

Southwest Detroit Neighborhoods Profile

The Southwest Detroit Neighborhoods neighborhood is home to 43,902 residents in the southwestern section of Detroit. It is bordered on the East by 16th Street to Fort Street and the Ambassador Bridge and on the West and South by the city limits of Detroit, sharing boundaries with the cities of Dearborn, Melvindale, Lincoln Park, and River Rouge. The Northern border follows the railroad tracks to the west and West Grand Blvd. and the railroad tracks to the east. Southwest Detroit Neighborhoods is home to an estimated 14,509 children and youth (0 to 18 years of age).

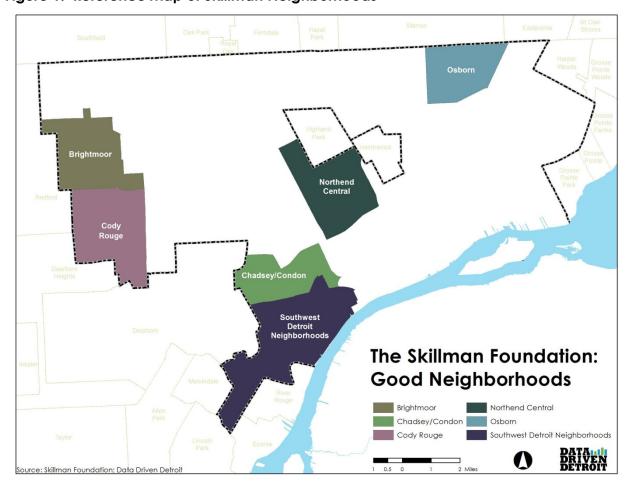


Figure 1. Reference Map of Skillman Neighborhoods*

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

The 2010 population of 43,902 represented a 17.2 percent decrease over 2000's total of 52,991. This was almost eight percentage points lower than the 25 percent loss experienced by the City of Detroit. The population of children and youth experienced a lower rate of loss than the population as a whole. The area lost 2,681 children and

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^{*}A detailed street map of the Southwest Detroit Neighborhoods is provided at the end of the narrative profile.



youth over the decade, representing 15.6 percent of their 2000 total of 17,190. Such a trend was the opposite of that of the city, 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 shows that the number of households decreased at the same rate as the population as a whole, an indication of stability in household size. 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 Southwest Detroit Neighborhoods played out such that, households with children decreased at the same rate as households in general (16.2 percent vs. 15.8 percent). Single female-headed families with children decreased by 17.5 percent, while single male-headed families showed slight growth (up 1.7 percent). Married-couple families with children decreased by 18.7 percent, resulting in a decrease in their share of households with children from 51.9 to 50.3 percent. This trend mirrored that experienced other Skillman neighborhoods or the city as a whole, though the decrease in share of married couples with children was much less in Southwest. Married couple families as a whole, with or without children, decreased in share from 35.9 to 32.5 percent.

A more detailed picture of the area's changing age structure can be seen in Figure 2. 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, Southwest Detroit Neighborhoods' decrease has not been as great, resulting in a 9.4 percent drop in the population under 5 years. The 15.6 percent decrease in the total population 0 to 18 years of age was driven primarily by the two age cohorts between 5 and 14 years of age, falling 21.6 and 17.5 percent, respectively. The loss in the 15 to 19 years age cohort, 15.7 percent, was equal to the overall rate for youth. The larger share of loss in this cohort, as opposed to the youngest group, went against the pattern older youth stability across neighborhoods and citywide. The city, due to high birth rates in the early 1990s¹, has experienced a population bubble in the high school years. One potential reason for this is that often families worry about the potential of violence and gangs in the schools and either transfer their children to other Wayne County districts – particularly Downriver districts – or change residence.

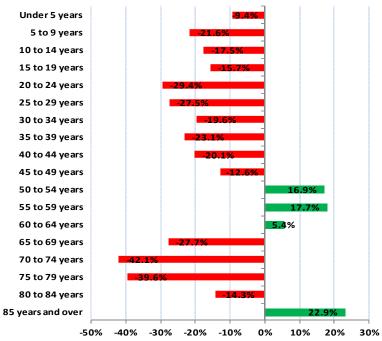
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¹ The City of Detroit averaged 22,349 births annually between 1990 and 1993. During the most recent 4-year span, 2007-2010, annual births averaged 11,532. Table 2 includes only the births for which geocoding and characteristics were available. A total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



Figure 2. Population Change in Southwest Detroit Neighborhoods Neighborhood by 5-Year Age Group, 2000 - 2010

