



Community Profiles

Manchester Township

275 S. Macomb
 Manchester, MI 48158
<http://www.twp-manchester.org/>

Estimated Population: 2,333
 Area: 36.9 square miles

[People](#) | [Economy & Jobs](#) | [Housing](#) | [Transportation](#) | [Land Use](#) | [Reference Map](#)

Population Forecast

Source: U.S. Census Bureau and SEMCOG 2035 Forecast.
 ↑ - Move cursor over chart to view population numbers

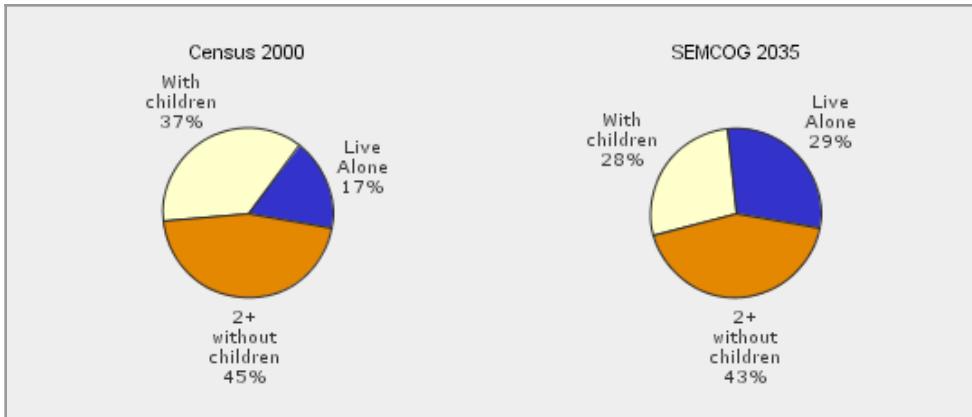
Population and Households	Census 2000	SEMCOG Feb 2009	Change 2000-2009	SEMCOG 2035
Total Population	1,942	2,333	391	3,500
Group Quarters Population	0	0	0	0
Household Population	1,942	2,333	391	3,500
Housing Units	769	987	218	-
Households (Occupied Housing Units)	717	934	217	1,434
Residential Vacancy Rate	6.8%	5.4%	-1.4%	-
Average Household Size	2.71	2.50	-0.21	2.44

Components of Population Change	Annual Average	
	Census 1990-1999	SEMCOG 2000-2006
Natural Increase (Births - Deaths)	8	7
Births	18	19
Deaths	10	12
Net Migration (Movement In - Movement Out)	13	51
Population Change (Natural Increase + Net Migration)	20	57

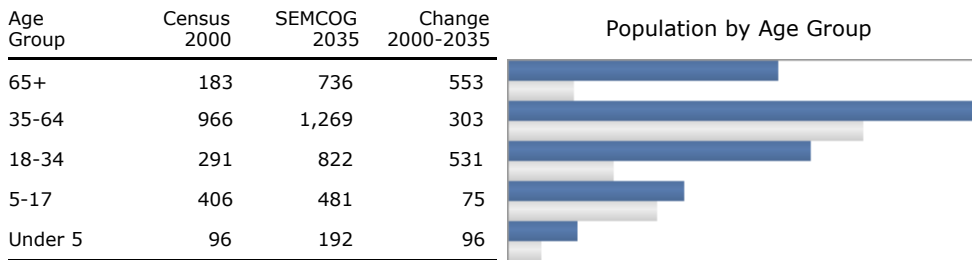
Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG.

