



# ANN ARBOR

## Residential Profile

Located in southeast Michigan, Ann Arbor is known for its historic neighborhoods, renowned colleges and universities, ample recreation opportunities, and bustling business and commercial districts. The City regularly receives national accolades for being one of the best places to live and work in the United States.

Neighborhoods in Ann Arbor range from densely urban cores to suburban enclaves to rural villages. Diversity defines not only the City's housing options but also its residents, reflected in the wide array of community resources, restaurants, and cultural events for which the city is known.

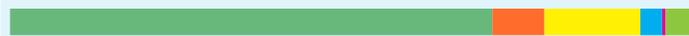
### DEMOGRAPHICS

#### Population

Resident Population (2013)	117,532
Households (2013)	49,177
Average Household Size (2013)	2.15
Median Household Income (2010)	\$52,625
Over 25 with a B.A. Degree or Higher (2010)	71%
Median Age (2010)	28

#### Racial Diversity (2010)

	Percent (%)
White	70.4
Black	7.6
Asian	14.3
Multi-Racial	3.2
Other	0.5
Hispanic	4.1



17.3% of Ann Arbor's population is foreign born and hail from the following places:

#### International Diversity (2010)

	Percent (%)
Europe	18.4
East Asia	38.7
South Asia	20.3
West Asia	4.6
Africa	5.2
Oceania	0.5
Caribbean, Central & South America	7.2
North America	5.1



The increase in total households in Ann Arbor is being driven by the formation of non-family households who often seek higher density, urban housing.

#### Household Types (2010)

	Number	Percent (%)
Two or More Persons Without Children	20,018	43
Live alone, 65+	3,695	7
Live alone, under 65	13,901	30
With children	9,446	20

### NEIGHBORHOODS

#### Quick Facts

- There are nearly 100 registered residential associations.
- Over 2,700 residents representing 31 neighborhoods subscribe to the social networking service, *Nextdoor*, reflecting the City's culture of building community engagement and connectivity.
- Neighborhood boundaries, although fluid, are often organized around a local school, historic district, or commercial center.
- Almost all neighborhoods are within walking distance to one of the city's 157 parks covering 2,095 acres.

### HOUSING

#### Housing Tenure and Value (2010)

Owner Occupied	42%
Renter Occupied	52%
Median Housing Value	\$240,400
Median Rent	\$946/mo

By 2016, the projected apartment effective monthly rent will rise by 16% to approximately \$1,061.

#### Housing Construction

Residential Units Constructed since 2000	3,100
Median Construction Value for Single Family Homes (2011)	\$226,135
Residential Permits Issued Between 2007-2011	285

In Ann Arbor, the average age of housing is 48 year old, and 12% of housing in was constructed after 2000.

#### Housing Type (2010)

	Units	Percent (%)
Single Family Detached	20,416	40.9
Duplex	2,535	5.1
Townhouse / Attached Condo	4,779	9.6
Multi-Unit Apartment	22,043	44.2
Mobile / Manufactured Housing	98	0.2



#### Housing, Employment & Transportation Efficiency

Housing Affordability Index (Housing Cost as a Percent of Income)	26.07%
Housing + Transportation Index	47.12%
Residential Density	3.71 HH/res. acre
Employment Access Index	35,145 jobs/sq.mi.
Transit Connectivity Index	21,832 rides/week
Transit Ridership Percent of Workers	8.95%
Average Number of Cars per Household	1.6

Over 40,140 workers (69.2% of residents) work in Ann Arbor, making up 43.5% of the 120,588 daily employees.

### EDUCATION

Two of Ann Arbor's high schools are nationally ranked, and one, Community High School, is nationally recognized.

#### Schools

- There are 22 elementary schools, 6 middle schools, 6 high schools, and 2 universities, meaning nearly every neighborhood is home to a local, walkable school.
- In 2013, *Forbes* ranked the University of Michigan "Top Public Colleges" #5 and "World's Top Universities" #22.
- The strong public schools and the influential presence of university culture makes Ann Arbor one of the "Most Educated Cities," and one of the "Great Cities for Raising Families."



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## SENIOR HOUSING

Senior Housing - Independent Living	11 Complexes
Senior Housing - Assisted Living	14 Complexes

### Resources

- *Housing Bureau for Seniors*: a part of the University of Michigan, this organization helps people 55 and older find answers about housing and care options in the area.
- *Area Agency on Aging*: this nonprofit is dedicated to enhancing the daily life of people 60 and over by offering care services and developing new programs to address unmet needs in the community.
- *Washtenaw County Office of Economic and Community Development Senior Nutrition Program*: this program delivers meals to seniors who are unable to leave their homes.

