2005

Detroit NAACP Min Suburbanization Report

Institute on Metropolitan Opportunity
University of Minnesota Law School

Segregation, Minority Suburbanization and Fiscal Equity in the Detroit Metropolitan Area

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Executive Summary

- The Detroit metropolitan area remains a highly segregated region, where most of the region's residents of color live either in central cities with severe socio-economic problems or in suburbs with some form of social or fiscal stress.

- African-Americans in the Detroit region moved to suburbs in growing numbers during the 1990s. Yet the largest shares of African-American growth occurred in suburbs characterized by the same kinds of problems that plague urban centers.

- Demographic changes in the region displayed a racial pattern that suggested continuing white flight to outlying suburbs. This pattern of white flight affected African-Americans more than Latinos.

- The highly skewed distribution of housing affordable to low- and moderate-income households in the Detroit region plays a key role in shaping the racial patterns described above. Most of the region's affordable housing stock is concentrated in central cities as well as in stressed and at-risk, established suburbs—areas with significant social and fiscal problems and with limited economic opportunities.

- An affordable housing policy that promotes a more even distribution of the region's affordable housing stock could be beneficial to the entire region by reducing the social and fiscal costs associated with concentrated poverty. By encouraging greater integration of low-income households across the region, such a policy could especially improve opportunities for communities of color, who disproportionately suffer from the costs of concentrated poverty.

- Recent changes in Michigan's revenue sharing program hurt the region's central cities and stressed suburbs more than other parts of the region. 50 percent of the revenue losses resulting from these recent changes were focused in central cities and stressed suburbs—places that contained less than 30 percent of the region's total population but 86 percent of the region's Black population. This pattern clearly makes it more difficult for these places to compete in the regional economy, making it more likely that disparities across racial groups and community types will widen in the future.

The following sections describe a classification of all communities in the Detroit metropolitan area developed by Ameregis for *Michigan Metropatterns*. The second and third sections focus on the racial dimension of demographic change and identify the types of communities into which residents of color are moving. The last three sections discuss racial aspects of residential segregation, affordable housing and state aid. The relevant tables and maps used to frame the discussion are noted at the beginning of each section.

1. Community Classification

See Table 1 and Map 13

As in most metropolitan areas in the U.S., communities in the Detroit metropolitan area differ from each other vastly. In a recent report, *Michigan Metropatterns*, Ameregis relied on a statistical procedure called cluster analysis to classify these communities according to their fiscal, social and physical characteristics.[1] Seven different types of communities emerged from the clustering process[2]:

Central cities: Home to 20 percent of the population in the Detroit metropolitan region, central cities include Detroit and Flint. These cities display high levels of social and fiscal stress compared to other types of communities in the region. The median household income in the central cities was only about half the regional median, while the poverty rate in the cities was more than twice the regional average in 2000. Similarly Detroit and Flint had the region's highest percentage of poor students in their schools—more than twice the regional average. While the percentage of poor students in the region's schools declined by 2 percent from 1995 to 2001, the percentage in the central cities remained the same. On the fiscal side, although the tax bases of the central cities grew a little faster than the regional average from 1995 to 2000, in 2000 their property tax base per household was still only about one-third of the regional average.

Stressed suburbs: Home to 10 percent of the region's population, stressed suburbs are a particularly diverse group. For the most part, they are older, inner suburbs and satellite cities not large enough to be categorized as central cities such as Pontiac, Ypsilanti City and Adrian City. As a group, these suburbs face growing social needs with very low tax bases that are growing slower than the regional average. The residents of the stressed suburbs had the second lowest median household income in the region in 2000. The schools in these suburbs not only had the second highest percentage of poor students in the region, but also student poverty in these schools increased faster than anywhere else in the region between 1995 and 2000.

At-risk, established suburbs: Accommodating 22 percent of the region's residents, these suburbs were once at the edge of metropolitan growth. Outwardly they still appear healthy, with low poverty rates and lower-than-average percentages of poor students in their schools. Most have relatively convenient, central locations. But now densely developed, these communities also exhibit signs that they are losing ground to even more outlying places. Their tax bases were below the regional average in 2000, and had shown he slowest growth rate among all community types in the region from 1995 to 2000. These suburbs also had below-average median incomes in 2000, and lost more than 2 percent of their residents from 1990 to 2000.

At-risk, low density suburbs: Housing 9 percent of the region's residents, these suburbs are also feeling strains. As a group, their population is growing relatively slowly, their

[1] See Appendix A for a detailed description of the community classification procedure.
[2] See Table 1 for a summary of selected social and fiscal characteristics of each community type.

median incomes are below average and their housing stock and infrastructure is older than average. Although their tax bases grew slightly above the regional average between 1995 and 2000, the average property tax base per household in these suburbs was still below the regional average in 2000. Residents of these very low-density communities face some of the longest commutes in the region. These communities also have very little racial diversity.

Bedroom-developing suburbs: Home to 21 percent of the region's population, these suburbs are middle-class places with the fastest household growth rates in the region. With higher-achieving schools, lower land costs and wide-open spaces, these communities appear to offer an alternative to declining communities in the core. But over time the costs of rapid growth—for schools, roads, parks and police—can exceed the fiscal resources of taxpayers. Indeed, although bedroom-developing suburbs as a group had above-average tax bases, the costs of rapid growth caught up with them: their tax bases grew slower than the regional average from 1995 to 2000. As in at-risk, low density suburbs, workers living in bedroom-developing suburbs face very long commutes.

Low-stress suburbs: These communities, which are home to 15 percent of the region's population, have large shares of the region's expensive homes and commercial activity. They had very low levels of school poverty and the second highest median incomes among all community types in 2000. But the opportunities of these places are limited to a lucky few—a mere fifth of their housing stock is affordable to even middle-income households, a fact that can make it hard for local employers to find the workers they need. Although these communities appear to reap the spoils of regional competition, they too feel its costs, including shrinking green space and lengthening commutes.

Industrial towns: These towns home to just 3 percent of the regional population, stand apart from the others because they have very high property tax bases and low unemployment rates, juxtaposed with relatively low median incomes and high school-poverty rates. This unusual set of characteristics reflects the presence of major commercial-industrial activities in communities that are experiencing social stress.

2. The Racial Dimension of Demographic Change

See Table 2 and maps 1-5

The ten-county Detroit metropolitan area grew at a modest rate of 5.2 percent during the 1990s. However, population growth in the region was very uneven. Rapid population growth in outlying Livingston, Lapeer, Washtenaw, and St. Clair counties accompanied population decline in the region's urban core (see Map 1). The fastest-growing outlying counties expanded almost three to seven times faster than the regional average. In contrast, the city of Flint lost more than 11 percent of its residents and the population in the city of Detroit declined by almost 8 percent.

Demographic changes in the region displayed a racial pattern that suggested continuing white flight to outlying suburbs. Areas with the largest shares of African-American residents, especially cities, either lost residents or experienced slower-than-average growth. In contrast, most of the fastest-growing suburban counties were over 90 percent white. White flight was most evident in the first-ring suburbs surrounding the cities of Flint and Detroit—suburbs that experienced the fastest growth rates in the number of their African-American residents. For example, first-ring suburbs of Wayne County just outside of Detroit and inner-ring suburbs such as those in southeastern Oakland and southwestern Macomb counties lost residents, even as the population of the outlying suburbs in those same counties swelled.

White flight only affected Latino residents in communities where the combined percentage of Latinos and African-Americans was high and growing. These communities were mostly in central cities and in inner suburbs surrounding urban centers. Otherwise, in fast-growing outlying suburbs, whites frequently moved into communities which also attracted a significant percentage of Latino residents. Presumably, Latinos were able to move into these communities without prompting white flight due to the very low percentages of people of color in general, and of Latinos in particular, in these places.

3. Where are People of Color Moving?

See Table 3 and maps 3, 5 and 13

Central cities experienced the most dramatic change in their racial composition among all the community types from 1990 to 2000. Both African-Americans and non-Hispanic whites left urban centers, although the latter departed in larger numbers (see Table 3). The overall population of central cities in the Detroit region would have declined further had it not been for the arrival of significant numbers of Latino residents during the 1990s. Detroit and Flint absorbed roughly one-third of the region's overall Latino population growth.

African-Americans in the Detroit region moved to suburbs in growing numbers during the 1990s. Yet the largest shares of African-American growth occurred in suburbs characterized by the same kinds of problems that plague urban centers. Almost half of the region's African-American population growth took place in at-risk, established suburbs where poverty rates are well above the regional average (see Table 3). Nearly one-fifth of the area's African-American growth occurred in stressed suburbs—the group with the second-lowest property tax base per household and median income in the region.

In contrast to the African-American suburbanites, over 70 percent of whom have moved into two types of suburbs, Latinos have settled in a variety of suburb types. Only a quarter of the Latino population growth in the region took place in stressed or at-risk established suburbs with below-average and slow-growing tax bases. Significantly, the middle-class bedroom-developing suburbs received one-fifth of the region's Latino population growth (see Table 3). These places not only had the highest percentages of

non-Hispanic white residents but also experienced the highest influx of non-Hispanic whites across all community types. Finally, almost 10 percent of the regional increase in Latino residents took place in low-stress suburbs, which, like the bedroom-developing suburbs, were over 90 percent white.

Non-Hispanic white residents fled three types of communities in large numbers: central cities as well as stressed and at-risk, older suburbs—communities with the highest percentages of people of color in the region (see Table 3). They mostly moved to bedroom and low-stress suburbs, which had the highest percentage of white residents among all community types. This pattern of white flight affected African-Americans more than Latinos, primarily because non-Hispanic white flight was greatest in the types of communities in which an overwhelming majority of African-Americans were concentrated (see Table 3).

4. Residential Segregation

See Table 2 and maps 2, 4 and 13

The Detroit metropolitan area remains a highly segregated region, where most of the region's residents of color live either in central cities with severe socio-economic problems or in suburbs with some form of social or fiscal stress. In fact, an overwhelming 95 percent of the region's African-American residents and nearly three-quarters of the region's Latino residents lived in communities that were plagued by social or fiscal stress or both in 2000 (see Table 2).

Unlike other residents of the Detroit metropolitan region, the majority of African-Americans are concentrated in Detroit and Flint—places that display high levels of social and fiscal stress compared to other types of communities in the region. In contrast to a mere one-fifth of the region's population that resided in Detroit and Flint in 2000, nearly three-quarters of the African-American residents in the region were living in these central cities (see Table 2). Living in suburbs did not imply higher life quality for African-American residents either: of the African-Americans who lived in the suburbs, 83 percent lived in communities with some form of social or fiscal stress compared to about half of non-Hispanic whites. African-American residents were also vastly underrepresented in low-stress suburbs. Had the African-American residents been evenly distributed across community types, 21 percent of the residents in low-stress suburbs would have been African-American. Yet in 2000, the actual percentage was just 2 percent.

Although Latinos and African-Americans had a lot in common in terms of the quality of communities in which they lived, compared to African-Americans, Latino residents in the Detroit region were more widely dispersed across various community types. The concentration of Latinos in highly-stressed central cities was not as severe as that of the African-Americans. Roughly a third of all Latinos in the Detroit region lived in the central cities in 2000 compared to 74 percent of African-Americans and 4 percent of non-Hispanic whites (see Table 2). Like their African-American counterparts, a majority of

Latino suburbanites lived in communities with problems: social or fiscal stress plagued the communities of 60 percent of the Latino residents who lived in suburbs in 2000. However, the percentage of Latino suburbanites who lived in low-stress suburbs—12.5 percent—was twice as high as the percentage of African-African suburbanites who lived in such suburbs. In contrast, about one-fifth of all non-Hispanic white suburbanites lived in low-stress suburbs.

5. Affordable Housing and Race

See Table 4 and maps 11b, 11c, 12b, and 12c

The highly skewed distribution of housing affordable to low- and moderate-income households in the Detroit region plays a key role in shaping the racial patterns described above. Most of the region's affordable housing stock is concentrated in central cities as well as in stressed and at-risk, established suburbs—areas with significant social and fiscal problems and with limited economic opportunities. In contrast, many of the communities experiencing rapid population and job growth in the region have little housing affordable to low- and moderate-income households (see Table 4). The region's uneven distribution of affordable housing reinforces existing patterns of segregation by limiting the opportunities of these households.

The percentages of housing units affordable to moderate-income households with 80 percent of the regional median income were lowest in the bedroom-developing and low-stress suburbs in both 1990 and 2000 (see Table 4 and Map 11b). These predominantly white suburbs also underwent the sharpest decline in the number of affordable housing units across all community types during the 1990s. This was especially true in the fast-growing counties such as Livingston, Lapeer, Washtenaw, and St. Clair, where the percentage of housing units affordable to moderate-income households remained far below the regional average in 2000 (see Map 11b and Map 12b).

Similarly housing units affordable to low-income households with 50 percent of the regional median income were mostly concentrated in central cities as well as in stressed and at-risk, established suburbs—places where most of the region's minority residents lived (see Map 11c). The concentration of housing units affordable to low-income households in minority communities confined most people of color to pockets of poverty. Overall, the region experienced a decline of 22 percent in the number of housing units affordable to its low-income households from 1990 to 2000. A disproportionately high share of this decline took place in the predominantly white bedroom-developing and low-stress suburbs in the fast-growing counties of Livingston, Lapeer, and St. Clair (see Map 12c). The lack of affordable housing in these growing suburbs prevented low-income households from moving into these communities and taking advantage of social and economic opportunities not available in cities or at-risk, established suburbs (see Table 4).

Concentrated poverty imposes a host of social and fiscal costs on various kinds of communities across the Detroit region. These costs especially hurt communities of color who disproportionately reside in areas distressed by concentrated poverty. The current practice of locating new affordable housing in areas of concentrated poverty hurts the region by reinforcing existing patterns of segregation which tends to accentuate the costs of concentrated poverty. An affordable housing policy that promotes a more even distribution of the region's affordable housing stock could be beneficial to the entire region by reducing the social and fiscal costs associated with concentrated poverty. By dispersing low- and middle-income households across the region, such a policy could especially improve opportunities for communities of color, who disproportionately suffer from these costs.

6. State Aid and Race

See Table 5 and maps 14a, 14b and 14c

One way to alleviate the effects of concentrated poverty and segregation is to share state-level resources in ways that reduce local fiscal disparities. This can help places with limited tax bases to provide the high-quality public services needed to compete in the regional housing and labor markets. The Michigan revenue sharing system is one of the best in the country at narrowing fiscal disparities among local governments. For this reason, the first policy recommendation in *Michigan Metropatterns* was to protect revenue-sharing.[3] However, recent changes to the program have weakened the program significantly.

Michigan's revenue sharing program has two components—constitutional aid and statutory aid. Constitutional aid is distributed on a per capita basis (as required by the state constitution). Statutory aid is distributed through a formula that is designed to help communities facing fiscal stress—either on the revenue or expenditure side of local budgets.

Table 5 shows how dramatically the two distribution methods differ. All places in the Detroit metropolitan area receive roughly the same per capita allocation of constitutional aid—about $66 per capita in 2003—while statutory aid is strongly targeted toward places facing the most fiscal stress—central cities, stressed suburbs and at-risk, established suburbs. When combined the two revenue streams focus resources on the places that need it most while ensuring that all places receive some aid (see Map 14a).

