

Community Profile for Manchester

Population and Households Overview

Component	1990 Census	2000 Census	Jun 2005 SEMCOG	2030 Forecast
Household Population	1,753	2,159	2,195	3,740
Group Quarters Population	0	1	1	1
Total Population	1,753	2,160	2,196	3,741
Households	651	900	955	1,640
Housing Units	675	949	1,027	n/a
Household Size	2.69	2.40	2.30	2.28

Population by Age

Age Groups	1990 Census	2000 Census	2030 Forecast
Age 0-4	152 (9%)	149 (7%)	226 (6%)
Age 5-17	358 (20%)	427 (20%)	668 (18%)
Age 18-34	444 (25%)	461 (21%)	763 (20%)
Age 35-64	587 (33%)	815 (38%)	1,422 (38%)
Age 65+	212 (12%)	308 (14%)	662 (18%)
Total Population	1,753	2,160	3,741

Population by Race and Hispanic Origin

Race	1990 Census	2000 Census	2000 Census Alone or Combined
White	1,727 (99%)	2,122 (98%)	2,129 (98%)
Black	10 (1%)	8 (0%)	11 (1%)
American Indian	4 (0%)	10 (0%)	14 (1%)
Asian	6 (0%)	4 (0%)	4 (0%)
Pacific Islander	1 (0%)	0 (0%)	0 (0%)
Other Race	5 (0%)	9 (0%)	10 (0%)
Multi-Racial	n/a	7 (0%)	n/a
Total Population	1,753	2,160	2,168¹
Hispanic Origin	18 (1%)	32 (1%)	n/a
Not of Hispanic Origin	1,735 (99%)	2,128 (99%)	n/a

¹ - 2000 total here will exceed total population as those persons marking more than one race are counted in each race category they marked.

Population Age 25 or Older by Education

Highest Level of Educational Attainment	1990 Census	2000 Census
Did Not Graduate High School	137 (13%)	192 (14%)
Graduated High School	356 (33%)	459 (33%)
Some College, No Degree	257 (24%)	347 (25%)
Associate Degree	90 (8%)	84 (6%)
Bachelor's Degree	145 (13%)	209 (15%)
Graduate or Professional Degree	96 (9%)	83 (6%)
Total Population Age 25 or Older ²	1,081	1,432

2 - The 100% count of total population age 25 or older shown here may not equal the sum of the sample data.

Births by Race of Mother			
Race of Mother	Annual Average 1992-1996	Annual Average 1997-2001	2002
White	34 (94%)	38 (97%)	36 (95%)
Black	0 (0%)	0 (0%)	0 (0%)
American Indian	0 (0%)	0 (0%)	0 (0%)
Asian or Pacific Islander	0 (0%)	0 (0%)	0 (0%)
Other or Unknown	2 (6%)	1 (3%)	2 (5%)
Total Births	36	39	38

Deaths by Race			
Race	Annual Average 1992-1996	Annual Average 1997-2001	2002
White	16 (100%)	15 (100%)	19 (100%)
Black	0 (0%)	0 (0%)	0 (0%)
American Indian	0 (0%)	0 (0%)	0 (0%)
Asian or Pacific Islander	0 (0%)	0 (0%)	0 (0%)
Other or Unknown	0 (0%)	0 (0%)	0 (0%)
Total Deaths	16	15	19

Households by Type			
Households	1990 Forecast	2000 Forecast	2030 Forecast
With Children	266 (41%)	322 (36%)	541 (33%)
Without Children	380 (59%)	580 (64%)	1,099 (67%)
Income Quartile 1 - Low ³	123 (19%)	150 (17%)	194 (12%)
Income Quartile 2	202 (31%)	278 (31%)	322 (20%)
Income Quartile 3	183 (28%)	267 (30%)	562 (34%)
Income Quartile 4 - High	138 (21%)	207 (23%)	562 (34%)
Total Households	646	902	1,640

3 - Indicates the number of households in the community whose household income is within each household income quartile of Southeast Michigan.

Household Income		
Income Categories as Reported in Each Census	1990 Census	2000 Census
Less than \$10,000	52 (8%)	50 (6%)
\$10,000 to \$14,999	50 (8%)	47 (5%)
\$15,000 to \$24,999	105 (16%)	120 (14%)
\$25,000 to \$34,999	121 (19%)	104 (12%)
\$35,000 to \$49,999	128 (20%)	140 (16%)
\$50,000 to \$74,999	137 (21%)	186 (21%)
\$75,000 to \$99,999	37 (6%)	94 (11%)
\$100,000 to \$149,999	10 (2%)	91 (10%)
\$150,000 or more	6 (1%)	40 (5%)
Total Households ⁴	651	900
Median Household Income (In 1999 Dollars)	\$ 46,205	\$ 46,974
Households in Poverty	30 (5%)	51 (6%)
Persons in Poverty	65 (4%)	111 (5%)

4 - The 100% count of total households shown here may not equal the sum of the sample data.

Housing Tenure		
Tenure	1990 Census	2000 Census
Owner Occupied Units	464 (69%)	646 (68%)
Median Housing Value (In 2000 dollars)	\$ 95,854	\$ 140,900
Renter Occupied Units	187 (28%)	254 (27%)
Median Contract Rent (In 2000 Dollars)	\$ 576	\$ 533
Vacant Units	24 (4%)	49 (5%)
Total Housing Units	675	949

Housing Units by Structure Type		
Structure Type	1990 Census	2000 Census
One-Family Detached	500 (74%)	528 (57%)
One-Family Attached	9 (1%)	51 (5%)
Two-Family / Duplex	53 (8%)	69 (7%)
Multi-Unit Apartments	99 (15%)	175 (19%)
Mobile Homes	4 (1%)	110 (12%)
Other Units	10 (1%)	0 (0%)
Total Housing Units	675	949 ⁵

5 - The 100% count of 2000 total housing units shown here may not equal the sum of the 2000 sample data.

