



Community Profiles

City of Troy

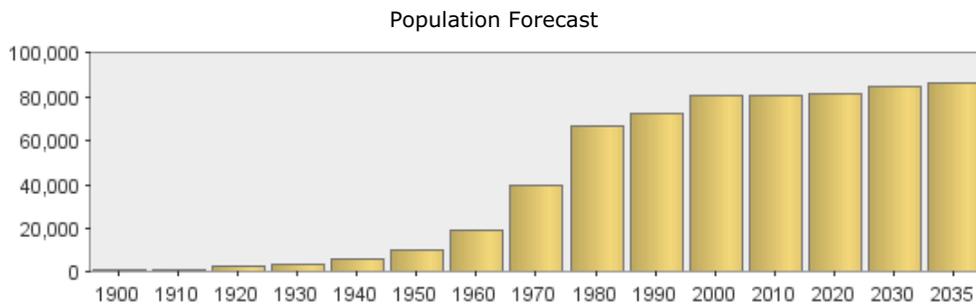
500 W Big Beaver Rd
Troy, MI 48084-5285
<http://troymi.gov/>



Census 2010 Population: 80,980
Area: 33.6 square miles

- People
- Economy & Jobs
- Housing
- Transportation
- Land Use
- Reference Map

Map Census 2010: [Population](#) | [Youth Population](#)



Note for Troy: Incorporated as of the 1960 Census from Troy Township. Population numbers prior to 1960 are of the township.

Source: U.S. Census Bureau and SEMCOG 2035 Forecast produced in 2007-08.

↑ - Move cursor over chart to view population numbers

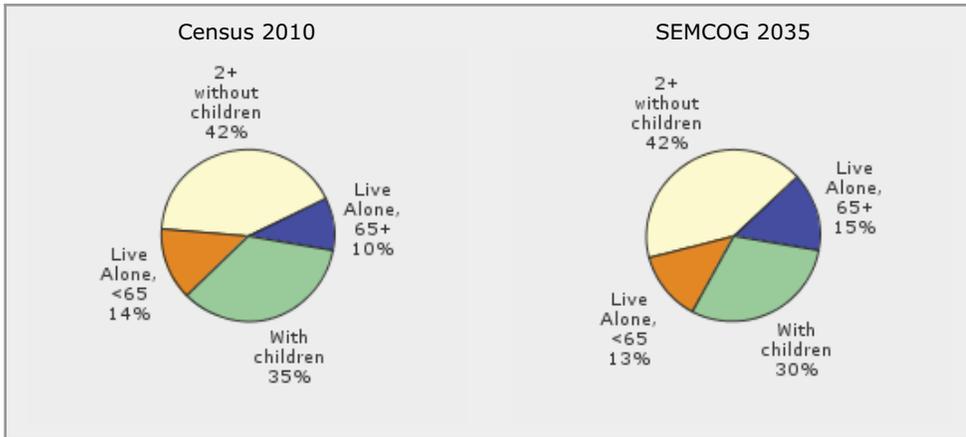
Population and Households	Census 2000	Census 2010	Change 2000-2010	Pct Change 2000-2010	SEMCOG Jul 2011
Total Population	80,959	80,980	21	0.0%	81,030
Group Quarters Population	235	310	75	31.9%	310
Household Population	80,724	80,670	-54	-0.1%	80,720
Housing Units	30,872	32,907	2,035	6.6%	32,967
Households (Occupied Units)	30,018	30,703	685	2.3%	30,811
Residential Vacancy Rate	2.8%	6.7%	3.9%	-	6.5%
Average Household Size	2.69	2.63	-0.06	-	2.62

Components of Population Change	Annual Average	
	Census 1990-1999	SEMCOG 2000-2009
Natural Increase (Births - Deaths)	485	348
Births	911	840
Deaths	426	492
Net Migration (Movement In - Movement Out)	323	-486
Population Change (Natural Increase + Net Migration)	808	-138