Demographics

Household Types



Household Types	Census 2000		SEMCOG 2035		Change 2000-2035
Total Households	717	-	1,434	-	717
With seniors 65+	139	19%	477	33%	338
Without seniors	578	81%	957	67%	379
With children	267	37%	398	28%	131
Without children	450	63%	1,036	72%	586
Two or more Persons	326	45%	613	43%	287
Live Alone	124	17%	423	29%	299
Seniors 65+	45	6%	172	12%	127
Under 65	79	11%	251	18%	172

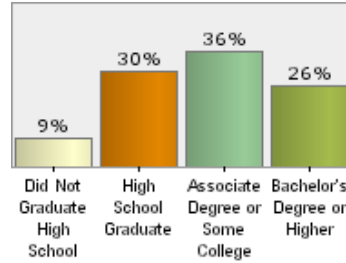


Senior and Youth Population	Census 2000		SEMCOG 2035		Change 2000-2035
65 and over	183	9.4%	736	21.0%	553
Under 18	502	25.8%	673	19.2%	171
5 to 17	406	20.9%	481	13.7%	75
Under 5	96	4.9%	192	5.5%	96

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 1990		Census 2000		Percentage Point Chg 1990-2000
	Count	%	Count	%	
Non-Hispanic	1,721	99.0%	1,927	99.2%	0.3%
White	1,710	98.3%	1,891	97.4%	-1.0%
Black	2	0.1%	7	0.4%	0.2%
Asian or Pacific Islander	2	0.1%	3	0.2%	0.0%
Other	7	0.4%	26	1.3%	0.9%
Hispanic	18	1.0%	15	0.8%	-0.3%
Total Population	1,739	100.0%	1,942	100.0%	0.0%

Highest Level of Education*	Census 2000	Percentage Point Chg 1990-2000
Graduate / Professional Degree	9.5%	6.1%
Bachelor's Degree	16.0%	-2.2%
Associate Degree	8.8%	1.5%
Some College, No Degree	27.0%	7.3%
High School Graduate	29.6%	-6.9%
Did Not Graduate High School	9.1%	-5.9%



* Population age 25 and over

Source Data

[SEMCOG - Detailed Data](#)

[Michigan Department of Community Health - Vital Statistics](#)

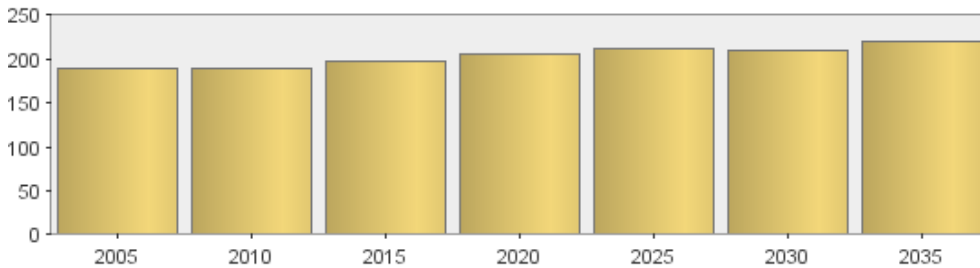
[U.S. Census Bureau - American FactFinder](#)

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	0	0	0
Manufacturing	C	C	C
Wholesale Trade	0	0	0
Retail Trade	C	C	C
Transportation & Warehousing	0	0	0
Utilities	0	0	0
Information	0	C	C
Financial Activities	0	0	0
Professional, Scientific, & Technical Services	C	C	C
Management of Companies & Enterprises	0	0	0
Administrative, Support, & Waste Services	C	C	C
Education Services	0	0	0
Health Care & Social Assistance	0	C	C
Leisure & Hospitality	C	C	C
Other Services	22	29	7
Public Administration	0	0	0
Total	199	148	-51

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.

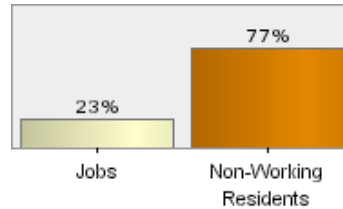
Source: SEMCOG 2035 Forecast.

