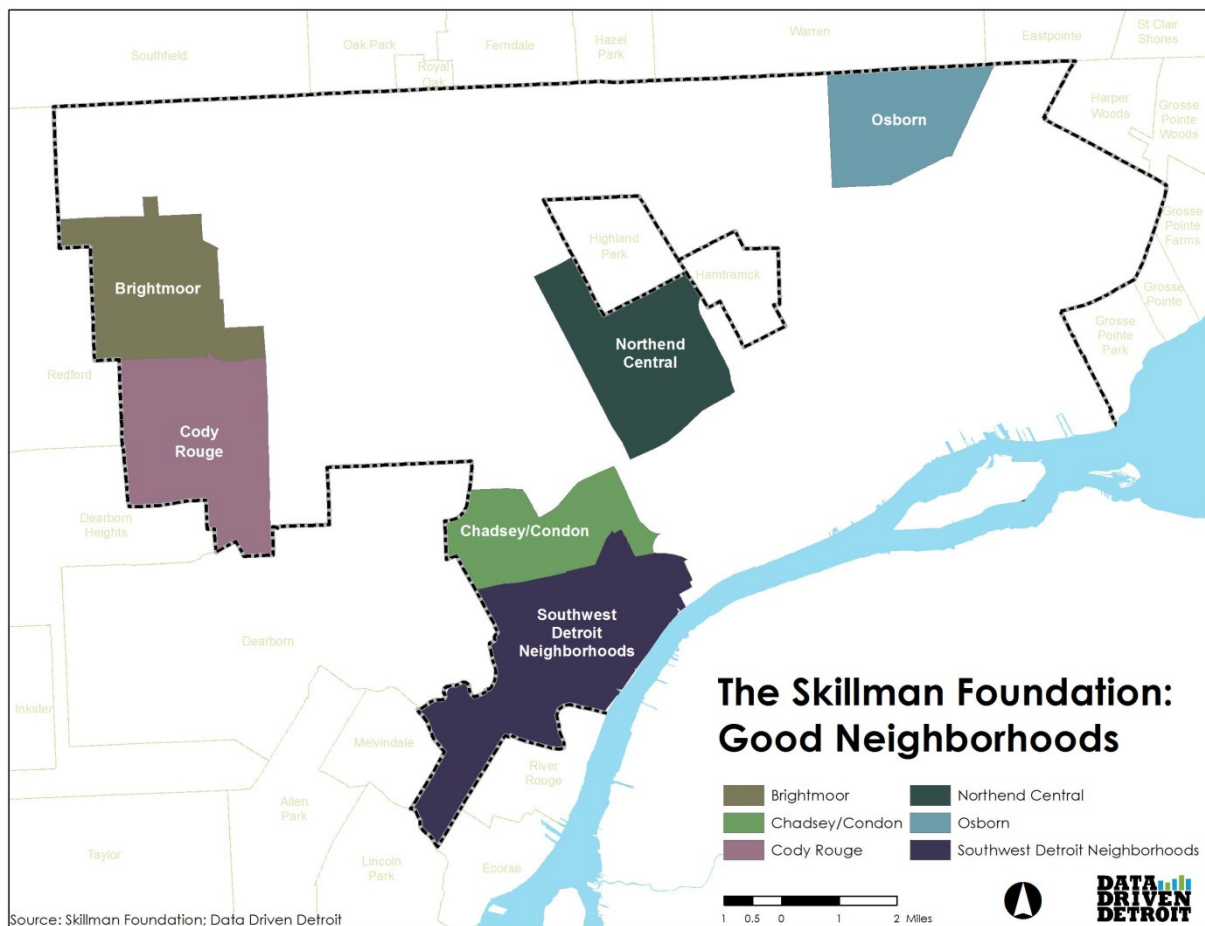


## Cody Rouge Neighborhood Profile

The Cody Rouge neighborhood is home to 36,849 residents on the western edge of Detroit. It is bordered on the East by the Southfield Freeway and on the West by the western city limits of Detroit, shared with Redford Township to the west. The Northern border is Fullerton Street and I-96, while the southern city limits of Detroit, adjoining the City of Dearborn, serve as the community's boundary to the South. Cody Rouge is home to an estimated 12,183 children and youth (0 to 18 years of age).

**Figure 1. Reference Map of Skillman Neighborhoods\***



\*A detailed street map of the Cody Rouge neighborhood is provided at the end of the narrative profile.