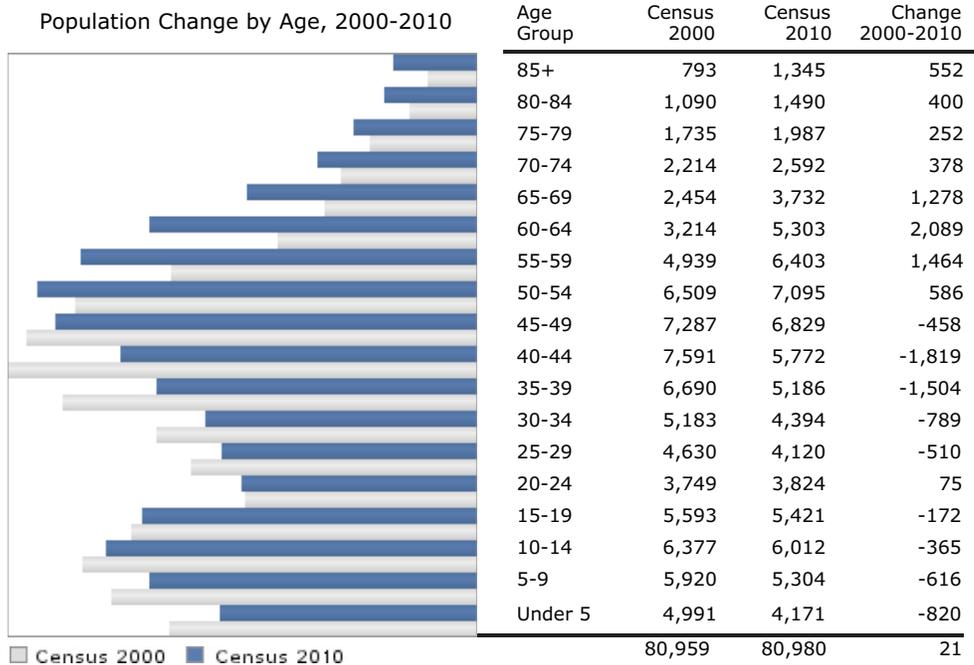
Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG.

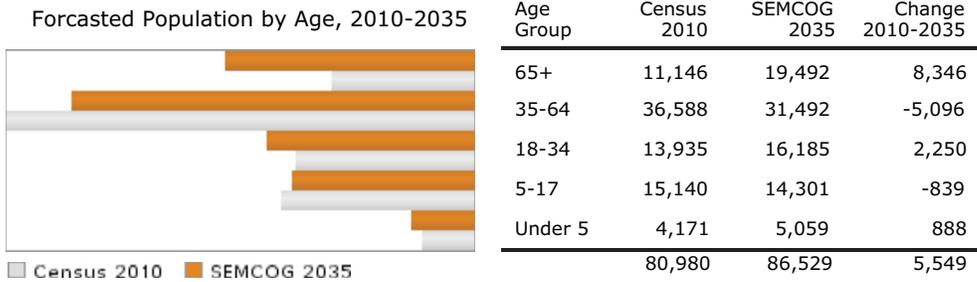
Demographics

Household Types



Household Types	Census 2000	Census 2010	Pct Change 2000-2010	SEMCOG 2035	Pct Change 2010-2035
With seniors 65+	6,114	8,132	33.0%	12,802	57.4%
Without seniors	23,904	22,571	-5.6%	22,904	1.5%
Two or more persons without children	11,759	12,892	9.6%	15,151	17.5%
Live alone, 65+	2,342	2,961	26.4%	5,195	75.4%
Live alone, under 65	4,497	4,211	-6.4%	4,681	11.2%
With children	11,420	10,639	-6.8%	10,679	0.4%
Total Households	30,018	30,703	0.0%	35,706	18.9%

