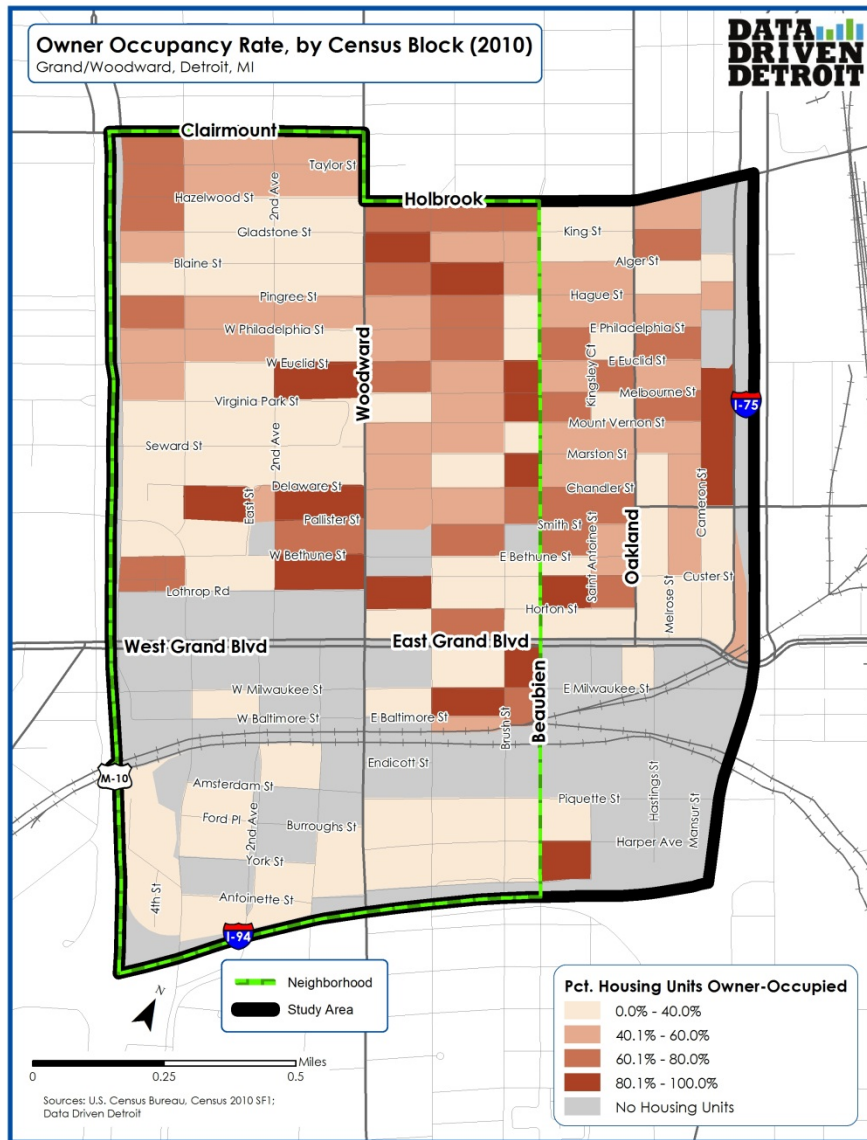
Among owner-occupied houses in the Grand/Woodward neighborhood, 59.1 percent have a mortgage or loan, versus 58.7 percent of owner-occupied houses in Detroit. Mortgaged homes are fairly evenly spread throughout the neighborhood. The New Center/Tech Town and New Center Commons sub-areas have the fewest mortgages; the North End has the most.

Figure 27. Housing Tenure (2000-2010)

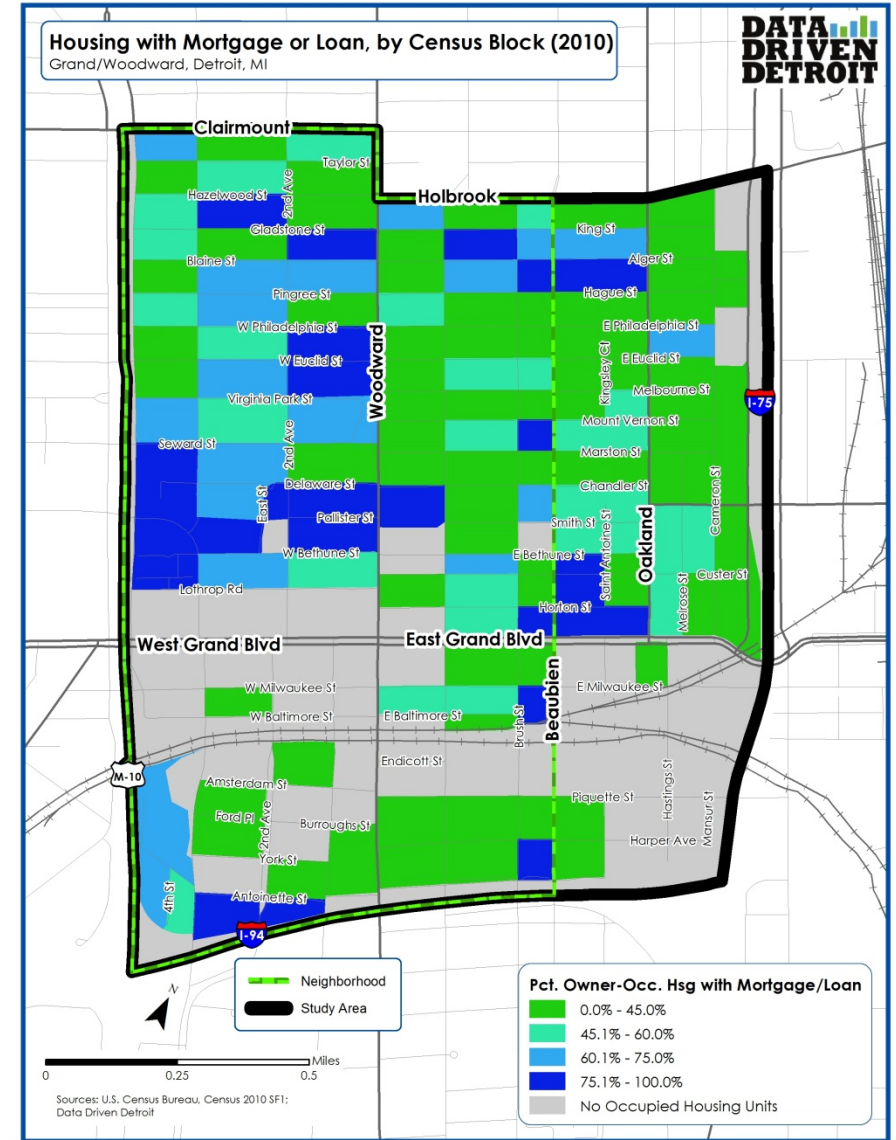
	Detroit		Grand/ Woodward Study Area		Grand/ Woodward Neighborhood		New Center Commons		New Center/ Tech Town		North End		Piety Hill	
2000		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>
Occupied Housing Units	336,428	100.0%	4,164	100.0%	3,418	100.0%	1,283	100.0%	509	100.0%	788	100.0%	838	100.0%
Owner-occupied HUs	184,647	54.9%	1,069	25.7%	729	21.3%	118	9.2%	51	10.0%	315	40.0%	245	29.2%
Renter-occupied HUs	151,781	45.1%	3,095	74.3%	2,689	78.7%	1,165	90.8%	458	90.0%	473	60.0%	593	70.8%
	Detroit		Grand/ Woodward Study Area		Grand/ Woodward Neighborhood		New Center Commons		New Center/ Tech Town		North End		Piety Hill	
2010		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>		<i>Pct. Of Occ Hus</i>
Occupied Housing Units	269,445	100.0%	3,416	100.0%	2,864	100.0%	970	100.0%	603	100.0%	611	100.0%	680	100.0%
Owner-occupied HUs	137,730	51.1%	941	27.5%	717	25.0%	146	15.1%	118	19.6%	249	40.8%	204	30.0%
Renter-occupied HUs	131,715	48.9%	2,475	72.5%	2,147	75.0%	824	84.9%	485	80.4%	362	59.2%	476	70.0%

Sources: U.S. Census Bureau, Census 2010 Summary File 1 (SF1); Data Driven Detroit

Note: Decennial Census data regarding mortgages and loans were not available in 2000 for areas small enough to include here.



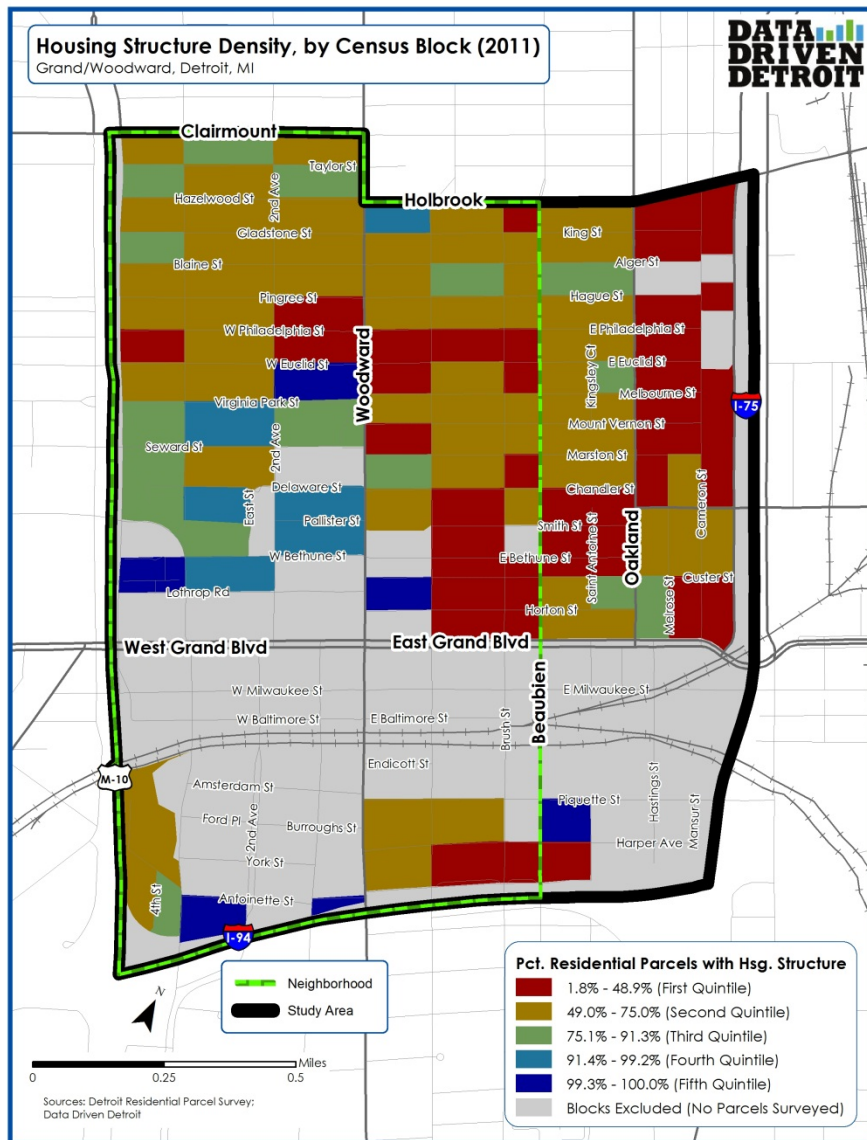
Map 22. Owner-Occupancy Rate (2010)



