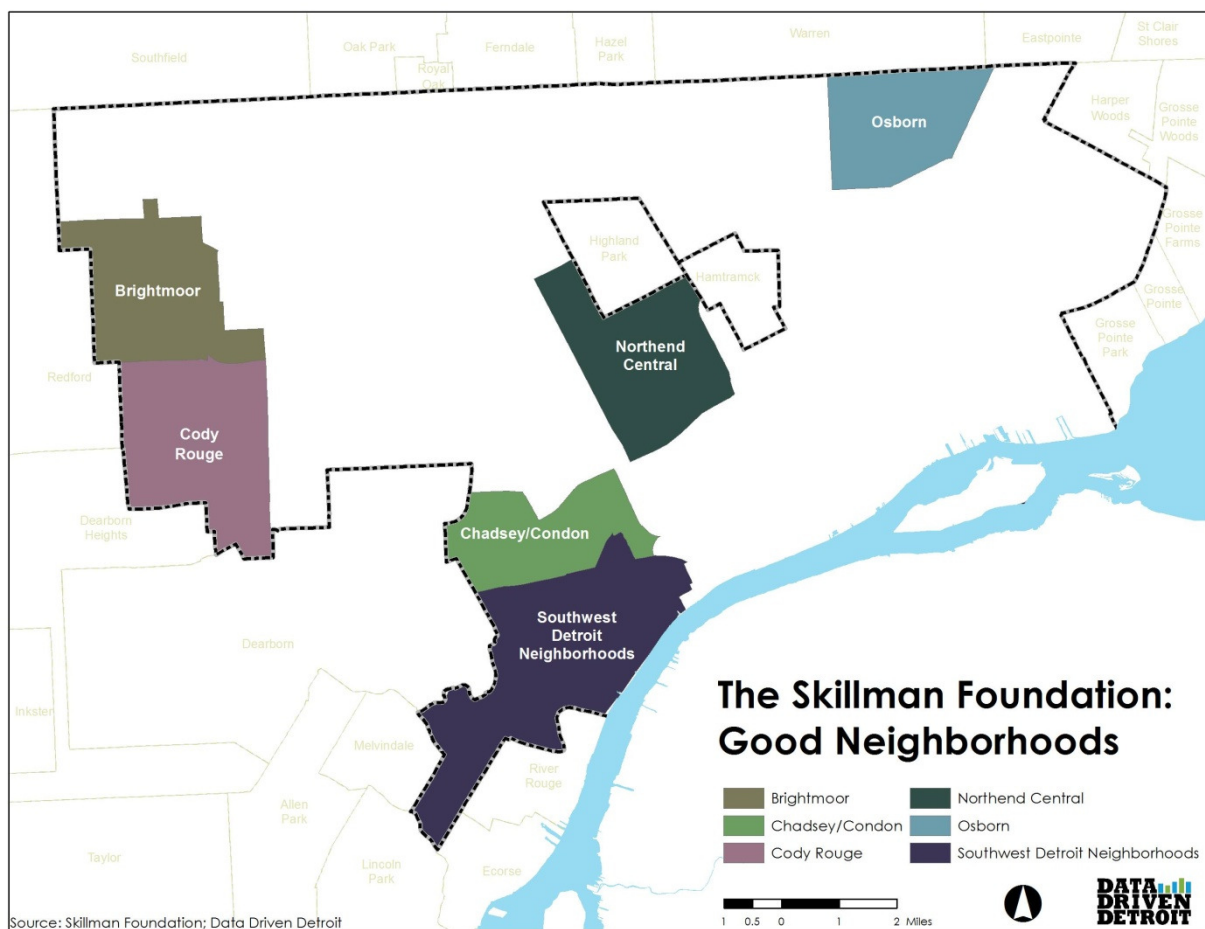# Northend Central Neighborhood Profile

The Northend Central neighborhood is home to 31,603 residents in central Detroit. It is bordered on the East by the Chrysler Freeway and Hamtramck along Greeley Street. It is bordered on the West by Linwood Ave. to W. Grand Blvd., then west to I-96. The Northern border is Oakman Blvd. to the west boundary of Highland Park city. It then follows the city limits south to the southern border and then east to I-75. The Southern border is the Edsel Ford Freeway (I-94). The New Center commercial district is contained within the neighborhood. Northend Central is situated just north of the Midtown District and Wayne State University. Further south is downtown Detroit. Northend Central is home to an estimated 7,817 children and youth (0 to 18 years).