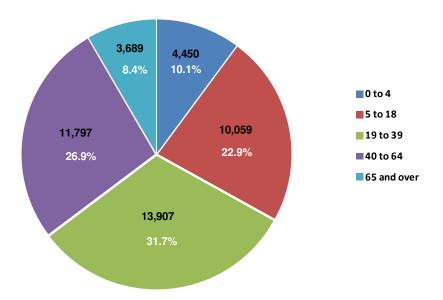


An analysis beyond the age of 18 years shows growth in the baby boom cohorts between 55 and 64 years of age, and in the oldest cohort of 85 years and over. The fact that the older age groups decreased at rates higher than young groups points to a population that is getting younger. This is reinforced below.

The 2010 age distribution of Southwest Detroit Neighborhoods 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. The population distribution represented in this chart clearly shows that the Southwest Detroit Neighborhoods neighborhood tilts to the younger ages.



Figure 3. Population Distribution by Age in the Southwest Detroit Neighborhoods in 2010



Although Southwest Detroit Neighborhoods has experienced large outflows of whites, Asians and Native Americans over the decade, in favor of an increasing Latino population, it has maintained a relatively diverse population. The Latino population accounts for the majority of the population at 57.2 percent, rising from 48.2 percent in 2000. African Americans represent 23.6 percent of the population, followed by whites at 16.9 percent. The community is 1.5 percent Multiracial, and remaining 0.7 percent is comprised of Native Americans, Asians and Pacific Islanders and Other, non-specified races².

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

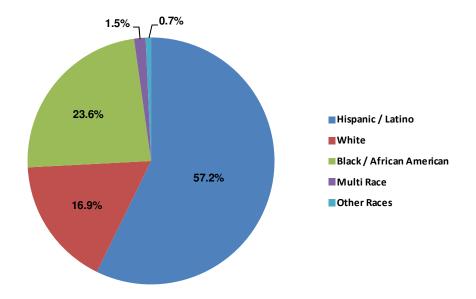
[•] Native Hawaiian or Other Pacific Islander – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands

[•] 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



Figure 4. Racial/Ethnic Composition of the Southwest Detroit Neighborhoods in 2010



Family households in the Southwest Detroit Neighborhoods neighborhood decreased at a rate five percentage points higher than nonfamily households over the decade, 17.6 and 12.1 percent, respectively. This trend was in the same direction as that of the city as a whole, but the difference was not as great. Family households in the city outdistanced nonfamily households 25.4 to 9.7 percent. The result for Southwest was a slight decrease in the share for family households from 67.9 to 66.4 percent of the total.

While family households, as a whole, decreased at a rate of 17.6 percent overall, there were some differences by family type. Married couple (husband-wife) families decreased by 23.8 percent. Single female-headed families decreased at half that rate - 13.0 percent, while single male-headed families decreased by only 4.4 percent. Nonfamily households overall dropped by 12.1 percent. While single person households decreased by 10.1 percent, nonfamily households of two or more persons decreased by 20.4 percent.

The second half of Table 1 looks specifically at households with children and youth. Their overall decrease was on par with that for total households, 16.2 vs. 15.8 percent. This fact supports the earlier finding of a loss for the under 18 years of age population similar to that of the general population in Southwest Detroit Neighborhoods. Married couples with children decreased at a slightly higher rate of 18.7 percent and represented a *majority* of all households with children - 50.3 percent. Single female-headed families with children dropped by 17.5 percent, resulting in a slight decrease in their share from 36.8 to 36.2 percent of all Southwest Detroit Neighborhoods families with children. Single male-headed families experienced slight growth over the decade, 1.7



percent, resulting in a rise in their share of the total households with children from 10.2 to 12.4 percent.

Table 1. Household Structure and Living Arrangements of Children and Youth in the Southwest Detroit Neighborhoods in 2010