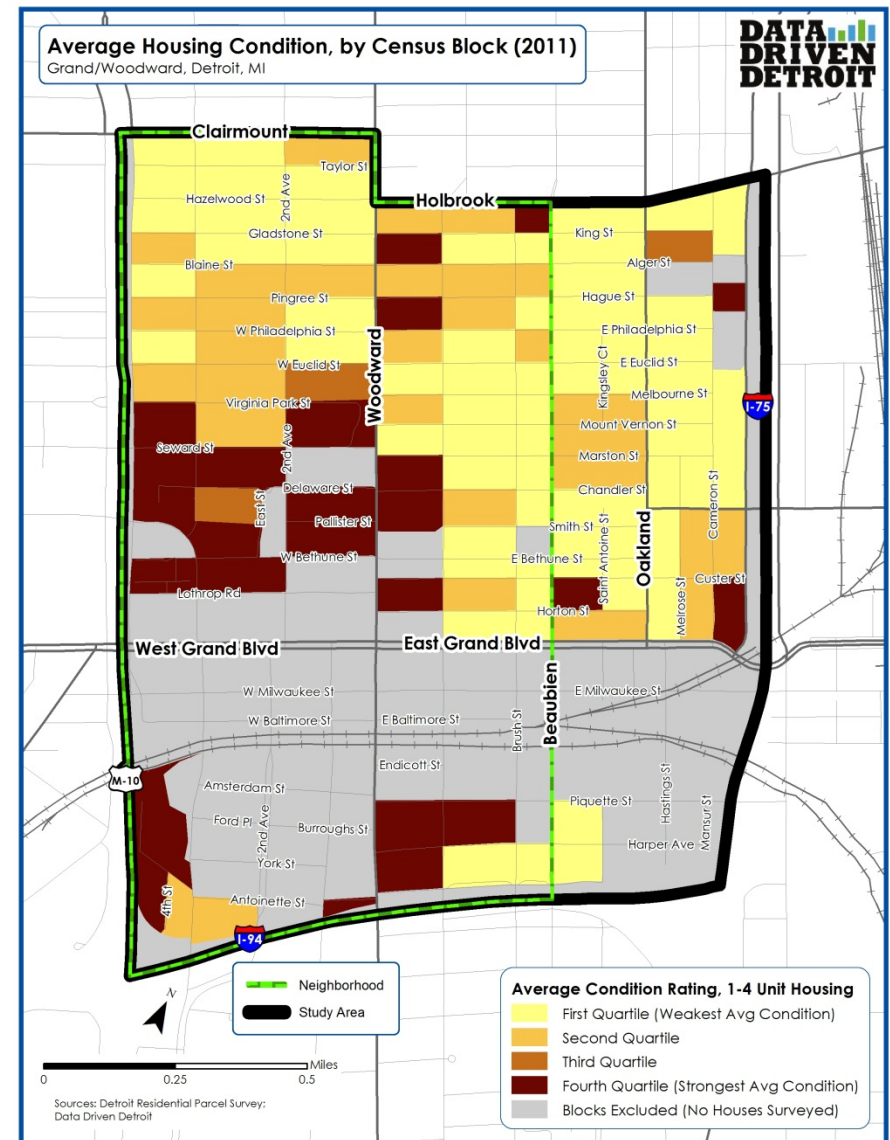
Map 23. Percent of Owner-Occupied Housing Units with Mortgage or Loan (2010)

Housing Stock

Relative to the city as a whole, the Woodward/Grand area less intact housing and lower quality condition housing. Areas with the strongest housing density and condition are located in the New Center Commons area. The North End has experienced the greatest amount of housing challenges.



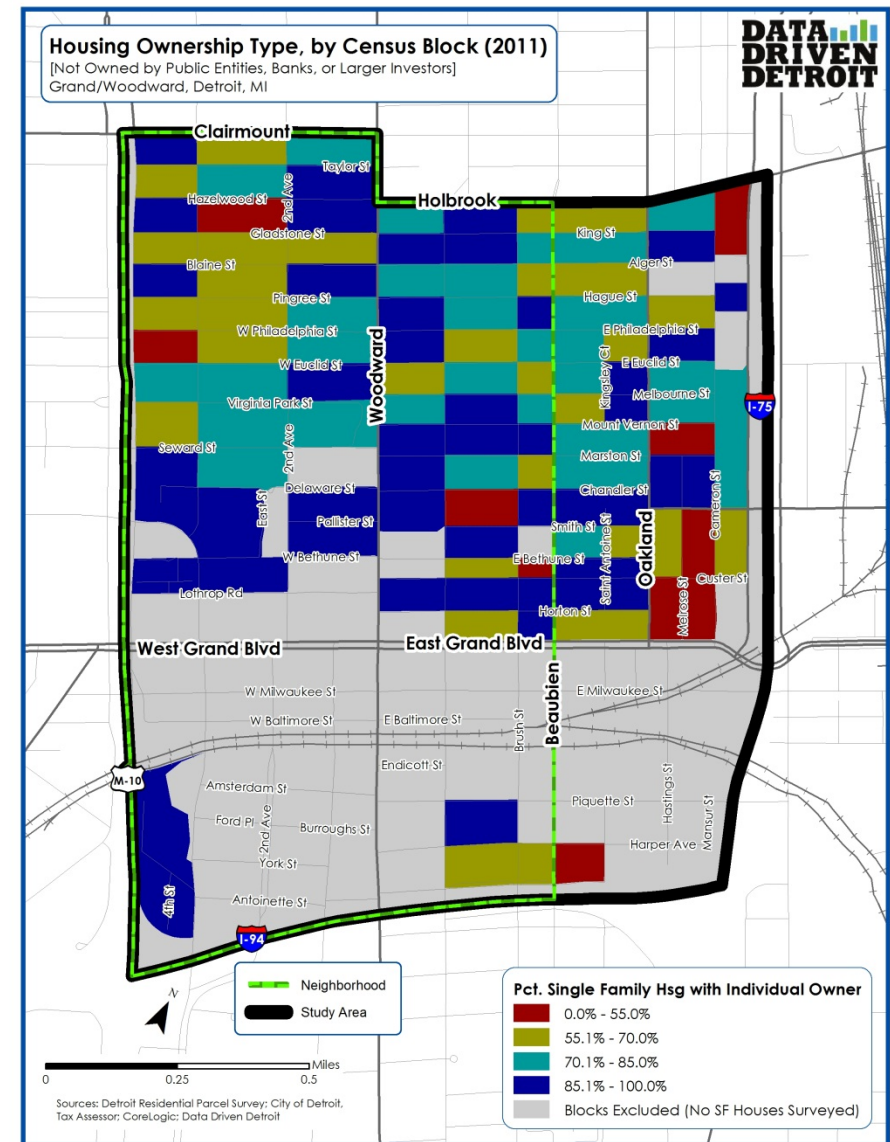
Map 24. Housing Structure Density (2011)



Map 25. Average Housing Condition (2011)

Housing Ownership

Most blocks in the Grand/Woodward study area have a high rate of individual ownership for single-family homes (over 70 percent). Individual owners are defined as entities that are not banks, institutions, or individuals who own a large number of properties within the city. There are several blocks throughout the study area where fewer than 55% of homes are owned by an individual; most of these blocks are between Beaubien and I-75. Many blocks south of Grand Boulevard have no single-family homes (as reported on the Detroit Residential Parcel Survey).

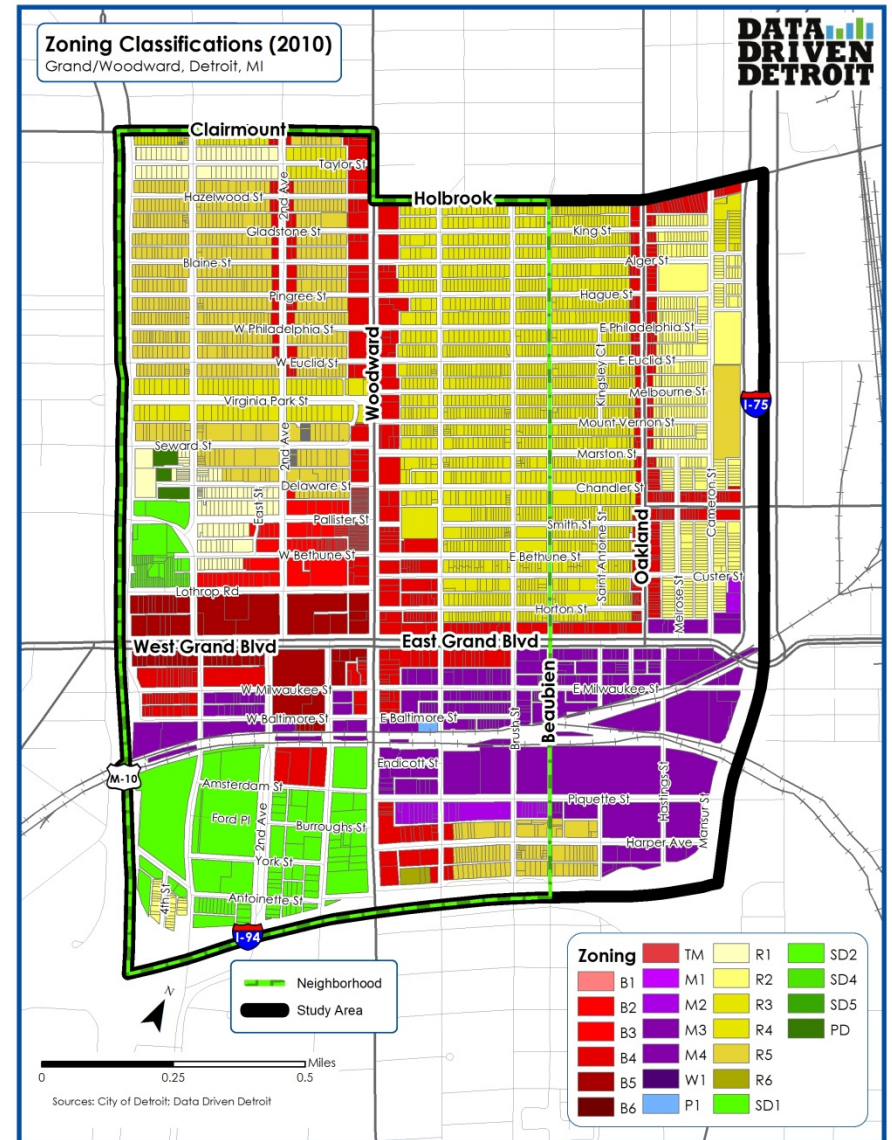


Map 26. Housing Ownership Type (2011)

Land Use

Maps in this section are for reference and planning purposes.
No analysis is included in this section.