However, recent changes to the program have weakened the extent to which it levels the fiscal playing field. Constitutional aid has continued to grow slowly—by 2 percent between 2001 and 2003. However, statutory aid was cut significantly—by more than 13 percent—during the same time period. This combination resulted in an overall decline in revenue sharing in most places with the greatest declines coming in fiscally stressed

[3] Myron Orfield and Thomas Luce, *Michigan Metropatterns*, Ameregis, Inc and the Metropolitan Area Research Corporation, 2003, p. 52.

suburban areas. Stressed and at-risk, established suburbs lost 11.4 and 9.6 percent of their aid in just two years. Table 5 and Map 14b show the extent to which the pain of recent aid cuts has been concentrated in the region's most vulnerable suburbs.

A simulation of the aid flows that would have occurred in 2003 if the statutory aid program had received the same priority as constitutional aid shows just how targeted the pain has been. The simulation estimated the difference between actual revenue sharing per capita in 2003 and the revenue that places would have received if statutory aid had grown at the same modest rate as constitutional aid between 2001 and 2003.[4] This difference can be thought of as the revenue that places lost as a result of state-level decisions to cut statutory aid.

The bottom panel of Table 5 and Map 14c show these lost revenues. Central cities and stressed suburbs each lost about $25 per capita and at-risk, established places lost $16 per capita. The vast majority of other suburban areas lost just $7 per capita. Put another way, 50 percent of the revenue losses were focused in central cities and stressed suburbs—places that contained less than 30 percent of the region's total population but 86 percent of the region's Black population. This pattern clearly makes it more difficult for these places to compete in the regional economy, making it more likely that disparities across racial groups and community types will widen in the future.

[4] The simulation assumes that statutory aid increased statewide by the same percentage as constitutional aid (2.7 percent) between 2001 and 2003 and that it was distributed in the same manner as the actual distribution in 2001. See Appendix B for the results of the simulation.

TABLES

Table 1: Characteristics of the Community Types, Detroit Metropolitan Area

Community Type	Population 2000	Population Share	Property Tax Base per Household 2000	Pct. Growth in Property Tax Base per HH 1995-2000	Median Household Income 2000	Poverty Rate 2000	Household Growth 1995-2000	Households per Sq. Mile 2000	Pct. of Elem. Students Eligible for Free or Red. Lunch 2001	Pct. Pt. Chg. in Students Eligible for Free or Red. Lunch 1995-2001
Central Cities	1,076,209	20	22,958	30	28,771	26	-8	2,172	70	0
Stressed	541,351	10	46,246	25	37,794	16	0	796	60	3
AR - Established	1,224,949	22	61,351	20	51,046	7	3	1,692	24	1
AR - Low Density	478,979	9	61,351	28	49,630	7	5	101	24	-4
Bedroom Dev	1,122,465	21	76,693	25	58,116	5	19	161	14	-2
Low stress	835,833	15	121,825	22	80,938	3	11	227	11	-1
Industrial	169,933	3	121,947	28	46,453	12	7	464	38	1
Region	**5,449,719**	**100**	**66,627**	**27**	**56,910**	**11**	**5**	**310**	**32**	**-2**

Table 2: The Distribution of Racial/Ethnic Groups Across Community Types, Detroit Metropolitan Area

Community Type	Black Population 2000	Black Population in Each Community Type as a % of the Regional Total 2000	Hispanic Population 2000	Hispanic Population in Each Community Type as a % of the Regional Total 2000	Non-Hispanic White Population 2000	Non-Hispanic White Population in Each Community Type as a % of the Regional Total 2000
Central Cities	839,605	73	50,992	33	150,755	4
Stressed	149,174	13	24,467	16	338,678	9
AR - Established	80,303	7	26,655	17	1,048,729	27
AR - Low Density	21,436	2	11,746	8	432,849	11
Bedroom Dev	27,404	2	23,310	15	1,022,690	26
Low stress	18,849	2	13,067	8	758,908	19
Industrial	5,864	1	5,353	3	144,283	4
Region	**1,142,657**	**100**	**155,834**	**100**	**3,903,156**	**100**

Table 3: The Change in the Distribution of Racial/Ethnic Groups Across Community Types, Detroit Metropolitan Area

Community Type	Change in Black Population 1990-2000	Change in Black Population in Each Community Type as a % of the Regional Change in Black Population 1990-2000	Change in Hispanic Population 1990-2000	Change in Hispanic Population in Each Community Type as a % of the Regional Change in Hispanic Population 1990-2000	Change in Non-Hispanic White Population 1990-2000
Central Cities	-6,339	-8	20,099	35	-130,508
Stressed	15,672	19	6,272	11	-59,618
AR - Established	39,650	48	8,299	14	-116,043
AR - Low Density	7,851	9	3,671	6	15,827
Bedroom Dev	13,948	17	12,164	21	174,710
Low stress	9,604	12	4,870	8	73,082
Industrial	2,857	3	2,042	4	5,377
Region	**83,225**	**100**	**57,574**	**100**	**-36,334**

Table 4: Distribution of Affordable Housing Across Community Types, Detroit Metropolitan Area

Community Type	Percentage of Housing Units Affordable to Households at 80% of the Regional Median Income 1990	Percentage of Housing Units Affordable to Households at 50% of the Regional Median Income 1990	Percentage of Housing Units Affordable to Households at 80% of the Regional Median Income 2000	Share of All Regional Housing Units Affordable to Households at 80% of the Regional Median Income 2000	Percentage of Housing Units Affordable to Households at 50% of the Regional Median Income 2000	Share of All Regional Housing Units Affordable to Households at 50% of the Regional Median Income 2000
Central Cities	97	76	94	30	69	47
Stressed	93	61	86	15	47	17
AR - Established	75	28	61	26	18	17
AR - Low Density	78	34	58	8	21	6
Bedroom Dev	56	18	37	12	12	8
Low stress	34	8	23	6	5	3
Industrial	76	31	58	3	20	2
Region	**74**	**39**	**59**	**100**	**28**	**100**

Table 5: Actual and Simulated Revenue Sharing by Community Type

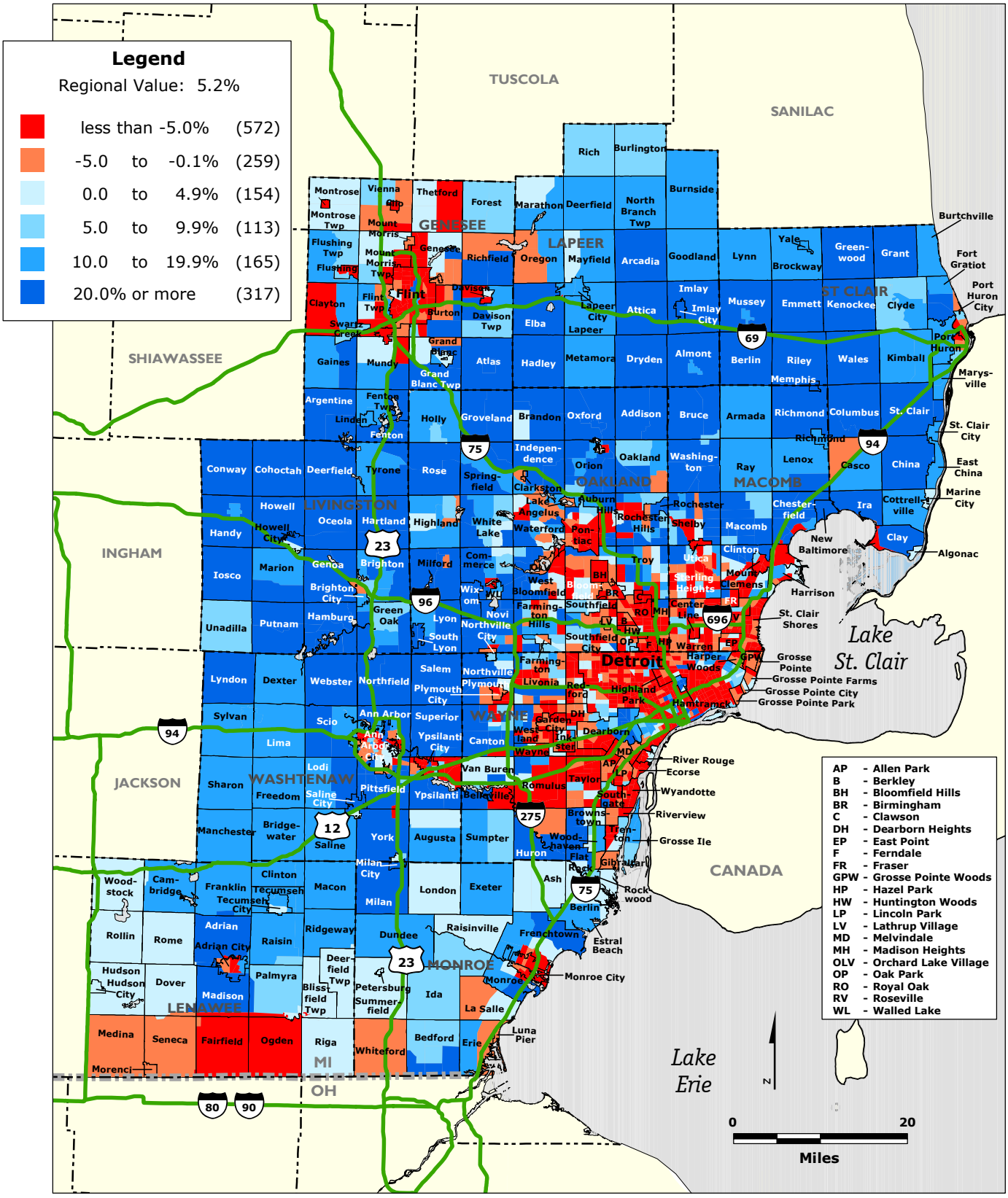
Community Type	Share of Population	Share of Black Population	Constitutional Aid Per Capita 2001	Constitutional Aid Per Capita 2003	Statutory Aid Per Capita 2001	Statutory Aid Per Capita 2003	Percentage Change in Total Revenue Sharing per Per Capita 2001-2003
Central Cities	19	73	66	68	272	258	-3.3
Stressed	10	13	65	66	107	86	-11.4
AR - Established	22	7	65	67	64	50	-9.6
AR - Low Density	9	2	64	65	29	23	-5.6
Bedroom Dev	22	3	63	64	27	20	-6.2
Low Stress	15	2	64	65	28	21	-6.4
Industrial	3	0	64	66	50	38	-8.6
Region	100	100	64	66	92	80	-6.7
				2		-13	

Community Type	Simulated Statutory Aid Per Capita 2003	Lost Revenue as a result of Statutory Aid Cut-backs Per Capita	Lost Revenue as a result of Statutory Aid Cut-backs % of Total
Central Cities	283	25	33
Stressed	110	24	17
AR - Established	66	16	25
AR - Low Density	30	7	4
Bedroom Dev	27	7	10
Low Stress	28	7	8
Industrial	51	13	3
Region	94	14	100

Simulated Statutory Aid is the distribution that would have resulted in 2003 if total Statutory Aid had increased by the same percentage as Constitutional Aid between 2001 and 2003 (2.7%). Lost Revenue is the difference between the simulated and actual revenue sharing in 2003.

