## No growth, much shifting in SE Michigan

By TOM LONERGAN

What's been going on in the seven contles of southeast Michigan since

The population, while shifting quite a bit, hasn't grown. First of a series

Some 40 suburban communities joined Detroit in losing population. Manufacturing jobs — bread and butter of the region's auto industry-based economy — have steadily dwindled. Thousands of classrooms are vacant

Detroit

Out-Wayne

Oakland

Machmb

Monroe

St. Clair

Livingston

65

Washtenaw

More people are living in either apartments, condominiums or mobile homes, due primarily to the skyrocketing costs of owning a single family bourse.

A gallon of gas that cost 45 cents in 1974 now sells for \$1.15.

THESE FINDINGS aren't new. All have been reported as trends to watch during the previous decade.

But these and other findings — sum-

"Rapid population growth always carried mixed blessings to all, save the real estate industry," Glusac said.

marized in a 24-page profile of the region, compiled by the Southeast Michigan Council of Governments (SEM-COG) — point to impending changes affecting people's mobility, the type of housing they can afford to live in, and THE SINGLE FAMILY house, clustered in subdivisions throughout southeast Michigan, is as much of a Detroit area trademark as the personal use.

Introducing the report recently to a meeting of local government officials, SEMCOG Executive Director Michael

troit area trademark as the personal car. One time, 65 percent of Detroit residents were homeowners, the highest in the country.

But declining family size, plus the escalating expense of owning a house, have increased the demand for multiple-family housing and less expensive mobile homes.

Single-family homes will still dot the area "landscapes, but so will more apartments and condominiums, says Edward Hustoles, SEMCOG director of planning.

The SEMCGG report estimates that (Continued on Page 15A) "Expensive energy will mean a world of limits and an absolutely new

## **Population** changes

1980 1970 44,773 24,513 21,654 26,170 42,456 42,788 11,035 10,329 57,922 48,694 7,202 7,054 75,492 69,285 67,003 39,419 41,934 28,563 igures are the Lity Avon Township Birmingham Bloomfield Township Bloomfield Townsh Farmington Farmington Hills Rochester Southfield

Troy 67,003 33.419
West Bloomfield 41,934 225.53
The 1980 population figures are the latest preliminary numbers provided by the U.S. Census Bureau, based on the census taken earlier this year. The figures will not become final until early 1981.



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Total Change in Thousands

Total school enrollment change, 1969-1977. (Chart provided by Southeast Michigan Council of Governments)

65 Loss

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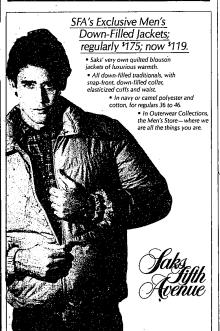
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