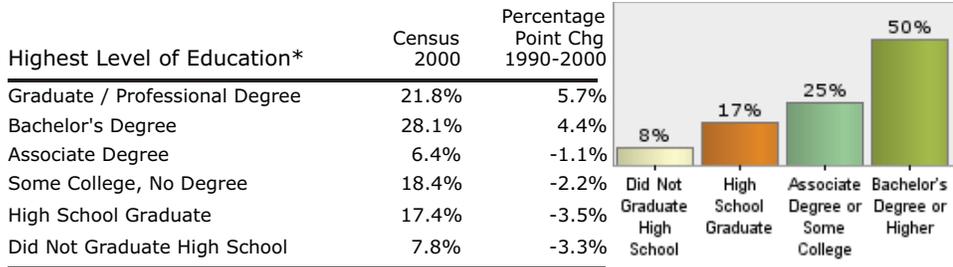




Senior and Youth Population	Census 2000	Census 2010	Pct Change 2000-2010	SEMCOG 2035	Pct Change 2010-2035
65 and over	8,286	11,146	34.5%	19,492	74.9%
Under 18	21,218	19,311	-9.0%	19,360	0.3%
5 to 17	16,227	15,140	-6.7%	14,301	-5.5%
Under 5	4,991	4,171	-1.0%	5,059	21.3%

Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

Race and Hispanic Origin	Census 2000		Census 2010		Percentage Point Chg 2000-2010
Non-Hispanic	79,775	98.5%	79,270	97.9%	-0.6%
White	65,809	81.3%	58,869	72.7%	-8.6%
Black	1,678	2.1%	3,210	4.0%	1.9%
Asian	10,713	13.2%	15,439	19.1%	5.8%
Multi-Racial	1,373	1.7%	1,502	1.9%	0.2%
Other	202	0.2%	250	0.3%	0.1%
Hispanic	1,184	1.5%	1,710	2.1%	0.6%
Total Population	80,959	100.0%	80,980	100.0%	0.0%



* Population age 25 and over

Source Data

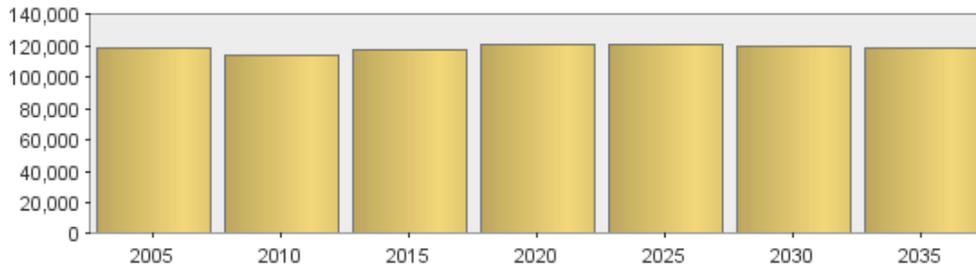
- [SEMCOG - Detailed Data](#)
- [Michigan Department of Community Health - Vital Statistics](#)
- [U.S. Census Bureau - American FactFinder](#)

Note: All SEMCOG employment numbers are by place-of-work and do not include Farming, Construction, or Military jobs. Some differences exist between Current Job Estimates and Forecasted Jobs. [Learn more](#)

Current Job Estimates by Industry	SEMCOG 2002	SEMCOG 2005	Change 2002-2005
Natural Resources & Mining	C	0	C
Manufacturing	14,409	10,476	-3,933
Wholesale Trade	7,152	8,157	1,005
Retail Trade	12,719	13,278	559
Transportation & Warehousing	3,809	3,323	-486
Utilities	0	C	C
Information	1,795	1,221	-574
Financial Activities	9,543	10,872	1,329
Professional, Scientific, & Technical Services	21,458	17,048	-4,410
Management of Companies & Enterprises	8,062	5,774	-2,288
Administrative, Support, & Waste Services	10,967	10,807	-160
Education Services	2,480	2,273	-207
Health Care & Social Assistance	6,233	7,431	1,198
Leisure & Hospitality	5,989	7,684	1,695
Other Services	2,042	2,235	193
Public Administration	C	C	C
Total	107,533	101,583	-5,950

Note: "C" indicates data blocked due to confidentiality concerns of ES-202 files.