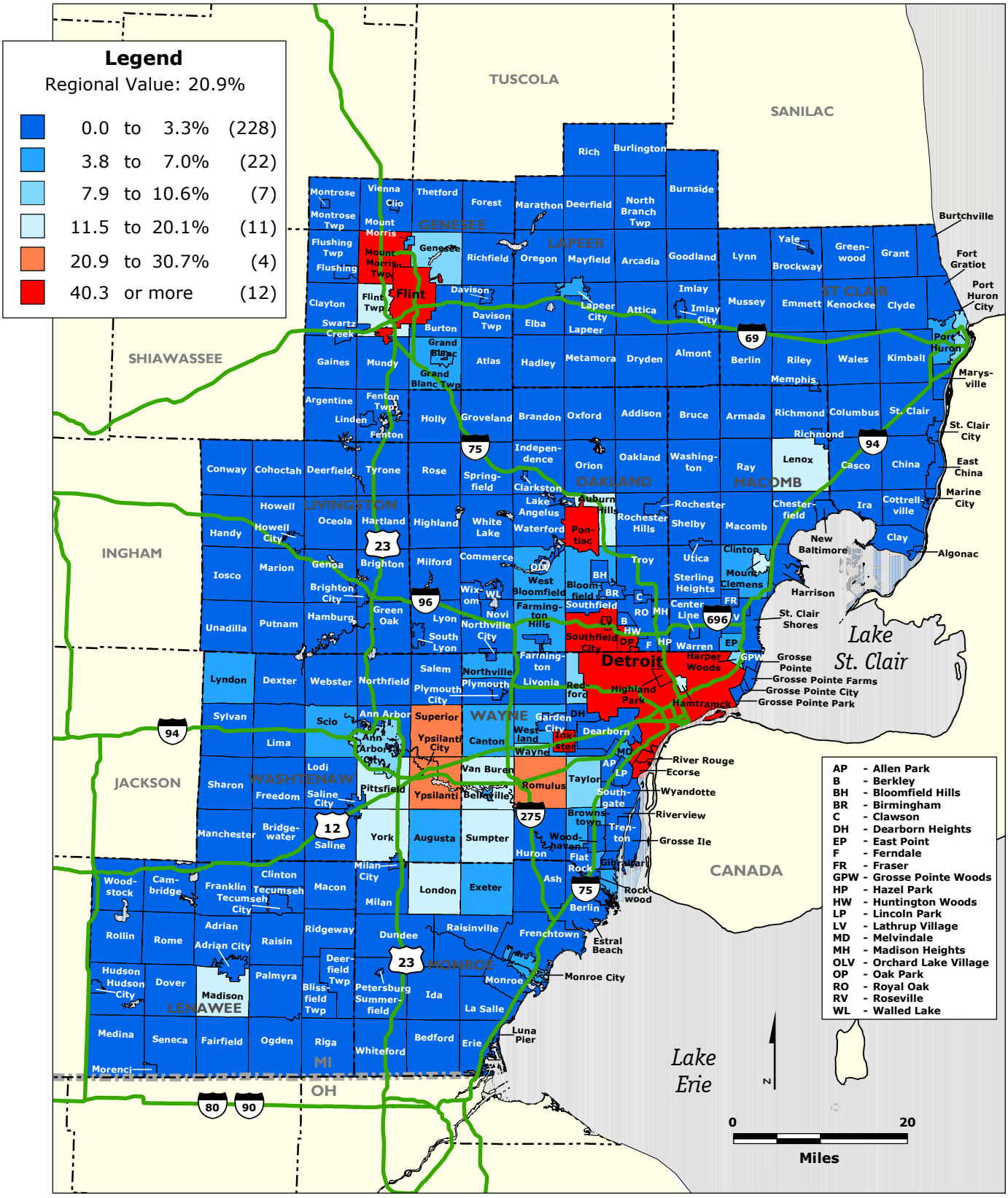
MAPS

Map 1
DETROIT REGION:
Percentage Change in Population by Census Tract, 1990-2000



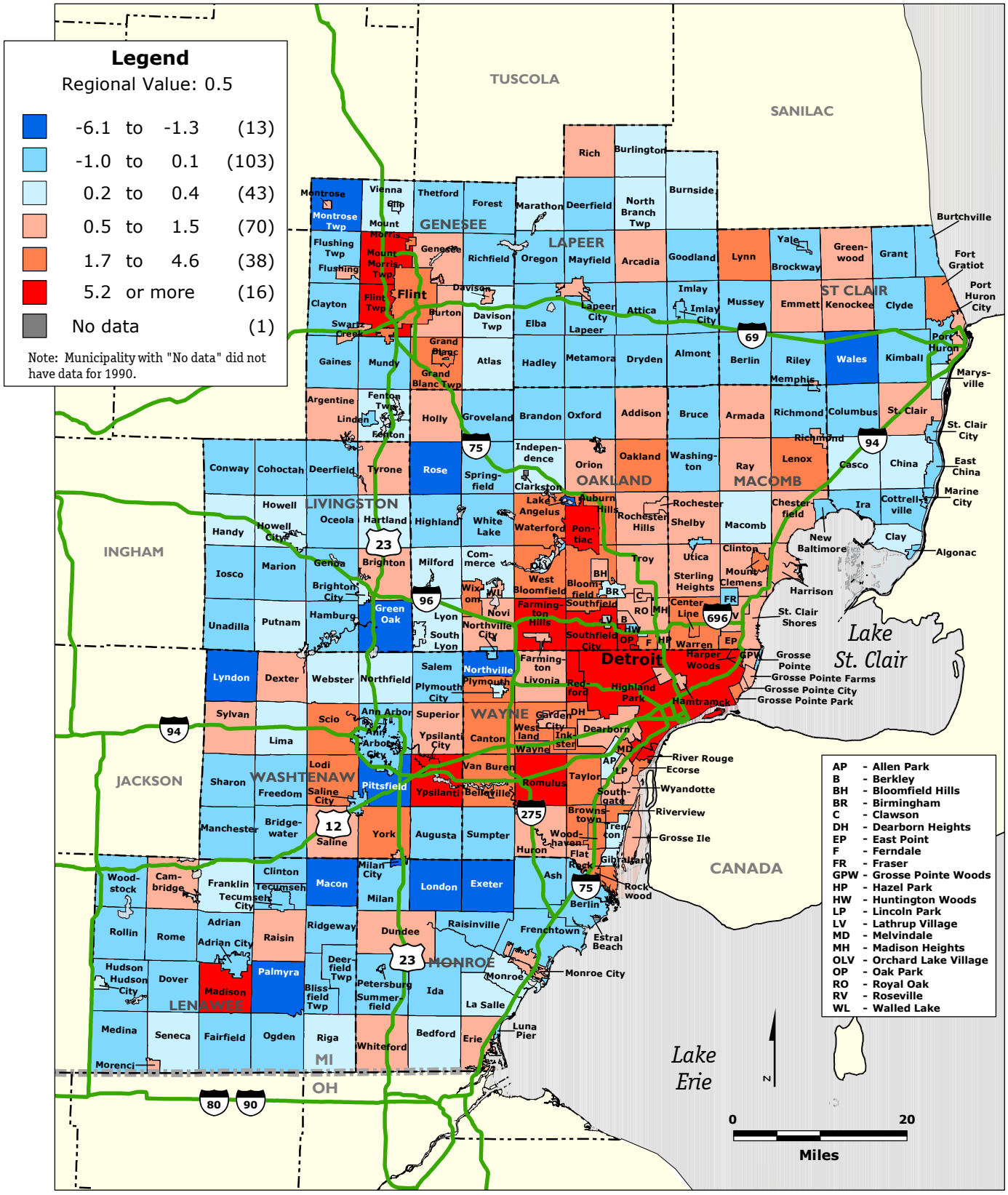
Data Source: U.S. Census Bureau.

Map 2
DETROIT REGION:
Percentage African American by Municipality, 2000



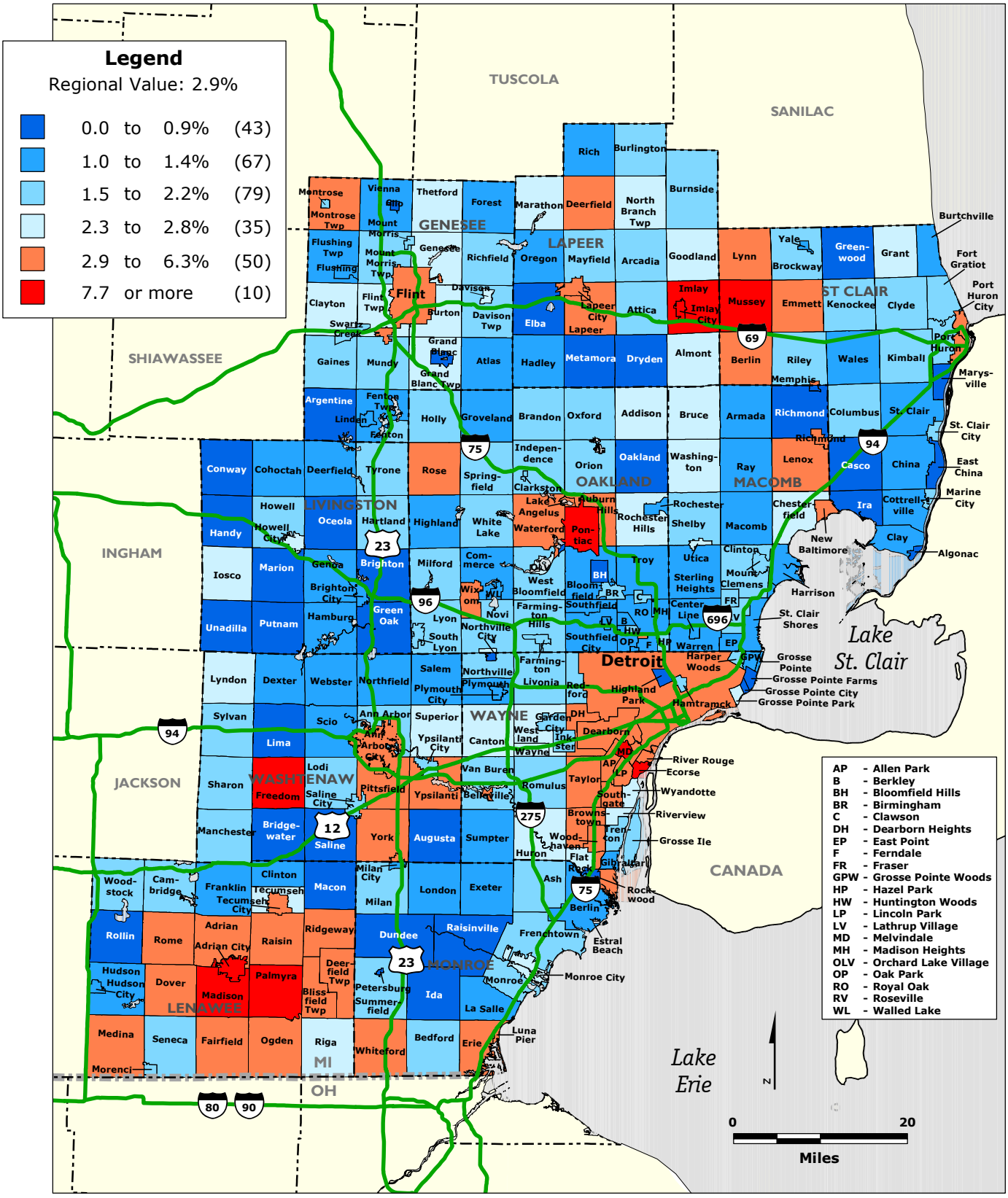
Data Source: U.S. Census Bureau.

Map 3
DETROIT REGION:
Percentage Point Change in African American Population by Municipality, 1990-2000



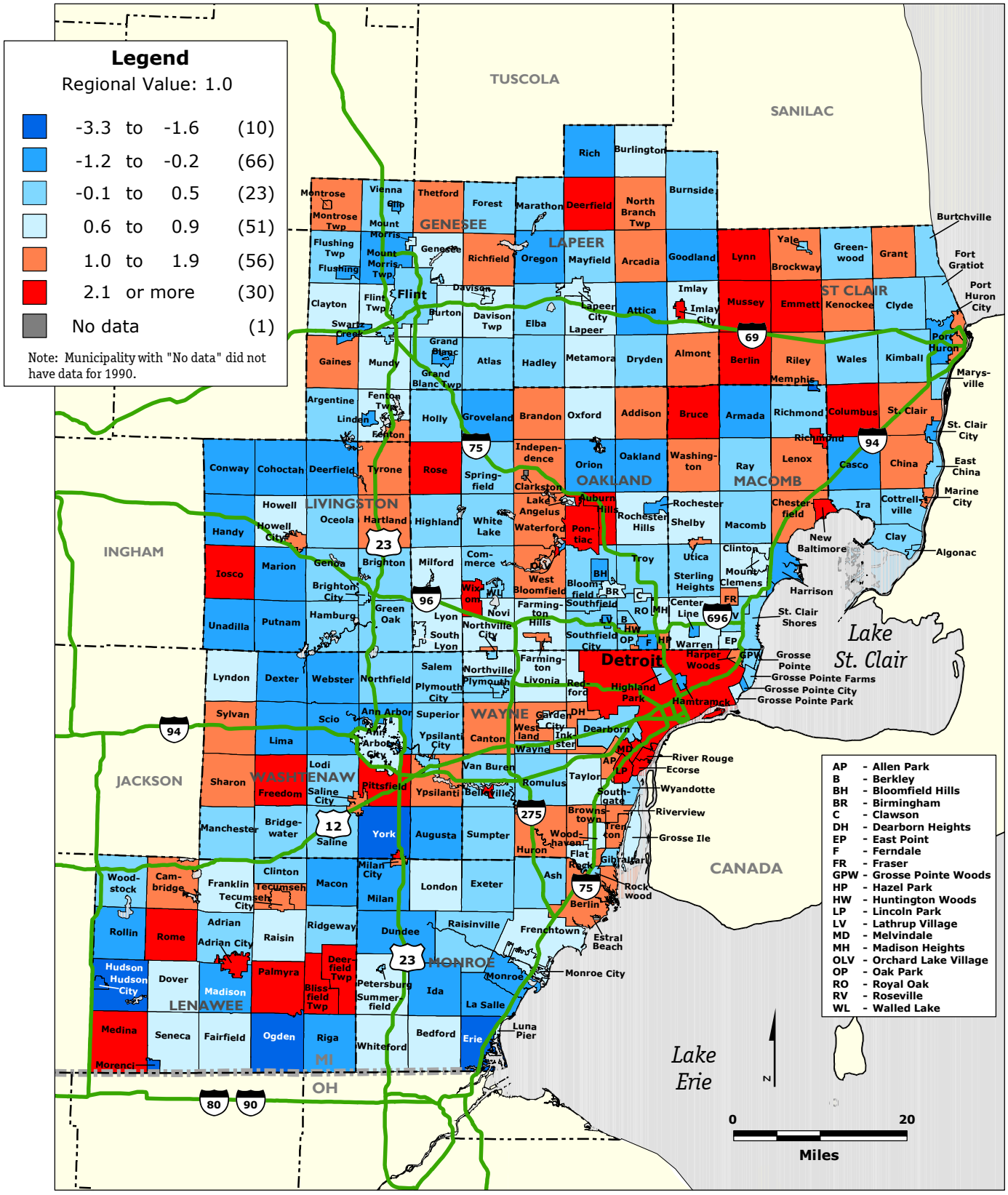
Data Source: U.S. Census Bureau.

Map 4
DETROIT REGION:
Percentage Hispanic or Latino by Municipality, 2000



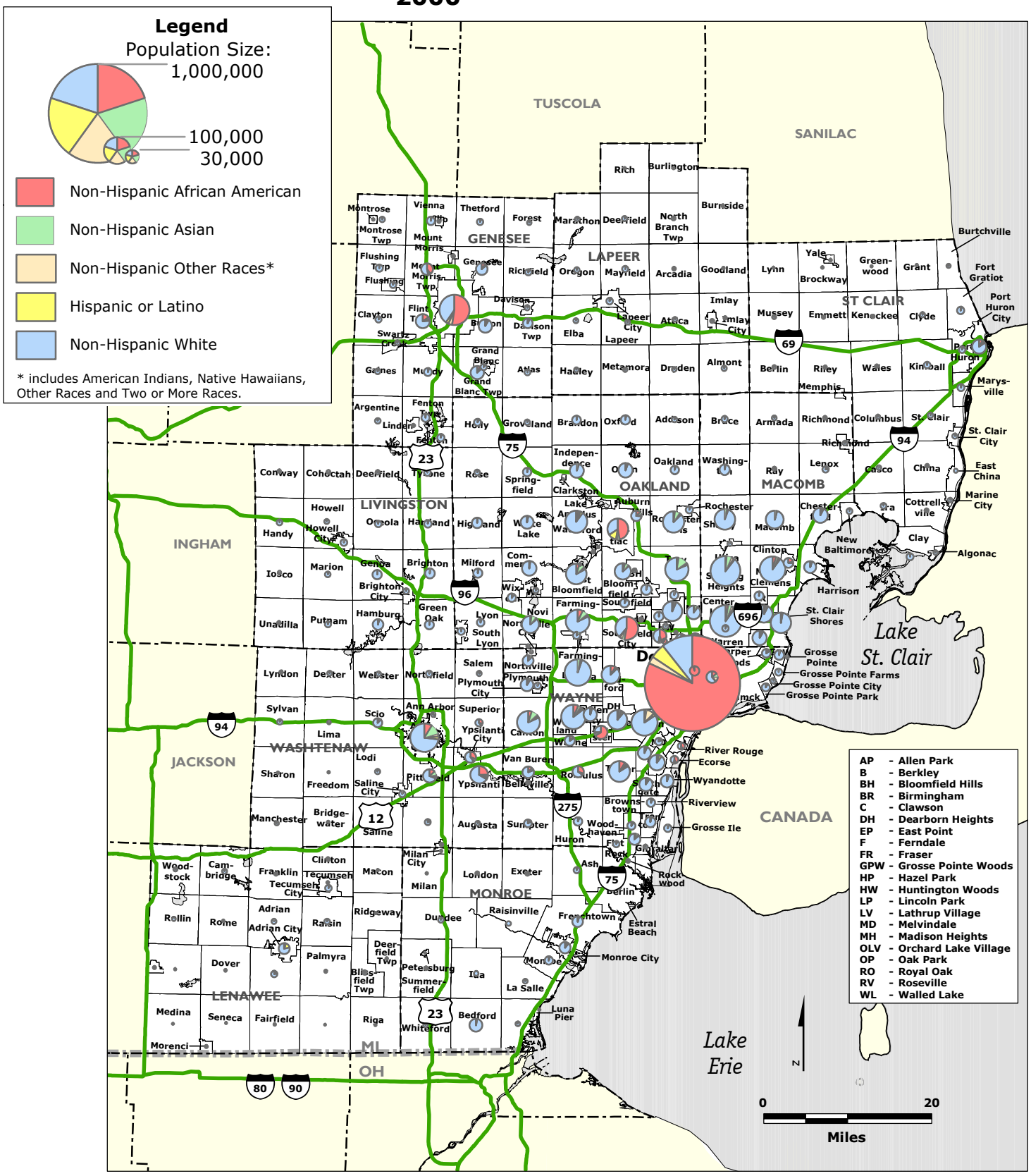
Data Source: U.S. Census Bureau.

