



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Oxford Township Board of Trustees, Oxford Township Planning Commission and the Oxford Township Zoning Board of Appeals

FROM: Megan Masson-Minock, AICP & Matteo Passalacqua

DATE: Aug 15, 2023

RE: Plan to Plan Meeting Materials

Attached are the following materials for the upcoming Plan to Plan Meeting August 24th, 2023:

- Plan to Plan Presentation (process outlines, data, visual aids, next steps)
- SEMCOG Community Profile (collection of data across various timelines and sectors)

This information is to lay the ground work for a conversation about the upcoming Oxford Township Master Plan review at our meeting next week. Please come prepared to discuss what elements will be important to consider during the upcoming Master Plan update.

We look forward to meeting with you next week! Thank you for your time and please do not hesitate to reach out if you have any questions.

CARLISLE/WORTMAN ASSOC., INC
Megan Masson-Minock, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

PLAN TO PLAN

Oxford Township

Board of Trustees, Planning Commission, & Zoning Board of Appeals

August 24, 2023

THE MASTER PLAN

*Roadmap for the best path
from a known present into an
unknown future*

An illustration of an open map with a grid. A red path starts from the right side and leads towards the left. The map is shown in a perspective view, with a black shadow underneath. The text is overlaid on the map in a grey, italicized font.

WHY DO WE PLAN?

- Anticipate change
- Create predictability
- Use physical, natural, social and fiscal resources wisely
- Create a vision for the future
- Protect the environment and quality of life

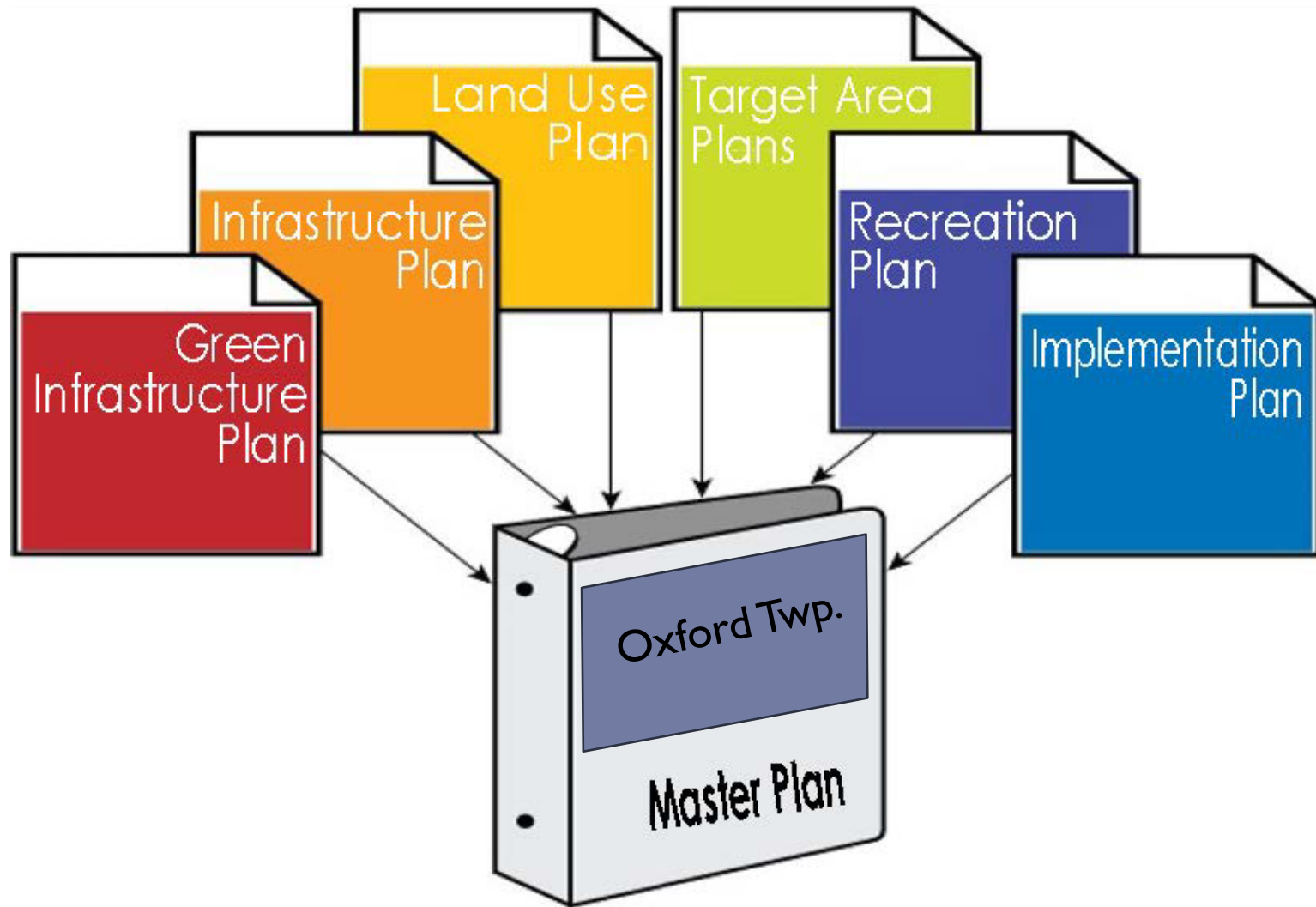
WHAT IS A MASTER PLAN?