## General Population Trends – Age, Race/Ethnicity and Household Structure

The 2010 population of 36,849 represented a 17.9 percent decrease over 2000's total of 44,894. This was seven percentage points lower than the 25 percent loss experienced by the City of Detroit. The population of children and youth experienced a slightly higher rate of loss than the population as a whole. The area lost 3,111 children and

youth over the decade, representing 20.3 percent of their 2000 total. Such a trend mirrored that of the city (though at a much reduced rate), which experienced a higher rate of loss for its 0 to 18 years population than for the general population, 33.9 and 25.0 percent, respectively. An analysis of the data makes it quite clear that families, both married couple and single parent, with school-age children (particularly 5 to 14 years of age) lead the exodus from Detroit over the decade. The family dynamics in Cody Rouge played out such that single-parent families with children decreased at lower rates than households in general (10 percent vs. 19.1 percent), while the number of married-couple families with children decreased by almost half (48.9 percent). The share of married couple families with children decreased in the neighborhood from 17.4 to 11.8 percent. Married couple families as a whole, with or without children, decreased in share from 33.0 to 24.9 percent.

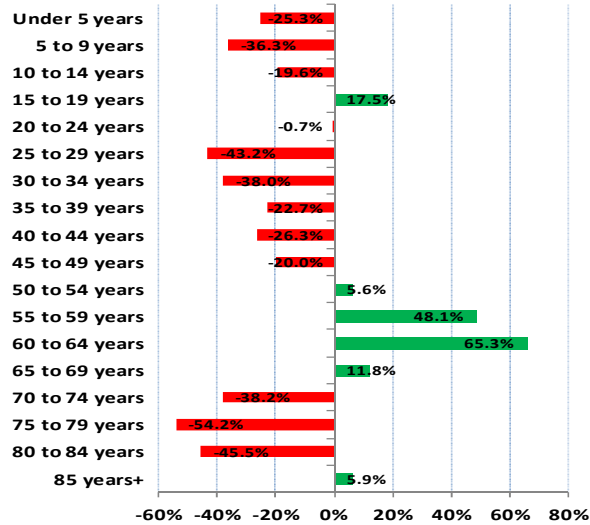
A more detailed picture of the area's changing age structure can be seen in Figure 2. While the total population 0 to 18 years of age fell by 20.3 percent, it is clear that the lowest two age cohorts experienced even higher rates of loss. While the city as a whole has experienced a huge decline in births (down by over 55 percent citywide since 1990), due to a combination of lower birth rates and fewer women in their child-bearing years, Cody Rouge's decrease has not been as great, resulting in a 25.3 percent drop in the population under 5 years. The movement out of Detroit by parents, particularly married couples in Cody Rouge, of children entering school resulted in a loss of more than a third (36.3percent) of children 5 to 9 years of age. The loss in the 10 to 14 years age cohort, 19.6 percent, was slightly less than the overall rate for youth. The only stability in the lower ages was in the 15 to 19 years of age group. The city, due to high birth rates in the early 1990s<sup>1</sup>, has experienced a population bubble in the high school years. Such a bubble accounts for the significant 17.5 percent gain. In fact, this was the last cohort to gain population in Cody Rouge until we reach 50 years of age.

An analysis beyond the age of 18 years shows that the only age groups to grow in Cody Rouge were the baby boomer cohorts and the very elderly, 85 years and over.

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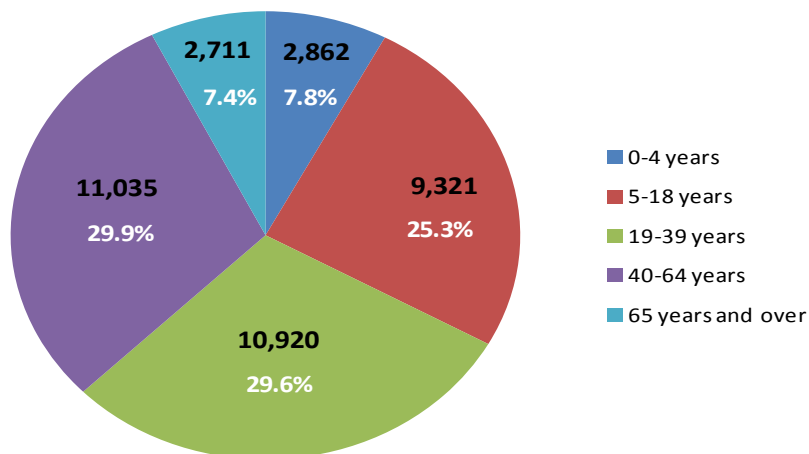
<sup>1</sup> The City of Detroit averaged 22,349 births annually between 1990 and 1993. During the most recent 4-year span, 2007-2010, annual births averaged 11,532. Table 2 includes only the births for which geocoding and characteristics were available. A total of 10,800 of Detroit's birth total of 10,970 met these criteria.