Figure 1. Reference Map of Skillman Neighborhoods*

*A detailed street map of the Northend Central neighborhood is provided at the end of the narrative profile.

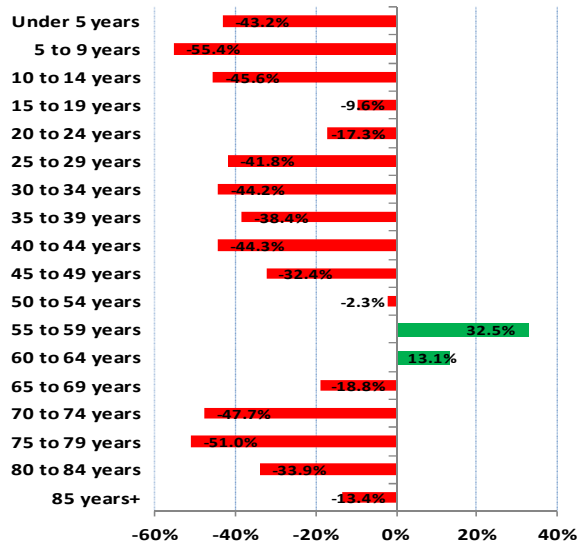**General Population Trends – Age, Race/Ethnicity and Household Structure**

The 2010 population of 31,603 represented a 31.3 percent decrease over 2000's total of 46,010. This was slightly higher than the 25 percent loss experienced by the City of Detroit. The population of children and youth experienced a significantly higher rate of loss than the population as a whole. The area lost 5,629 children and youth over the decade, representing 41.8 percent of their 2000 total. Such a trend mirrored that of the city (though at a slightly higher differential), 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 Northend Central played out such that single-parent families with children decreased at a rate one and one-half times that of households in general (39.9 percent vs. 23.0 percent), while the number of married-couple families with children decreased by almost half (47.5 percent). The share of married couple families with children, as a percent of total households, decreased in the neighborhood from 8.3 to 5.7 percent. Married couple families as a whole, with or without children, decreased in share from 16.6 to 13.8 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 41.8 percent, it is clear that the three lowest school-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, the trend over the last decade has had an even greater impact in Northend Central, as population under 5 years of age has decreased by 45.2 percent, compared to the city's loss of 34.2 percent. The movement out of Detroit by parents, particularly married couples in Northend Central, of children entering school resulted in a loss of more than half (55.4 percent) of children 5 to 9 years of age. The loss in the 10 to 14 years age cohort, 45.6 percent, was still higher 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[1], has experienced a population bubble in the high school years. Such a bubble accounts for the relatively small decrease of 9.6 percent. In fact, this was the smallest loss of any cohort in Northend Central until we reach the small loss for 50-54 year olds.

An analysis beyond the age of 18 years shows that the only age groups to grow in Northend Central were the baby boomer cohorts.
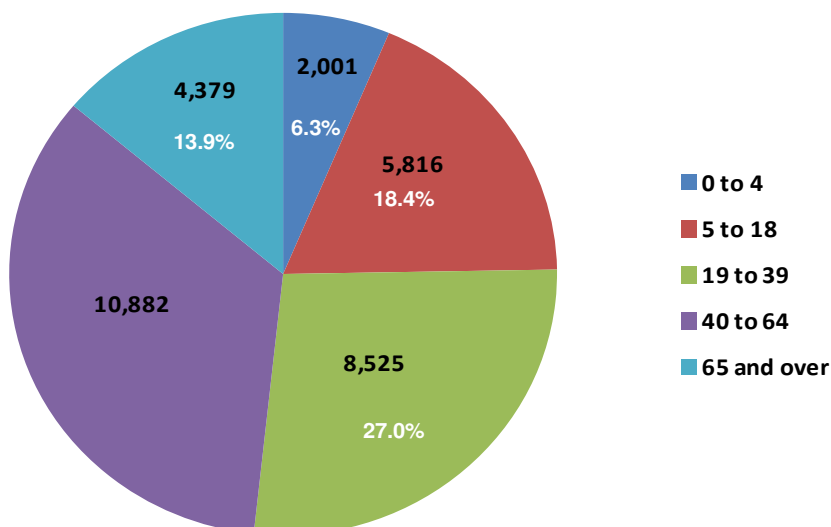
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[1] The City of Detroit averaged 22,349 births annually between 1990 and 1993. During the most recent 4-year span, 2007-2010, annual births averaged 11,532. Table 2 includes only the births for which geocoding and characteristics were available. A total of 10,800 of Detroit's birth total of 10,970 met these criteria.