“The only official adopted document that sets forth an agenda for the achievement of land use goals and policies.”

- General statement of the Township's goals and policies
- Synchronizes public improvements and private development
- Provides a clear indication of Township's direction for the future
- Serves as an educational tool and presents a clear indication of the Township's direction for the future
- Serves as an aid in daily decision-making
- Provides the statutory foundation upon which zoning decisions are based

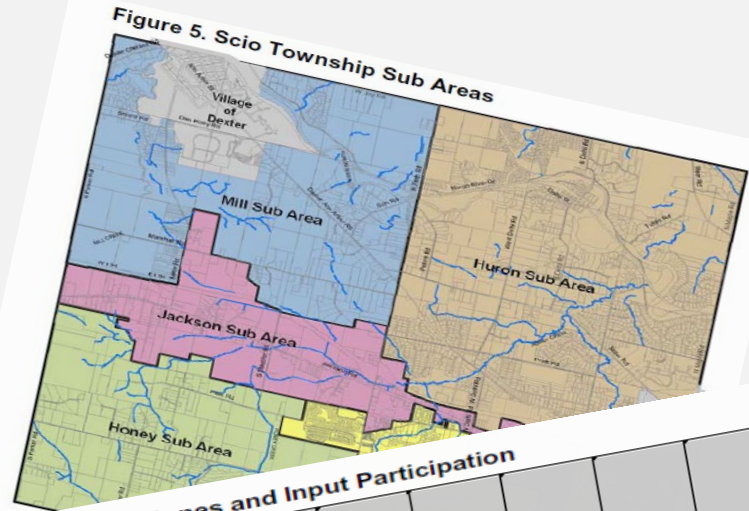
**ELEMENTS OF THE
MASTER PLAN
- PA 33 OF 2008**

“SUBJECTS THAT ARE
PERTINENT TO THE FUTURE
DEVELOPMENT OF THE
PLANNING JURISDICTION”



ELEMENTS OF A MASTER PLAN – PA 33 OF 2008

Maps, plats, charts, and descriptive, explanatory, and other related matter



- Density Residential
- Commercial
- Highway Commercial
- Composite Commercial
- Office/Industrial
- General Industrial
- Public/Geni-Public
- Recreation/Conservation
- Special Planning Areas
- Village of Dexter/City of Ann Arbor
- Lakes
- Rivers, Streams, & Drains

Table 1. Milestones and Input Participation

	Community Description and Existing Land Use	Public Input	Goal Formulation	Master Plan	Public Hearing	Plan Adoption
Board of Trustees		✓			✓	✓
Planning Commission	✓	✓	✓	✓	✓	
Staff		✓				
Residents					✓	
Adjacent Community Officials						

Figure 4
FUTURE LAND USE
Scio Township

0 1,600 3,200 Feet

Carlebe / Wharton Associates, Inc.
First Generation April 2008

THE PLANNING PROCESS

The Three “Whats”

What?

What is important to our community?

So what?

Why are these issues important?

Now what?

What do we need to do?