**Figure 2. Population Change in Cody Rouge by 5-Year Age Group, 2000 - 2010**



The 2010 age distribution of Cody Rouge is provided in Figure 3. The age groupings separate the population less than five years of age from the 5 to 18 year population. The 'working age' population is divided into two groups, 19 to 39 years and 40 to 64 years. The final category is the senior population, 65 years and over.

**Figure 3. Population Distribution by Age in the Cody Rouge Neighborhood in 2010**



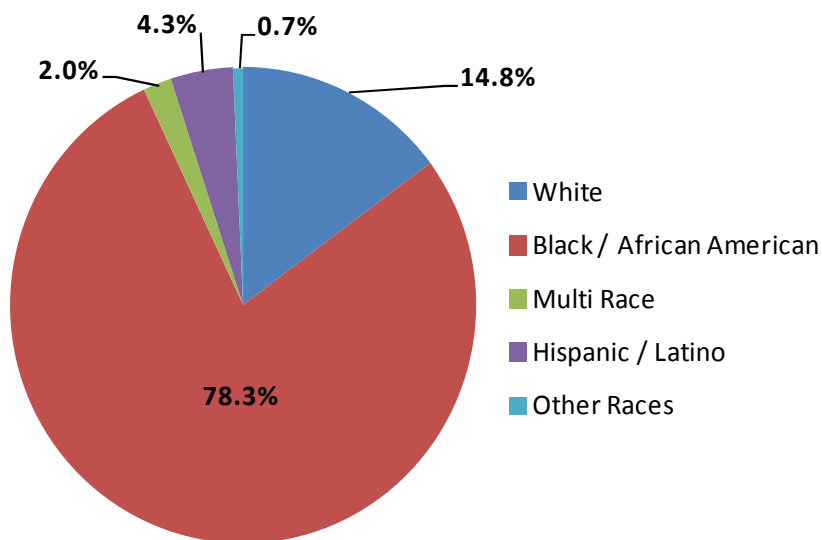
Though Cody Rouge has experienced a large outflow of whites over the decade, it has maintained a relatively diverse population. African Americans represent 78.3 percent of the population, followed by whites at 14.8 percent. The community is 2.0 percent Multiracial, and 4.3 percent Hispanic/Latino (Figure 4). The remaining 0.8 percent is

comprised of Native Americans, Asians and Pacific Islanders and Other, non-specified races<sup>2</sup>.

The major change in the racial/ethnic composition of the community was the decrease in white share from 27.3 to 14.8 percent, and the increase in the share of African Americans from 64.6 to 78.3 percent. Native Americans, Asians and mixed race individuals decreased at a rate higher than the neighborhood average. The Asian population dropped by almost 80 percent, from 443 to 90.

Family and nonfamily households in the Cody Rouge neighborhood decreased at the same rate of 19.1 percent over the decade. This trend was unlike that of the city as a whole, where the loss of family households was much greater than that of nonfamily households, 25.4 vs. 9.7 percent, respectively. The result was no change in the overall distribution, with family households accounting for 69 percent of the total and nonfamily households accounting for 31 percent.

**Figure 4. Racial/Ethnic Composition of the Cody Rouge Neighborhood in 2010**



<sup>2</sup> The 2010 Census defines race and ethnicity as follows:

- **American Indian or Alaska Native** – A person having origins in any of the original people of North and South America (including Central America) and who maintains tribal affiliation or community attachment
- **Asian** – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- **Black or African American** – A person having origins in any of the black racial groups of Africa
- **Native Hawaiian or Other Pacific Islander** – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- **White** – A person having origins in any of the original peoples of Europe, the Middle East, or North Africa
- **Hispanic or Latino** – A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race

While family households, as a whole, decreased at the same rate as households in general, there were wide differences by family type. Married couple (husband-wife) families decreased at the highest rate of all household types, down 39.0 percent. Single female-headed families decreased by 0.9 percent in total, while single male-headed families decreased by 1.0 percent. Single person households decreased by 18.0 percent, which nonfamily households of two or more persons dropped by 24.1 percent. The major impact of these changes was that husband-wife families decreased their share of households from 33.0 to 24.9 percent, while female-headed families increased their share from 29.2 to 35.8 percent.

