



HISTORIC POPULATION AND HOUSING UNIT STATISTICS

YEAR	CENSUS		CITY SIZE SQ.		Preliminary	CITY HOUSING			ESTIMATED POPULATION INCREASE PER YEAR
	POPULATION (APRIL)	CENSUS HOUSING (APRIL)	MI. (JANUARY)	CITY POPULATION ESTIMATE (JULY)		ESTIMATE (JULY)	CITY HOUSING UNIT PERMITS	HOUSING ANNUAL GROWTH RATE	
1950	14,937	N/A	2.97	14,937		N/A	N/A	N/A	
1960	25,027	7,951	6.00	25,027		7,951	N/A	N/A	
'50-'60 Increase Percentage	10,090 67.6%	N/A N/A	3.03 102.0%				N/A	N/A	
Average Annual Population Growth Rate = 5.3%									
1970	43,337	13,838	10.52	43,337		13,838	634	4.6%	1,255
'60-'70 Increase Percentage	18,310 73.2%	5,887 74.0%	4.52 75.3%				N/A	N/A	
Average Annual Population Growth Rate = 5.6%									
1980	65,092	25,382	21.65	65,092		25,382	991	3.9%	2,354
'70-'80 Increase Percentage	21,755 50.2%	11,544 83.4%	11.13 105.8%				10,993	1,099	
Average Annual Population Growth Rate = 4.2%									
1981			25.34	67,446		26,373	608	2.3%	1,444
1982	68,534	(7/1/82)	27.34	68,890		26,981	532	2.0%	1,264
1983			27.59	70,153		27,513	1,329	4.8%	3,156
1984	70,721	(7/1/84)	29.43	73,310		28,842	1,615	5.6%	3,836
1985			32.28	77,145		30,457	1,493	4.9%	3,546
1986			32.46	80,691		31,950	901	2.8%	2,140
1987			34.95	82,831		32,851	879	2.7%	2,088
1988			36.38	84,919		33,730	774	2.3%	1,838
1989			38.89	86,757		34,504	572	1.7%	1,001
1990	87,758	35,357	40.65	87,758		35,357	728	2.1%	1,681
'80-'90 Increase Percentage	22,666 34.8%	9,975 39.3%	19.00 87.8%				9,694	969	
Average Annual Population Growth Rate = 3.0%									
1991			41.09	89,439		36,085	666	1.8%	1,678
1992			41.86	91,117		36,751	894	2.4%	2,064
1993			42.12	93,181		37,645	1,173	3.1%	2,708
1994			42.65	95,889		38,818	1,462	3.8%	3,837
1995			44.02	99,726		40,480	1,232	3.0%	2,844
1996	104,196	(7/1/96)	44.20	102,571		41,712	1,762	4.2%	3,652

YEAR	CENSUS		CITY SIZE SQ.		Preliminary	CITY HOUSING			ESTIMATED
	POPULATION (APRIL)	CENSUS HOUSING (APRIL)	MI. (JANUARY)	CITY POPULATION ESTIMATE (JULY)		ESTIMATE (JULY)	CITY HOUSING UNIT PERMITS	HOUSING ANNUAL GROWTH RATE	POPULATION INCREASE PER YEAR
1997			44.20	106,223		43,294	1,315	3.0%	2,758
1998			44.90	108,981		44,489	1,703	3.8%	3,931
1999	113,432	(7/1/99)	45.68	112,912		46,192	1,892	4.1%	5,740
2000	118,652	47,755	46.44	118,652		47,755	1,582	4.4%	5,205
'90-'00									
Increase	30,894	12,398	5.79	30,894			12,827		
Percentage	35.2%	35.1%	14.2%	35.2%		Average Annual Population Growth Rate = 3.1%			
2001	122,479		46.98	123,857		49,337	1,899	3.8%	2,431
2002	124,621		49.43	126,288		51,236	1,579	3.1%	1,179
2003	125,933		50.51	127,467		52,815	1,422	2.7%	2,649
2004	126,995		51.00	130,116		54,237	1,386	2.6%	786
2005	128,017		51.12	130,902		55,623	1,160	2.1%	2,288
2006	129,467		51.57	133,190		56,783	887	1.6%	2,171
2007	135,397		52.08	135,361		57,670	601	1.0%	2,250
2008	136,665	2008 ACS	52.72	137,611		58,271	778	1.3%	2,476
2009	133,801	2009 ACS	53.38	140,087		59,049	1,105	1.9%	2,463
2010	143,986	60,503	55.46	143,986		60,503	313	0.5%	709
'00-'10									
Increase	25,334	12,748	9.02	25,334			12,399		
Percentage	21.4%	26.7%	19.4%	21.4%		Average Annual Population Growth Rate = 1.9%			
2011		2011 ACS	55.58	146,573		60,813	857	1.4%	2,587
2012	148,634	2012 ACS	55.69	148,167		61,673	1,147	1.9%	1,594
2013		2013 ACS	55.83	152,205		62,875	1,411	2.2%	4,038
2014			56.61	155,400	P	64,286			3,194

HOUSING NET INCREASE: Starting in 2002, the Building & Zoning Department began tracking the addition of new housing units through the issuance of building permits and new manufactured units, and the loss of housing units through demolition or conversion to non-residential uses. This column, thus, represents data on the net increase of housing units in the city. In 2003, the City annexed a county enclave containing 91 housing units; in 2009, the City annexed a county enclave containing 866 units. These units were added to the Building Departments new/demolished/converted data.

POPULATION ESTIMATES: Population estimates are made by the State Demographer's Office. However, an estimate for a given year is typically not completed until the latter part of the following year. Therefore, the City uses building permit information to produce preliminary estimates for years not yet covered by the State. The City estimates are identified with a "P" in the above table. When the State completes their methodology to produce a year's estimate, that estimate then takes the place of the City's preliminary estimate.