PLAN TO PLAN

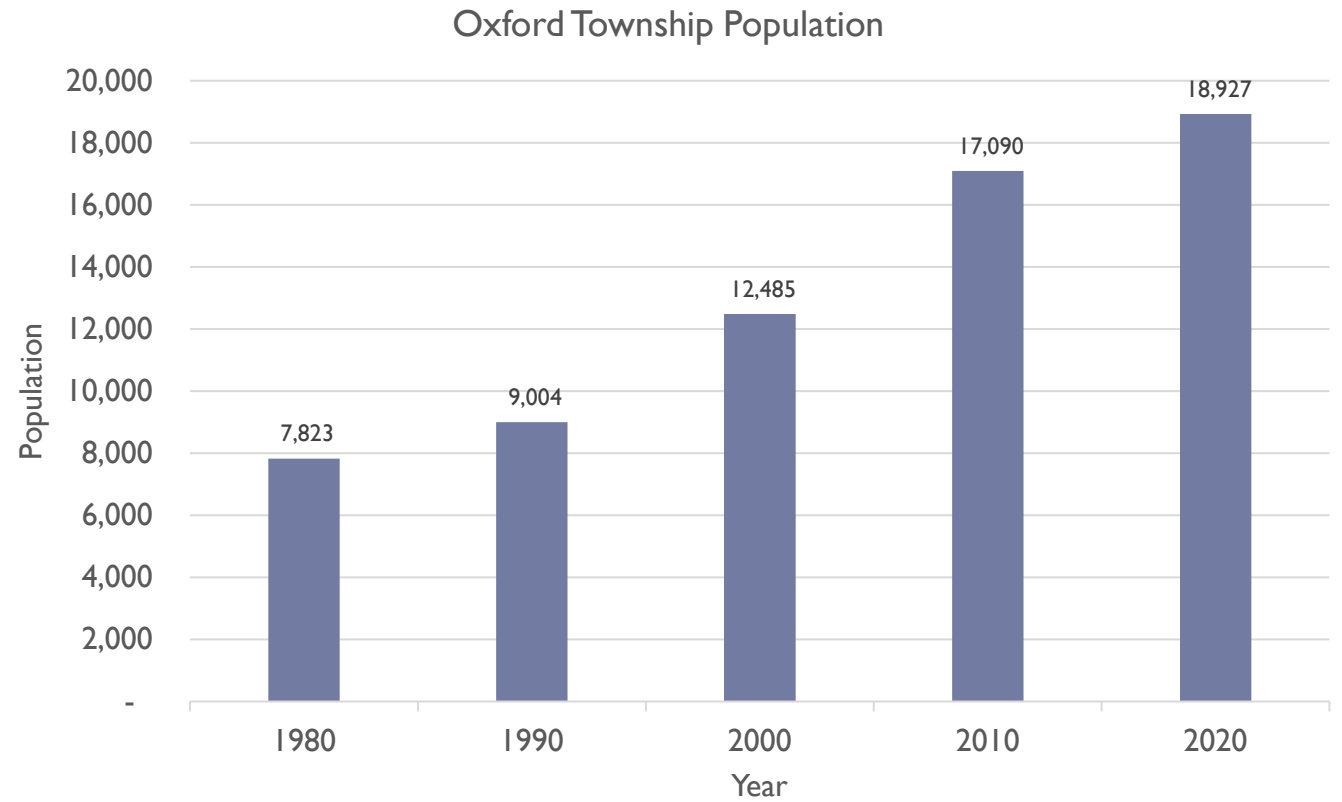
GOAL AT END OF TONIGHT

- Define the “Whats”

HOW WE DO THAT

- Master Plan Review
- Community Profile Review
- Brainwriting
- Voting
- Discussion