Figure 2. Population Change in the Northend Central Neighborhood by 5-Year Age Group, 2000 - 2010

Age Group	Change
Under 5 years	-43.2%
5 to 9 years	-55.4%
10 to 14 years	-45.6%
15 to 19 years	-9.6%
20 to 24 years	-17.3%
25 to 29 years	-41.8%
30 to 34 years	-44.2%
35 to 39 years	-38.4%
40 to 44 years	-44.3%
45 to 49 years	-32.4%
50 to 54 years	-2.3%
55 to 59 years	32.5%
60 to 64 years	13.1%
65 to 69 years	-18.8%
70 to 74 years	-47.7%
75 to 79 years	-51.0%
80 to 84 years	-33.9%
85 years+	-13.4%

The 2010 age distribution of Northend Central 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.
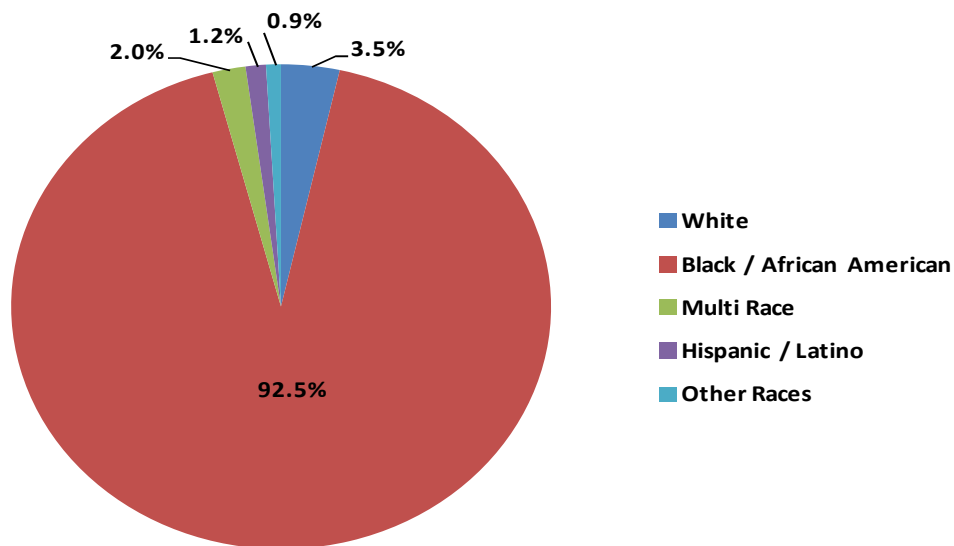
Figure 3. Population Distribution by Age in the Northend Central Neighborhood in 2010

Age	Population	Percent
0 to 4	2,001	6.3%
5 to 18	5,816	18.4%
19 to 39	8,525	27.0%
40 to 64	10,882	
65 and over	4,379	13.9%

While Northend Central has experienced population decreases cross all race/ethnic groups over the last decade, the largest percentage losses occurred among African

Americans and Asians. African Americans decreased both in number (32.0 percent) and share of the neighborhood's population - from 93.4 percent in 2000 to 92.5 percent in 2010. The second largest group was whites at 3.5 percent, down 29.0 percent in number, but increasing in share from 3.4 percent in 2000. The Asian population, accounting for 0.5 percent of the neighborhood's population, decreased in number from 280 to 159, a loss of 43.2 percent. The remainder of the community is 2.0 percent Multiracial and 1.2 percent Hispanic/Latino. The remaining 0.3 percent is comprised of Native Americans, Pacific Islanders and Other, non-specified races[2] (Figure 4).