Job Forecast



If any five-year interval employment numbers from 2005-2035 are not shown, the numbers were blocked for confidentiality reasons.

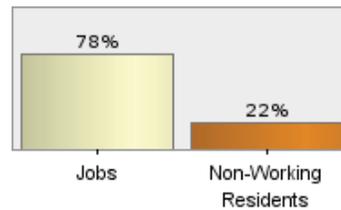
Source: SEMCOG 2035 Forecast.

↑ - Move cursor over chart to view employment numbers

Forecasted Jobs by Industry	SEMCOG 2005	SEMCOG 2035	Change 2005-2035
Natural Resources & Mining	C	C	C
Manufacturing	10,756	6,259	-4,497
Wholesale Trade	9,155	6,082	-3,073
Retail Trade	15,127	12,042	-3,085
Transportation & Warehousing	4,108	4,163	55
Utilities	C	C	C
Information	1,439	1,545	106
Financial Activities	13,801	12,812	-989
Professional, Scientific, & Technical Services	22,149	23,045	896
Management of Companies & Enterprises	5,459	2,994	-2,465
Administrative, Support, & Waste Services	11,727	17,796	6,069
Education Services	2,604	3,261	657
Health Care & Social Assistance	8,375	13,212	4,837
Leisure & Hospitality	8,664	9,491	827
Other Services	4,588	5,342	754
Public Administration	955	1,027	72
Total	118,945	119,117	172

Note: "C" indicates data blocked due to confidentiality concerns of ES-202 files.

Daytime Population	SEMCOG and Census 2000	Change 1990-2000
Jobs	135,977	31,479
Non-Working Residents	38,918	5,360
Age 15 and under	18,601	1,364
Not in labor force	18,894	3,868
Unemployed	1,423	128
Daytime Population	174,895	36,839



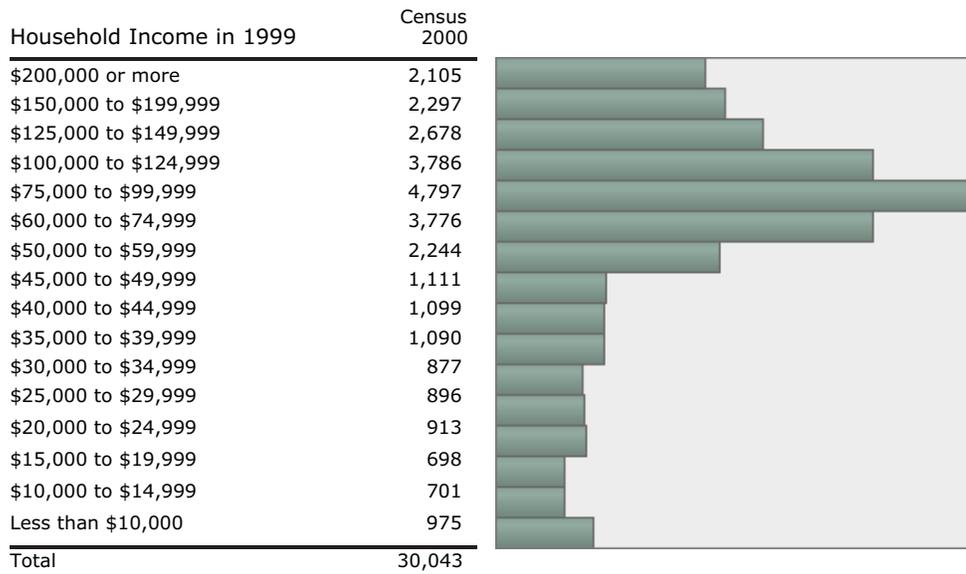
Note: The number of residents attending school outside Troy is not available. Likewise, the number of students commuting into Troy to attend school is also not known.