The second half of Table 1 looks specifically at households with children and youth. Here we see the trends reported for total households slightly magnified. Their overall decrease was slightly higher than that of total households, 24.2 vs. 19.1 percent. This fact supports the earlier finding of slightly higher loss for the under 18 years population than the general population in Cody Rouge. Married couples with children decreased at a rate of 46.1 percent and represented only 29.5 percent of all households with children. Single female-headed families with children dropped by only 7.9 percent, resulting in an increase in share from 48.7 to 59.2 percent of all Cody Rouge families with children. Single male-headed families experienced a similar rate of decrease over the decade, 8.4 percent, resulting in a rise in their share of the total households with children from 8.7 to 10.5 percent.

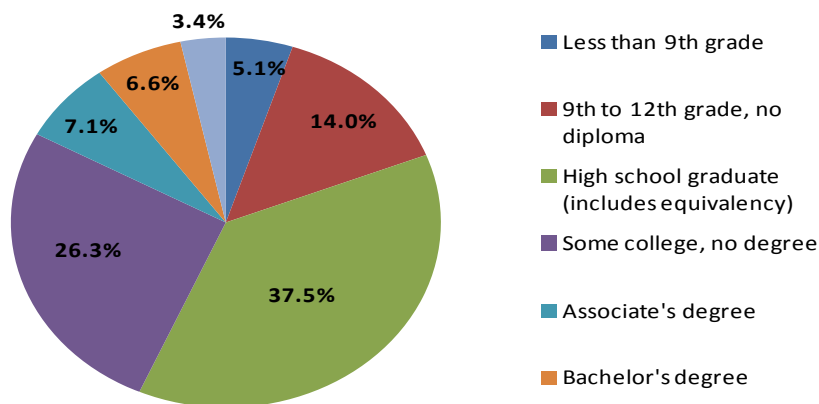
**Table 1. Household Structure and Living Arrangements of Children and Youth in the Cody Rouge Neighborhood in 2010**

	2000	2010	%		2000	2010	%
	Number		Change		Percent		Change
Total households	16,121	13,042	-19.1%		100.0%	100.0%	
Family households	11,118	8,993	-19.1%		69.0%	69.0%	0.0%
Husband-wife family	5,314	3,244	-39.0%		33.0%	24.9%	-24.5%
Male householder, no wife present	1,090	1,079	-1.0%		6.8%	8.3%	22.4%
Female householder, no husband present	4,714	4,670	-0.9%		29.2%	35.8%	22.5%
Nonfamily households	5,003	4,049	-19.1%		31.0%	31.0%	0.0%
Householder living alone	4,144	3,397	-18.0%		25.7%	26.0%	1.3%
Householder not living alone	859	652	-24.1%		5.3%	5.0%	-6.2%
Households with one or more under 18 years	7,306	5,540	-24.2%		45.3%	42.5%	-6.3%
Family households	7,225	5,494	-24.0%		98.9%	99.2%	0.3%
Husband-wife family	3,031	1,634	-46.1%		41.5%	29.5%	-28.9%
Male householder, no wife present	634	581	-8.4%		8.7%	10.5%	20.9%
Female householder, no husband present	3,560	3,279	-7.9%		48.7%	59.2%	21.5%
Nonfamily households	81	46	-43.2%		1.1%	0.8%	-25.1%