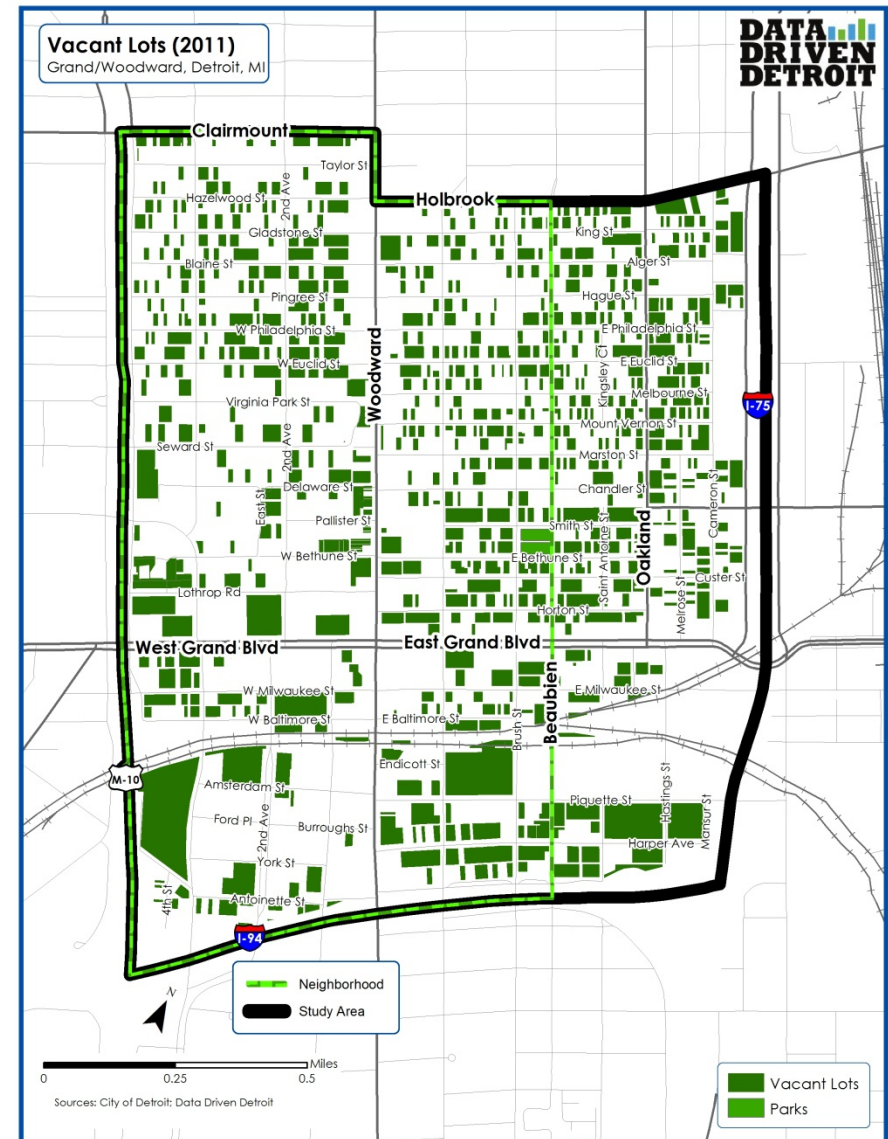
Zoning Code	Zoning Code Description
B1	Restricted Business District
B2	Local Business and Residential District
B3	Shopping District
B4	General Business District
B5	Major Business District
B6	General Services District
M1	Limited Industrial District
M2	Restricted Industrial District
M3	General Industrial District
M4	Intensive Industrial District
P1	Open Parking District
PD	Planned Development District
R1	Single-Family Residential District
R2	Two-Family Residential District
R3	Low Density Residential District
R4	Thoroughfare Residential District
R5	Medium Density Residential District
R6	High Density Residential District
SD1	Special Development District, Residential/Commercial
SD2	Special Development District, Commercial/Residential
SD4	Special Development District, Riverfront Mixed Use
SD5	Special Development District, Casinos
TM	Transitional-Industrial District
W1	Waterfront-Industrial District



Map 27. Zoning (2010)



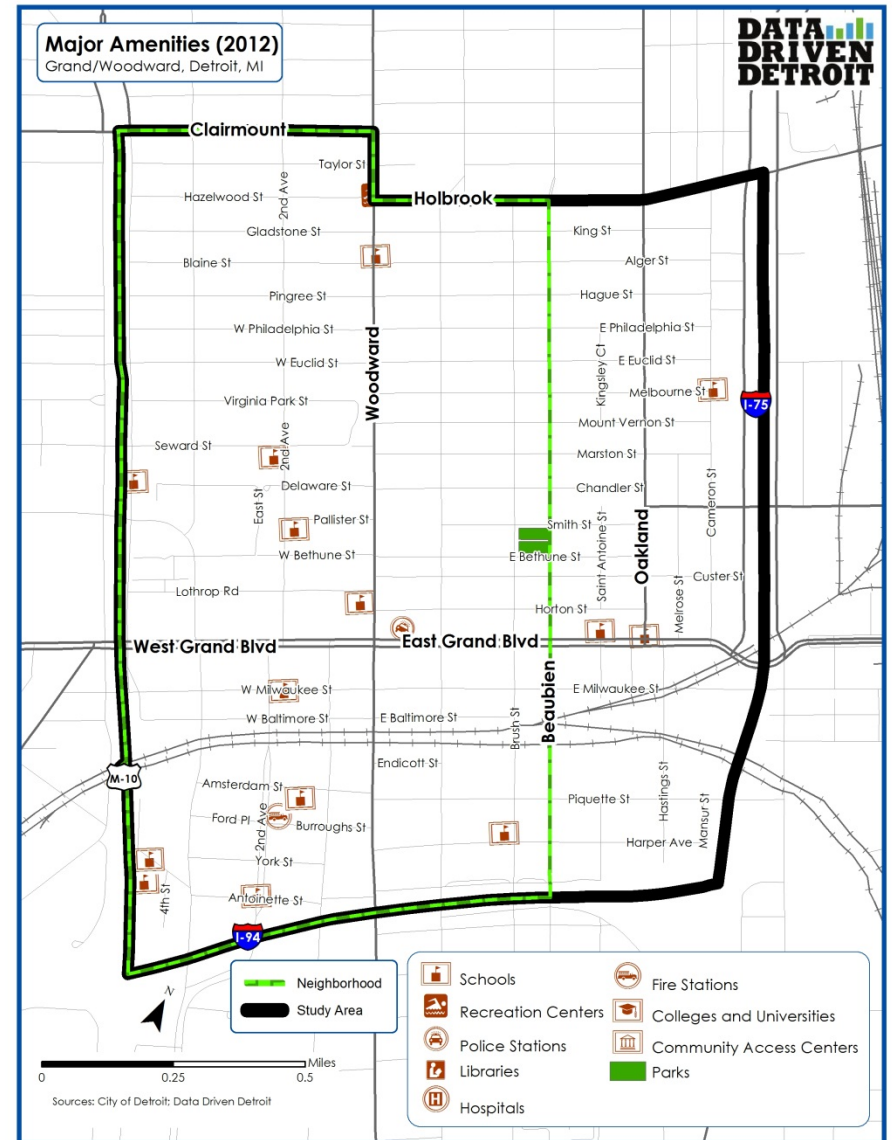
Map 28. Primary Land Use (2008)



Map 29. Vacant Lots (2011)

Neighborhood Amenities

This map shows the school buildings, recreation centers, police stations, libraries, fire stations, colleges, community access centers, and parks located within the Grand/Woodward study area.



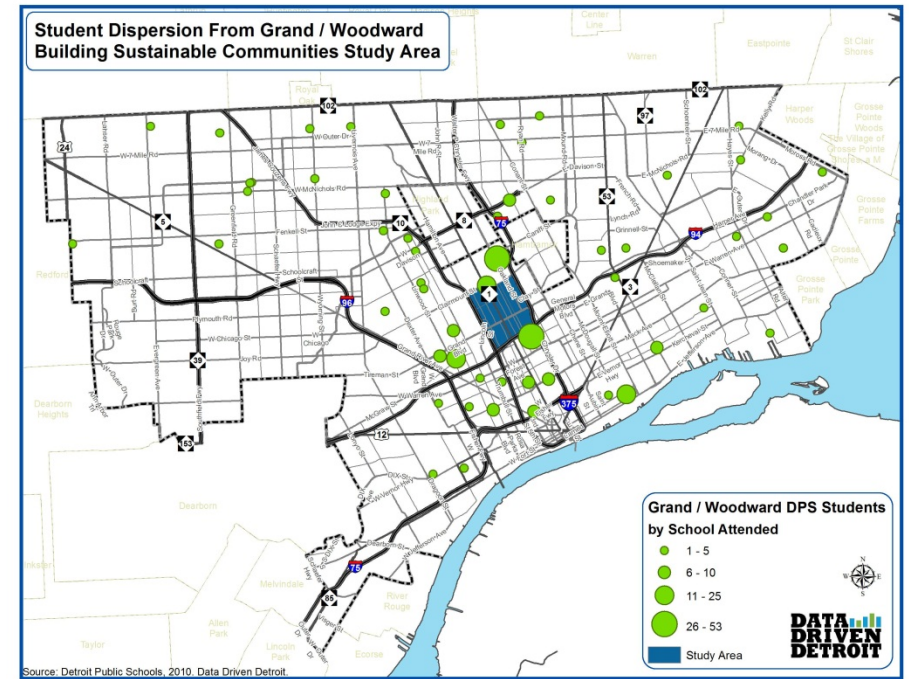
Map 30. Neighborhood Amenities (2011)

School Attendance

Detroit Public Schools Student Dispersion

Students in Detroit face many obstacles to success. The majority of Detroit's public schools are among the worst performing schools in the state. One commonly cited factor contributing to students' poor performance is a constantly shifting education environment caused by yearly school closings and frequent changes in students' residence (often due to family financial stress). These local school closings and changes in address can cause students to attend several different schools in a short period, as well as attend school far away from where they currently live.