- Move cursor over chart to view employment numbers

Forecasted Jobs by Industry	SEMCOG 2005	SEMCOG 2035	Change 2005-2035
Natural Resources & Mining	0	0	0
Manufacturing	C	C	C
Wholesale Trade	C	C	C
Retail Trade	C	C	C
Transportation & Warehousing	C	C	C
Utilities	C	C	C
Information	C	C	C
Financial Activities	C	C	C
Professional, Scientific, & Technical Services	C	C	C
Management of Companies & Enterprises	0	5	5
Administrative, Support, & Waste Services	C	C	C
Education Services	C	C	C
Health Care & Social Assistance	C	C	C
Leisure & Hospitality	C	C	C
Other Services	52	33	-19
Public Administration	0	2	2
Total	190	221	31

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

Daytime Population	SEMCOG and Census 2000	Change 1990-2000
Jobs	293	113
Non-Working Residents	975	182
Age 15 and under	400	-24
Not in labor force	549	207
Unemployed	26	-1
Daytime Population	1,268	295



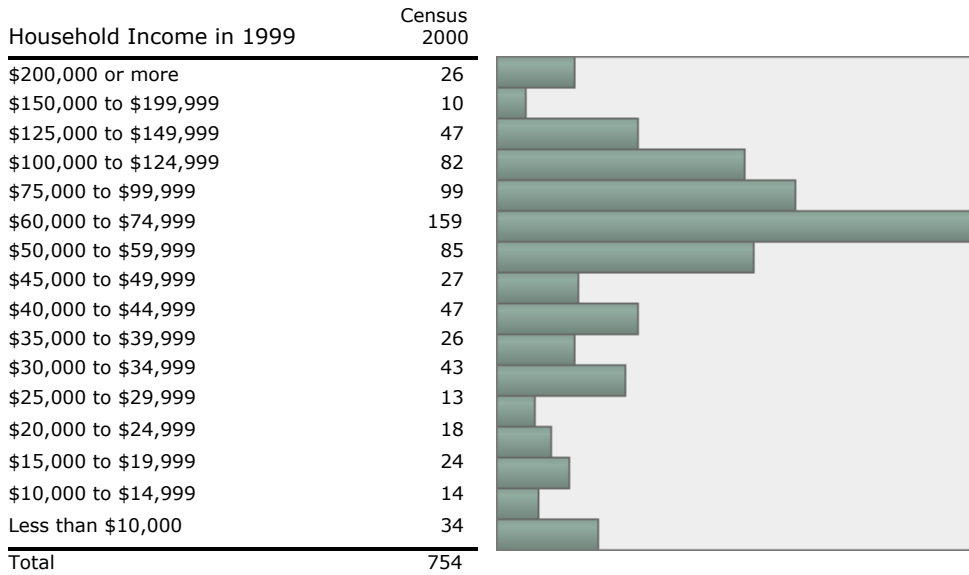
Note: The number of residents attending school outside Manchester Twp is not available. Likewise, the number of students commuting into Manchester Twp to attend school is also not known.

Where Workers Commute From *	Census 2000	
	Workers	Percent
1 Manchester or Manchester Township	401	23.3%
2 Adrian, Lenawee County	137	8.0%
3 Ann Arbor	92	5.3%
4 Columbia Township, Jackson County	66	3.8%
5 Jackson, Jackson County	60	3.5%
6 Napoleon Township, Jackson County	59	3.4%
7 Bridgewater Township	58	3.4%
8 Ypsilanti Township	57	3.3%
9 Sharon Township	53	3.1%
10 Tecumseh, Lenawee County	41	2.4%
- Elsewhere	696	40.5%
* Workers, age 16 and over, employed in Manchester or Manchester Township	1,720	100.0%

Resident Population

Where Residents Work *	Census 2000	
	Workers	Percent
1 Ann Arbor	407	23.3%
2 Manchester or Manchester Township	401	22.9%
3 Pittsfield Township	190	10.9%
4 Saline	83	4.7%
5 Jackson, Jackson County	56	3.2%
6 Sharon Township	50	2.9%
7 Ypsilanti	48	2.7%
8 Ypsilanti Township	37	2.1%
9 Napoleon Township, Jackson County	28	1.6%
10 Superior Township	28	1.6%
- Elsewhere	420	24.0%
* Workers, age 16 and over, residing in Manchester or Manchester Township	1,748	100.0%

Income	Census 2000	Change 1990-2000	Percent Change 1990-2000
Median Household Income (in 1999 dollars)	\$ 64,500	\$ 4,624	7.7%