## Socioeconomic Trends - Educational Attainment, Income and Poverty

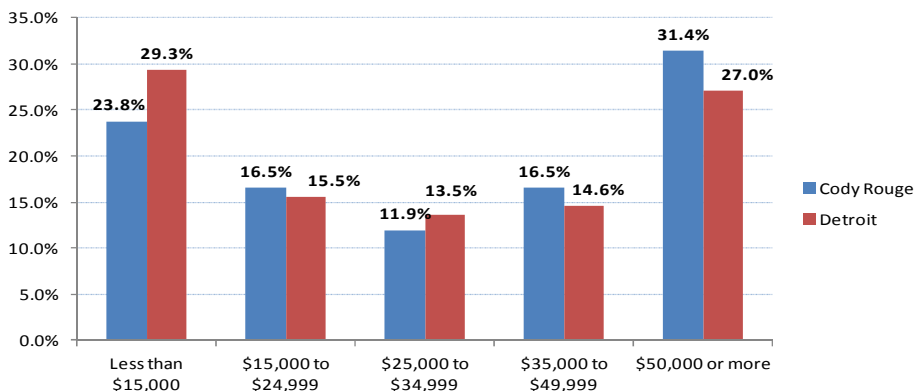
The Census Bureau's American Community Survey collects data on the educational attainment of the population 25 years and over. Due to the annual sample size, data at the neighborhood must be aggregated over a five-year period to produce statistically reliable estimates. The latest data from the 2006-10 period were released in February 2012 and reproduced in Figure 5. The share of residents without a high school diploma, 19.9 percent, is the lowest among the six Skillman neighborhoods and less than the city average of 23.2 percent. More than one quarter of residents, 26.3 percent, responded that they had completed some college but had not attained a degree. This was also higher than the city average of 24.7 percent.

**Figure 5. Educational Attainment in the Cody Rouge Neighborhood, 2006-2010**



The income distribution for households in the Cody Rouge neighborhood tended to trend somewhat higher than the city's overall distribution. Figure 6 shows that its share of households with income less than \$15,000 was 5.5 percentage points less than the city average, while its share of households with incomes more than \$50,000 was 4.4 percentage points greater. The difference between the two for the categories between these extremes was less than 2 percentage points.

**Figure 6. Household Income Distribution in Cody Rouge and Detroit, 2006-2010**



As a result of this higher household income distribution, the poverty rates in Cody Rouge, for children overall and for children less than 6 years of age, were not only less than the citywide averages but also the lowest of any of the six Skillman neighborhoods.

### **Housing Characteristics – Occupancy, Tenure and Cost**

The total number of housing units in Cody Rouge decreased at a rate much lower than that of the population. The 16,669 housing units in 2010 represented a decrease of 2.3 percent from the 2000 total of 17,056. The reason for the gap between housing and population decreases was the large increase in vacant housing units. Vacancies almost quadrupled over the ten year period, rising from 935 to 3,627. The overall vacancy rate rose from 5.5 to 21.8 percent, just under the citywide average of 22.8 percent. Such high vacancy rates put a great deal of pressure on a community's stability.

The occupied housing stock experienced a significant shift from owner occupancy to renter occupancy. The number of owner-occupied units dropped by 30.8 percent, while renter-occupied units increased by 6.9 percent. The result was a community owner occupancy rate that decreased from 69.0 to 59.0 percent. This was still higher than the Detroit average of 51 percent.

Housing affordability is a critical factor in understanding the stability of a neighborhood. The rule of thumb is that housing costs should not consume more than 30 percent of a household's gross income to be considered affordable. When the costs consume greater shares there is less available to cover the other costs of daily living. Data from the 2006-10 American Community Survey show that 43.0 percent of owners and 68.0 percent of renters are over the 30 percent limit. These are both on par with city averages, though the renter rate is 2.3 percentage points higher and second highest among the six Skillman neighborhoods.