Map 31 shows the dispersion of Detroit Public school students from the Grand/Woodward study area. The green circles indicate the location of a Detroit Public School where at least one student from the study area attended. The sizes of the circles indicate how many students from the Study Area attended the school. Many DPS students from the Grand/Woodward area attend schools in the Woodward corridor south of Highland Park, while handfuls of students attend schools spread out further around the city.

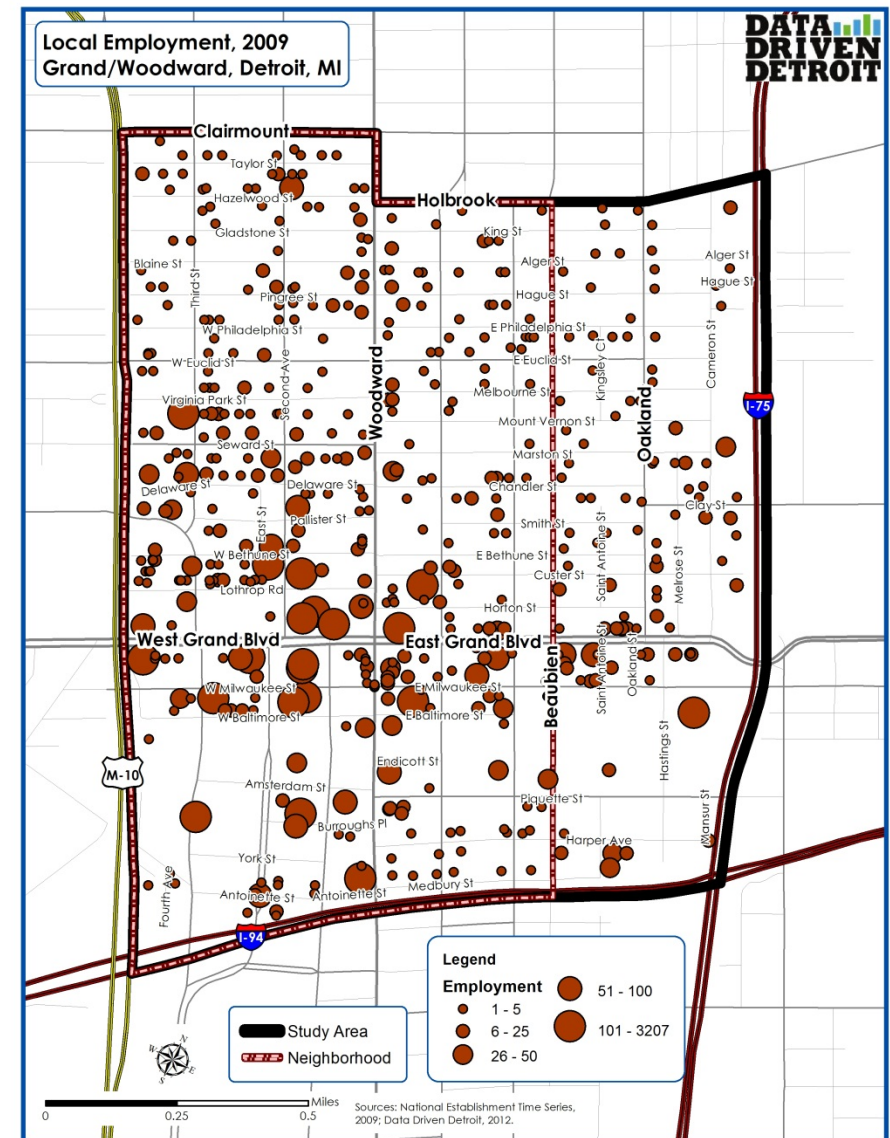


Map 31. Student Dispersion from Grand/Woodward

Business Characteristics

Neighborhood Businesses

Grand/Woodward is an employment center in Detroit, with nearly 12,000 workers employed in the study area. The Fisher Building is the headquarters of Detroit Public Schools and houses several other offices. Over 3,000 workers are employed across the street at the New Center One Building. A large percentage of jobs in the study area are located on Grand Boulevard on either side of Woodward Avenue.



Map 32. Neighborhood Businesses (2008)

Businesses by Type

There are approximately 1,000 business establishments in the Grand/Woodward study area, with nearly 12,000 people employed at those businesses. The leading industries in Grand/Woodward are industries in which professionals make up a large part of the workforce (Professional/Technical and Administrative Services, Health Care, and Education). The same sectors also have the highest revenues. There are over one hundred retail establishments that cater to the large workforce in the study area.

The Health Care, Education, Real Estate, Transportation, and Arts/Entertainment sectors employ the most individuals in the Grand/Woodward study area in proportion to their revenue. Manufacturing, Retail, Construction, and Finance establishments in the Grand/Woodward study area have higher revenue and fewer employees.

Figure 28. Characteristics of Businesses by Sector (2009)

Business Sector	Number of Employees	Revenue (in \$100,000)	Number of Establishments
Professional, Scientific, and Technical Services	2,087	2,108	129
Administrative Services	1,619	1,697	131
Health Care and Social Assistance	1,618	1,157	136
Educational Services	1,292	834	27
Other Services (except Public Administration)	788	667	137
Manufacturing	629	876	31
Accommodation and Food Services	626	264	38
Retail Trade	581	995	112
Information	564	478	26
Public Administration	448	4	17
Construction	446	781	56
Finance and Insurance	445	813	50
Real Estate and Rental and Leasing	250	201	53
Wholesale Trade	236	591	26
Transportation and Warehousing	156	15	11
Arts, Entertainment, and Recreation	152	74	25
Undetermined	3	0	2
Management of Companies and Enterprises	2	2	1
Total	11,942	11,557	1,008

Sources: National Establishment Time Series, 2009; Data Driven Detroit

Employees and Revenue by Business Sector (2009)