Map 5
DETROIT REGION:
Percentage Point Change in Hispanic or Latino Population by Municipality, 1990-2000



Data Source: U.S. Census Bureau.

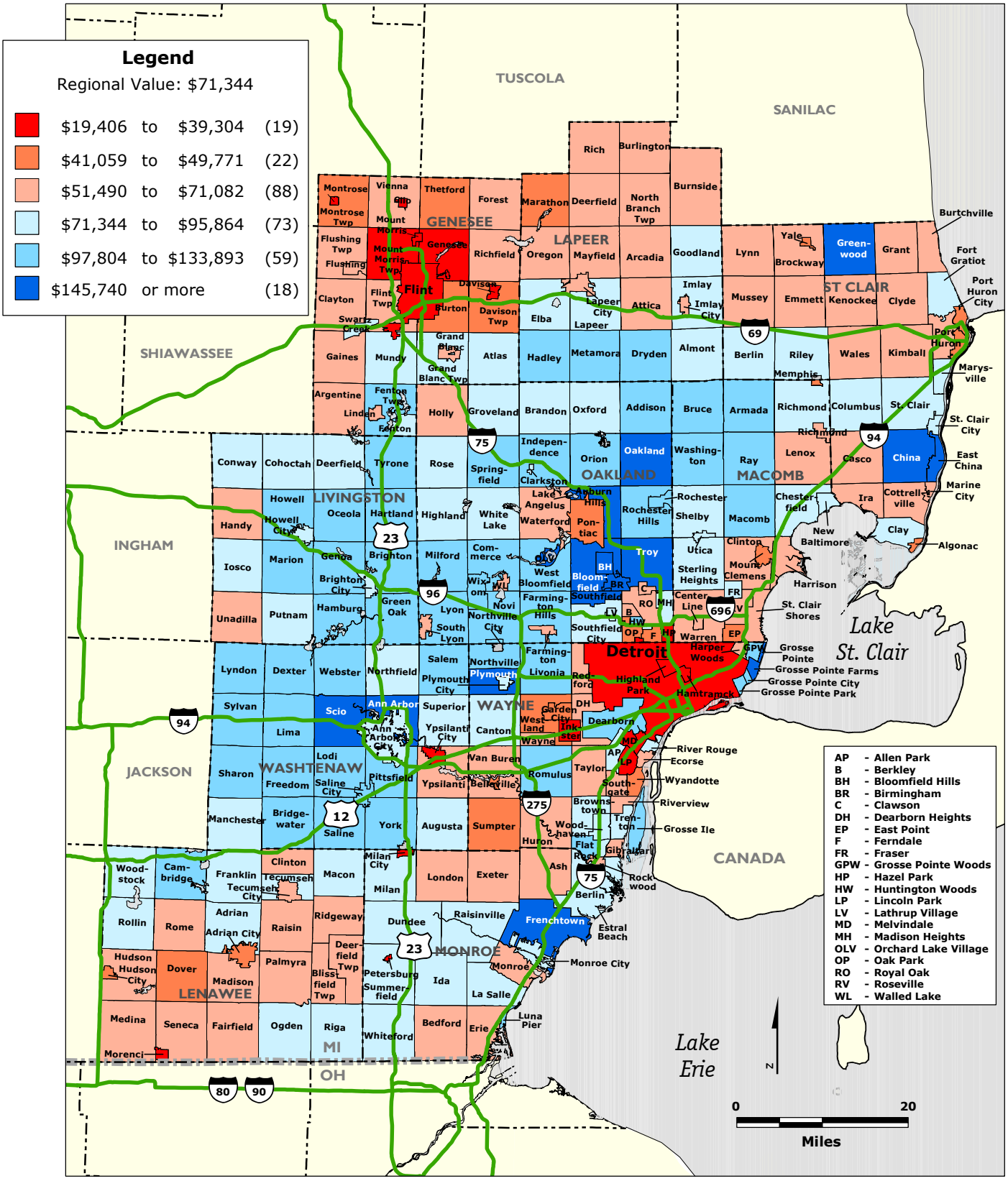
Map 6
DETROIT REGION:
Distribution of Race and Ethnicity by Population Size of County Subdivisions, 2000



Data Source: U.S. Census Bureau.

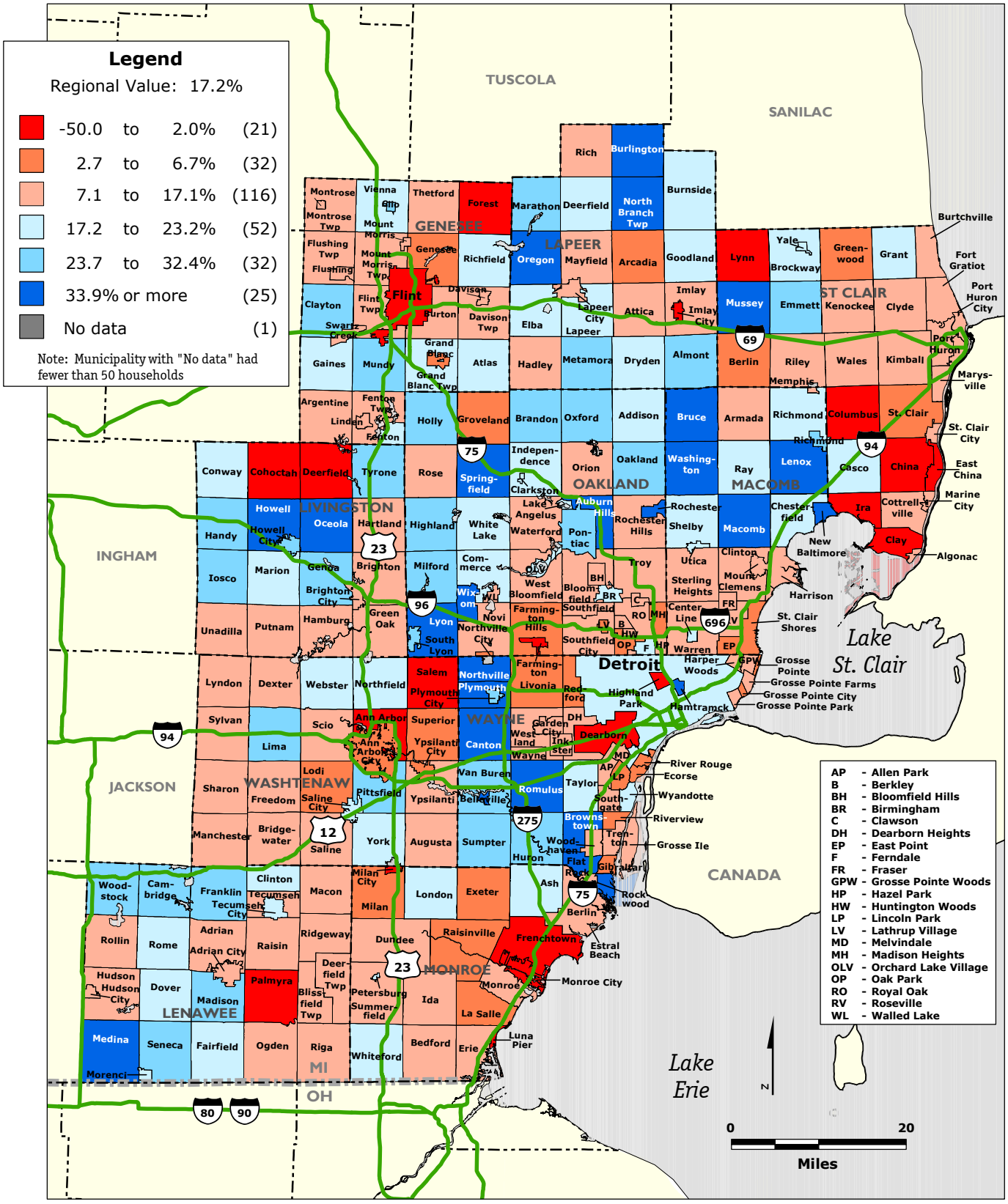
Maps 7 and 8: Jobs per 1,000 Residents, 2000 and Job Change, 1990 – 2000 to be completed when Census Transportation Package is released. Expected release is late June, 2004.

Map 9
DETROIT REGION:
Property Tax Base per Household
by Municipality, 2001



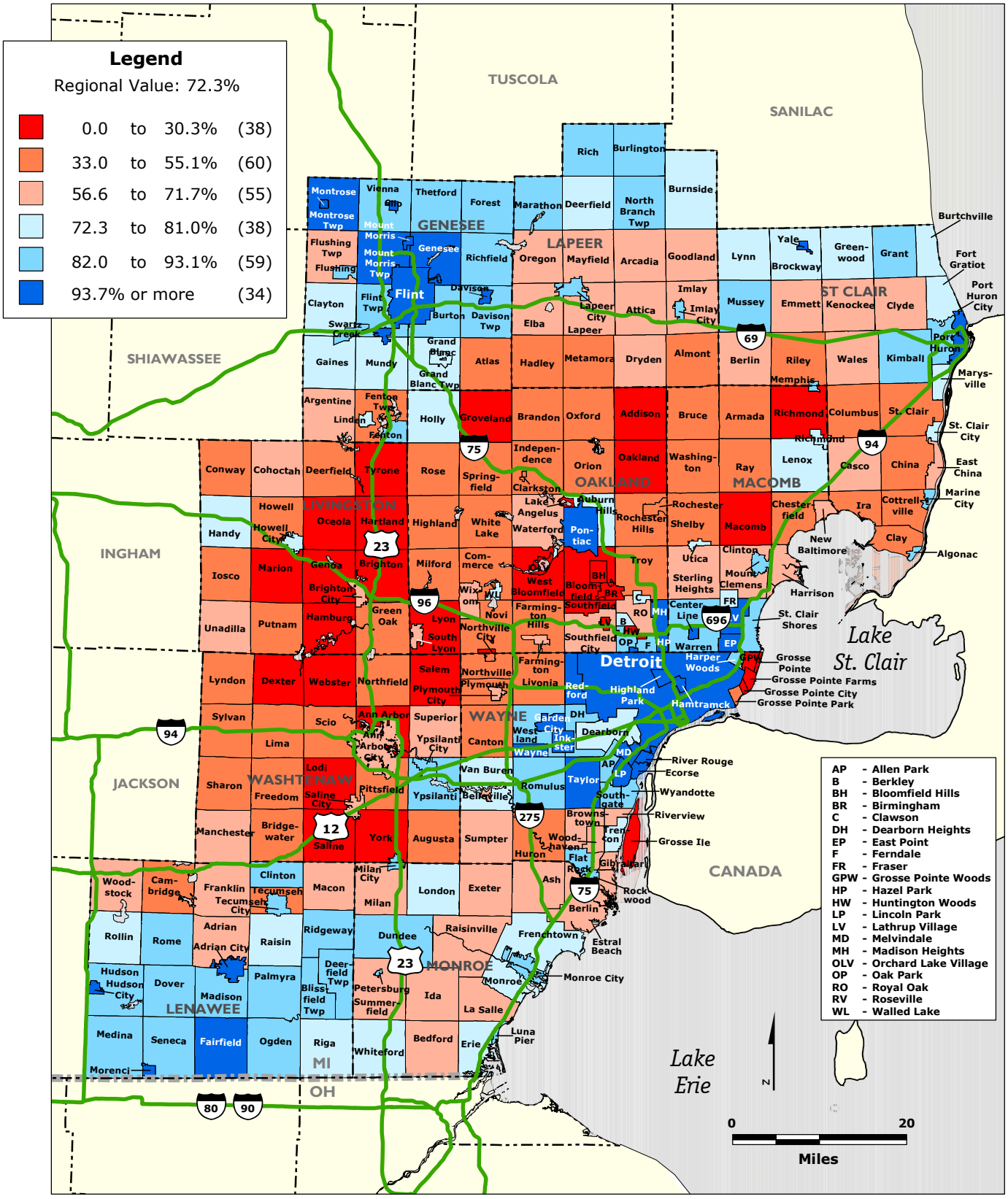
Data Source: Michigan Department of Treasury; U.S. Census Bureau.

Map 10
DETROIT REGION:
Percentage Change in Property Tax Base per Household by Municipality, 1995-2001
(Adjusted for Inflation)



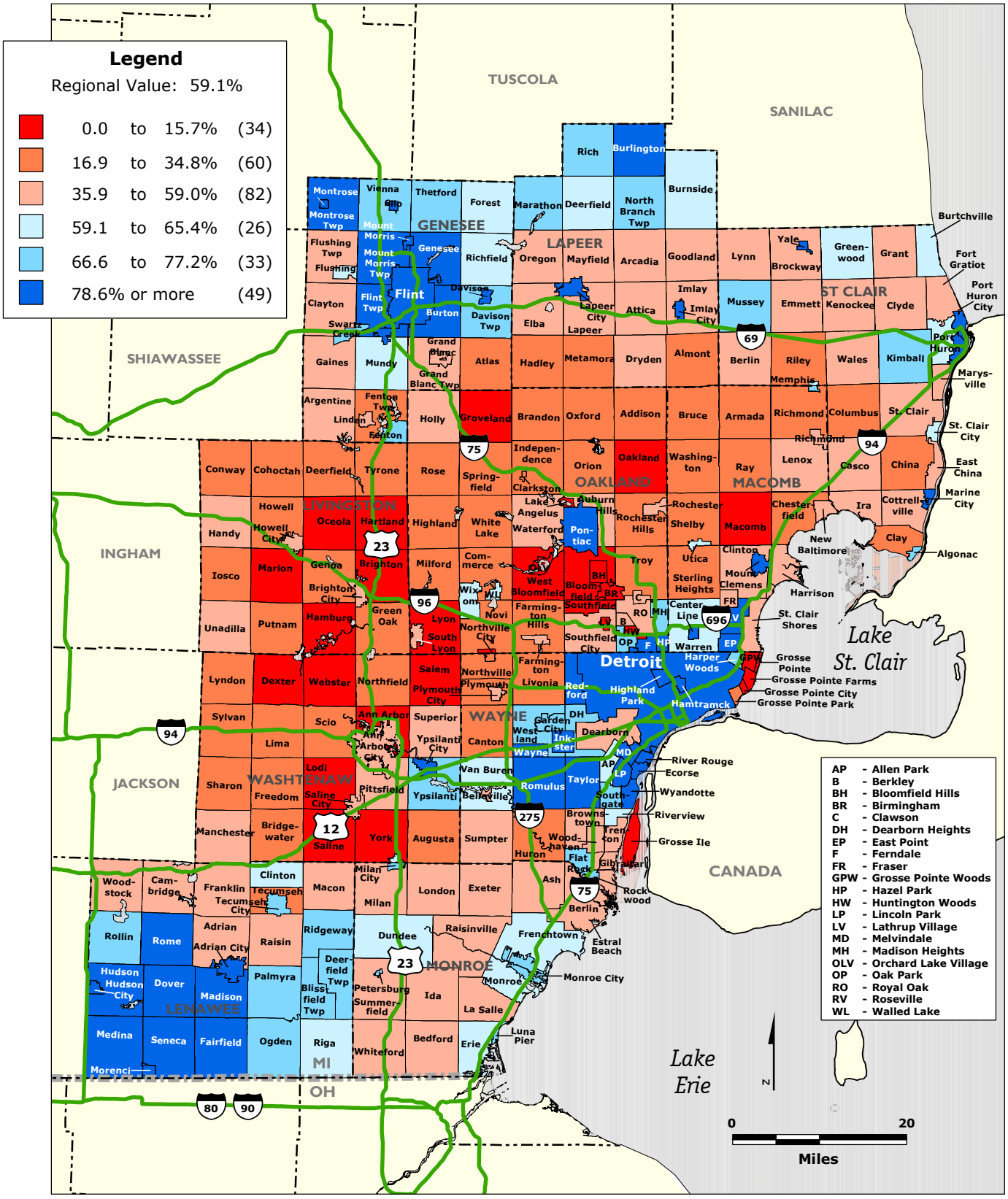
Data Source: Michigan Department of Treasury; U.S. Census Bureau.