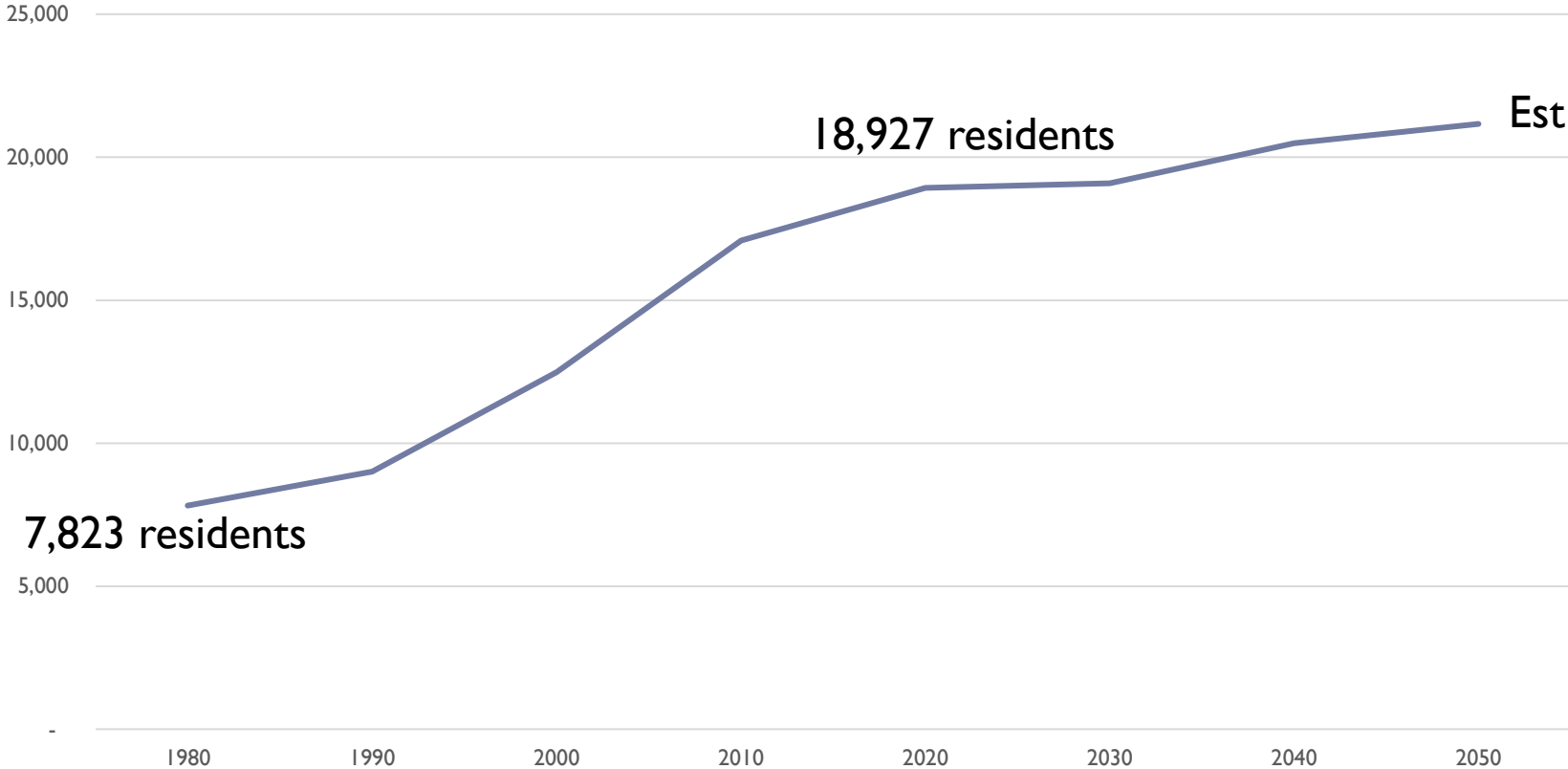
THIS IS OXFORD TOWNSHIP



SEMCOG & Census projections

THIS IS OXFORD TOWNSHIP

Oxford Township Population & Projection



Notable Growth from 1980-2010

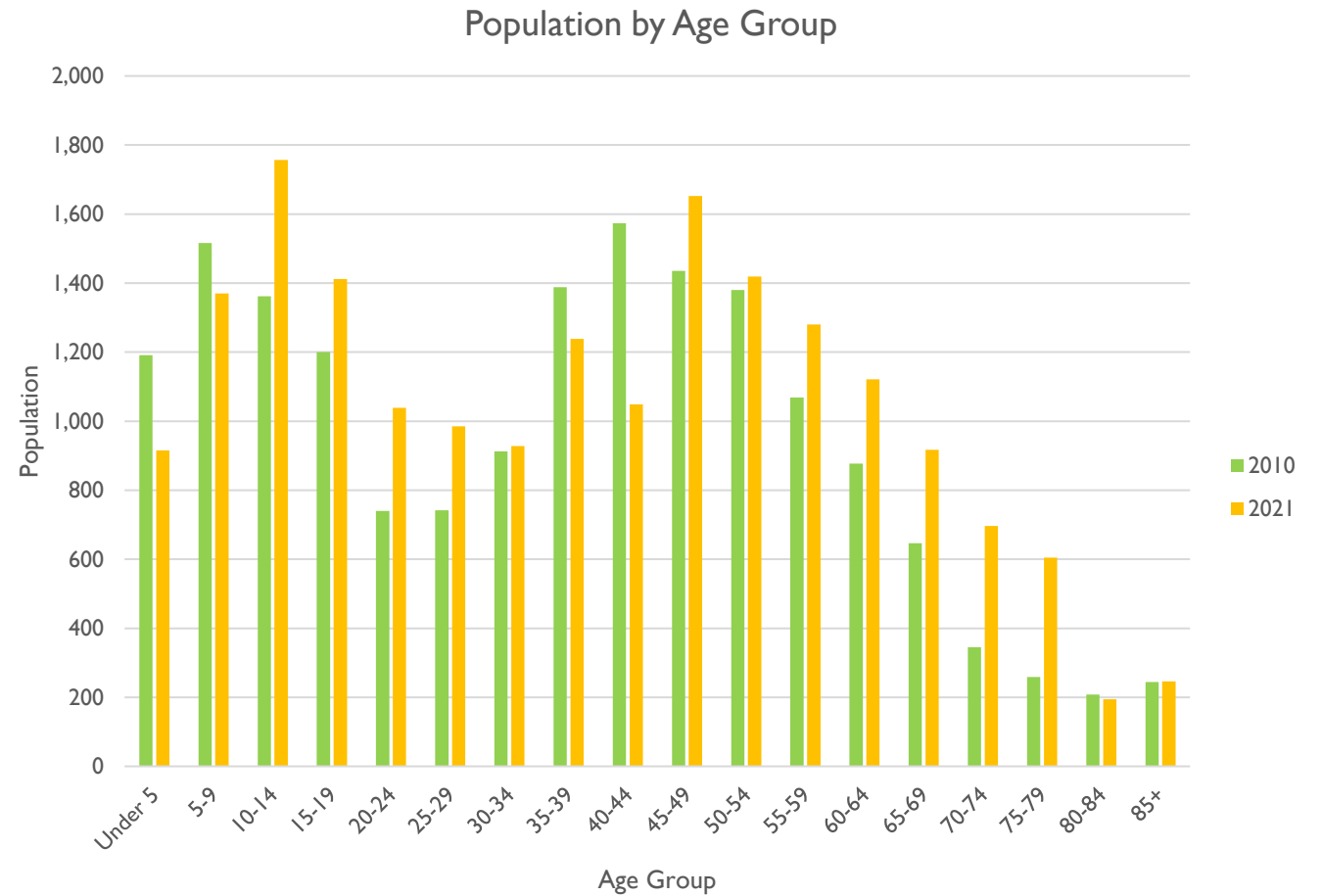
Moderate Growth from 2010-2020

Slight Increase in Projected Growth Rate through 2050

THIS IS OXFORD TOWNSHIP

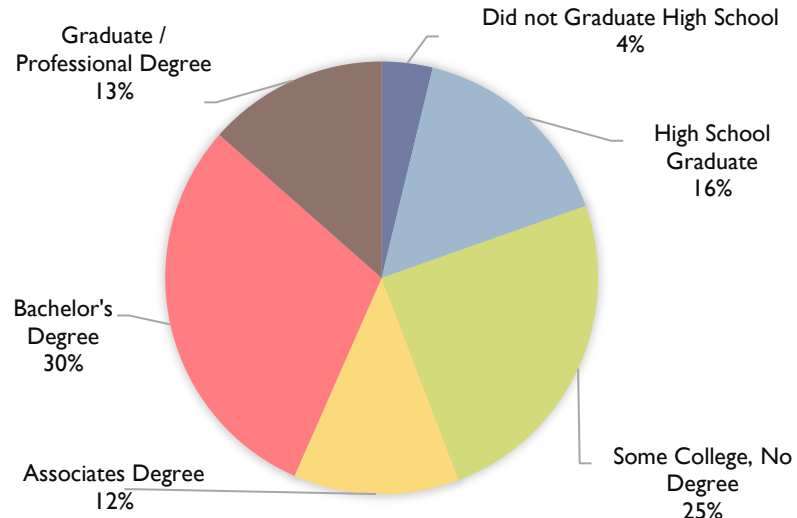
2021 Median Age

39 years

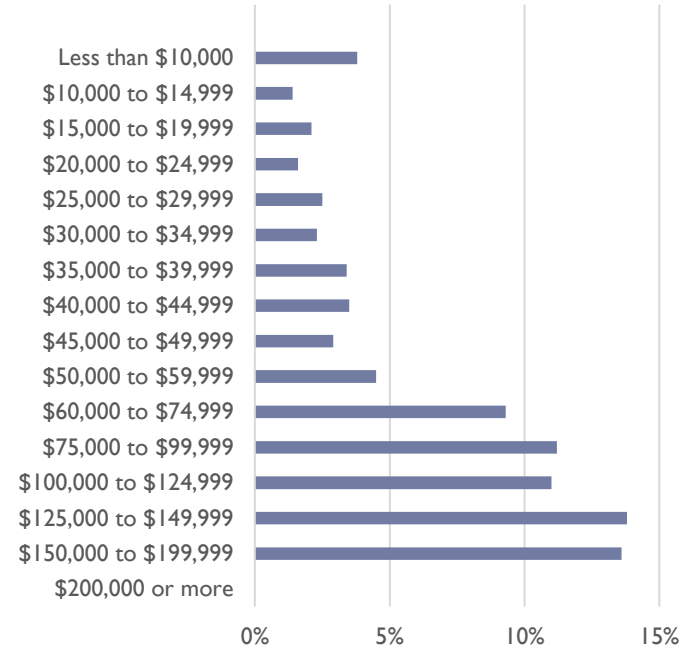