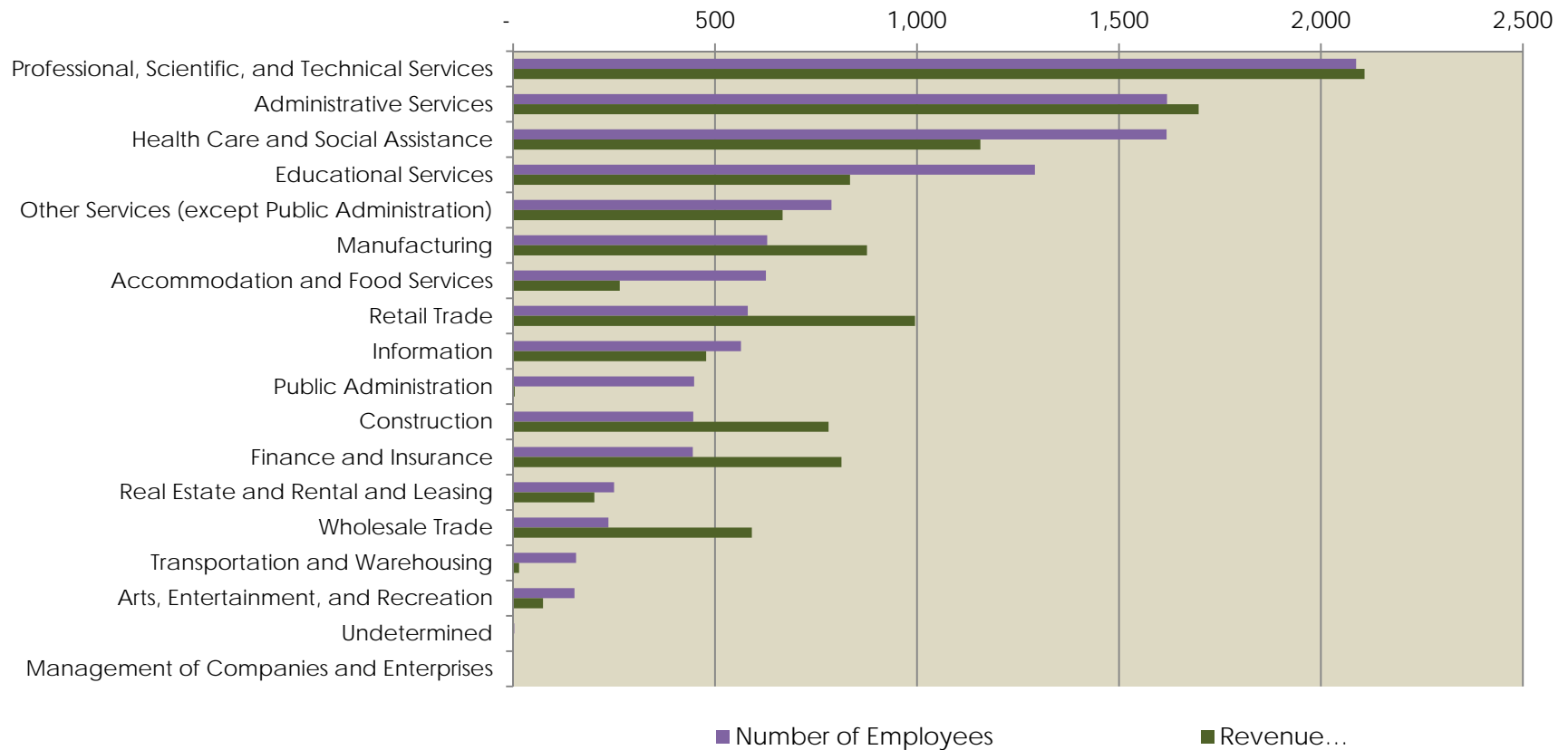
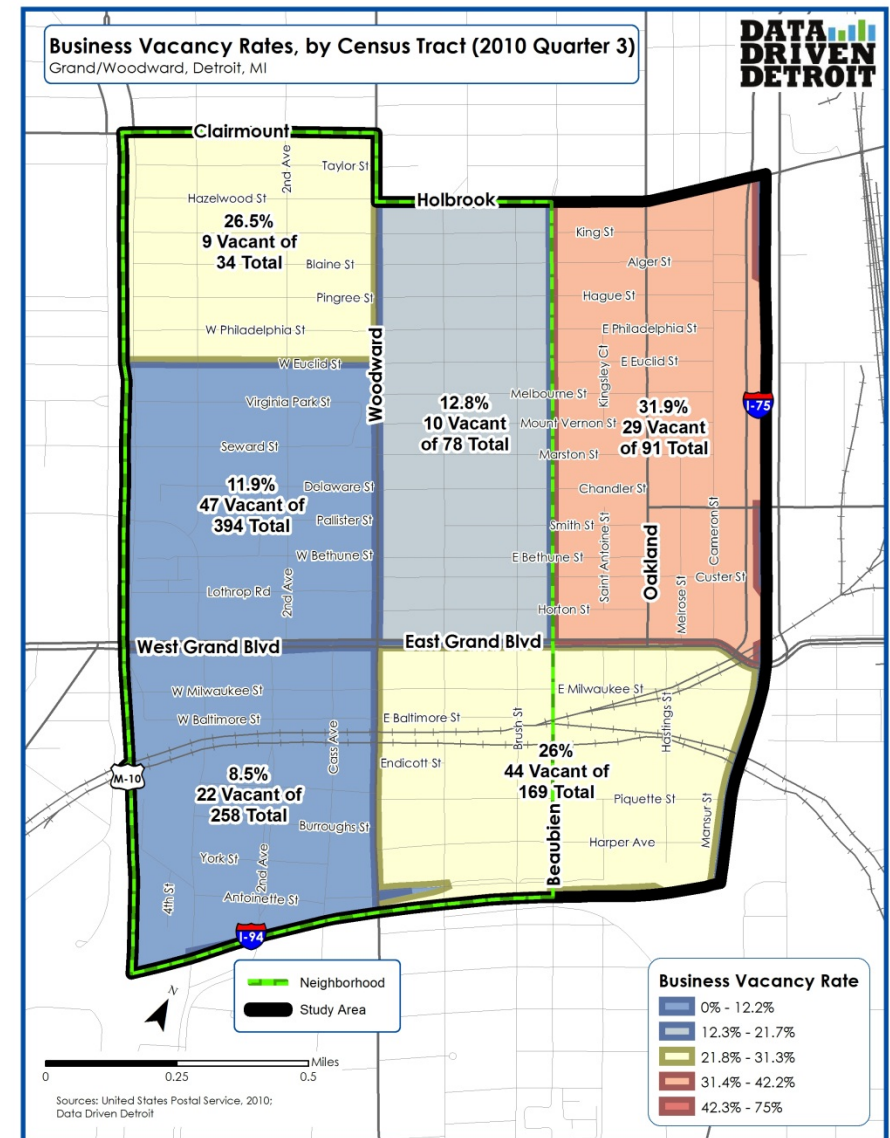


Figure 29. Employees and Revenue by Business Sector (2009)

Sources: National Establishment Time Series, 2009; Data Driven Detroit

Business Vacancy Rate

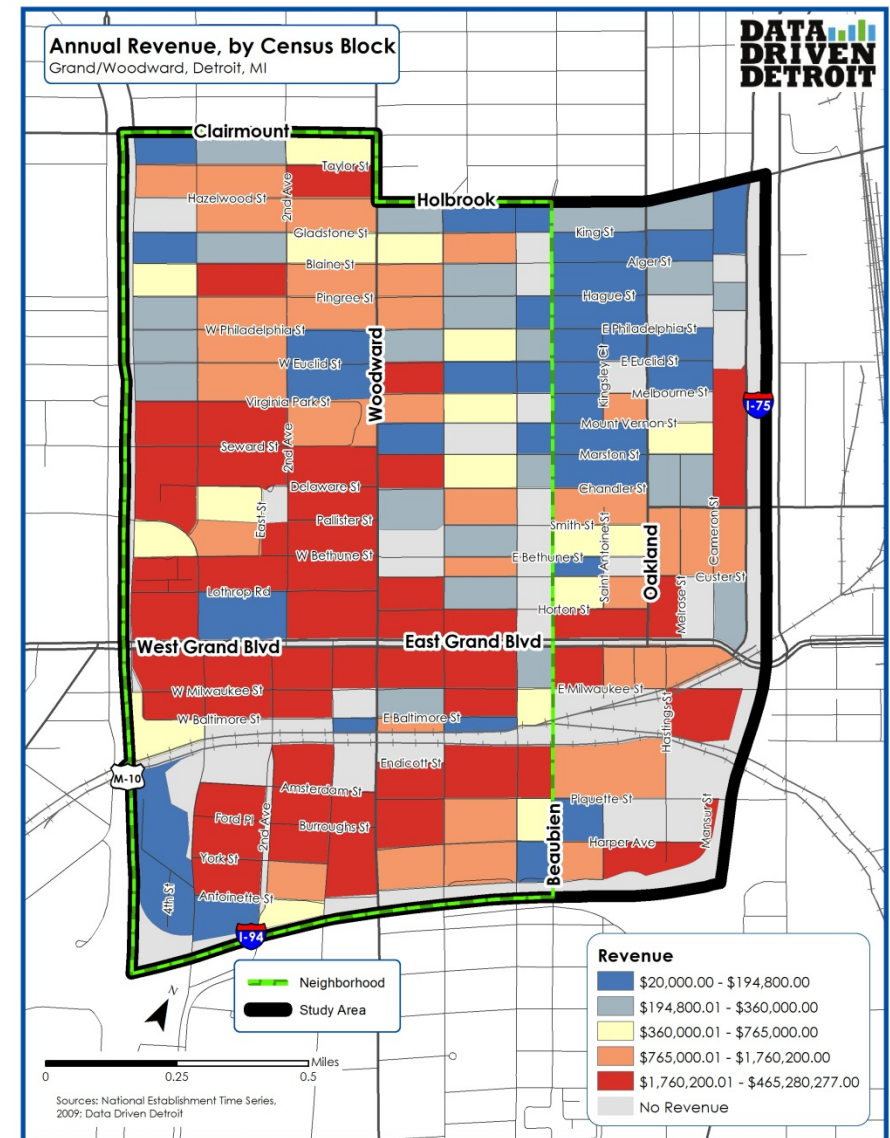
At 15.7 percent, Grand/Woodward has a business vacancy rate almost eight percent lower than Detroit overall. The area around Oakland has the highest business vacancy rate at 31.9 percent, while rates in the southwest corner of the study area are as low as 8.5 percent.



Map 33. Business Vacancy Rate (2010)

Business Employee and Revenue

Most high-revenue blocks are located along West and East Grand Boulevard and along Woodward Avenue. The northwest corner of the study area has relatively low revenue. Blocks in the study area that are not colored do not have any businesses.



Map 34. Annual Business Revenue (2010)

Crime Statistics

Violent and Property Crime

In 2010, the Grand/Woodward neighborhood experienced much higher rates of violent crime⁴⁴ and property crime compared to the city as a whole. In the Grand/Woodward neighborhood, 243 violent crimes and 685 property crimes occurred in 2010. For every 1,000 persons, about 121 property crimes occurred in the Grand/Woodward neighborhood, this was substantially higher than the city of Detroit's rate of 73.1 property crimes per 1,000 residents. The New Center/Tech Town sub-area had the highest crime rate among the sub-areas within the Grand/Woodward neighborhood.

Figure 30. Violent and Property Crime Detail (2010)

	Detroit		Grand/Woodward Study Area		Grand/Woodward Neighborhood	
		<i>rate per 1,000</i>		<i>rate per 1,000</i>		<i>rate per 1,000</i>
Total Population	713,777		7,117		5,675	
Violent Crimes	17,236	24.1	280	39.3	243	42.8
Property Crimes	52,155	73.1	787	110.6	685	120.7
Burglary	18,637	26.1	193	27.1	151	26.6
Larceny	19,571	27.4	419	58.9	385	67.8
Motor Vehicle Theft	12,810	17.9	167	23.5	143	25.2
Arson	1,137	1.6	8	1.1	6	1.1

	New Center/Tech Town		New Center Commons		Piety Hill
		<i>rate per 1,000</i>		<i>rate per 1,000</i>	
Total Population	912		1,666		1,635
Violent Crimes	77	84.4	37	22.2	43
Property Crimes	291	319.1	106	63.6	94
Burglary	31	34.0	26	15.6	32
Larceny	193	211.6	54	32.4	45
Motor Vehicle Theft	67	73.5	25	15.0	15
Arson	0	0.0	(S)		(S)

⁴⁴ Violent crimes include criminal homicide, forcible rape, robbery, and aggravated assault; property crimes include arson, burglary, motor vehicle theft, and larceny-theft (stolen property).

	New Center/Tech Town		New Center Commons		Piety Hill		North End	
		rate per 1,000		rate per 1,000		rate per 1,000		rate per 1,000
Total Population	912		1,666		1,635		1,462	
Violent Crimes	77	84.4	37	22.2	43	26.3	86	58.8
Property Crimes	291	319.1	106	63.6	94	57.5	194	132.7
Burglary	31	34.0	26	15.6	32	19.6	62	42.4
Larceny	193	211.6	54	32.4	45	27.5	93	63.6
Motor Vehicle Theft	67	73.5	25	15.0	15	9.2	36	24.6
Arson	0	0.0	(S)		(S)		(S)	

Sources: Detroit Police Department 2010; U.S. Census Bureau, SF 1 2010; Data Driven Detroit

Values and rates for areas with fewer than 6 crime incidents have been suppressed for privacy reasons. An (S) in place of a numerical value in this table indicates values were suppressed.