Poverty	Census 1990	Census 2000	Percentage Point Chg 1990-2000
Persons in Poverty	53 3.0%	66 3.4%	0.4%
Households in Poverty	19 3.2%	33 4.6%	1.4%

Source Data

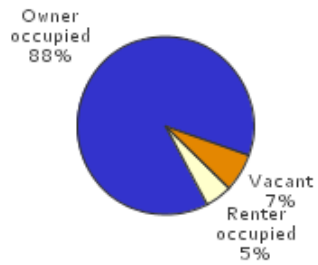
[SEMCOG - Detailed Data](#)

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

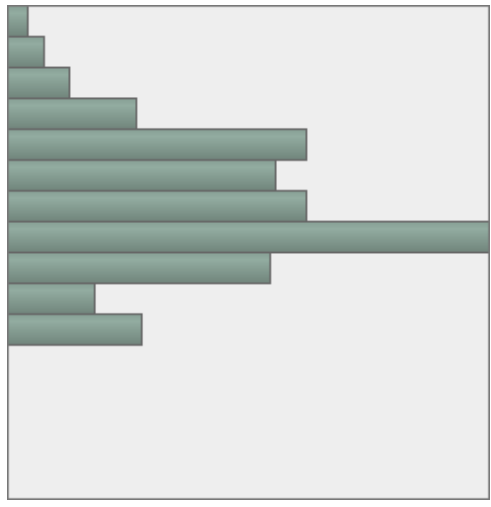
[U.S. Census Bureau - MCD/County Worker Flow Data](#)

Housing Type	Census 1990	Census 2000	Change 1990-2000	New Units Permitted 2000-2007
Single Family Detached	613	761	148	217
Duplex	4	0	-4	0
Townhouse / Attached Condo	6	0	-6	0
Multi-Unit Apartment	0	2	2	0
Mobile Home / Manufactured Housing	16	16	0	0
Other	5	6	1	-
Total	644	785	141	217
Units Demolished				- 3
Net (Total Permitted Units - Units Demolished)				214

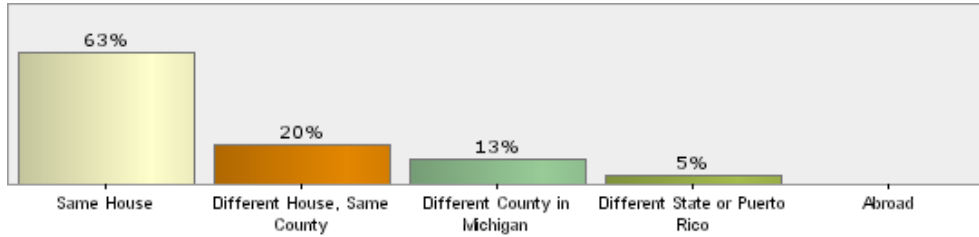
Housing Tenure	Census 2000	Change 1990-2000
Owner Occupied	679	134
Median housing value (in 1999 dollars)	\$ 156,300	\$ 56,749
Renter Occupied	38	-3
Median gross rent (in 1999 dollars)	\$ 657	\$ -119
Vacant	52	-6
Seasonal or migrant	39	-2
Other vacant units	13	-4
Total Housing Units	769	125



Housing Value in 1999	Census 2000
\$1,000,000 or more	4
\$500,000 to \$999,999	7
\$300,000 to \$499,999	12
\$250,000 to \$299,999	25
\$200,000 to \$249,999	58
\$175,000 to \$199,999	52
\$150,000 to \$174,999	58
\$125,000 to \$149,999	93
\$100,000 to \$124,999	51
\$80,000 to \$99,999	17
\$60,000 to \$79,999	26
\$40,000 to \$59,999	0
\$30,000 to \$39,999	0
\$20,000 to \$29,999	0
\$10,000 to \$19,999	0
Less than \$10,000	0
Specified Owner-Occupied Units	403



Residence 5 Years Ago *



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

Source Data

[SEMCOG - Detailed Data](#)