Figure 4. Racial/Ethnic Composition of the Northend Central Neighborhood in 2010

While the number of Northend Central households decreased by 23.0 percent over the decade, the number of families decreased at a higher rate - 31.8 percent. The result was that family households were no longer the majority household type, accounting for 48.8 percent of the total. Married couple (husband-wife) families decreased at the highest rate of all household types, down 36.1 percent, closely followed by single female-headed families which decreased by 32.3 percent. Single person households

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[2] 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

experienced the smallest decrease, 10.8 percent, which resulted in their share of total Northend Central households rising from 38.4 to 44.5 percent in 2010.

The second half of Table 1 looks specifically at households with children and youth. Here we see the trends reported for total households magnified. Their overall decrease was significantly higher than that of total households, 39.7 vs. 23.0 percent. This fact supports the earlier finding of greater degrees of loss for the under 18 years of age population than the general population in Northend Central. Married couples with children decreased at a rate of 47.5 percent and represented only 20.8 percent of all households with children. The primary household type for children was the single female-headed family. Though such families experienced a 38.5 percent decrease over the decade, they still accounted for 66.2 percent of all households with children. Single male-headed families experienced the smallest decrease over the decade, 26.4 percent, resulting in a rise in their share of the total households with children from 9.6 to 1.7 percent.

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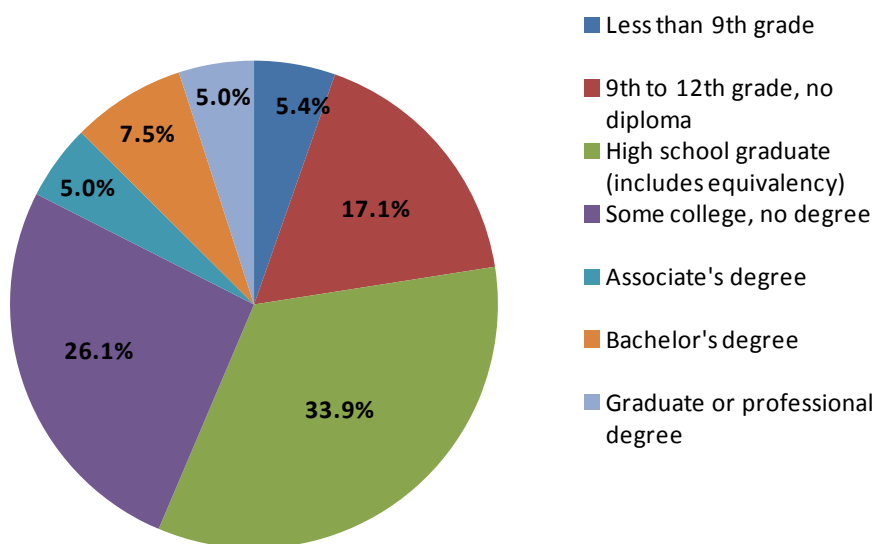**Neighborhood in 2010**

	2000	2010	% Change		2000	2010	% Change
	Number				Percent		
Total households	**17,550**	**13,515**	**-23.0%**		**100.0%**	**100.0%**	**0.0%**
Family households	9,668	6,589	-31.8%		55.1%	48.8%	-11.5%
Husband-wife family	2,922	1,866	-36.1%		16.6%	13.8%	-17.1%
Male householder, no wife present	1,144	931	-18.6%		6.5%	6.9%	5.7%
Female householder, no husband present	5,602	3,792	-32.3%		31.9%	28.1%	-12.1%
Nonfamily households	7,882	6,926	-12.1%		44.9%	51.2%	14.1%
Householder living alone	6,742	6,016	-10.8%		38.4%	44.5%	15.9%
Householder not living alone	1,140	910	-20.2%		6.5%	6.7%	3.7%
Households with one or more under 18 years	**6,091**	**3,673**	**-39.7%**		**34.7%**	**27.2%**	**-21.7%**
Family households	5,995	3,627	-39.5%		98.4%	98.7%	0.3%
Husband-wife family	1,457	765	-47.5%		23.9%	20.8%	-12.9%
Male householder, no wife present	584	430	-26.4%		9.6%	11.7%	22.1%
Female householder, no husband present	3,954	2,432	-38.5%		64.9%	66.2%	2.0%
Nonfamily households	96	46	-52.1%		1.6%	1.3%	-20.5%

