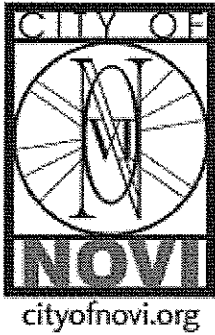


MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE

FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*

SUBJECT: CHILDREN & RENTAL UNITS

DATE: JULY 14, 2009

The Master Plan and Zoning Committee expressed an interest in providing additional housing opportunities for families. A concern was raised that rental properties do not typically attract families. To see if this was the case in Novi, the Planning Staff reviewed the census block group data available from the 2000 U.S. Census to see if there is a relationship between dwelling units and rental units with children in the block group.

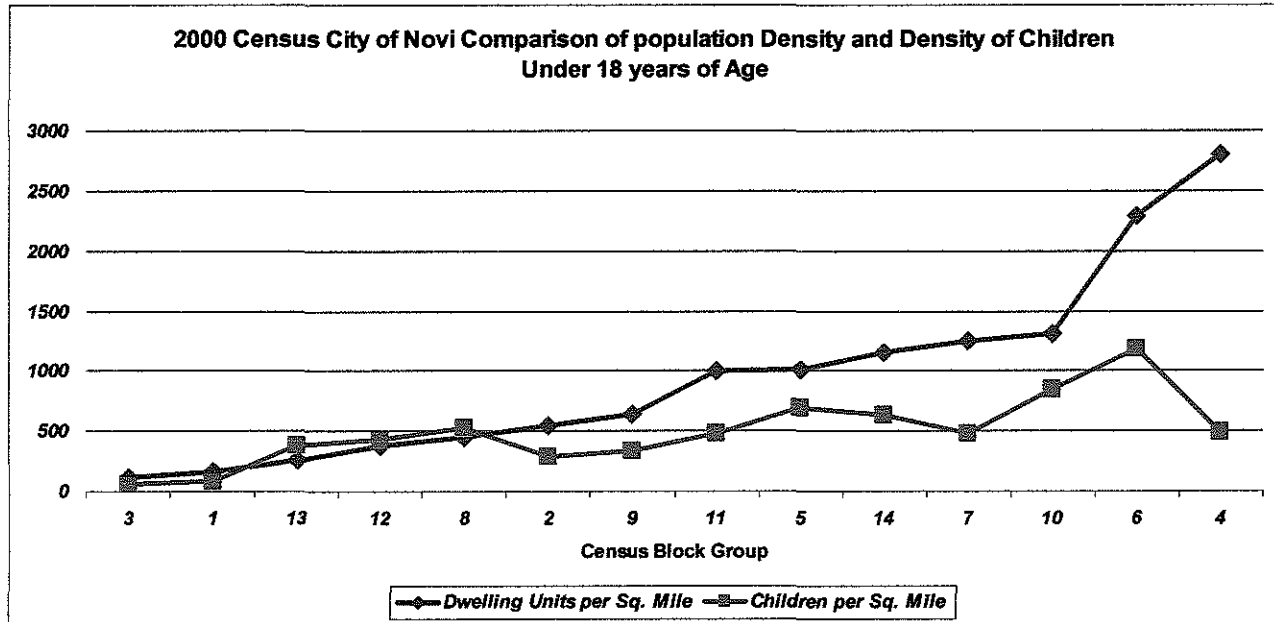
The 2000 U.S. Census data divided the City into 14 Census Block Groups. For this report's purpose, the Block Groups were numbered 1 to 14 for identification purposes (see Block Groups map). The table below lists the block groups and the area and population of the block groups. Density, dwelling units per square mile (see Dwelling Units per Square Mile map), Children under 18 per square mile (see Children per Square Mile map), percentage of the population under 18 (see Percentage of Population Under 18 map) and the percentage of occupied dwelling units that were rental units (see Percent Rental map) were calculated for each Block Group from the 2000 U.S. Census data.

2000 Census City of Novi Comparison of Population, Families, Dwellings, Children and Rental Units

Block Group Title	Area sq. mile	Population 2000	Population per sq. mile	Dwelling units per sq. mile	Children under 18 per sq. mile	Percentage population Under 18	Percentage occupied units rental
1	3.6	1335	379.10	172	80	21.1%	9.9%
2	1.5	1819	1193.30	550	290	24.3%	38.0%
3	2.9	691	245.10	120	59	24.1%	20.5%
4	0.8	3461	4124.00	2806	488	11.8%	96.9%
5	2.0	5025	2499.20	1013	697	27.9%	46.8%
6	1.0	5357	5175.60	2298	1185	22.9%	22.1%
7	0.5	1312	2830.70	1258	477	16.9%	5.0%
8	1.5	2245	1479.20	451	521	35.2%	5.4%
9	2.0	2863	1421.90	650	338	23.8%	47.1%
10	1.9	6007	3141.70	1311	843	26.8%	20.2%
11	1.7	3622	2138.20	1000	473	22.1%	8.8%
12	5.9	6891	1187.90	380	433	36.5%	3.5%
13	5.5	5222	946.40	262	388	41.0%	1.5%
14	0.6	1729	2672.80	1155	629	23.5%	25.9%
Total or Average	31.5	47579	1512	627	417	27.6%	25.1%

The data in Graph 1 depicts a general trend of an increasing number of children per square mile as the number of dwelling units per square mile increases. The trend reverses when data for block group number 4, the highest density block group, is plotted. A comparison of the Dwelling Units per Square Mile and Children per Square Mile maps also reflects these same trends. The data does indicate that at the highest residential density, the density of children declines.

Graph 1



Next the percentage of children to the percentage of rental units was compared (see Graph 2). The general trend in this case is that as the percentage of rental dwelling units increases the percentage of the population that is children decreases. These patterns can also be viewed when comparing the Percentage of Population Under 18 and Percent Rental maps. In general, areas of the City with between 8% and 50% rental units had between 20 and 30% of their population under 18 years of age. Below 8% rental units the percentage of children increased. At the highest percentage of rental units, the percentage of children decreased.

Graph 2