THIS IS OXFORD TOWNSHIP

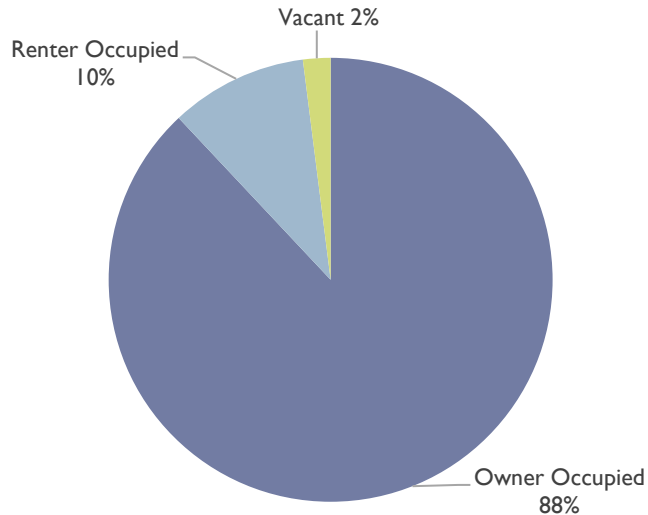
2021 Education by %



2021 Annual Income by %



2021 Housing Tenure by %



2021 Median Household Income

\$103,392

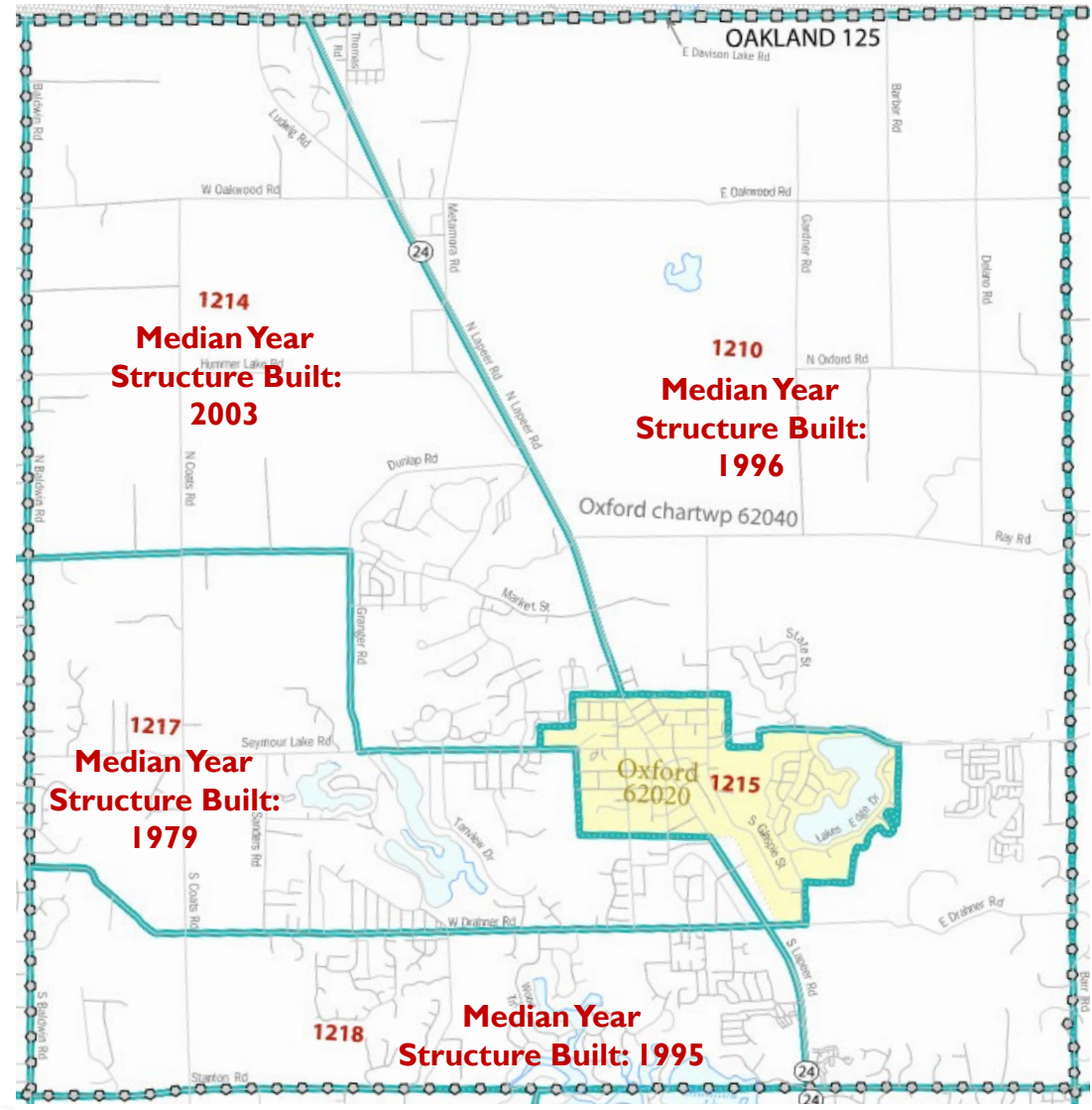
2021 Median Housing Value

\$276,400

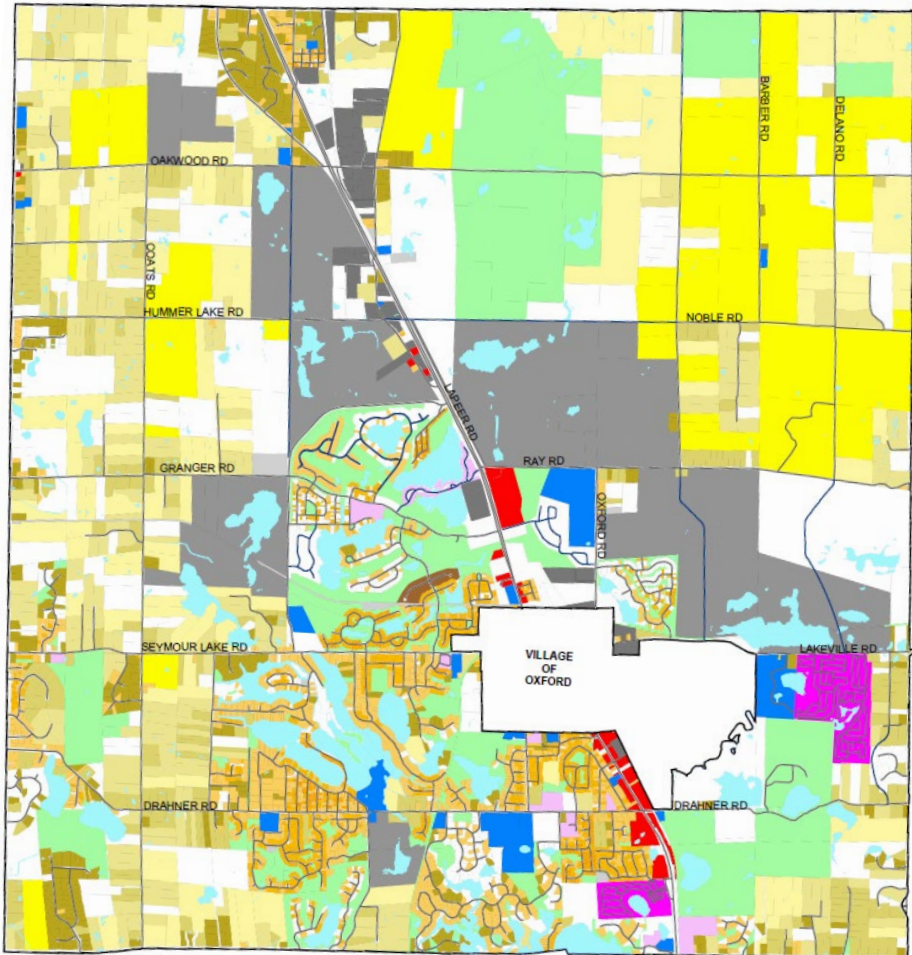
2021 Median Year Structure Built

1992

THIS IS OXFORD TOWNSHIP



2009 / 2022 EXISTING LAND USE MAPS

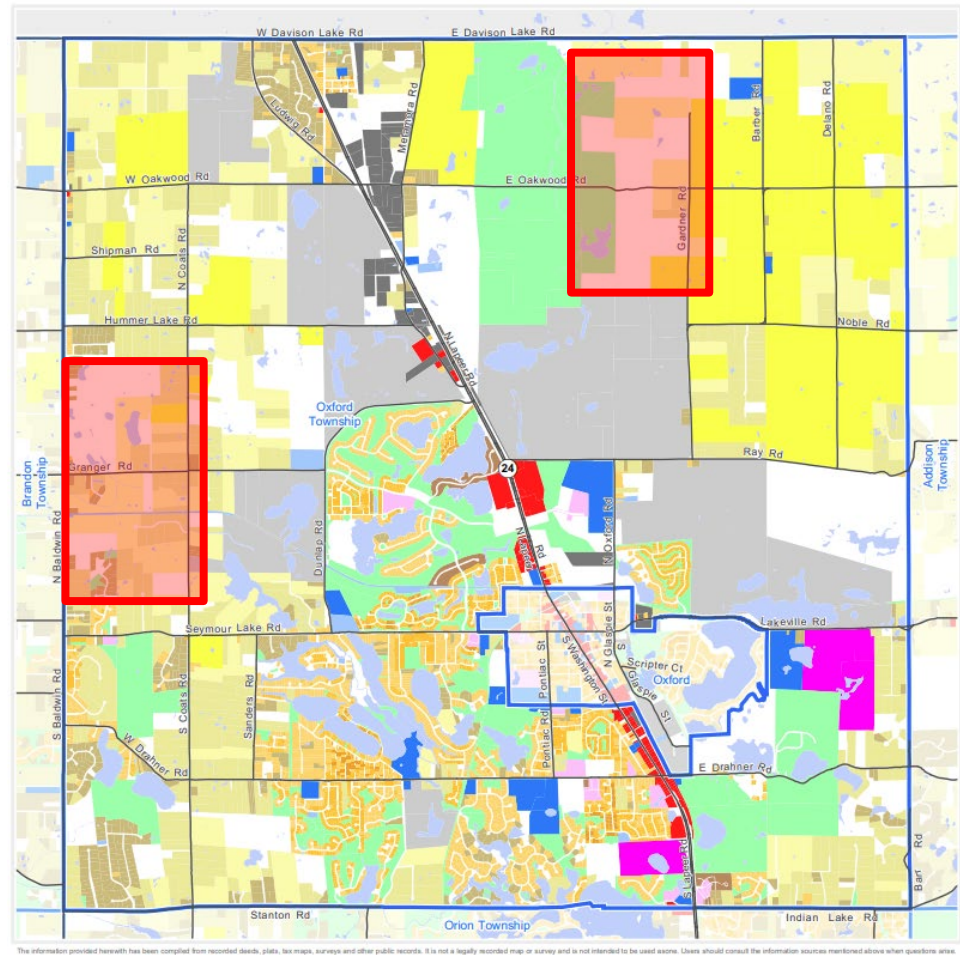
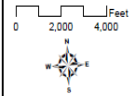


CHARTER TOWNSHIP of OXFORD MASTER PLAN

Legend

- Agricultural
- Single Family, 10 acres greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, less than 8,000 sq. ft.
- Single Family, More than one unit per parcel
- Multiple Family
- Mobile Home Park
- Commercial / Office
- Industrial
- Public / Institutional
- Recreation / Conservation
- Transportation / Utility / Communication
- Vacant
- Extractive
- Water

MAP 7
2009 EXISTING LAND USE



OAKLAND COUNTY MICHIGAN
ECONOMIC DEVELOPMENT

Executive Office Building
2100 Pontiac Lake Road, Bldg. 41W
Waterford, MI 48328-0412
248.858.0700
www.oakgov.com/fuz

2022 Land Use Township of Oxford

Legend

- Agricultural
- Single Family, 10 acres or greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq. ft.
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- Transportation/Utility/Communication
- Vacant
- Extractive