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 periods were released in
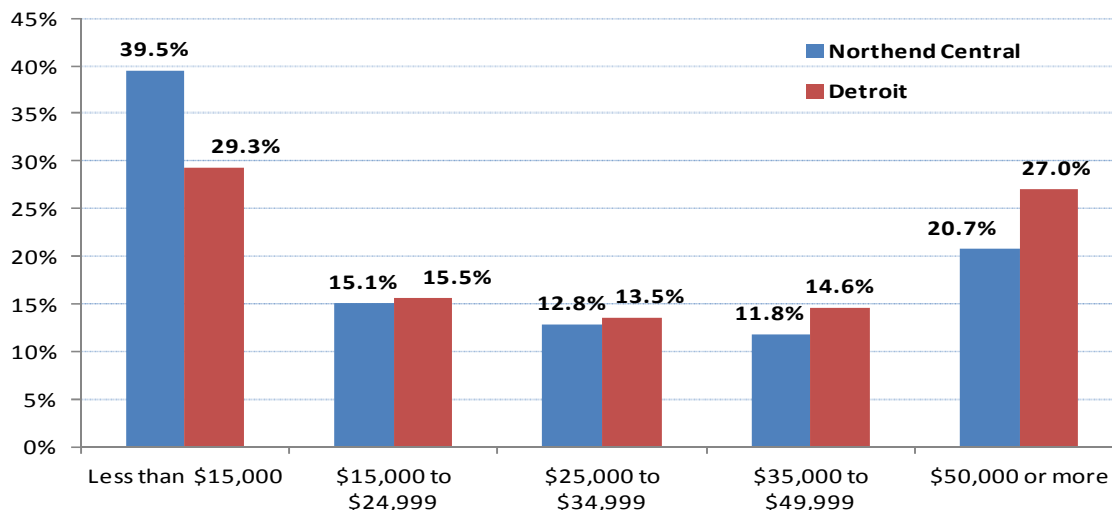
February 2012 and reproduced in Figure 5. The share of residents without a high school diploma, 21.3 percent, is tied for second lowest among the six Skillman neighborhoods and just under the city average of 23.2 percent. More than one quarter of residents, 26.1 percent, responded that they had completed some college but had not attained a degree. This was just over the city average of 24.7 percent. The neighborhood's college graduation rate of 12.5 percent was highest among the neighborhoods and just above the city average of 11.8 percent. There appears to be an opportunity to reach out to those in the neighborhood with some college and develop programs that can move them forward to acquire either an Associate degree or complete a Bachelor's degree. On the other end of the education spectrum, an investment in adult education would be of great benefit in order to increase the reading, math and technical skills of those who have been marginalized in this economy.

Figure 5. Educational Attainment in the Northend Central Neighborhood, 2006-2010

Legend:
- Less than 9th grade
- 9th to 12th grade, no diploma
- High school graduate (includes equivalency)
- Some college, no degree
- Associate's degree
- Bachelor's degree
- Graduate or professional degree

The income distribution for households in the Northend Central neighborhood tended to trend somewhat lower than the city's overall distribution. Figure 6 shows that its share of households with income less than $15,000 was 10.2 percentage points higher than the city average, while its share of households with incomes more than $50,000 was 6.3 percentage points lower. The difference between the two for the categories between these extremes was one percentage point, with the exception of the second highest income category.

Figure 6. Household Income Distribution in Northend Central and Detroit, 2006-2010

The lower household income distribution was reflected in the higher poverty rate in Northend Central vs. the city for children overall (53.4 and 47.7 percent). The differential was even greater for children less than 6 years of age (59.9 and 50.3 percent). Northend Central ranked second highest among the neighborhoods for all children, and highest for children less than six years of age.

Housing Characteristics – Occupancy, Tenure and Cost

The total number of housing units in Northend Central decreased at a rate much lower than that of the population. The 19,739 housing units in 2010 represented a decrease of 7.2 percent from the 2000 total of 21,265. The reason for the gap between housing and population decreases was the large increase in vacant housing units. Vacancies grew by more than two-thirds over the ten year period, rising from 3,715 to 6,224. The overall vacancy rate rose from 17.5, which was considerably higher than the city's 11 percent rate in 2000, to 31.5 percent, again well above 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 little change in its shares of owner- and renter-occupancy. The number of owner-occupied units dropped by 24.3 percent, while renter-occupied units decreased by 22.3 percent. The result was a community owner occupancy rate that decreased from 36.5 to 35.9 percent. This was significantly lower 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 45.5 percent of owners and 54.3 percent of renters are over the 30 percent limit. While the owner rate was higher than