Where Workers Commute From *	Census 2000	
	Workers	Percent
1 Troy	12,127	11.6%
2 Sterling Heights	7,813	7.5%
3 Detroit	7,040	6.8%
4 Rochester Hills	5,053	4.8%
5 Warren	4,862	4.7%
6 Royal Oak	4,743	4.5%
7 Shelby Township	3,077	3.0%
8 Clinton Township	2,961	2.8%
9 Waterford Township	2,241	2.1%
10 Macomb Township	2,048	2.0%
- Elsewhere	52,286	50.2%
* Workers, age 16 and over, employed in Troy	104,251	100.0%

Resident Population

Where Residents Work *	Census 2000	
	Workers	Percent
1 Troy	12,127	29.3%
2 Detroit	3,891	9.4%
3 Southfield	2,410	5.8%
4 Warren	2,262	5.5%
5 Auburn Hills	1,990	4.8%
6 Sterling Heights	1,798	4.4%
7 Royal Oak	1,632	3.9%
8 Rochester Hills	1,236	3.0%
9 Madison Heights	1,221	3.0%
10 Pontiac	1,204	2.9%
- Elsewhere	11,550	28.0%
* Workers, age 16 and over, residing in Troy	41,321	100.0%

Income	Census 2000	Change 1990-2000	Percent Change 1990-2000
Median Household Income (in 1999 dollars)	\$ 77,538	\$ 3,287	4.4%
Per Capita Income (in 1999 dollars)	\$ 35,936	\$ 4,780	15.3%



Poverty	Census 1990		Census 2000		Percentage Point Chg 1990-2000
Persons in Poverty	2,061	2.8%	2,220	2.7%	-0.1%
Households in Poverty	880	3.4%	971	3.2%	-0.1%

Source Data

[SEMCOG - Detailed Data](#)

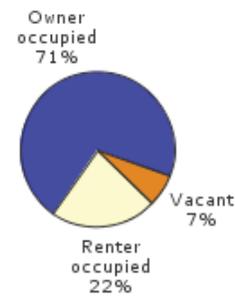
[U.S. Census Bureau - American FactFinder](#)

[U.S. Census Bureau - MCD/County Worker Flow Data](#)

Housing Type	Census 1990	Census 2000	Change 1990-2000	New Units Permitted 2000-2011
Single Family Detached	19,355	22,608	3,253	1,245
Duplex	64	166	102	104
Townhouse / Attached Condo	1,491	1,534	43	807
Multi-Unit Apartment	5,886	6,224	338	0
Mobile Home / Manufactured Housing	283	340	57	0
Other	118	0	-118	-
Total	27,197	30,872	3,675	2,156
Units Demolished				- 373
Net (Total Permitted Units - Units Demolished)				1,783

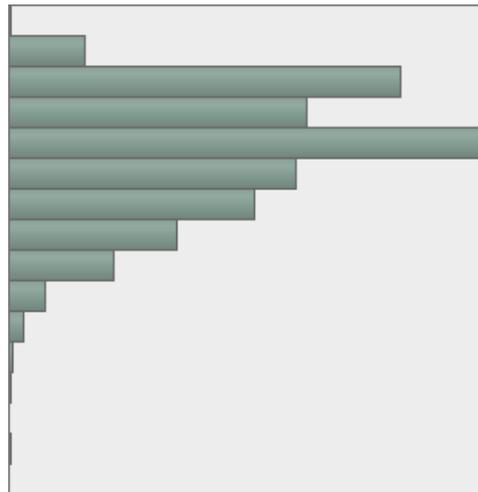
Housing Tenure	Census 2000	Census 2010	Change 2000-2010
Owner occupied	23,200	23,329	129
Renter occupied	6,818	7,374	556
Vacant	854	2,204	1,350
Seasonal/migrant	228	220	-8
Other vacant units	626	1,984	1,358
Total Housing Units	30,872	32,907	2,035