Map 11a
DETROIT REGION:
Percentage of Housing Units Affordable to Households at 100% of the Regional Median Income by Municipality, 2000



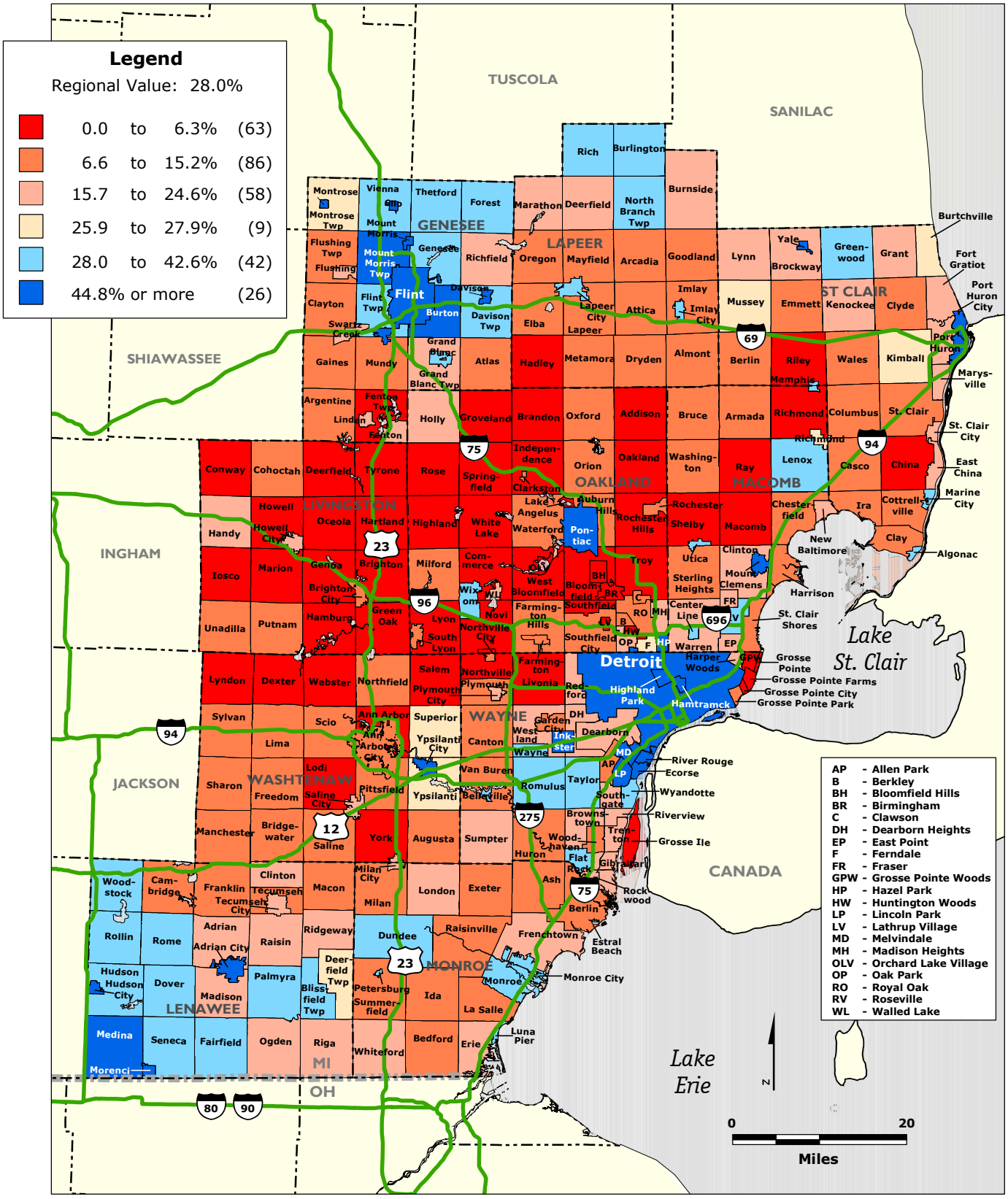
Data Source: U.S. Census Bureau.

Map 11b
DETROIT REGION:
Percentage of Housing Units Affordable to Households at 80% of the Regional Median Income by Municipality, 2000



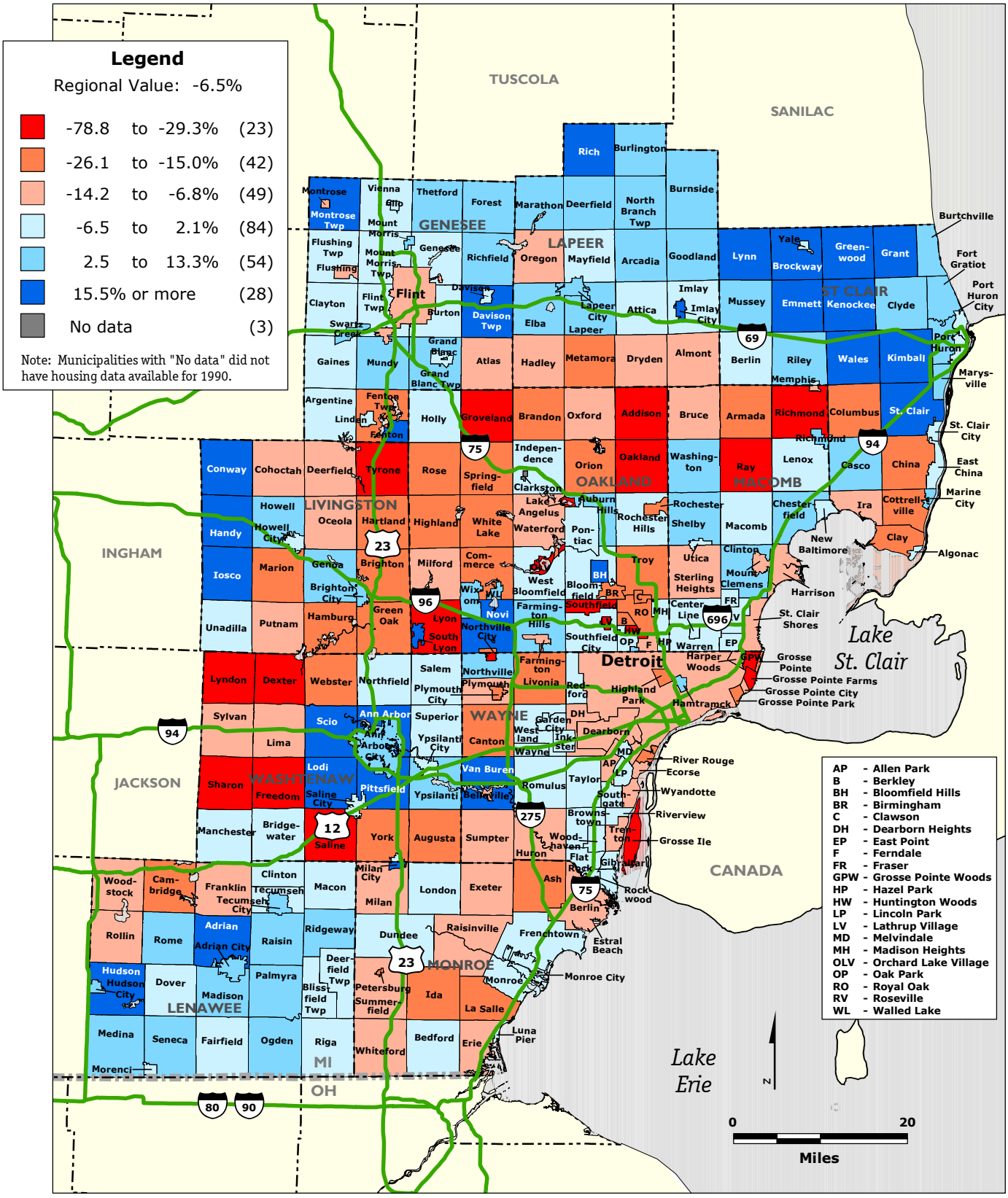
Data Source: U.S. Census Bureau.

Map 11c
DETROIT REGION:
Percentage of Housing Units Affordable to Households at 50% of the Regional Median Income by Municipality, 2000



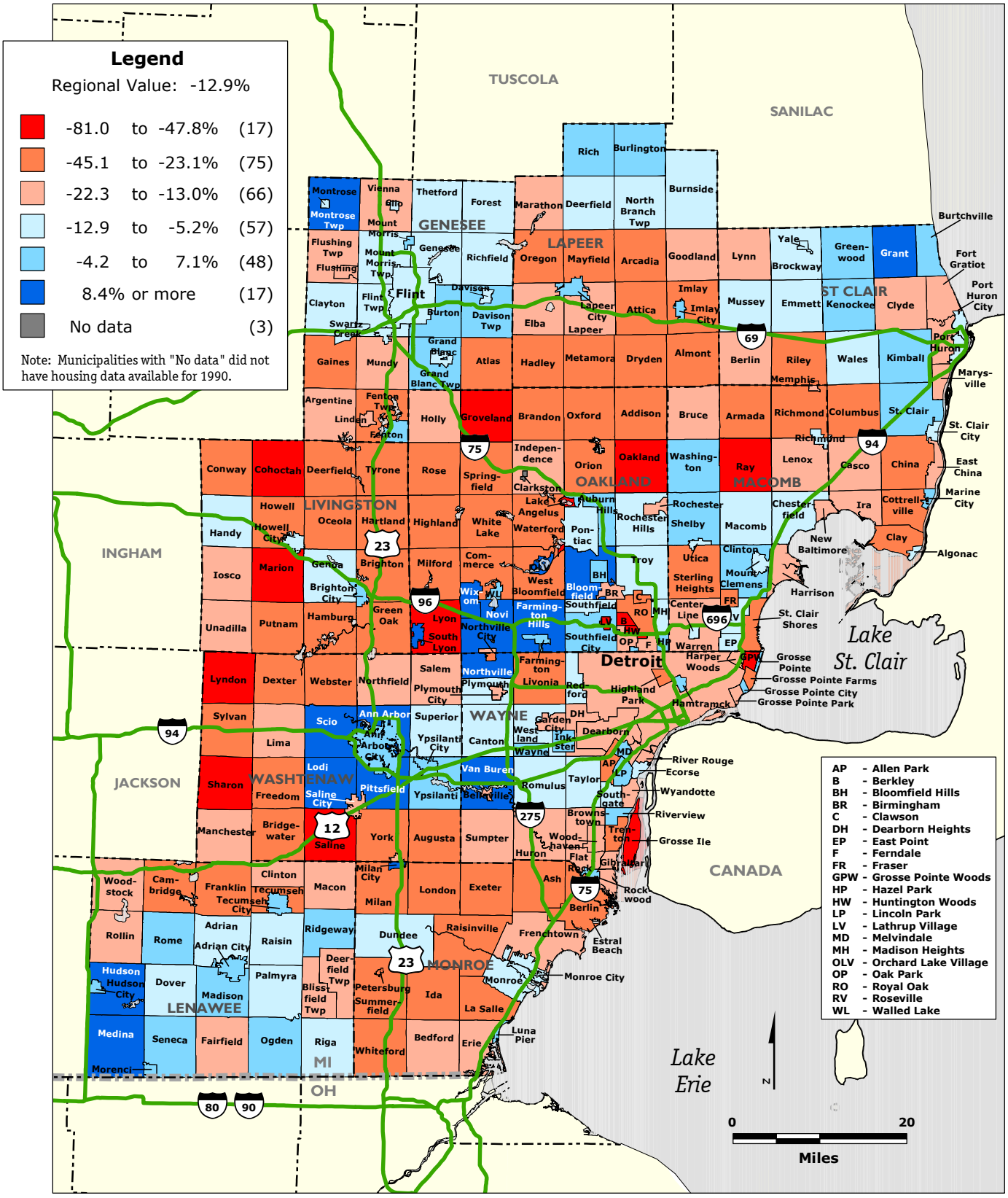
Data Source: U.S. Census Bureau.