the city average, lower rental rates contributed to a renter share below that of the city and third lowest among the six Skillman neighborhoods.
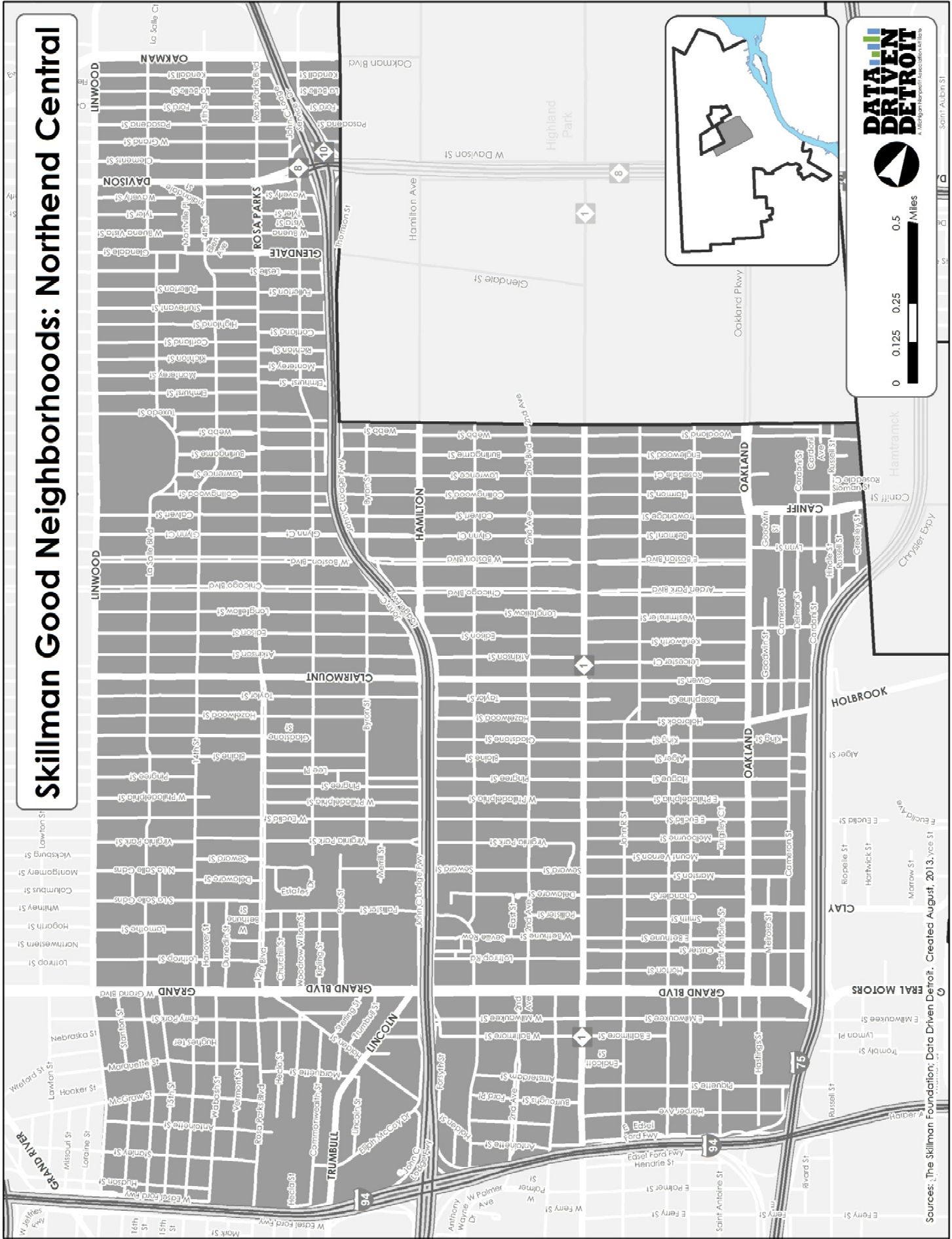
Table 2. Summary Table of 2010 Demographic and Housing Data for the Northend Central Neighborhood (Part 1)

