

ARC 5732 Real Estate Land Economics, Mary Cay Lancaster, Team 1

Hudson's Site: Demographics, etc.

Population: Detroit 800,000 (down 26.76 2000 to 2009) Region: 5,427,600
246,447 households 2,038,650 households
Household income: Region: \$70,719 Wayne Co: \$66,435
Median home value: Detroit: \$51,344, Wayne County: \$106, 568, Region: 148,632
Rent Detroit: \$481, Wayne Co: \$564

Sales tax 6% Income tax 4.35% + 2.5% =6.85% (1.25% non-res., 1.4% corp)
Area: Detroit: 6657 sq miles
Unemployment 14.4%
Office Vacancy rate: 22.1%
Industrial : 19.5%
30 museums in area
+/- 12 hotels

Top 10 employers in Region: (5 of 10 are tax-dependent, 3 are car co., 2 hospitals)
Ford
U of M
GM
Chrysler
Henry Ford health sys
U.S. Govt.
Beaumont
Detroit Public Schools
City of Detroit
US Postal svc.

Growth Industry sectors from 2004-2209:
Hospitals up 223%
Museums up 217%
Psych & substance treatment up 201%
Industrial design up 119%
Community Housing up 63%
Limosine service up 61%
Motion picture & video up 51%

Industry forecast:
Gaming services predict 48% ^
Food services industry predict 18,000 new jobs
Home health 8,620 new jobs
Physicians 3,373 new
Accy/bookkeeping 3366
Real estate 3251
Hair, nail, skin 2467
Gen. medical, surg. Hosp. 2343

Other up and coming industries alternate energy,
Available tax credits for brownfield, historic pres, high-tech, large scale investment
& job creation, alt-energy technologies, and more
Funding available: low-income communities, energy business, job creation, etc.

Questions:

Where do the people work who live there?
Who are the other employers in the city and the area?
What are the rents right in our area?
What do we plan on giving back (per Rahael Vinoly)
What are the height restrictions and other zoning regulations?
(We are in zone 2)
Is there a UDO? Overlay District, etc.?