Housing Tenure in 2010

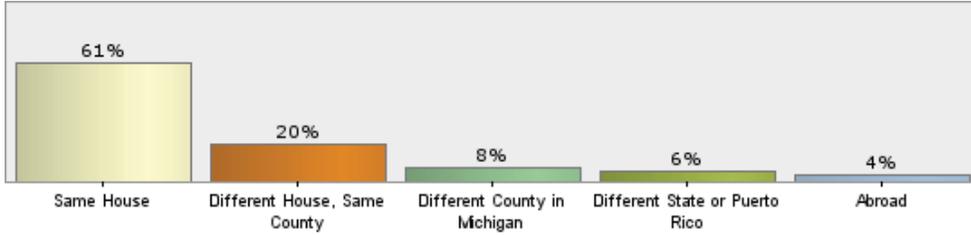


Housing Value (in 1999 dollars)	Census 2000	Change 1990-2000
Median housing value	\$ 219,800	\$ 49,613
Median gross rent	\$ 808	\$ -11

Housing Value in 1999	Census 2000
\$1,000,000 or more	25
\$500,000 to \$999,999	794
\$300,000 to \$499,999	4,097
\$250,000 to \$299,999	3,118
\$200,000 to \$249,999	5,007
\$175,000 to \$199,999	3,001
\$150,000 to \$174,999	2,562
\$125,000 to \$149,999	1,765
\$100,000 to \$124,999	1,096
\$80,000 to \$99,999	377
\$60,000 to \$79,999	160
\$40,000 to \$59,999	51
\$30,000 to \$39,999	20
\$20,000 to \$29,999	18
\$10,000 to \$19,999	20
Less than \$10,000	0
Specified Owner-Occupied Units	22,111



Residence 5 Years Ago *



* This table represents persons, age 5 and over, living in Troy in 2000. The table does not represent persons who moved out of Troy from 1995 to 2000.

Source Data

[SEMCOG - Detailed Data](#)

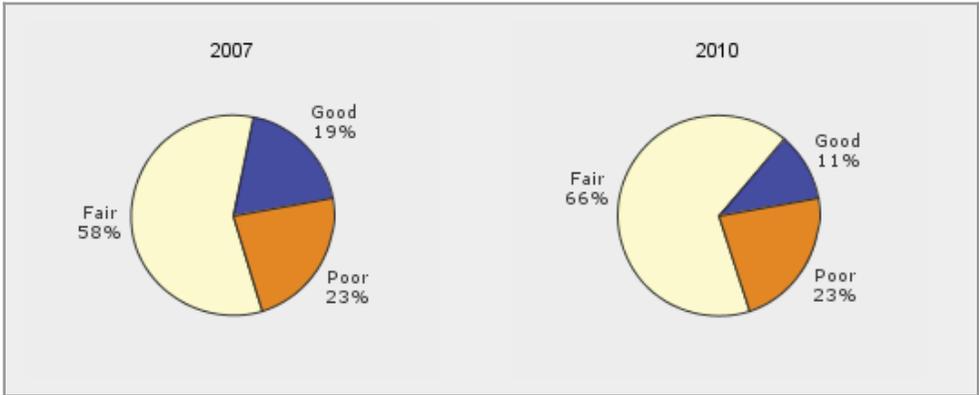
[U.S. Census Bureau - American FactFinder](#)

Roads & Bridges

Roads

Miles of public road (including boundary roads): 425

Pavement Condition (in Lane Miles)



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Bridge Status	2007		2008		2009		Percentage Point Chg 2007-2009
Open	34	100.0%	34	100.0%	34	100.0%	0.0%
Open with restrictions	0	0.0%	0	0.0%	0	0.0%	0.0%
Closed*	0	0.0%	0	0.0%	0	0.0%	0.0%
Total bridges	34	100.0%	34	100.0%	34	100.0%	0.0%