Data Category	Northend Central	Detroit
Total Population	**31,603**	**713,777**
Children		
Number of children 0 to 18 years of age	7,817	204,095
Percent of the total population	24.7%	28.6%
Number of children 0 to 5 years of age	2,348	59,786
Percent of the total population	7.4%	8.4%
Number of children 6 to 11 years of age	1,882	60,863
Percent of the total population	6.0%	8.5%
Number of children 12 to 18 years of age	3,587	83,446
Percent of the total population	11.4%	11.7%
Percent of all households with children	27.2%	34.4%
Percent of family households with children led by a single parent	78.9%	69.2%
Race/Ethnicity		
Black children 0 to 18 years of age	7,391	167,612
Percent of the population 0 to 18	94.6%	82.1%
Hispanic children 0 to 18 years of age	104	19,300
Percent of the population 0 to 18	1.3%	9.5%
White children 0 to 18 years of age	69	9,179
Percent of the population 0 to 18	0.9%	4.5%
Multiracial children 0 to 18 years of age	209	4,999
Percent of the population 0 to 18	2.7%	2.4%
Other race children 0 to 18 years of age	44	3,005
Percent of the population 0 to 18	0.6%	1.5%
Education		
Percent of the population 25 and over with less than a high school diploma	21.3%	23.2%
Percent of the population 25 and over with a bachelor's degree or higher	13.1%	11.8%
Voting		
Percent of voting age population which turned out in the 2010 election	28.2%	31.1%
Percent of registered voters who turned out in the 2010 election	23.5%	29.1%
Safety (we use a different methodology than the FBI's Uniform Crime Rate)		
Property crime rate per 1,000 residents	73.4	73.1
Burglary	23.2	26.1
Larceny-Theft	32.8	27.4
Motor Vehicle Theft	16.4	17.9
Violent crime rate per 1,000 residents	29.6	24.1
Robbery	10.6	8.5
Aggravated Assault	49.9	42.7
Low-Level Crime rate per 1,000 residents		
Drug/Narcotics	7.8	5.7
Destruction/Damage/Vandalism of Property	22.2	20.3

Table 2. Summary Table of 2010 Demographic and Housing Data for the Northend Central Neighborhood (Part 2)

Data Category	Northend Central	Detroit
Health		
Total Births	**434**	**10,314**
Percent of all births by mother's age in 2011		
10-19	18.4%	17.2%
20-24	35.5%	34.6%
25 and over	46.1%	48.2%
Percent of births to teens in 2011…		
Where baby has a low, or very low, birth weight	16.3%	13.4%
Where prenatal care was inadequate	15.0%	21.1%
To an unmarried mother	100.0%	97.6%
To a mother who did not graduate high school	61.3%	57.7%
Percent of total births in 2011…		
Where baby has a low, or very low, birth weight	16.6%	13.1%
Where prenatal care was inadequate	17.1%	16.7%
To an unmarried mother	84.1%	80.3%
To a mother who did not graduate high school	30.4%	32.2%
Housing		
Total Housing Units	**19,739**	**349,170**
Percent of all housing units which are vacant	31.5%	22.8%
Percent of all residential lots which are vacant land	40.5%	26.9%
Percent of all occupied housing units owner-occupied	35.9%	51.1%
Percent of all housing units built before 1950	71.3%	62.2%
Percent of renters paying 30 percent or more of monthly income towards rent	54.3%	65.7%
Percent of owners paying 30 percent or more of monthly income towards housing costs	45.5%	44.8%
Economic Security		
Percent of people 20 to 64 who are unemployed	17.8%	15.1%
Percent of people 20 to 64 not working	47.7%	48.0%
Average household income (in 2010 dollars)	$32,670	$39,838
Household income by category		
Percent with income less than $15,000	39.7%	29.3%
Percent with income $15,000 to $24,999	16.8%	15.5%
Percent with income $25,000 to $34,999	11.1%	13.5%
Percent with income $35,000 to $49,999	12.2%	14.6%
Percent with income greater than $50,000	20.4%	27.0%
Percent of children less than 6 in poverty	59.9%	50.3%
Percent of children less than 18 in poverty	53.4%	47.7%
Vehicle Ownership and Transportation		
Percent of households with no access to a vehicle	35.3%	21.5%
Average travel time to work (minutes)	25.8	26
Percent of people who travel to work on public transportation	15.0%	7.9%
Definitions		
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: Northend Central

Sources: The Skillman Foundation; Data Driven Detroit. Created August, 2013.yce St