	2000	2010	% Change		2000	2010	% Change
	Number				Percent		
Total households	17,030	14,334	-15.8%		100.0%	100.0%	0.0%
Family households	11,555	9,522	-17.6%		67.9%	66.4%	-2.1%
Husband-wife family	6,109	4,655	-23.8%		35.9%	32.5%	-9.5%
Male householder, no wife present	1,487	1,421	-4.4%		8.7%	9.9%	13.5%
Female householder, no husband present	3,959	3,446	-13.0%		23.2%	24.0%	3.4%
Nonfamily households	5,475	4,812	-12.1%		32.1%	33.6%	4.4%
Householder living alone	4,404	3,959	-10.1%		25.9%	27.6%	6.8%
Householder not living alone	1,071	853	-20.4%		6.3%	6.0%	-5.4%
Households with one or more under 18 years	7,457	6,247	-16.2%		43.8%	43.6%	-0.5%
Family households	7,370	6,181	-16.1%		98.8%	98.9%	0.1%
Husband-wife family	3,868	3,145	-18.7%		51.9%	50.3%	-2.9%
Male householder, no wife present	760	773	1.7%		10.2%	12.4%	21.4%
Female householder, no husband present	2,742	2,263	-17.5%		36.8%	36.2%	-1.5%
Nonfamily households	87	66	-24.1%		1.2%	1.1%	-9.4%

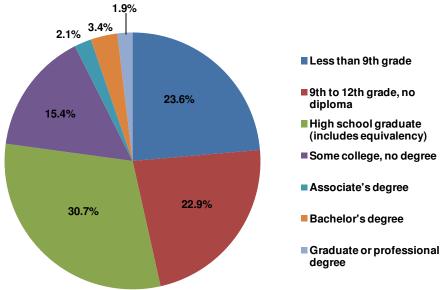
Socioeconomic Trends - Educational Attainment, Income and Poverty

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 and Table 2. The share of residents without a high school diploma, 46.6 percent, is the highest among the six Skillman neighborhoods and twice the city average of 23.2 percent. Only the other Latino neighborhood – Chadsey Condon – also had a rate of non-high school completion over 40 percent. Only 4.1 percent responded that they had received at least a Bachelors degree, again lowest of the neighborhoods. Finally, 15.4 percent of respondents indicated that they had attended some college or received an associate degree.

Leaders in the Latino community recognize that education is critical for the community to advance. A number of programs are being developed and the community is working closely with the Detroit Public Schools to make sure the educational priorities of Latino youth are being considered. School closings, multi-lingual administration and teachers, and curriculum are all seen as priorities in Southwest Detroit, and the community has become strong vocal advocates for their needs.



Figure 5. Educational Attainment in the Southwest Detroit Neighborhoods, 2006-2010



The income distribution for households in the Southwest Detroit Neighborhoods tended to trend slightly lower than the city's overall distribution. Figure 6 shows that its share of households with income less than \$15,000 was essentially the same as the city average, while its share of households with incomes more than \$50,000 was 4.2 percentage points less. The other difference of any consequence occurred in the middle category - \$25,000 to \$34,999 - where Southwest Detroit Neighborhoods was 1.7 percentage points higher than the city average.

Figure 6. Household Income Distribution in Southwest Detroit Neighborhoods and Detroit, 2006-2010





More than half (51.5 percent in both cases) of children overall and children less than 6 years of age in Southwest Detroit Neighborhoods lived in poverty. Both were above the citywide averages and third highest among the six Skillman neighborhoods.

Housing Characteristics – Occupancy, Tenure and Cost

The total number of housing units in Southwest Detroit Neighborhoods decreased at a rate considerably lower than that of the population. The 17,975 housing units in 2010 represented a decrease of 5.4 percent from the 2000 total of 19,003. The reason for the gap between housing and population decreases was the increase in vacant housing units. Vacancies nearly doubled over the ten year period, rising from 1,973 to 3,641. The overall vacancy rate rose from 10.4 to 20.3 percent, two and one-half percentage points below the citywide average of 22.8 percent. While lower than the city average, a vacancy rate of one of every five units puts a great deal of pressure on a community's stability.

The occupied housing stock experienced a tipping from majority owner-occupied to majority renter-occupied. The number of owner-occupied units dropped by 19.1 percent, while renter-occupied units decreased by 12.4 percent. The result was a community owner occupancy rate that decreased slightly from 51.5 to 49.5 percent. This was also slightly below 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 39.1 percent of owners and 53.7 percent of renters are over the 30 percent limit. The rate for renters is the second lowest among the six neighborhoods and well below the city average of 65.7 percent. The rate for owners was lowest among the neighborhoods and almost six percentage points below the city average of 44.8 percent.