Violent and Property Crime (2010)

Rate per 1,000 population

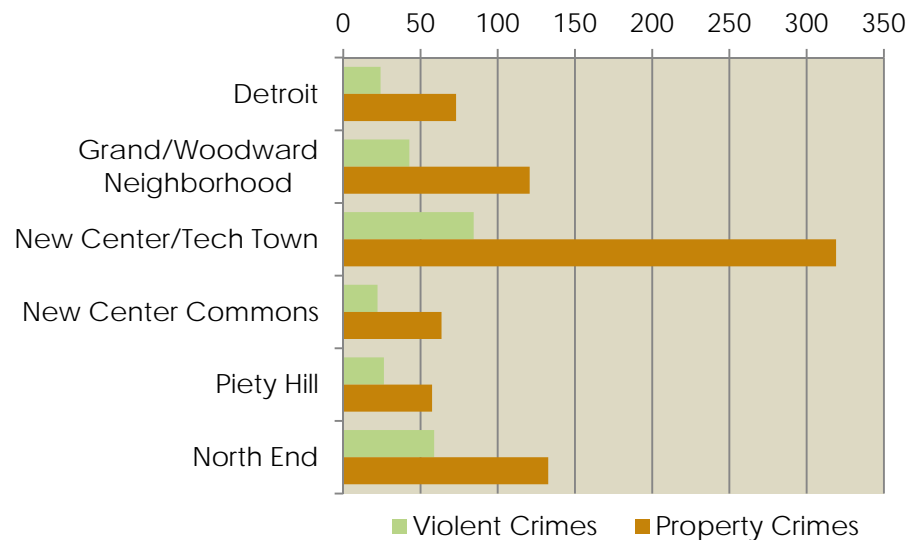


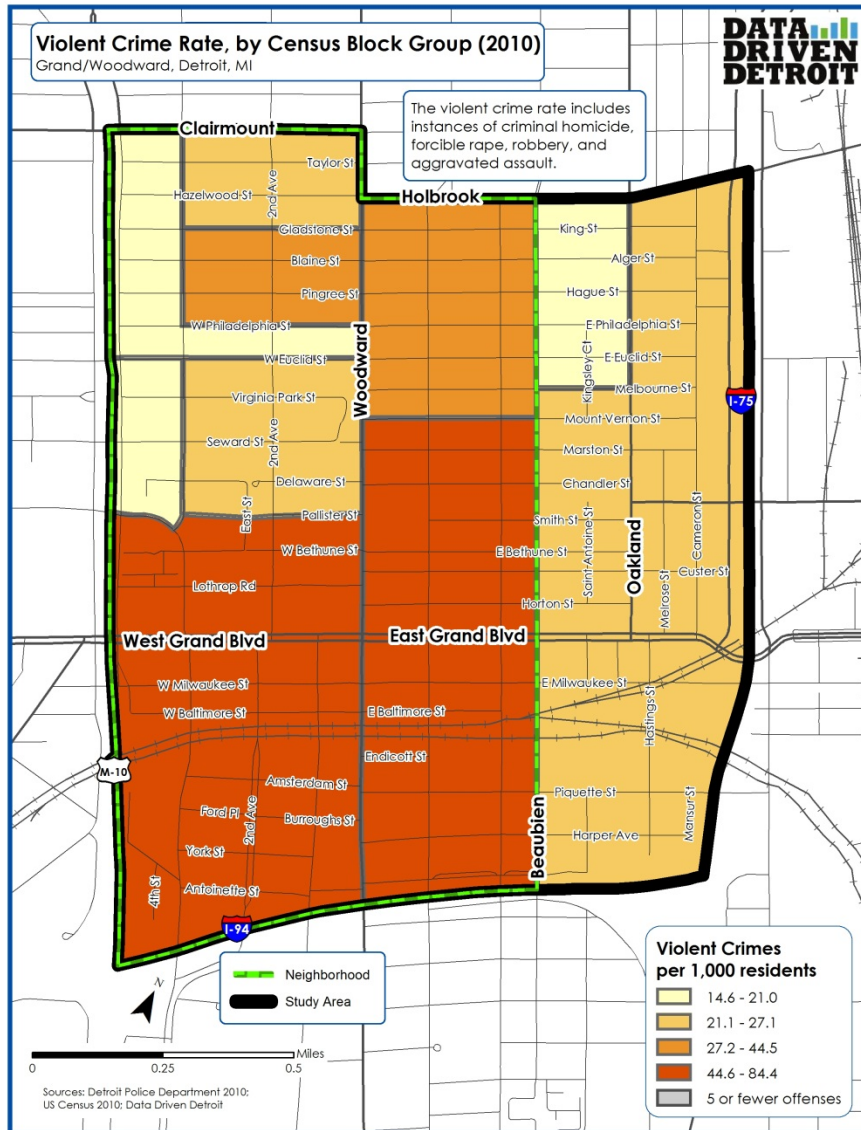
Figure 31. Violent and Property Crime Rates (2010)

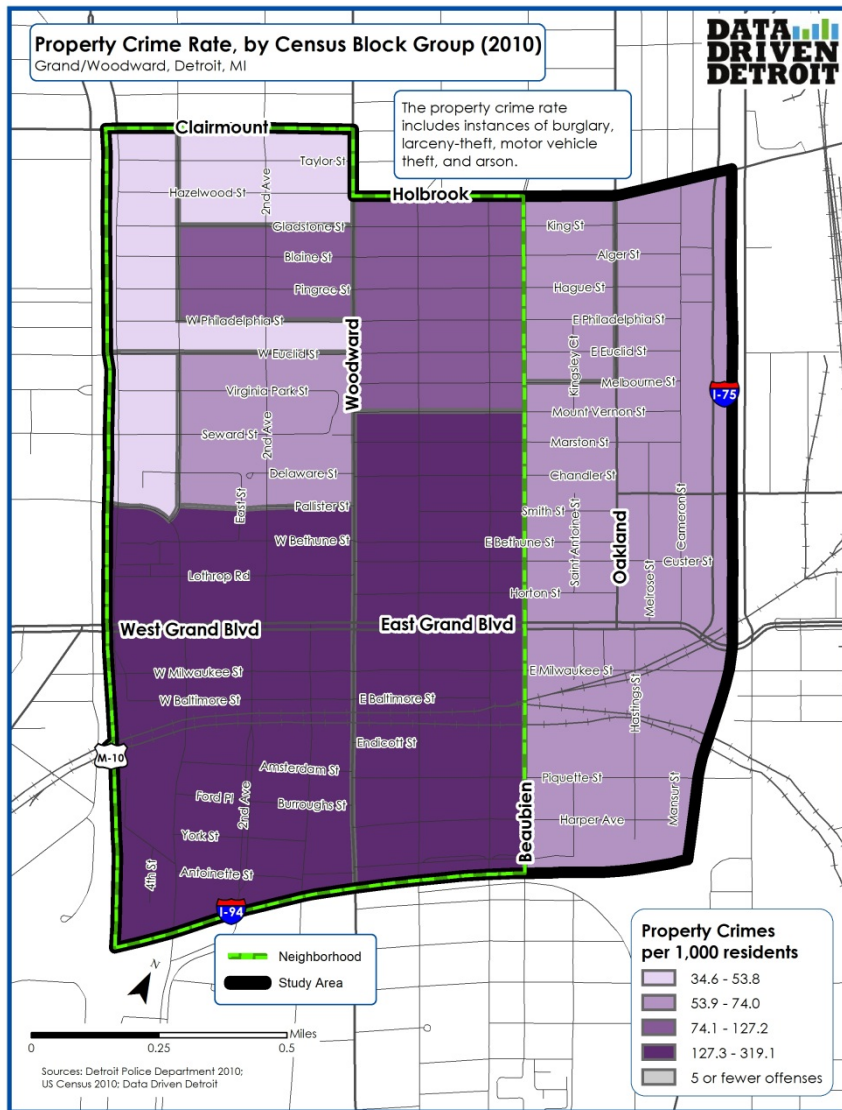
Sources: Detroit Police Department 2010; U.S. Census Bureau, SF 1 2010; Data Driven Detroit

As is typical in Detroit, property crimes occurred at a greater rate than violent crimes in the Grand/Woodward neighborhood. Both the rates of violent crime and property crime were higher in the Grand/Woodward neighborhood than across the citywide rate.

The highest rates of violent crime occurred in the New Center/Tech Town and North End sub-areas (indicated by the darkest color in **Map 35**). The lowest rates of violent crime occurred in the less densely populated areas east of Beaubien and in the block groups within New Center Commons and Piety Hill.

Map 35. Violent Crime Rate (2010)





Map 36. Property Crime Rate (2010)

This trend of where property crimes occurred mirrors that of violent crimes. The highest rates of property crime occurred in the New Center/Tech Town and North End sub-areas. The lowest rates of property crime occurred in the less densely populated areas east of Beaubien and in the block groups within New Center Commons and Piety Hill.

Larcenies make up a higher percentage of the property crimes⁵ in the Grand/Woodward neighborhood (56%) compared to Detroit (37%). The larceny rate in the Grand/Woodward neighborhood is 67.8 per 1,000 persons; significantly higher than the citywide rate of 27.4 larcenies per 1,000 persons. Arson, motor vehicle theft, and burglary take up a lesser share of all property crimes in the Grand/Woodward neighborhood, though the rates of these crimes per 1,000 persons are similar to the citywide values.