Map 12a
DETROIT REGION:
Percentage Change in Housing Units Affordable to Households at 100% of the Regional Median Income by Municipality, 1990-2000



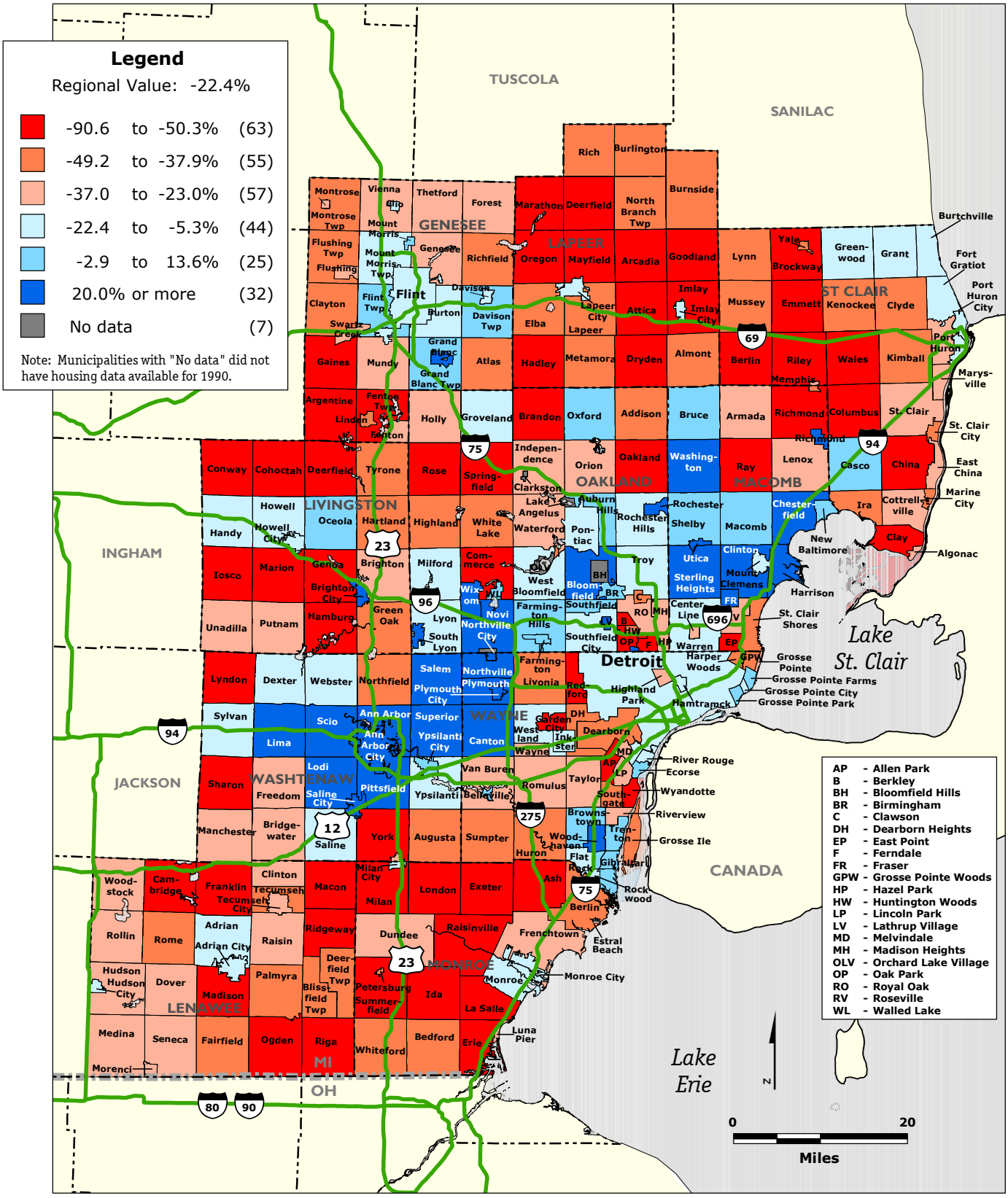
Data Source: U.S. Census Bureau.

Map 12b
DETROIT REGION:
Percentage Change in Housing Units Affordable to Households at 80% of the Regional Median Income by Municipality, 1990-2000



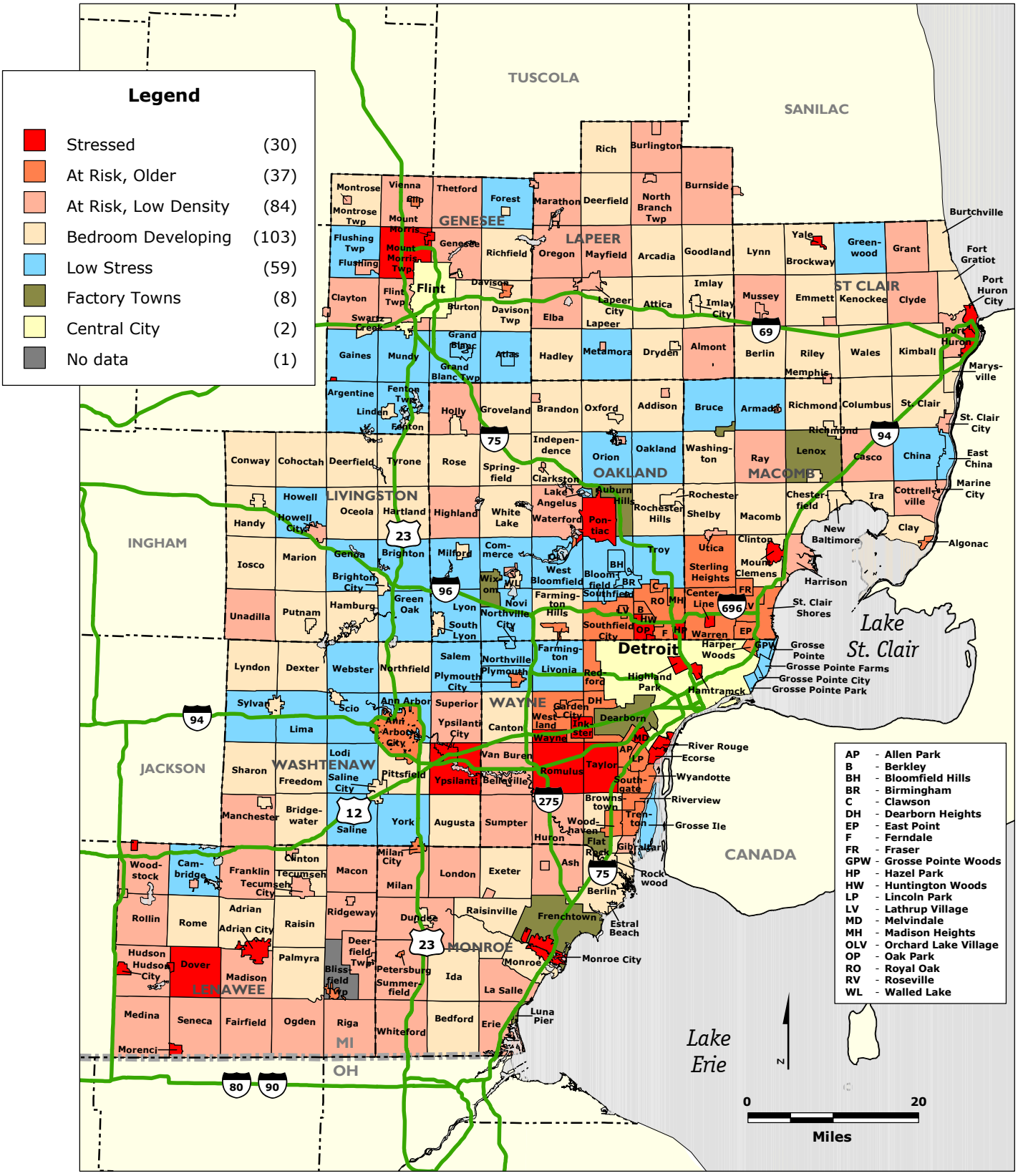
Data Source: U.S. Census Bureau.

Map 12c
DETROIT REGION:
Percentage Change in Housing Units Affordable to Households at 50% of the Regional Median Income by Municipality, 1990-2000



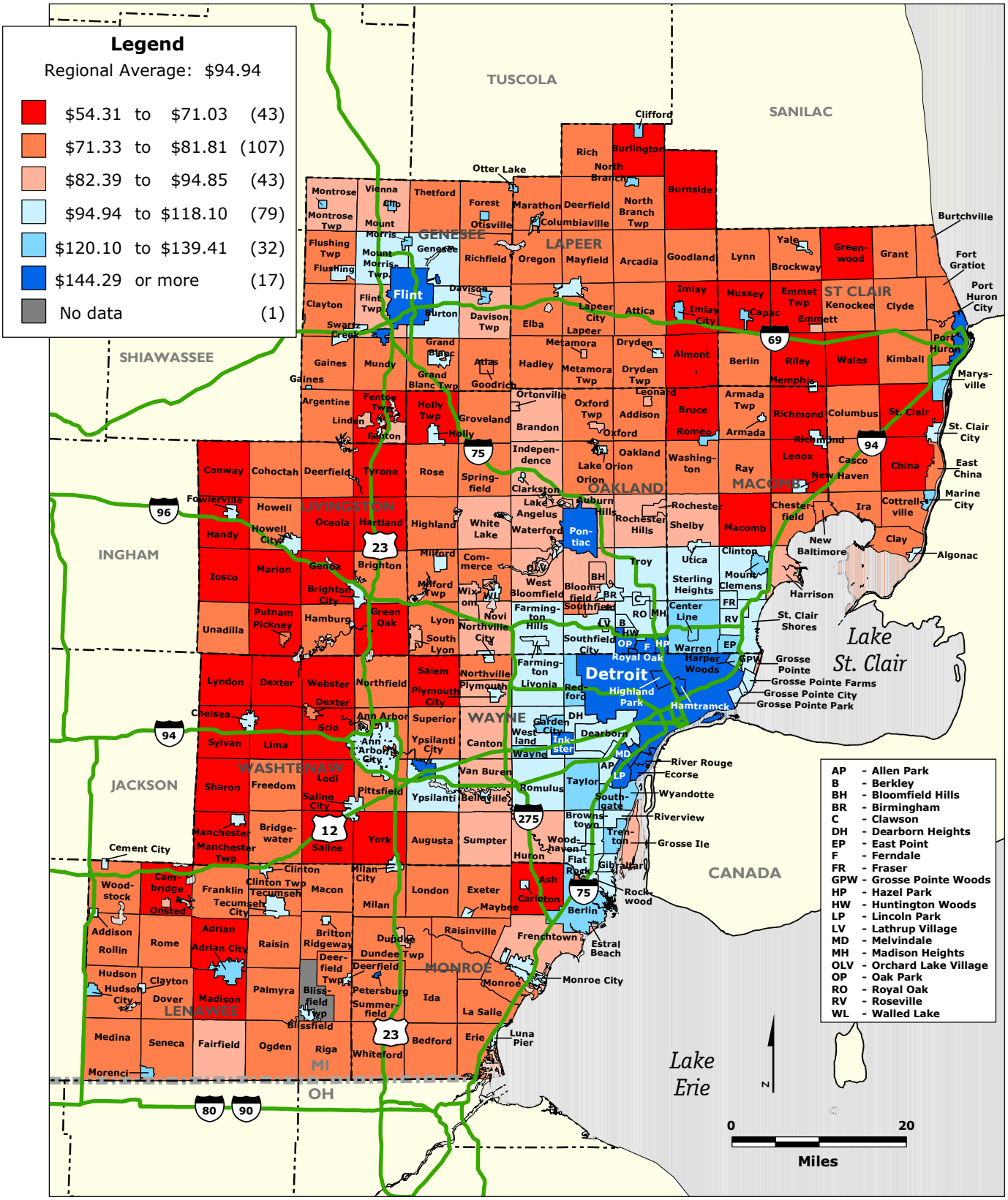
Data Source: U.S. Census Bureau.

Map 13
DETROIT REGION:
Community Classification



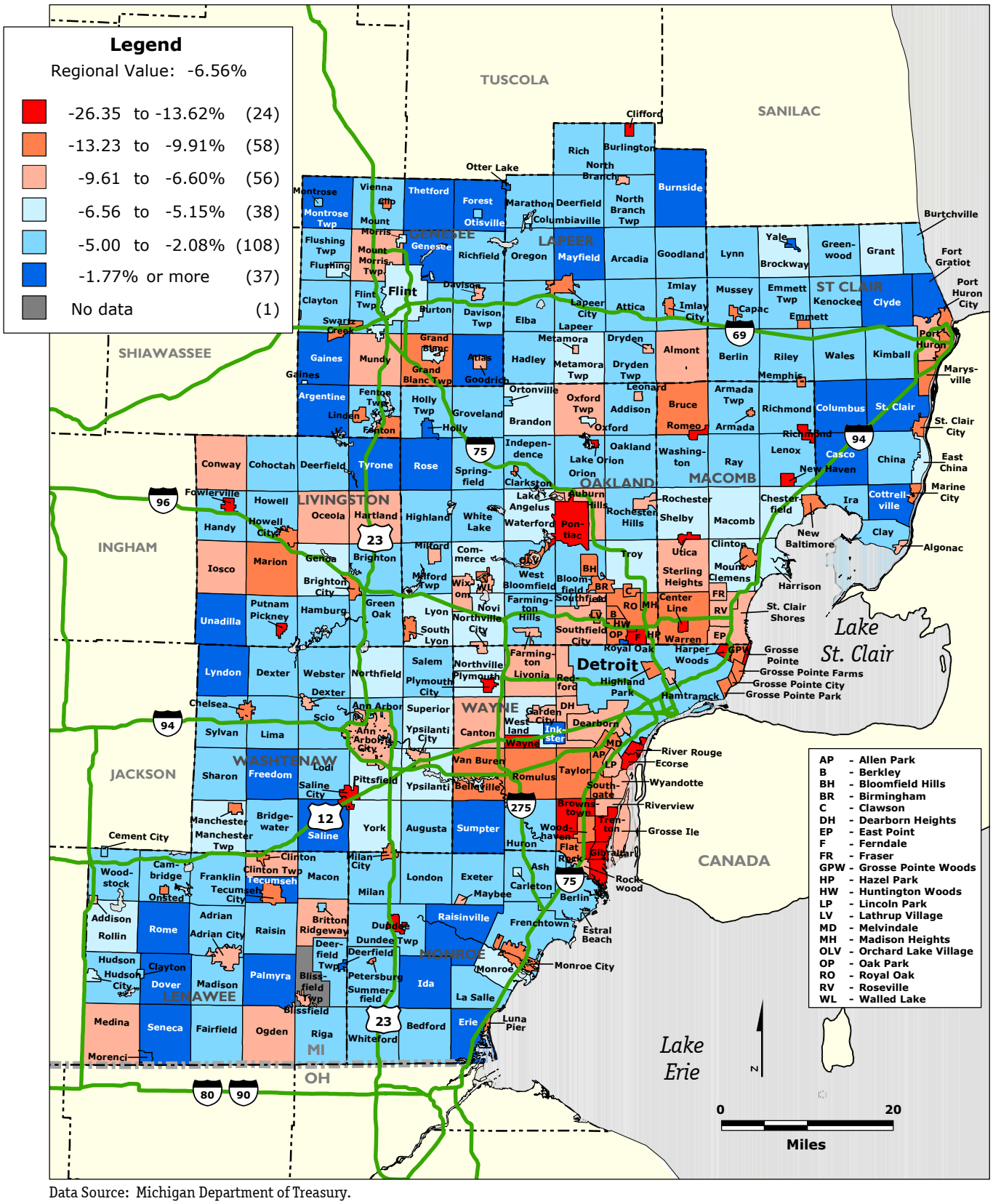
Data Source: Ameregis.