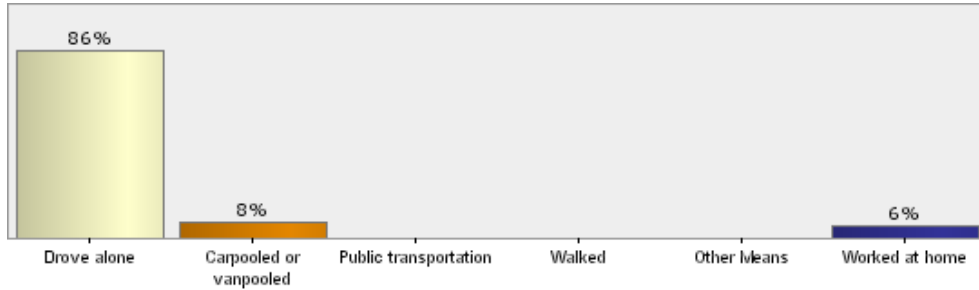
[U.S. Census Bureau - American FactFinder](#)

Roads & Bridges

- Miles of road: 78
- Bridge (in 2006) is open.

Travel

Transportation to Work, 2000 *



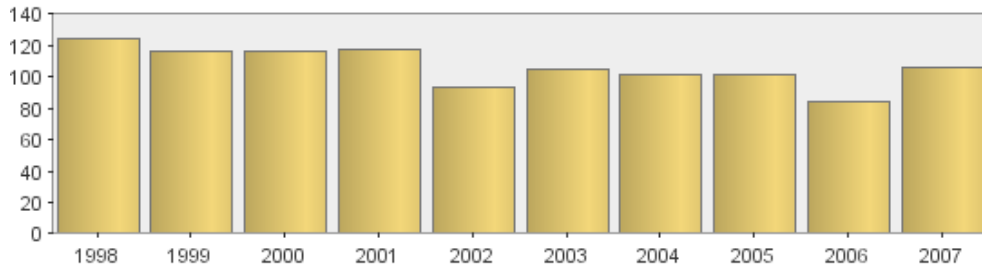
* Resident workers age 16 and over

Transportation to Work	Census 1990		Census 2000		Percentage Point Chg 1990-2000
Drove Alone	730	78.0%	807	86.1%	8.1%
Carpooled or Vanpooled	144	15.4%	74	7.9%	-7.5%
Public Transportation	0	0.0%	0	0.0%	0.0%
Walked	20	2.1%	0	0.0%	-2.1%
Other Means	0	0.0%	0	0.0%	0.0%
Worked at Home	42	4.5%	56	6.0%	1.5%
Resident workers age 16 and over	936	100.0%	937	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	32.2 minutes		42.2 minutes	10.0 minutes

Safety

Crashes, 1998-2007



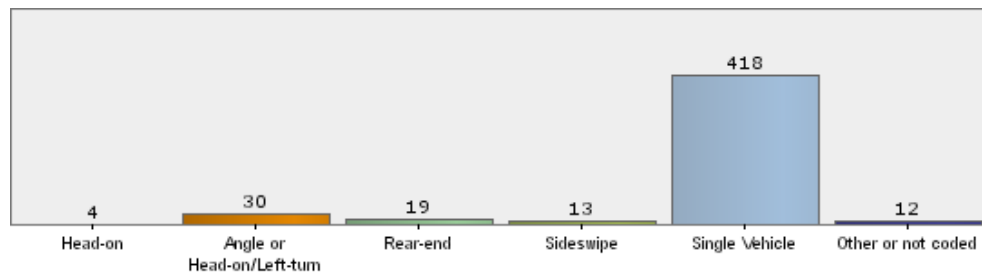
Source: Michigan Department of State Police, Criminal Justice Information Center, and SEMCOG.