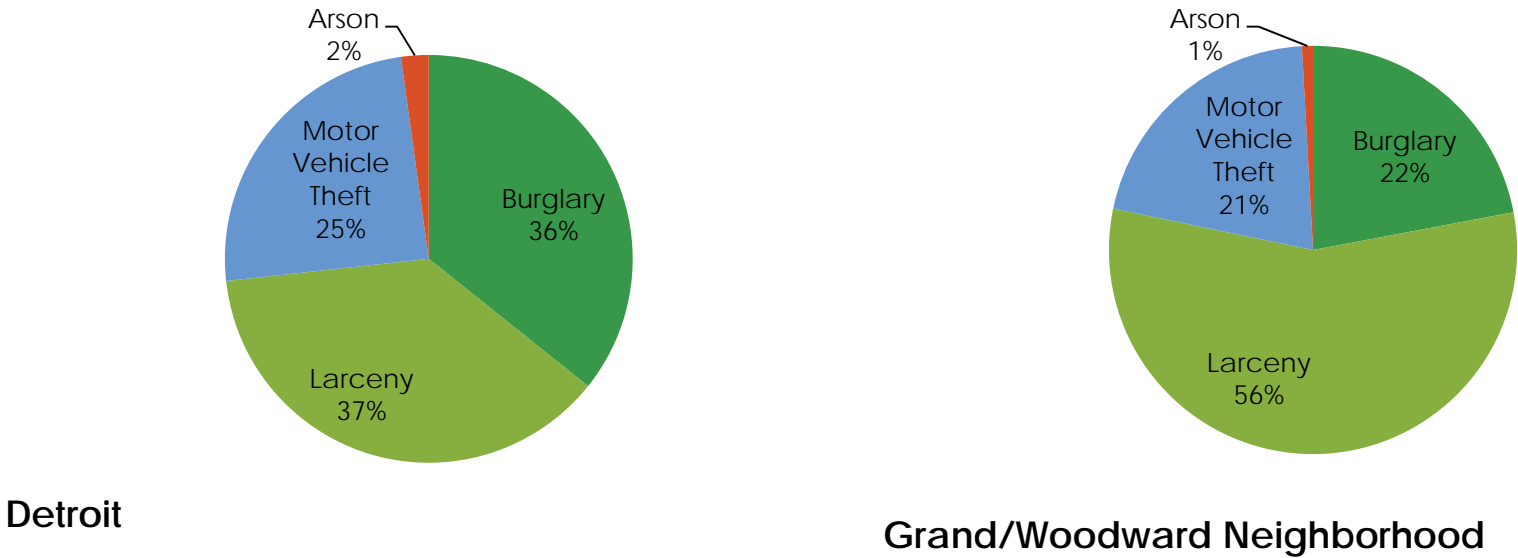


Figure 32. Property Crimes by Type (2010)
Sources: Detroit Police Department 2010; U.S. Census Bureau, SF 1 2010; Data Driven Detroit

⁵ Property crimes include arson, burglary, larceny-theft, and motor vehicle theft. Totals for the components of property crimes, however, may not add up to the total number of recorded crimes because of differences in reporting.

Low-Level Offenses

Criminal offenses that do not fall under the umbrella of major property or violent crime are considered lower-level offenses. However, activity such as drug sales and use, vandalism to property, prostitution, and disorderly conduct can have a severely negative impact on neighborhood quality of life. In Detroit, there are few reported instances of low-level crimes aside from drug-related offenses and vandalism.

The rate of drug offenses is 5.7 per 1,000 persons in Detroit and 9.9 per 1,000 in the Grand/Woodward neighborhood. Among Grand/Woodward sub-areas, the North End's rate of drug offenses (20.5) is significantly higher than the second highest (Piety Hill, 7.3). The vandalism rate for Grand/Woodward is also higher than the city of Detroit. Within the Grand/Woodward neighborhood, the New Center/Tech Town sub-area experienced the highest rate of vandalism (74.6) while Piety Hill had the lowest rate (15.9).

Figure 33. Low-Level Offenses (2010)

	Detroit		Grand/Woodward Study Area		Grand/Woodward Neighborhood	
		rate per 1,000		rate per 1,000		rate per 1,000
Total Population	713,777		7,117		5,675	
Drug/Narcotics	4,069	5.7	62	8.7	56	9.9
Vandalism / Damage / Destruction of Property	14,502	20.3	229	32.2	197	34.7

	New Center/Tech Town		New Center Commons		Piety Hill		North End	
		rate per 1,000		rate per 1,000		rate per 1,000		rate per 1,000
Total Population	912		1,666		1,635		1,462	
Drug/Narcotics	6	6.6	8	4.8	12	7.3	30	20.5
Vandalism / Damage / Destruction of Property	68	74.6	35	21.0	26	15.9	68	46.5

Sources: Detroit Police Department 2010; U.S. Census Bureau, SF 1 2010; Data Driven Detroit

Values and rates for areas with fewer than 6 crime incidents have been suppressed for privacy reasons. An (S) in place of a numerical value in this table indicates values were suppressed.

Drug/Narcotics Offenses

per 1,000 population

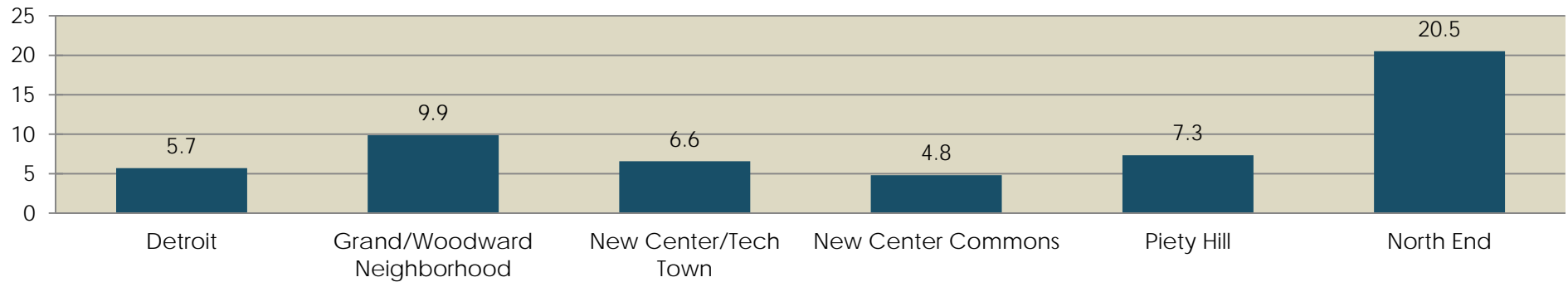


Figure 34. Drug/Narcotics Offenses (2010)

Sources: Detroit Police Department 2010; U.S. Census Bureau, SF 1 2010; Data Driven Detroit

Vandalism/Damage/Destruction of Property Offenses

per 1,000 population

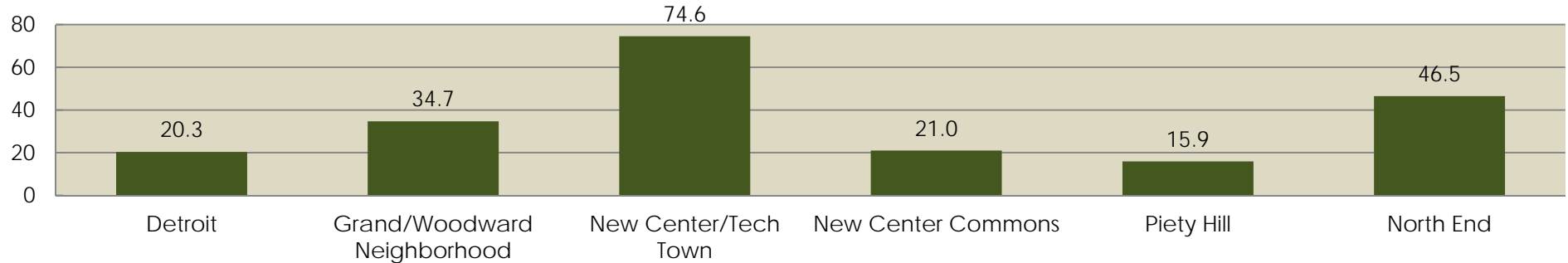
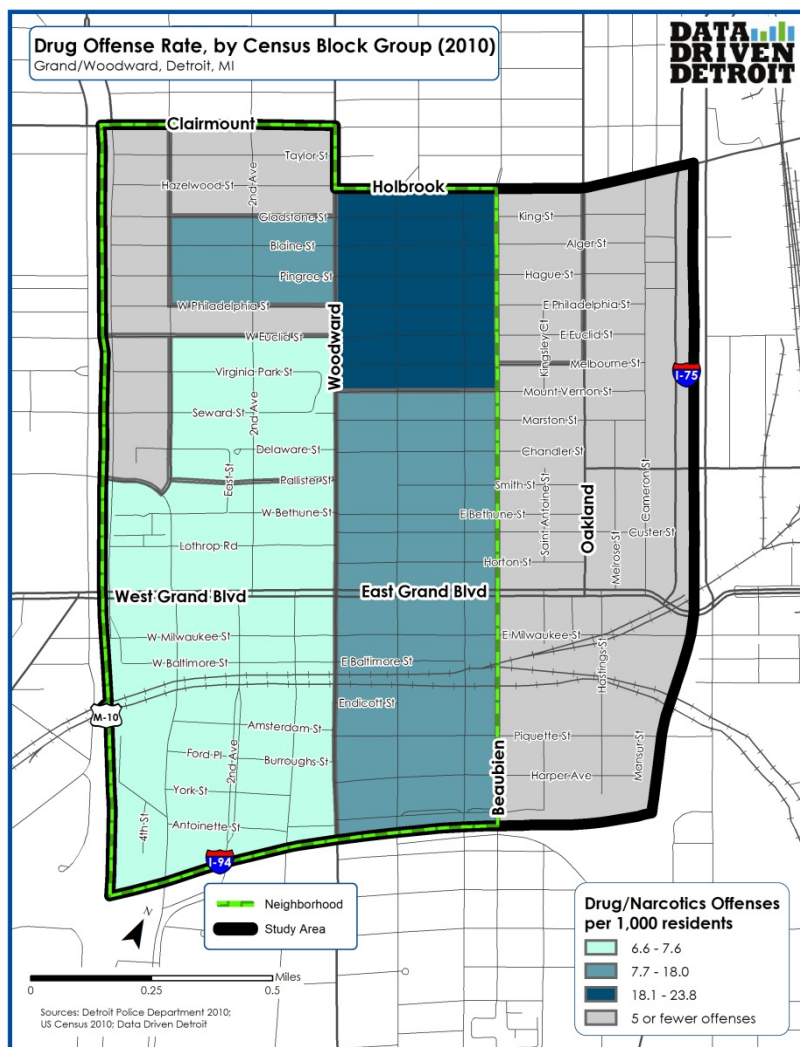