Residential Building Permits				
Structure Type	Annual Average 1994-1998	Annual Average 1999-2003	2004	2005
Single Family / Detached Condo	3	9	15	1
Townhouse / Attached Condo	1	4	3	0
Two-Family / Duplex	0	0	0	0
Multi-Family / Apartments	2	0	0	0
Total New Units	6	13	18	1
Total Units Demolished	0	0	0	0
Net Total	6	13	18	1

Current Employment Estimates by Industrial Class ⁶				
Industrial Class	1999	2000	2001	2002
Agriculture, Mining, and Natural Resources	0 (0%)	0 (0%)	0 (0%)	0 (0%)
Manufacturing	1,409 (71%)	837 (60%)	837 (61%)	716 (57%)
Transportation, Communication, and Utility	n/a	n/a	n/a	n/a
Wholesale Trade	n/a	n/a	n/a	n/a
Retail Trade	222 (11%)	198 (14%)	179 (13%)	176 (14%)
Finance, Insurance, and Real Estate	23 (1%)	21 (2%)	14 (1%)	14 (1%)
Services	n/a	n/a	n/a	n/a
Public Administration	n/a	n/a	n/a	n/a
Total Employment	1,971	1,397	1,366	1,253

6 - The data represents employment covered by unemployment insurance programs. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)

Employment by Industrial Class ⁷			
Industrial Class	1990 Forecast	2000 Forecast	2030 Forecast
Agriculture, Mining, and Natural Resources	14 (1%)	15 (1%)	5 (0%)
Manufacturing	567 (45%)	1,186 (56%)	1,682 (54%)
Transportation, Communication, and Utility	n/a	n/a	n/a
Wholesale Trade	n/a	n/a	n/a
Retail Trade	262 (21%)	406 (19%)	610 (20%)
Finance, Insurance, and Real Estate	38 (3%)	51 (2%)	132 (4%)
Services	347 (28%)	373 (18%)	521 (17%)

Public Administration	8 (1%)	45 (2%)	54 (2%)
Total Employment	1,260	2,104	3,110

7 - The data represents all (covered and non-covered) employment. "n/a" indicates data blocked due to confidentiality concerns of ES-202 files. [Click here for a detailed description of the difference between Current Employment Estimates and Forecast Employment.](#)

Vehicles Available Per Household		
Number of Vehicles Available	1990 Census	2000 Census
None	15 (2%)	52 (6%)
One	203 (31%)	273 (31%)
Two	290 (45%)	393 (45%)
Three or More	143 (22%)	165 (19%)
Total Households ⁸	651	900

8 - The 100% count of total households shown here may not equal the sum of the sample data.

Commuting to Work		
Means of Transportation to Work	1990 Census	2000 Census
Drove Alone	687 (80%)	895 (87%)
Carpool or Vanpool	115 (13%)	84 (8%)
Public Transportation	0 (0%)	0 (0%)
Walked to Work	19 (2%)	28 (3%)
Other Means	6 (1%)	0 (0%)
Worked at Home	29 (3%)	20 (2%)
Total Workers Age 16 or Older	856	1,027
Mean Travel Time to Work (In Minutes)	25	28

Land Use / Land Cover (View Detailed Land Use Summary)		
Land Use Type	1990 Acres	2000 Acres
Single-Family ⁹	391 (29%)	426 (32%)
Multiple-Family	5 (0%)	10 (1%)
Commercial and Office	18 (1%)	22 (2%)
Institutional	75 (6%)	75 (6%)
Industrial	52 (4%)	68 (5%)
Transportation, Communication, and Utility	3 (0%)	4 (0%)
Cultural, Outdoor Recreation, and Cemetery	14 (1%)	13 (1%)
Active Agriculture	163 (12%)	100 (7%)
Grassland and Shrub	273 (21%)	281 (21%)
Woodland and Wetland	266 (20%)	232 (17%)
Extractive and Barren	0 (0%)	0 (0%)
Water	68 (5%)	68 (5%)
Under Development ¹⁰	0 (0%)	31 (2%)

Total Acres ¹¹

1,329

1,329

9 - Single-Family land use: areas of single-family houses, and also includes manufactured housing, farmsteads, and portions of developing single-family residential.

10 - Under Development: includes two types of areas, 1. The acreage not built on in areas where new residential construction is partially completed, and 2. Areas where ground breaking has occurred and no land use type could be determined.

11 - 1990 and 2000 total acres may not be the same due to rounding errors and precision differences between 1990 and 2000 GIS layers.

Residential Density (Units per Acre)

Density Type	1990	2000	1990-2000 Increment ¹²
Single-Family Land Use	1.44	1.65	4.05
Gross Residential Density	1.70	2.14	6.62

12 - 1990-2000 Increment: The density of housing units built 1990-2000, that is, the number of housing units built divided by the area of residential land added 1990-2000. Increment values are not shown for categories in which acreage and/or units decreased, or in which acreage changed by less than 10 acres.

Summary of Development Changes (in Acres)

Development Status	1990	2000	1990-2000 Change
Undeveloped	769	711	-58 (-7.5%)
Developed	560	617	57 (10.2%)
Residential	397	435	38 (9.6%)
Nonresidential	163	182	19 (11.7%)
Percent Developed	42.0	46.4	4.4 (10.5%)

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