↑ - Move cursor over chart to view crash counts

Crash Severity	2003	2004	2005	2006	2007	Percent of Crashes 2003-2007
Fatal	1	1	1	0	0	0.6%
Incapacitating Injury	2	0	4	0	3	1.8%
Other Injury	14	4	8	16	9	10.3%
Property Damage Only	88	96	88	68	94	87.3%
Total Crashes	105	101	101	84	106	100.0%

Crashes by Involvement	2003	2004	2005	2006	2007	Percent of Crashes 2003-2007
Red-light Running	0	0	0	0	0	0.0%
Alcohol	8	0	5	1	5	3.8%
Drugs	0	0	0	1	0	0.2%
Commercial Truck/Bus	2	2	0	1	5	2.0%
School Bus	0	0	0	0	0	0.0%
Emergency Vehicle	0	2	1	0	0	0.6%
Pedestrian	1	0	0	0	0	0.2%
Bicyclist	0	0	0	0	0	0.0%
Deer	56	63	49	46	60	55.1%
Motorcycle	0	1	1	2	1	1.0%
Train	0	0	0	0	0	0.0%
Snowmobile	0	0	0	0	0	0.0%
Farm Equipment	0	0	0	0	1	0.2%

Crashes by Type, 2003-2007



Crash Type	2003	2004	2005	2006	2007	Percent of Crashes 2003-2007
Head-on	2	0	0	1	1	0.8%
Angle or Head-on/Left-turn	5	3	8	6	8	6.0%
Rear-end	7	4	4	2	3	4.0%
Sideswipe	3	4	1	3	2	2.6%
Single Vehicle	84	88	87	72	87	84.1%
Other or Unknown	4	2	1	0	5	2.4%
Total Crashes	105	101	101	84	106	100.0%

Age of Drivers Involved	2003	2004	2005	2006	2007	Percent of Crashes 2003-2007
65 and older	7	4	8	11	10	6.9%
25 to 64	86	88	81	71	89	71.9%
Under 25	31	22	24	14	26	20.3%
Not coded	1	0	2	1	1	0.9%
Total Drivers	125	114	115	97	126	100.0%

High Crash Intersections

Local Rank	County Rank	Region Rank	Intersection	2003-2007	Annual Avg 2003-2007	2007
1	463	5,725	Austin Rd W @ M 52	18	4	4
2	595	7,579	Austin Rd W @ Sharon Hollow Rd	14	3	4
3	691	8,842	Allen Rd @ M 52	12	2	3
4	744	9,626	Austin Rd W @ Grossman Rd	11	2	3
5	948	13,056	Herman Rd @ Noggles Rd	8	2	2
6	1,029	14,634	M 52 @ Sharon Valley Rd	7	1	0
6	1,029	14,634	Sharon Hollow Rd @ US 12	7	1	2
6	1,029	14,634	Bowens Rd @ M 52	7	1	2
9	1,162	16,800	Austin Rd W @ Noggles Rd	6	1	0
9	1,162	16,800	Logan Rd @ M 52	6	1	1

Note: Intersections are ranked by the number of reported crashes and does not take into account traffic volume. This ranking method tends to rank a high-volume intersection as a high-crash intersection.

Source Data

[SEMCOG - Detailed Data](#)

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

Land Use / Land Cover (in acres)	SEMCOG 2000		Change 1990-2000	
Residential	1,837	7.8%	390	27.0%
Single-Family	1,837	7.8%	390	27.0%
Multiple-Family	0	0.0%	0	-
Non-Residential	125	0.5%	6	5.2%
Commercial and Office	14	0.1%	0	-0.1%
Industrial	14	0.1%	0	3.6%
Institutional	20	0.1%	0	-1.4%
Transportation, Communication, and Utility	41	0.2%	6	17.0%
Cultural, Outdoor Recreation, and Cemetery	36	0.2%	0	0.1%
Under Development	164	0.7%	140	589.8%
Active Agriculture	9,087	38.7%	-1,995	-18.0%
Grassland and Shrub	5,615	23.9%	1,455	35.0%
Woodland and Wetland	6,070	25.8%	-17	-0.3%
Extractive and Barren	61	0.3%	30	97.5%
Water	548	2.3%	-10	-1.8%
Total Acres	23,507	100.0%	0	0.0%

Source Data

[SEMCOG - Detailed Data](#)