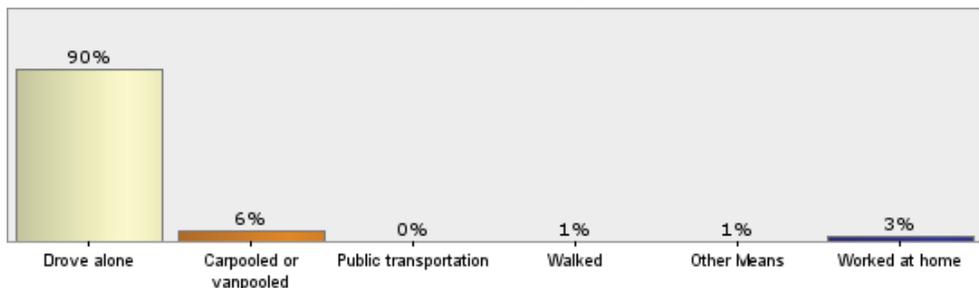
* Bridges may be closed because of new construction or failed condition.

Deficient Bridges	2007		2008		2009		Percentage Point Chg 2007-2009
	16	47.1%	12	35.3%	18	52.9%	5.9%

Note: A bridge is considered deficient if it is *structurally deficient* (in poor shape and unable to carry the load for which it was designed) or *functionally obsolete* (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Travel

Transportation to Work, 2000 *



* Resident workers age 16 and over

Transportation to Work	Census 1990		Census 2000		Percentage Point Chg 1990-2000
Drove Alone	34,947	90.3%	37,276	90.0%	-0.3%
Carpooled or Vanpooled	2,504	6.5%	2,340	5.6%	-0.8%
Public Transportation	66	0.2%	143	0.3%	0.2%
Walked	382	1.0%	259	0.6%	-0.4%
Other Means	94	0.2%	216	0.5%	0.3%
Worked at Home	729	1.9%	1,200	2.9%	1.0%
Resident workers age 16 and over	38,722	100.0%	41,434	100.0%	0.0%

Mean Travel Time To Work	Census 1990		Census 2000	Change 1990-2000
For residents age 16 and over who worked outside the home	22.6 minutes		24.5 minutes	1.9 minutes

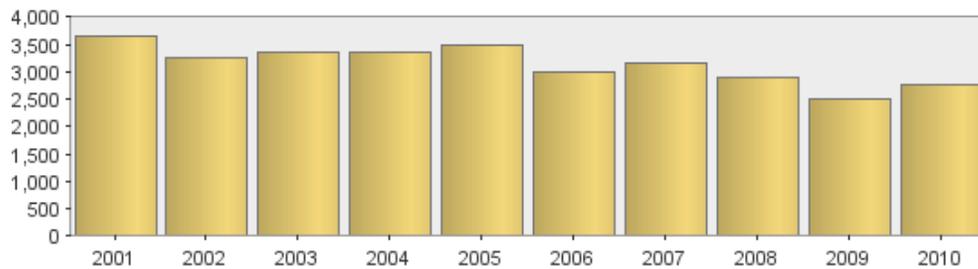
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Public Transportation:

[Suburban Mobility Authority for Regional Transportation \(SMART\)](#)

Safety

Crashes, 2001-2010



Source: Michigan Department of State Police, Criminal Justice Information Center, and SEMCOG.