Table 2. Summary Table of 2010 Demographic and Housing Data for the Southwest Detroit Neighborhoods (Part 1)

Data Category	SW Detroit Neighborhoods	Detroit	
Total Population	43,902	713,777	
Children			
Number of children 0 to 18 years of age	14,509	204,095	
Percent of the total population	33.0%	28.6%	
Number of children 0 to 5 years of age	5,208	59,786	
Percent of the total population	11.9%	8.4%	
Number of children 6 to 11 years of age	3,834	60,863	
Percent of the total population	8.7%	8.5%	
Number of children 12 to 18 years of age	5,467	83,446	
Percent of the total population	12.5%	11.7%	
Percent of all households with children	43.6%	34.4%	
Percent of family households with children led by a single parent	49.1%	69.2%	
Race/Ethnicity			
Black children 0 to 18 years of age	2,547	167,612	
Percent of the population 0 to 18	17.6%	82.1%	
Hispanic children 0 to 18 years of age	10,156	19,300	
Percent of the population 0 to 18	70.0%	9.5%	
White children 0 to 18 years of age	1,423	9,179	
Percent of the population 0 to 18	9.8%	4.5%	
Multiracial children 0 to 18 years of age	321	4,999	
Percent of the population 0 to 18	2.2%	2.4%	
Other race children 0 to 18 years of age	62	3,005	
Percent of the population 0 to 18	0.4%	1.5%	
Education			
Percent of the population 25 and over with less than a high school diploma	46.6%	23.2%	
Percent of the population 25 and over with a bachelor's degree or higher	4.1%	11.8%	
Voting			
Percent of voting age population which turned out in the 2010 election	16.0%	31.1%	
Percent of registered voters who turned out in the 2010 election	21.9%	29.1%	
Safety (we use a different methodology than the FBI's Uniform Crime Rate)			
Property crime rate per 1,000 residents	59.5	73.1	
Burglary	21.8	26.1	
Larceny-Theft	21.4	27.4	
Motor Vehicle Theft	13.9	17.9	
Violent crime rate per 1,000 residents	19.1	24.1	
Robbery	7.2	8.5	
Aggravated Assault	34.6	42.7	
Low-Level Crime rate per 1,000 residents			
Drug/Narcotics	4.3	5.7	
Destruction/Damage/Vandalism of Property	16.8	20.3	



Table 2. Summary Table of 2010 Demographic and Housing Data for the Southwest Detroit Neighborhoods (Part 2)

Data Catagoriu	SW Detroit	Datusit
Data Category	Neighborhoods	Detroit
Health		
Total Births	800	10,314
Percent of all births by mother's age in 2011		
10-19	16.1%	17.2%
20-24	28.0%	34.6%
25 and over	55.9%	48.2%
Percent of births to teens in 2011		
Where baby has a low, or very low, birth weight	10.1%	13.4%
Where prenatal care was inadequate	16.3%	21.1%
To an unmarried mother	91.5%	97.6%
To a mother who did not graduate high school	69.8%	57.7%
Percent of total births in 2011		
Where baby has a low, or very low, birth weight	8.8%	13.1%
Where prenatal care was inadequate	10.0%	16.7%
To an unmarried mother	66.5%	80.3%
To a mother who did not graduate high school	48.4%	32.2%
Housing		
Total Housing Units	17,975	349,170
Percent of all housing units which are vacant	20.3%	22.8%
Percent of all residential lots which are vacant land	30.4%	26.9%
Percent of all occupied housing units owner-occupied	49.5%	51.1%
Percent of all housing units built before 1950	75.7%	62.2%
Percent of renters paying 30 percent or more of monthly income towards rent	53.7%	65.7%
Percent of owners paying 30 percent or more of monthly income towards housing costs	39.1%	44.8%
Economic Security		
Percent of people 20 to 64 who are unemployed	13.4%	15.1%
Percent of people 20 to 64 not working	47.7%	48.0%
Average household income (in 2010 dollars)	\$34,761	\$39,838
Household income by category		
Percent with income less than \$15,000	29.1%	29.3%
Percent with income \$15,000 to \$24,999	17.3%	15.5%
Percent with income \$25,000 to \$34,999	16.9%	13.5%
Percent with income \$35,000 to \$49,999	14.3%	14.6%
Percent with income greater than \$50,000	22.5%	27.0%
Percent of children less than 6 in poverty	51.5%	50.3%
Percent of children less than 18 in poverty	51.5%	47.7%
Vehicle Ownership and Transportation	-	
Percent of households with no access to a vehicle	21.7%	21.5%
Average travel time to work (minutes)	26.6	26
Percent of people who travel to work on public transportation	3.7%	7.9%
Definitions	•	
Low or Very low birthweight - Very low birthweight is less than 1,500 grams; low birthwe	ight is 1.500 to 2.499 gr	ams
Inadequate prenatal care - According to the Kessner index, when no care is received or i		
Unemployed - Population not working and actively looking for work in the past 4 weeks		
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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

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