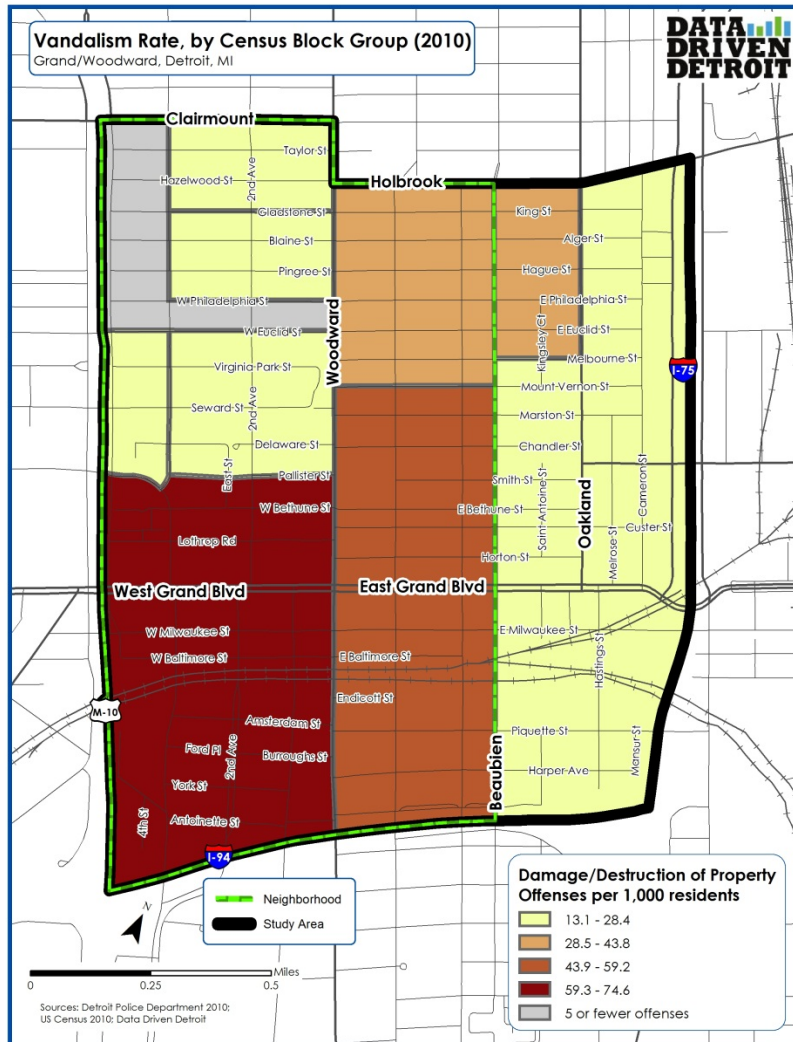
Figure 35. Vandalism Offenses (2010)

Sources: Detroit Police Department 2010; U.S. Census Bureau, SF 1 2010; Data Driven Detroit



Map 37. Drug Offense Rate (2010)

The block groups with the highest rates of drug activity are those along Woodward Ave. In the northernmost block group directly west of Woodward, the drug offense rate is three to four times higher than the average Detroit rate. Roughly half the block groups in Grand/Woodward had fewer than six drug-related offenses in 2010. All block groups with six or more offenses have a rate higher than the city as a whole.



Map 38. Vandalism Offense Rate (2010)

The rate of vandalism, damage to, or destruction of property varies greatly throughout the Grand/Woodward area. The New Center/Tech Town area has by far the highest rate of these offenses per 1,000 persons. The rate of vandalism is also much higher than the citywide average in the block groups directly west of Woodward Avenue.

Appendices

Appendix A: Additional Detailed Data Tables

Figure 36. Population Age (2010)

Age	Detroit		Grand/ Woodward Study Area		Grand/ Woodward Neighborhood		New Center Commons		New Center/ Tech Town		North End		Piety Hill	
0 to 4	50,146	7.0%	392	5.5%	284	5.0%	92	5.5%	28	3.1%	75	5.1%	89	5.4%
5 to 9	49,550	6.9%	336	4.7%	244	4.3%	67	4.0%	25	2.7%	68	4.7%	84	5.1%
10 to 14	52,705	7.4%	380	5.3%	283	5.0%	73	4.4%	15	1.6%	101	6.9%	94	5.7%
15 to 17	37,946	5.3%	326	4.6%	236	4.2%	51	3.1%	12	1.3%	92	6.3%	81	5.0%
18 to 24	81,753	11.5%	857	12.0%	691	12.2%	238	14.3%	101	11.1%	175	12.0%	177	10.8%
25 to 34	86,390	12.1%	871	12.2%	692	12.2%	243	14.6%	137	15.0%	144	9.8%	168	10.3%
35 to 44	92,873	13.0%	914	12.8%	735	13.0%	206	12.4%	128	14.0%	176	12.0%	225	13.8%
45 to 54	97,944	13.7%	1,181	16.6%	983	17.3%	291	17.5%	136	14.9%	269	18.4%	287	17.6%
55 to 64	82,545	11.6%	1,040	14.6%	876	15.4%	263	15.8%	152	16.7%	206	14.1%	255	15.6%
65 and older	81,925	11.5%	820	11.5%	651	11.5%	142	8.5%	178	19.5%	156	10.7%	175	10.7%
Total	713,777	100.0%	7,117	100.00%	5,675	100.0%	1,666	100.00%	912	100.0%	1,462	100.00%	1,635	100.0%

Sources: U.S. Census Bureau, Census 2010 Summary File 1 (SF1); Data Driven Detroit

Figure 37. Poverty Status by Age and Gender (2006-2010, 5-year average)

	Detroit			Grandmont Rosedale Study Area		
	Pct. of Total	Margin of Error (+/-)		Pct. Of Total	Margin of Error (+/-)	
Total Population (2006-2010, 5-year average)	748,218	926		16,902	816	
Males Living in Poverty:	115,497	100.0%	3,060	1,015	100.0%	342
Under 5 years	13,089	11.3%	843	94	9.3%	202
5 Years	2,569	2.2%	362	0	0.0%	267
6 to 11 years	16,726	14.5%	1,043	231	22.8%	248
12 to 14 years	8,969	7.8%	726	75	7.4%	227
15 years	2,994	2.6%	320	21	2.1%	245
16 to 17 years	6,008	5.2%	440	93	9.2%	228
18 to 24 years	13,206	11.4%	937	45	4.4%	223
25 to 34 years	12,102	10.5%	889	91	9.0%	201
35 to 44 years	12,935	11.2%	846	85	8.4%	199
45 to 54 years	13,745	11.9%	740	107	10.5%	202
55 to 64 years	8,357	7.2%	546	50	4.9%	193
65 to 74 years	2,969	2.6%	337	123	12.1%	242
75 years and over	1,828	1.6%	308	0	0.0%	267
Females Living in Poverty:	142,798	100.0%	3,202	1,052	100.0%	340
Under 5 years	12,874	9.0%	714	78	7.4%	198
5 Years	2,944	2.1%	404	0	0.0%	267
6 to 11 years	16,707	11.7%	982	105	10.0%	200
12 to 14 years	9,097	6.4%	697	57	5.4%	253
15 years	3,081	2.2%	382	32	3.0%	222
16 to 17 years	6,506	4.6%	517	129	12.3%	187
18 to 24 years	16,239	11.4%	913	75	7.1%	165
25 to 34 years	19,859	13.9%	966	105	10.0%	229
35 to 44 years	18,198	12.7%	796	89	8.5%	198
45 to 54 years	15,601	10.9%	829	182	17.3%	147
55 to 64 years	10,918	7.6%	649	183	17.4%	257
65 to 74 years	5,350	3.7%	392	7	0.7%	244
75 years and over	5,424	3.8%	430	10	1.0%	244

Sources: American Community Survey, 2006-2010, 5-year average; Data Driven Detroit

Appendix B: Map Detail and Range Methodology

This table explains the detail and methodology used to develop the map ranges found in this profile.

Figure 38. Map Detail and Range Methodology

Map Number	Map Title	Category	Data Ranges
1	Grand/Woodward Study Area with Roads	Reference	N/A
2	Grand/Woodward Study with Census Geographies	Reference	N/A
3	Grand/Woodward Study Area, Neighborhood and Sub Areas	Reference	N/A
4	Total Population (2010)	Population	Quartile, Citywide
5	Population Density (2010)	Population	Quintile, Citywide
6	Percent Change in Population (2000-2010)	Population	Adjusted to reflect variation Citywide
7	Median Population Age (2010)	Age	Quintile, Citywide
8	Youth Population (2010)	Age	Adjusted to reflect variation within neighborhood
9	Young Adult Population (2010)	Age	Adjusted to reflect variation within neighborhood
10	Adult Population (2010)	Age	Adjusted to reflect variation within neighborhood
11	Senior Population (2010)	Age	Adjusted to reflect variation within neighborhood
12	Total Households (2010)	Household	Quintile, Citywide
13	Percent Change in Households (2000-2010)	Household	Adjusted to reflect variation within neighborhood
14	Total Family Households (2010)	Household	Adjusted to reflect variation within neighborhood
15	Households with One or More Children (2006-2010, 5-year average)	ACS	Quartile, Citywide
16	Population with a High School Diploma (2006-2010, 5-year average)	ACS	Quartile, Citywide
17	Resident Per Capita Income (2006-2010, 5-year average)	ACS	Quintile, Citywide
18	Median Household Income (2006-2010, 5-year average)	ACS	Quintile, Citywide
19	Children in Households at or Below 200% of Poverty	ACS	Quintile, Citywide
20	Housing Occupancy Rate (2010)	Housing	Adjusted

21	Number of Vacant Housing Units (2010)	Housing	Quartile, Citywide
22	Owner-Occupancy Rate (2010)	Housing	Adjusted
23	Percent of Owner-Occupied Housing Units with Mortgage or Loan (2010)	Housing	Adjusted
24	Housing Structure Density	Housing	Quintile, Citywide
25	Average Housing Condition	Housing	Quartile, Citywide
26	Single Family Housing, Ownership Type (2011)	Housing	Adjusted
27	Primary Land Use (2008)	Parcel	N/A
28	Zoning (2010)	Parcel	N/A
29	Vacant Lots (2012)	Parcel	N/A
30	Neighborhood Amenities (2012)	Reference	Point-Level
31	Residence of Students in Neighborhood Schools (DPS)	Schools	Place of Residence aggregated to tract
32	Neighborhood Businesses (2008)	Businesses	Point-Level
33	Business Revenue (2009)	Businesses	Quintile, Citywide
34	Business Vacancy Rate (2010Q3)	Businesses	Jenks, Citywide
35	Violent Crime Rate (2010)	Crime	Study Area Quartile
36	Property Crime Rate (2010)	Crime	Study Area Quartile
37	Drug Offense Rate (2010)	Crime	Study Area Tercile