Map 14a
DETROIT REGION:
Revenue Sharing per Capita, 2003



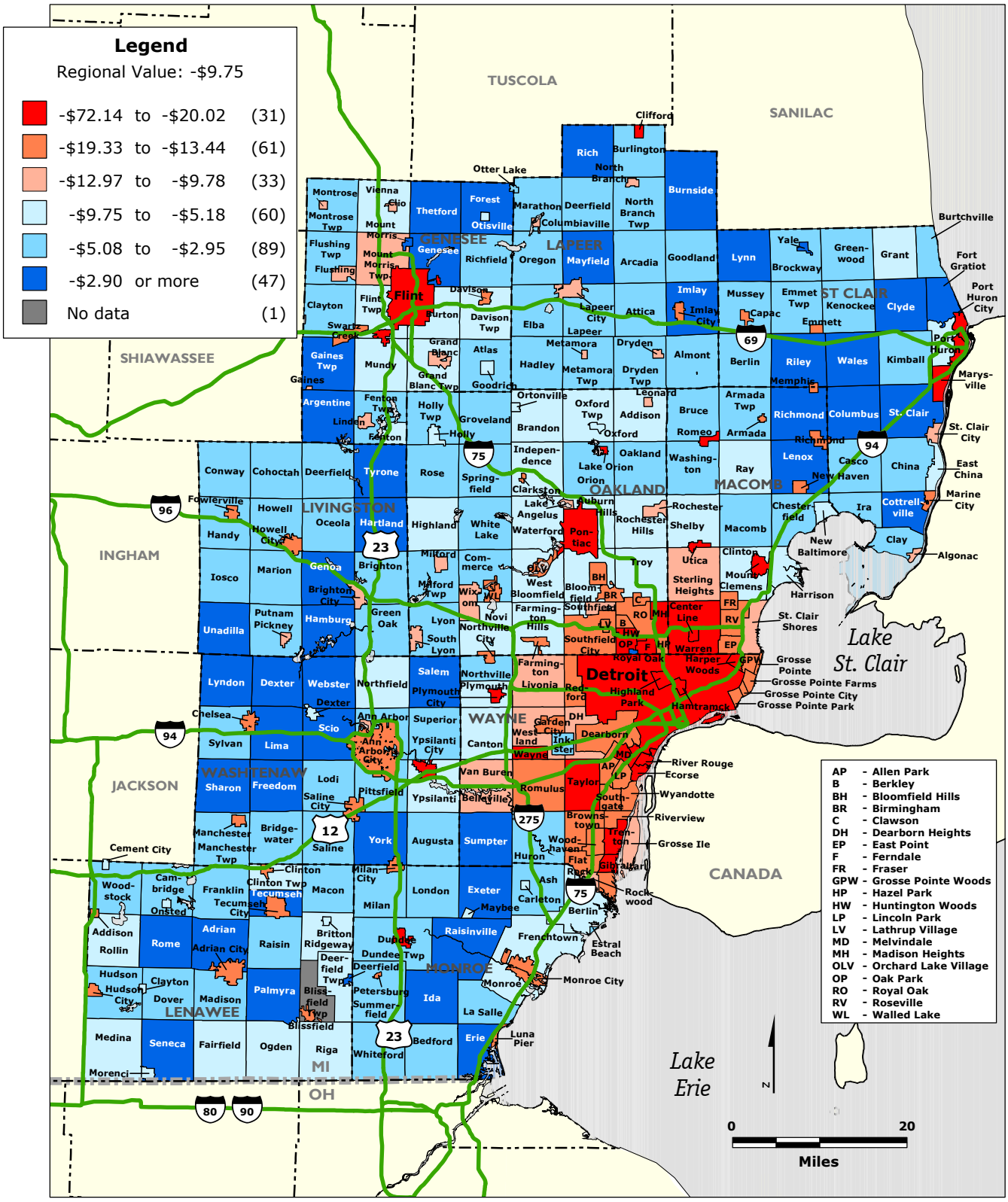
Data Source: Michigan Department of Treasury.

Map 14b
DETROIT REGION:
Percentage Change in Revenue Sharing per Capita, 2001-2003



Data Source: Michigan Department of Treasury.

Map 14c
DETROIT REGION:
Revenue Change per Capita as a result of Statutory Aid Cut-Backs, 2001-2003



Data Source: Michigan Department of Treasury.

APPENDICES

Appendix A. Community Classification: How It Works

Because this study includes many communities, it is impossible to individually measure each one against the others. Instead, the study relies on a statistical procedure called cluster analysis to assign places to groups that are as internally homogeneous and as distinct from one another as possible, based on specified social, fiscal and physical characteristics.[1] Characteristics used to cluster Michigan communities were:

- Property tax base per household in 2000
- Growth in property tax base per household from 1995 to 2000
- Median household income in 1999
- Share of elementary students eligible for free and reduced-price lunches in 2001
- Household growth from 1995 to 2000
- Household density in 2000

The resulting groups consist of communities that are similar, but not necessarily perfectly homogeneous. For instance, a specific place with greater-than-average tax base per household may fall into a group that, on average, has lower-than-average tax base because it is similar to the other members of the group in density and poverty level.

The variables used in the cluster analysis provide a snapshot of a community in two dimensions—the costs associated with its social and physical needs and its ability to raise revenues from local tax base. Fiscal capabilities are measured by tax base and the change in tax base. The remaining variables were selected to capture a range of characteristics that affect public-service costs. Income is a proxy for several factors that can affect costs. Low incomes and high poverty levels are associated with greater needs for services and increased costs of reaching a given level of service. Density is another important predictor of cost. Very low densities can increase per-person costs for public services involving transportation—schools, police and fire—and infrastructure—roads and sewers. Moderate to high densities, on the other hand, can limit them.

Similarly, population declines and large increases tend to increase the per-person costs of long-lived assets like sewers, streets or buildings. When population declines the costs of these assets must be spread across fewer taxpayers. When population is growing rapidly, the costs of new infrastructure tend to fall disproportionately on current residents (compared to future residents) because of the difficulty of spreading the costs over the full lifetime of the assets.

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[1] Grouping was accomplished using the K-means clustering procedure in SPSS. All variables were calculated as percentages of the regional average and standardized by the number of standard deviations from the mean so that that the effects of variables with very wide variations did not overwhelm the effects of variables with narrower variations. For more on cluster analysis in general, and K-means clustering in particular, see *StatSoft, Inc. Electronic Statistics Textbook* (Tulsa, OK: StatSoft, 2002) at www.statsoft.com/textbook/stathome.html.

These variables also capture a cross-section of the socioeconomic characteristics that define a place's character. Density, income and growth are among the factors people examine when deciding if a community is "their kind of place."

Before clustering, two groups were created for communities facing special issues. The two central cities were placed in their own cluster. A second group consists of industrial towns, places where, due to the presence of major industry, property tax bases were high relative to residents' incomes. Communities were placed in this group if their tax base as a percent of the regional average was more than twice their median household income as a percent of the regional average.

Appendix B: Actual and Simulated Revenue Sharing Per Capita by Municipality

Municipality	Community Classification	Statutory Aid Per Capita 2001	Total Aid Per Capita 2001	Statutory Aid Per Capita 2003	Total Aid Per Capita 2003	Simulated Statutory Aid Per Capita 2003	Revenue Change from Statutory Aid Decline
Detroit city	Central City	291	357	277	346	302	-25
Flint city	Central City	129	195	114	183	135	-20
Adrian city	Stressed	73	138	61	128	76	-14
Cement City village	Stressed	48	113	42	110	49	-7
Center Line city	Stressed	107	172	71	138	110	-39
Clayton village	Stressed	52	118	46	114	54	-8
Dover township	Stressed	13	78	11	77	14	-3
Ecorse city	Stressed	176	241	125	191	180	-55
Gaines village	Stressed	66	131	56	123	68	-12
Hamtramck city	Stressed	148	212	127	193	153	-27
Hazel Park city	Stressed	104	170	89	156	108	-19
Highland Park city	Stressed	227	292	191	260	239	-47
Hudson city	Stressed	77	142	65	133	80	-14
Inkster city	Stressed	103	168	102	169	107	-4
Melvindale city	Stressed	140	205	113	180	144	-31
Monroe city	Stressed	62	127	44	111	63	-19
Morenci city	Stressed	69	135	65	133	71	-6
Mount Clemens city	Stressed	96	158	75	139	99	-24
Mount Morris city	Stressed	77	143	73	136	74	-1
Mount Morris township	Stressed	55	120	45	111	55	-10
Oak Park city	Stressed	104	169	85	152	107	-23
Pontiac city	Stressed	192	256	147	213	198	-51
Port Huron city	Stressed	96	161	78	144	99	-21
River Rouge city	Stressed	177	242	110	178	183	-72
Romulus city	Stressed	58	122	43	108	59	-16
Royal Oak charter township	Stressed	77	142	79	147	80	-1
Sylvan Lake city	Stressed	49	115	31	98	51	-20
Taylor city	Stressed	90	155	72	139	93	-20
Wayne city	Stressed	94	159	67	134	96	-29
Yale city	Stressed	50	116	51	118	52	-1
Ypsilanti city	Stressed	111	175	93	158	113	-21
Ypsilanti township	Stressed	43	107	36	101	44	-7
Algonac city	At-Risk, Established	52	117	41	107	53	-13
Allen Park city	At-Risk, Established	61	126	44	111	63	-19
Ann Arbor city	At-Risk, Established	58	123	45	111	60	-14
Berkley city	At-Risk, Established	58	123	41	108	60	-19
Blissfield village	At-Risk, Established	62	126	49	115	63	-14
Clawson city	At-Risk, Established	58	123	41	109	60	-18
Clio city	At-Risk, Established	76	141	61	123	74	-13
Davison city	At-Risk, Established	71	136	59	127	73	-14
Dearborn Heights city	At-Risk, Established	60	125	49	116	62	-13
Eastpointe city	At-Risk, Established	74	139	62	129	76	-14
Farmington city	At-Risk, Established	52	117	40	107	54	-14
Ferndale city	At-Risk, Established	134	199	98	165	138	-40
Fraser city	At-Risk, Established	54	119	41	108	55	-14
Garden City city	At-Risk, Established	70	135	59	126	73	-13
Harper Woods city	At-Risk, Established	82	147	59	126	85	-26
Huntington Woods city	At-Risk, Established	61	126	42	110	63	-21
Keego Harbor city	At-Risk, Established	52	118	36	103	54	-18
Lathrup Village city	At-Risk, Established	56	121	40	107	58	-19
Lincoln Park city	At-Risk, Established	100	165	85	152	103	-18
Madison Heights city	At-Risk, Established	69	135	50	118	72	-22
Milan city	At-Risk, Established	52	115	38	103	53	-14
Petersburg city	At-Risk, Established	97	162	80	146	98	-18
Pleasant Ridge city	At-Risk, Established	80	146	52	120	83	-31
Plymouth city	At-Risk, Established	67	132	45	111	69	-24

Appendix B: Actual and Simulated Revenue Sharing Per Capita by Municipality

Municipality	Community Classification	Statutory Aid Per Capita 2001	Total Aid Per Capita 2001	Statutory Aid Per Capita 2003	Total Aid Per Capita 2003	Simulated Statutory Aid Per Capita 2003	Revenue Change from Statutory Aid Decline
Redford township	At-Risk, Established	74	139	61	128	77	-16
Riverview city	At-Risk, Established	58	123	45	112	59	-14
Roseville city	At-Risk, Established	64	129	51	118	66	-15
Royal Oak city	At-Risk, Established	57	122	41	109	59	-18
Southfield city	At-Risk, Established	55	120	42	109	57	-14
Southgate city	At-Risk, Established	70	134	54	120	71	-17
St. Clair Shores city	At-Risk, Established	49	114	38	105	50	-12
Sterling Heights city	At-Risk, Established	43	107	33	99	43	-10
Trenton city	At-Risk, Established	95	160	63	130	98	-34
Warren city	At-Risk, Established	72	137	54	121	74	-20
Westland city	At-Risk, Established	57	122	48	115	59	-11
Woodhaven city	At-Risk, Established	59	123	44	110	60	-16
Wyandotte city	At-Risk, Established	89	154	72	139	91	-19
Addison village	At-Risk, Low-Density	58	123	46	113	60	-14
Almont township	At-Risk, Low-Density	9	69	6	65	9	-3
Armada village	At-Risk, Low-Density	63	126	46	111	65	-18
Ash township	At-Risk, Low-Density	11	74	8	71	11	-3
Belleville city	At-Risk, Low-Density	54	119	45	112	56	-11
Britton village	At-Risk, Low-Density	46	112	42	109	48	-6
Burlington township	At-Risk, Low-Density	10	56	7	54	10	-4
Burnside township	At-Risk, Low-Density	9	71	9	70	9	-1
Capac village	At-Risk, Low-Density	84	144	67	129	86	-19
Carleton village	At-Risk, Low-Density	50	115	42	109	51	-9
Casco township	At-Risk, Low-Density	11	76	8	75	11	-3
Clayton township	At-Risk, Low-Density	15	78	11	76	15	-4
Clifford village	At-Risk, Low-Density	89	154	65	132	91	-26
Clinton village	At-Risk, Low-Density	52	117	37	103	53	-16
Clyde township	At-Risk, Low-Density	8	72	8	74	8	0
Columbiaville village	At-Risk, Low-Density	73	138	64	131	75	-12
Cottrellville township	At-Risk, Low-Density	9	74	7	73	10	-3
Deerfield township	At-Risk, Low-Density	16	81	12	78	17	-5
Deerfield village	At-Risk, Low-Density	35	101	40	108	36	4
Dundee township	At-Risk, Low-Density	11	76	7	73	11	-4
Elba township	At-Risk, Low-Density	13	77	10	75	13	-4
Emmett village	At-Risk, Low-Density	41	106	26	94	42	-16
Erie township	At-Risk, Low-Density	14	79	13	79	14	-1
Fairfield township	At-Risk, Low-Density	24	88	18	84	24	-6
Flint township	At-Risk, Low-Density	26	91	21	88	27	-6
Flushing city	At-Risk, Low-Density	43	108	34	102	44	-10
Franklin township	At-Risk, Low-Density	12	76	9	74	12	-4
Genesee township	At-Risk, Low-Density	39	102	38	103	40	-3
Gibraltar city	At-Risk, Low-Density	66	130	46	112	67	-21
Grant township	At-Risk, Low-Density	19	83	14	78	19	-5
Harrison township	At-Risk, Low-Density	27	91	21	86	28	-6
Highland township	At-Risk, Low-Density	20	84	15	80	21	-6
Holly township	At-Risk, Low-Density	10	67	6	64	10	-3
Howell city	At-Risk, Low-Density	53	117	39	104	53	-14
Hudson township	At-Risk, Low-Density	13	78	10	76	14	-3
Huron charter township	At-Risk, Low-Density	24	87	20	84	24	-4
La Salle township	At-Risk, Low-Density	16	81	12	78	16	-4
Lake Orion village	At-Risk, Low-Density	53	118	32	98	54	-23
Lapeer city	At-Risk, Low-Density	49	110	38	98	49	-12
Leonard village	At-Risk, Low-Density	27	92	17	84	28	-11
London township	At-Risk, Low-Density	13	78	10	75	13	-4
Macon township	At-Risk, Low-Density	11	76	8	74	12	-3
Madison charter township	At-Risk, Low-Density	15	71	11	67	15	-4