- Move cursor over chart to view crash counts

Crash Severity						Percent of Crashes 2006-2010
	2006	2007	2008	2009	2010	
Fatal	4	4	6	3	3	0.1%
Incapacitating Injury	43	40	43	43	36	1.4%
Other Injury	511	548	517	469	521	17.9%
Property Damage Only	2,433	2,576	2,343	2,007	2,206	80.6%
Total Crashes	2,991	3,168	2,909	2,522	2,766	100.0%

Crashes by Involvement	2006	2007	2008	2009	2010	Percent of Crashes 2006-2010
Red-light Running	111	107	96	89	93	3.5%
Lane Departure	252	336	293	273	281	10.0%
Alcohol	84	100	78	61	55	2.6%
Drugs	18	21	13	10	19	0.6%
Deer	43	56	59	50	43	1.7%
Train	2	0	0	0	0	0.0%
Commercial Truck/Bus	110	99	117	63	89	3.3%
School Bus	3	6	3	3	5	0.1%
Emergency Vehicle	11	17	19	10	11	0.5%
Motorcycle	16	18	16	10	13	0.5%
Intersection	968	941	896	757	747	30.0%
Work Zone	68	80	147	78	87	3.2%
Pedestrian	8	8	6	6	7	0.2%
Bicyclist	11	20	16	23	10	0.6%
Older Driver (65 and older)	576	622	595	556	613	10.4%
Young Driver (Under 25)	1,120	1,173	1,079	934	987	18.6%

High-Frequency Crash Intersections

Local Rank	County Rank	Region Rank	Intersection	Annual Avg 2006-2010
1	23	59	Big Beaver Rd W @ Crooks Rd	35.6
2	35	84	Crooks Rd @ Maple Rd W	31.4
3	35	84	14 Mile Rd @ Dequindre Rd	31.4
4	38	94	Rochester Rd @ Wattles Rd E	30.8
5	46	111	N I 75/E Big Beaver Ramp @ Big Beaver Rd W	29.2
6	48	117	Maple Rd E @ John R Rd	28.2
7	58	154	Big Beaver Rd E @ Rochester Rd	26.2
8	62	168	Long Lake Rd E @ Rochester Rd	25.4
9	64	170	Dequindre Rd @ 15 Mile Rd	25.2
10	79	210	Adams Rd N @ Big Beaver Rd W	23.4

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

High-Frequency Crash Segments

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Annual Avg 2006-2010
1	22	40	Rochester Rd	Rochester Rd - Wattles Rd E	64.0
2	30	60	John R Rd	14 Mile Rd E - Maple Rd E	56.6
3	35	72	Rochester Rd	Wattles Rd E - Long Lake Rd E	54.8
4	40	82	Rochester Rd	Square Lake Rd E - South Blvd E	53.0
5	49	105	Big Beaver Rd W	Crooks Rd - E Big Beaver/S I 75 Ramp	49.4
6	51	112	S I 75	Maple Rd E - Rochester Rd	48.4
7	53	119	Maple Rd W	Coolidge Rd - Crooks Rd	47.4
8	61	139	Big Beaver Rd W	Coolidge Rd - Crooks Rd	45.6
9	65	150	Dequindre Rd	14 Mile Rd E - Maple Rd E	43.8
10	67	154	Dequindre Rd	Square Lake Rd E - South Blvd E	43.6

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.

Other Transportation Facilities

System Airports:

[Oakland / Troy Airport](#)

Source Data

[SEMCOG - Detailed Data](#)

[U.S. Census Bureau - American FactFinder](#)

SEMCOG 2008 Land Use	Acres	Percent
 Agricultural	4	0.0%
 Single-family residential	10,270	47.7%
 Multiple-family residential	470	2.2%
 Commercial	2,229	10.4%
 Industrial	1,637	7.6%
 Governmental/Institutional	1,788	8.3%
 Park, recreation, and open space	1,017	4.7%
 Airport	64	0.3%
 Transportation, Communication, and Utility	3,839	17.8%
 Water	201	0.9%
Total Acres	21,520	100.0%

Note: SEMCOG's 2008 Land Use data set represents land use only and not land cover. Due to this difference, change analysis using this data set and previous SEMCOG land use/land cover data sets is not possible. Noticeable differences in map appearance and classification acreage totals are the result of this land use data originating from digital parcel files assigned land use codes based on their assessed property class and the lack of any land cover data.

Source Data

[SEMCOG - Detailed Data](#)