**Table 2. Summary Table of 2010 Demographic and Housing Data for the Cody Rouge Neighborhood (Part 1)**

Data Category	Cody Rouge	Detroit
<b>Health</b>		
<b>Total Births</b>	<b>556</b>	<b>10,314</b>
<i>Percent of all births by mother's age in 2011</i>		
10-19	14.9%	17.2%
20-24	35.8%	34.6%
25 and over	49.3%	48.2%
<i>Percent of births to teens in 2011...</i>		
Where baby has a low, or very low, birth weight	8.4%	13.4%
Where prenatal care was inadequate	16.9%	21.1%
To an unmarried mother	100.0%	97.6%
To a mother who did not graduate high school	56.6%	57.7%
<i>Percent of total births in 2011...</i>		
Where baby has a low, or very low, birth weight	12.8%	13.1%
Where prenatal care was inadequate	13.1%	16.7%
To an unmarried mother	80.6%	80.3%
To a mother who did not graduate high school	31.1%	32.2%
<b>Housing</b>		
Percent of all housing units which are vacant	21.8%	22.8%
Percent of all residential lots which are vacant land	10.5%	26.9%
Percent of all occupied housing units owner-occupied	59.0%	51.1%
Percent of all housing units built before 1950	46.8%	62.2%
Percent of renters paying 30 percent or more of monthly income towards rent	68.0%	65.7%
Percent of owners paying 30 percent or more of monthly income towards housing costs	43.0%	44.8%
<b>Economic Security</b>		
Percent of people 20 to 64 who are unemployed	14.0%	15.1%
Percent of people 20 to 64 not working	38.9%	48.0%
Average household income (in 2010 dollars)	\$42,588	\$39,838
<i>Household income by category</i>		
Percent with income less than \$15,000	23.8%	29.3%
Percent with income \$15,000 to \$24,999	16.5%	15.5%
Percent with income \$25,000 to \$34,999	11.9%	13.5%
Percent with income \$35,000 to \$49,999	16.5%	14.6%
Percent with income greater than \$50,000	31.4%	27.0%
Percent of children less than 6 in poverty	40.5%	50.3%
Percent of children less than 18 in poverty	39.3%	47.7%
<b>Vehicle Ownership and Transportation</b>		
Percent of households with no access to a vehicle	14.5%	21.5%
Average travel time to work (minutes)	25.3	26
Percent of people who travel to work on public transportation	4.5%	7.9%
<b>Definitions</b>		
Low or Very low birthweight - Very low birthweight is less than 1,500 grams; low birthweight is 1,500 to 2,499 grams		
Inadequate prenatal care - According to the Kessner index, when no care is received or if care began during the 3rd trimester		
Unemployed - Population not working and actively looking for work in the past 4 weeks		
Not working - Population which is unemployed plus population which not working or looking for work		

**Table 2. Summary Table of 2010 Demographic and Housing Data for the Cody Rouge Neighborhood (Part 2)**

Data Category	Brightmoor	Detroit
<b>Health</b>		
<b>Total Births</b>	<b>544</b>	<b>10,800</b>
<i>Percent of all births by mother's age in 2009</i>		
10-19	21.1%	21.4%
20-24	32.4%	31.5%
25 and over	46.5%	47.1%
<i>Percent of births to teens in 2009...</i>		
Where baby has a low, or very low, birth weight	7.0%	10.1%
Where prenatal care was inadequate	18.8%	23.2%
To an unmarried mother	97.4%	96.9%
To a mother who did not graduate high school	55.3%	60.1%
<i>Percent of total births in 2009...</i>		
Where baby has a low, or very low, birth weight	9.4%	11.4%
Where prenatal care was inadequate	14.5%	18.4%
To an unmarried mother	79.0%	79.8%
To a mother who did not graduate high school	30.1%	36.0%
<b>Housing</b>		
Percent of all housing units which are vacant	21.8%	22.8%
Percent of all residential lots which are vacant land	10.5%	26.9%
Percent of all occupied housing units owner-occupied	59.0%	51.1%
Percent of all housing units built before 1950	46.8%	62.2%
Percent of renters paying 30 percent or more of monthly income towards rent	68.0%	65.7%
Percent of owners paying 30 percent or more of monthly income towards housing costs	43.0%	44.8%
<b>Economic Security</b>		
Percent of people 20 to 64 who are unemployed	14.0%	15.1%
Percent of people 20 to 64 not working	38.9%	48.0%
Average household income (in 2010 dollars)	\$42,588	\$39,838
<i>Household income by category</i>		
Percent with income less than \$15,000	23.8%	29.3%
Percent with income \$15,000 to \$24,999	16.5%	15.5%
Percent with income \$25,000 to \$34,999	11.9%	13.5%
Percent with income \$35,000 to \$49,999	16.5%	14.6%
Percent with income greater than \$50,000	31.4%	27.0%
Percent of children less than 6 in poverty	40.5%	50.3%
Percent of children less than 18 in poverty	39.3%	47.7%
<b>Vehicle Ownership and Transportation</b>		
Percent of households with no access to a vehicle	14.5%	21.5%
Average travel time to work (minutes)	25.3	26
Percent of people who travel to work on public transportation	4.5%	7.9%
<b>Definitions</b>		
Low or Very low birthweight - Very low birthweight is less than 1,500 grams; low birthweight is 1,500 to 2,499 grams		
Inadequate prenatal care - According to the Kessner index, when no care is received or if care began during the 3rd trimester		
Unemployed - Population not working and actively looking for work in the past 4 weeks		
Not working - Population which is unemployed plus population which not working or looking for work		

# Skillman Good Neighborhoods: Cody Rouge