Appendix B: Actual and Simulated Revenue Sharing Per Capita by Municipality

Municipality	Community Classification	Statutory Aid Per Capita 2001	Total Aid Per Capita 2001	Statutory Aid Per Capita 2003	Total Aid Per Capita 2003	Simulated Statutory Aid Per Capita 2003	Revenue Change from Statutory Aid Decline
Manchester township	At-Risk, Low-Density	10	72	6	68	10	-3
Marathon township	At-Risk, Low-Density	12	74	9	71	12	-3
Marine City city	At-Risk, Low-Density	75	140	58	126	77	-19
Maybee village	At-Risk, Low-Density	38	102	30	95	39	-9
Mayfield township	At-Risk, Low-Density	12	76	10	76	12	-2
Medina township	At-Risk, Low-Density	21	85	12	77	22	-9
Memphis city	At-Risk, Low-Density	63	128	48	114	63	-15
Metamora village	At-Risk, Low-Density	33	98	23	91	34	-11
Milan township	At-Risk, Low-Density	14	79	10	76	14	-4
Montrose city	At-Risk, Low-Density	80	145	70	139	83	-13
Mussey township	At-Risk, Low-Density	10	71	6	68	9	-3
North Branch township	At-Risk, Low-Density	13	77	10	74	14	-4
North Branch village	At-Risk, Low-Density	66	131	55	122	68	-13
Ogden township	At-Risk, Low-Density	21	86	12	79	22	-9
Onsted village	At-Risk, Low-Density	36	97	26	87	36	-10
Oregon township	At-Risk, Low-Density	13	76	10	74	13	-3
Ortonville village	At-Risk, Low-Density	26	90	20	87	27	-6
Otter Lake village	At-Risk, Low-Density	59	124	56	124	61	-5
Port Huron township	At-Risk, Low-Density	19	80	13	73	19	-5
Ray township	At-Risk, Low-Density	18	82	13	78	18	-5
Ridgeway township	At-Risk, Low-Density	18	82	13	76	18	-5
Riga township	At-Risk, Low-Density	16	82	12	80	17	-5
Rollin township	At-Risk, Low-Density	14	78	8	74	14	-6
Seneca township	At-Risk, Low-Density	11	76	9	75	11	-3
St. Clair city	At-Risk, Low-Density	48	113	36	102	48	-13
Summerfield township	At-Risk, Low-Density	16	81	12	78	17	-5
Sumpter township	At-Risk, Low-Density	21	85	22	88	22	0
Superior township	At-Risk, Low-Density	21	85	16	80	21	-5
Tecumseh city	At-Risk, Low-Density	55	120	41	107	56	-15
Thetford township	At-Risk, Low-Density	14	79	13	79	15	-2
Unadilla township	At-Risk, Low-Density	11	75	10	75	11	-1
Utica city	At-Risk, Low-Density	72	136	45	111	74	-28
Van Buren township	At-Risk, Low-Density	39	101	28	89	39	-11
Vienna township	At-Risk, Low-Density	26	90	21	87	26	-5
Village of Clarkston city	At-Risk, Low-Density	45	110	31	98	46	-15
Waterford township	At-Risk, Low-Density	35	100	28	94	36	-8
Whiteford township	At-Risk, Low-Density	14	79	10	76	14	-4
Wolverine Lake village	At-Risk, Low-Density	36	101	24	91	37	-14
Woodstock township	At-Risk, Low-Density	12	76	8	73	12	-4
Addison township	Bedroom-Developing	19	82	14	79	19	-6
Adrian township	Bedroom-Developing	9	72	7	69	9	-3
Arcadia township	Bedroom-Developing	11	75	8	73	11	-3
Attica township	Bedroom-Developing	14	78	11	76	14	-3
Augusta township	Bedroom-Developing	14	77	10	73	14	-4
Bedford township	Bedroom-Developing	16	79	13	77	16	-3
Berlin township	Bedroom-Developing	23	87	16	81	23	-7
Berlin township	Bedroom-Developing	11	75	8	73	11	-3
Brandon township	Bedroom-Developing	25	89	18	83	25	-7
Bridgewater township	Bedroom-Developing	10	74	7	72	10	-3
Brighton city	Bedroom-Developing	46	109	34	98	46	-13
Brockway township	Bedroom-Developing	18	82	13	78	18	-5
Brownstown township	Bedroom-Developing	61	123	41	102	60	-19
Burtchville township	Bedroom-Developing	13	79	10	76	14	-4
Burton city	Bedroom-Developing	39	104	33	99	40	-8
Canton township	Bedroom-Developing	29	92	22	85	29	-7
Chelsea village	Bedroom-Developing	60	125	44	110	61	-17

Appendix B: Actual and Simulated Revenue Sharing Per Capita by Municipality

Municipality	Community Classification	Statutory Aid Per Capita 2001	Total Aid Per Capita 2001	Statutory Aid Per Capita 2003	Total Aid Per Capita 2003	Simulated Statutory Aid Per Capita 2003	Revenue Change from Statutory Aid Decline
Chesterfield township	Bedroom-Developing	20	82	16	77	20	-5
Clay township	Bedroom-Developing	15	80	11	77	15	-4
Clinton township	Bedroom-Developing	22	86	15	80	22	-7
Clinton township	Bedroom-Developing	36	101	29	95	37	-8
Cohoctah township	Bedroom-Developing	13	77	10	74	13	-4
Columbus township	Bedroom-Developing	9	73	7	72	9	-3
Conway township	Bedroom-Developing	12	74	8	68	12	-4
Davison township	Bedroom-Developing	23	87	18	83	23	-6
Deerfield township	Bedroom-Developing	11	74	8	72	11	-3
Deerfield township	Bedroom-Developing	13	77	10	75	13	-3
Dexter township	Bedroom-Developing	9	72	6	70	9	-3
Dexter village	Bedroom-Developing	31	88	23	82	32	-10
Dryden township	Bedroom-Developing	15	79	10	76	15	-5
Dryden village	Bedroom-Developing	42	107	33	99	43	-10
Dundee village	Bedroom-Developing	46	111	27	93	47	-20
Emmett township	Bedroom-Developing	11	74	8	71	11	-4
Estral Beach village	Bedroom-Developing	25	90	21	87	26	-5
Exeter township	Bedroom-Developing	9	73	7	72	10	-3
Farmington Hills city	Bedroom-Developing	36	101	29	96	38	-9
Fenton city	Bedroom-Developing	35	97	25	85	34	-9
Fort Gratiot township	Bedroom-Developing	13	78	13	79	13	-1
Fowlerville village	Bedroom-Developing	63	126	44	108	63	-18
Freedom township	Bedroom-Developing	8	73	6	72	9	-3
Goodland township	Bedroom-Developing	13	76	9	73	13	-4
Groveland township	Bedroom-Developing	15	79	11	77	15	-4
Hadley township	Bedroom-Developing	11	75	7	73	11	-3
Hamburg township	Bedroom-Developing	14	77	11	74	14	-3
Handy township	Bedroom-Developing	9	72	6	70	9	-3
Hartland township	Bedroom-Developing	9	71	6	64	9	-3
Holly village	Bedroom-Developing	54	119	50	117	56	-6
Ida township	Bedroom-Developing	11	76	9	75	11	-2
Imlay City city	Bedroom-Developing	73	137	56	122	75	-19
Imlay township	Bedroom-Developing	11	73	8	69	11	-3
Independence township	Bedroom-Developing	24	88	19	84	24	-6
Iosco township	Bedroom-Developing	11	70	6	65	11	-4
Ira township	Bedroom-Developing	16	81	13	79	16	-4
Kenockee township	Bedroom-Developing	13	77	10	74	14	-4
Kimball township	Bedroom-Developing	12	75	9	73	12	-3
Lapeer township	Bedroom-Developing	11	76	8	74	11	-3
Linden city	Bedroom-Developing	40	103	28	91	40	-11
Lyndon township	Bedroom-Developing	7	66	5	66	7	-2
Lynn township	Bedroom-Developing	12	76	9	72	12	-3
Macomb township	Bedroom-Developing	14	72	11	67	14	-3
Manchester village	Bedroom-Developing	55	120	40	106	56	-15
Marion township	Bedroom-Developing	10	70	6	63	10	-3
Marysville city	Bedroom-Developing	76	141	57	122	78	-21
Milford village	Bedroom-Developing	43	108	32	99	44	-12
Monroe charter township	Bedroom-Developing	22	87	17	82	23	-6
Montrose township	Bedroom-Developing	20	84	17	83	20	-3
New Baltimore city	Bedroom-Developing	34	90	24	79	33	-9
New Haven village	Bedroom-Developing	75	137	56	115	72	-16
Northfield township	Bedroom-Developing	23	86	17	81	23	-7
Oceola township	Bedroom-Developing	10	70	7	65	10	-3
Otisville village	Bedroom-Developing	62	127	55	122	64	-9
Oxford charter township	Bedroom-Developing	24	84	17	77	24	-7
Oxford village	Bedroom-Developing	22	87	16	82	23	-6

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Municipality	Community Classification	Statutory Aid Per Capita 2001	Total Aid Per Capita 2001	Statutory Aid Per Capita 2003	Total Aid Per Capita 2003	Simulated Statutory Aid Per Capita 2003	Revenue Change from Statutory Aid Decline
Palmyra township	Bedroom-Developing	11	76	8	75	11	-3
Pinckney village	Bedroom-Developing	31	92	19	79	30	-11
Pittsfield charter township	Bedroom-Developing	20	82	15	77	20	-5
Putnam township	Bedroom-Developing	9	71	6	69	9	-3
Raisin township	Bedroom-Developing	13	76	9	73	13	-4
Raisinville township	Bedroom-Developing	9	73	7	72	9	-3
Rich township	Bedroom-Developing	12	75	9	73	12	-3
Richfield township	Bedroom-Developing	18	82	14	78	19	-5
Richmond city	Bedroom-Developing	62	124	42	105	62	-19
Richmond township	Bedroom-Developing	10	73	7	71	10	-3
Riley township	Bedroom-Developing	9	72	6	70	9	-3
Rochester city	Bedroom-Developing	35	99	26	91	36	-10
Rochester Hills city	Bedroom-Developing	29	94	23	90	30	-7
Rockwood city	Bedroom-Developing	56	120	45	111	58	-12
Rome township	Bedroom-Developing	12	77	11	77	12	-2
Rose township	Bedroom-Developing	11	75	8	74	11	-3
Saline city	Bedroom-Developing	60	123	43	106	60	-16
Sharon township	Bedroom-Developing	8	70	5	68	8	-3
Shelby charter township	Bedroom-Developing	28	92	22	87	29	-7
South Lyon city	Bedroom-Developing	39	101	28	91	39	-11
South Rockwood village	Bedroom-Developing	32	82	26	79	34	-8
Springfield township	Bedroom-Developing	14	79	10	76	15	-4
St. Clair township	Bedroom-Developing	8	71	6	70	8	-2
Swartz Creek city	Bedroom-Developing	49	113	37	102	50	-14
Tecumseh township	Bedroom-Developing	9	73	7	72	9	-3
Tyrone township	Bedroom-Developing	8	70	6	69	8	-2
Wales township	Bedroom-Developing	9	72	7	71	9	-3
Walled Lake city	Bedroom-Developing	51	116	39	106	53	-14
Washington township	Bedroom-Developing	13	75	10	73	14	-3
White Lake township	Bedroom-Developing	22	86	18	83	22	-5
Ann Arbor township	Low Stress	14	78	9	75	14	-5
Argentine township	Low Stress	10	74	8	72	10	-3
Armada township	Low Stress	15	79	10	75	15	-5
Atlas township	Low Stress	10	73	7	72	10	-3
Barton Hills village	Low Stress	30	95	20	86	31	-11
Beverly Hills village	Low Stress	37	102	26	94	38	-12
Bingham Farms village	Low Stress	21	86	15	82	21	-7
Birmingham city	Low Stress	56	121	38	105	57	-19
Bloomfield Hills city	Low Stress	29	94	16	84	30	-13
Bloomfield township	Low Stress	28	93	22	90	29	-7
Brighton township	Low Stress	10	74	7	72	10	-3
Bruce township	Low Stress	16	79	10	70	15	-5
Cambridge township	Low Stress	10	74	7	71	10	-4
China township	Low Stress	11	74	7	71	11	-4
Commerce township	Low Stress	16	79	12	74	15	-3
East China township	Low Stress	19	82	13	78	19	-6
Fenton township	Low Stress	11	73	8	70	11	-3
Flushing township	Low Stress	19	83	15	80	20	-5
Forest township	Low Stress	10	74	7	73	10	-3
Franklin village	Low Stress	21	86	15	81	22	-7
Gaines township	Low Stress	12	76	9	74	12	-3
Genoa township	Low Stress	9	69	6	64	9	-3
Goodrich village	Low Stress	21	85	15	80	21	-6
Grand Blanc city	Low Stress	40	106	31	99	42	-11
Grand Blanc township	Low Stress	26	89	19	80	25	-6
Green Oak township	Low Stress	10	73	7	70	10	-3

Appendix B: Actual and Simulated Revenue Sharing Per Capita by Municipality

Municipality	Community Classification	Statutory Aid Per Capita 2001	Total Aid Per Capita 2001	Statutory Aid Per Capita 2003	Total Aid Per Capita 2003	Simulated Statutory Aid Per Capita 2003	Revenue Change from Statutory Aid Decline
Greenwood township	Low Stress	9	71	6	69	9	-4
Grosse Ile township	Low Stress	36	101	28	94	37	-10
Grosse Pointe city	Low Stress	48	113	35	102	50	-15
Grosse Pointe Farms city	Low Stress	44	109	30	97	45	-15
Grosse Pointe Park city	Low Stress	50	115	36	103	51	-15
Grosse Pointe Shores village	Low Stress	45	110	28	95	46	-19
Grosse Pointe Woods city	Low Stress	58	123	41	108	60	-19
Howell township	Low Stress	13	76	9	73	14	-5
Lake Angelus city	Low Stress	34	99	23	90	34	-11
Lima township	Low Stress	8	71	5	69	8	-3
Livonia city	Low Stress	47	111	37	103	48	-11
Lodi township	Low Stress	10	73	7	71	10	-3
Lyon township	Low Stress	14	75	10	71	14	-5
Metamora township	Low Stress	14	77	10	73	14	-5
Milford township	Low Stress	11	74	7	72	11	-4
Mundy township	Low Stress	22	85	16	79	23	-6
Northville city	Low Stress	51	115	38	105	53	-14
Northville township	Low Stress	19	79	14	74	19	-5
Novi city	Low Stress	28	91	22	86	29	-7
Novi township	Low Stress	17	82	12	80	17	-5
Oakland charter township	Low Stress	13	75	10	73	13	-3
Orchard Lake Village city	Low Stress	36	100	24	90	38	-14
Orion township	Low Stress	19	83	15	80	20	-5
Plymouth township	Low Stress	28	91	21	85	29	-7
Salem township	Low Stress	7	69	5	67	7	-2
Saline township	Low Stress	10	64	7	64	10	-3
Scio township	Low Stress	10	72	9	69	10	-1
Southfield township	Low Stress	20	85	13	80	20	-7
Sylvan township	Low Stress	8	72	5	70	8	-3
Troy city	Low Stress	37	102	29	96	38	-9
Webster township	Low Stress	8	70	5	66	7	-3
West Bloomfield township	Low Stress	25	90	20	86	26	-6
York charter township	Low Stress	8	63	5	59	8	-3
Auburn Hills city	Industrial	34	97	25	90	35	-10
Dearborn city	Industrial	60	125	47	114	62	-15
Flat Rock city	Industrial	57	121	41	106	57	-17
Frenchtown township	Industrial	24	87	19	85	24	-6
Lenox township	Industrial	8	66	6	64	8	-2
Luna Pier city	Industrial	47	112	32	99	48	-16
Romeo village	Industrial	85	149	58	124	88	-30
Wixom city	Industrial	38	102	28	94	39	-10