## AFFORDABLE & SUBSIDIZED HOUSING

Affordable Housing and Apartment Complexes	15+
Rental Housing Properties Accepting Section 8 Vouchers	40+
Avalon Affordable Residential Apartment Units	260

### Resources

- *Ann Arbor Housing Commission*: provides desirable subsidized and public housing and support services to low-income individuals.
- *Avalon Housing*: this nonprofit owns and operates 260 housing units scattered at 20 sites throughout Ann Arbor as permanent rental housing for low-income individuals.
- *Ann Arbor Center for Independent Living*: this advocacy center provides services to individuals with disabilities.

## TRANSPORTATION

### Getting Around Ann Arbor

- The City contains 37 miles of bike lanes with plans to build up to 76 total miles.
- The AATA, which has over 1,500 stops throughout Washtenaw County, is working to achieve their goal of providing transit within 1/4 mile of all residents. This is already a reality downtown.
- A-Ride provides demand-responsive public transportation service for individuals with disabilities and the elderly.
- University of Michigan Blue Buses are free for all riders.
- There are over 20 taxi cab service providers in the City.
- Zipcar, the national car-sharing service, offers multiple car pick-up and drop-off locations across the City.



### Getting To and From Ann Arbor

- The AirRide Bus offers 12 round trips daily to and from the Detroit Metro Airport.
- An Amtrak train station and Greyhound and Megabus stations are all located in or next to downtown Ann Arbor.

## DOWNTOWN HOUSING

*In 2009, Ann Arbor revised its downtown zoning to increase density, mixed use development walkability and transit options, all while preserving the city's character.*

Downtown Residential Units Built post-2000	1585
Corresponding Bedroom Creation	2919
Downtown Residential Units Built post-2009	574
Corresponding Bedroom Creation	1306
Average Number of Bedrooms per Unit	1.8
Downtown Residential Developments post-2009	6

## GREENING RENTAL HOUSING

*In 2012, the City received a grant to increase energy efficiency in rental housing units as part of the HUD Sustainable Communities Challenge Grant.*

### Project Elements

- This three-year project aims to increase energy efficiency by targeting student and low income renters and landlords, who have less incentive to invest in energy efficiency.
- The project brings together several partners, including University of Michigan, Eastern Michigan University, Washtenaw County, and the City of Ypsilanti.
- Outreach strategies include:
  - Educating the public about energy efficiency
  - Voluntary, market-based and policy approaches that spur efficiency investments in the rental housing market
  - Incentives to property owners to increase energy efficiency in their units.
- The project has the potential to lower energy consumption, greatly reduce emissions, improve energy efficiency, and increase the City's economic competitiveness by keeping more money in the local economy and improving housing affordability.

## LIVING IN ANN ARBOR

*Ann Arbor offers a bounty of things to do, from annual events, night life, unique restaurants, and recreation.*

### A Sampling of Annual Events

- *African American Downtown Ann Arbor Festival*: This celebration of African American contributions to the City features food, art, and entertainment.
- *Ann Arbor Art Fair*: This nationally-recognized, award-winning collection of four simultaneous art fairs transforms the City into a massive outdoor art gallery with over 1,000 artists from around the country and attracts half a million visitors annually.
- *Ann Arbor Folk Festival*: For over 30 years, folk musicians and fans have been coming to Ann Arbor to enjoy this gathering of acoustic jazz, folk, bluegrass and singer/songwriter musicians
- *Ann Arbor Restaurant Week*: Twice a year, diners enjoy meals at reduced prices at Ann Arbor's best restaurants, allowing residents to explore the City's dining scene.
- *Ann Arbor Summer Festival*: This three week festival offers theatre, dance, music and comedy performances that cater to audiences of all ages.

For more information about Ann Arbor, see any of the following websites: SEMCOG Data and Maps / Ann Arbor SPARK / Ann Arbor DDA / City of Ann Arbor / Ann Arbor Public Schools / Visit Ann Arbor / A2Y Regional Chamber / H + T Affordability Index / Social Explorer Census Maps / Ann Arbor Housing Commission / Ann Arbor CIL / Housing Bureau for Seniors / Ann Arbor Parks and Recreation / Area Agency on Aging / Ann Arbor Area Transit Authority