1 inch = 4,634 feet

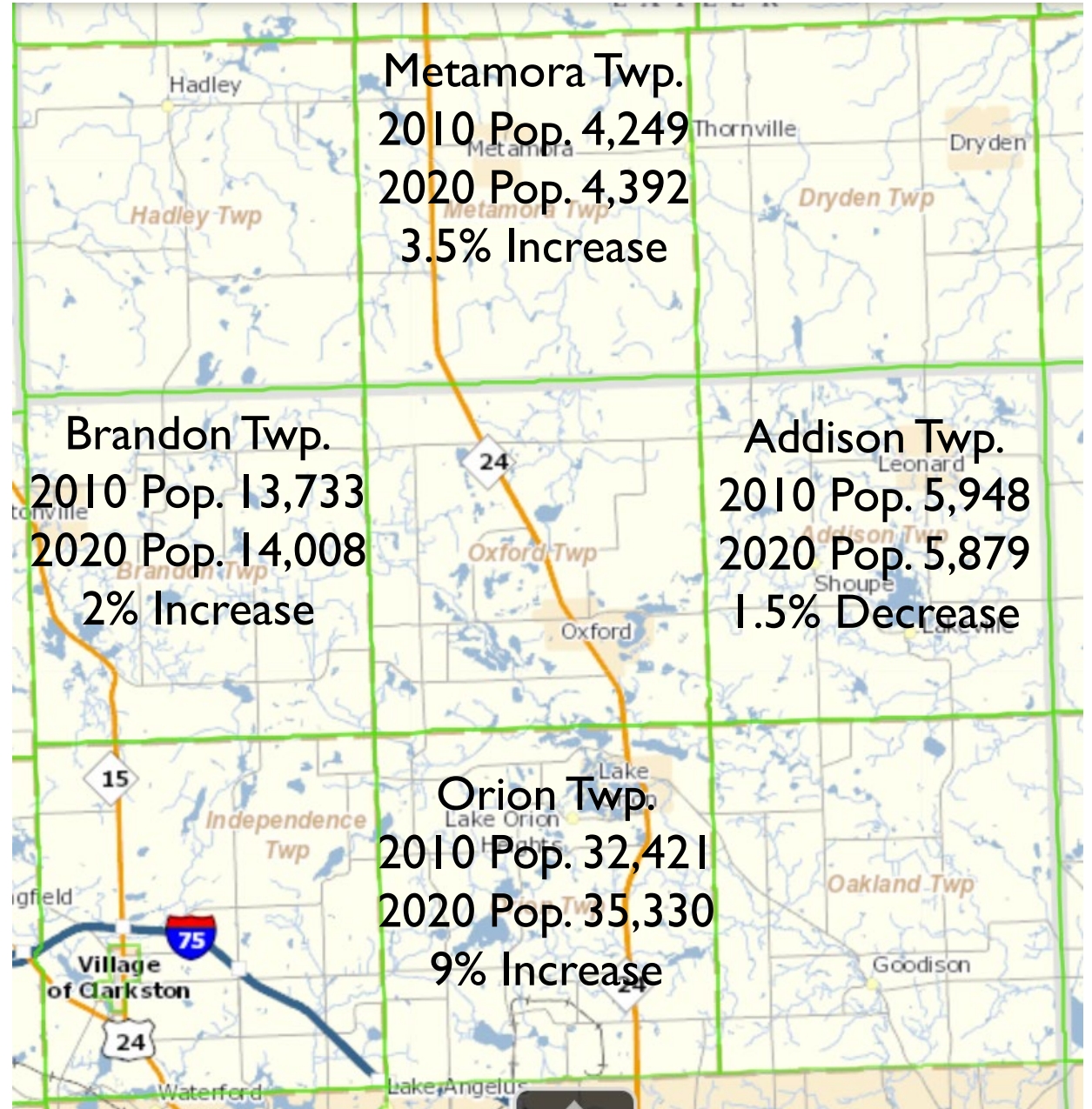
Map created on December 6, 2022

EXISTING LAND USE CHANGE 2015-2020

Land Use Change 2015-2020	Acres 2015	Acres 2020	Change 2015-2020	Percent
Single-Family Residential	2,296.30	2,512.80	216.5	9.40%
Attached Condo Housing	95.6	77.7	-17.9	-18.70%
Multi-Family Housing	41.5	58	16.5	39.80%
Mobile Home	229.7	229.7	0	0%
Agricultural/Rural Residential	8,562.30	8,358.20	-204.1	-2.40%
Mixed Use	1.4	8.9	7.5	549.40%
Retail	74.3	73.4	-0.9	-1.20%
Office	43.3	46.3	3	7%
Hospitality	20.4	17.6	-2.8	-13.90%
Medical	228.9	210.8	-18.1	-7.90%
Institutional	260.6	275.7	15.1	5.80%
Industrial	246.2	253.8	7.7	3.10%
Recreational/Open Space	1,152.50	1,153.60	1.1	0.10%
Golf Course	729.7	729.7	0	0%
Parking	2.6	2.6	0	0%
Extractive	2,764.50	2,764.50	0	0%
TCU	232.4	232.4	0	0%
Vacant	2,614	2,643.60	29.7	1.10%
Water	1,092.30	1,092.30	0	0%
Not Parceled	983.2	929.9	-53.3	-5.40%

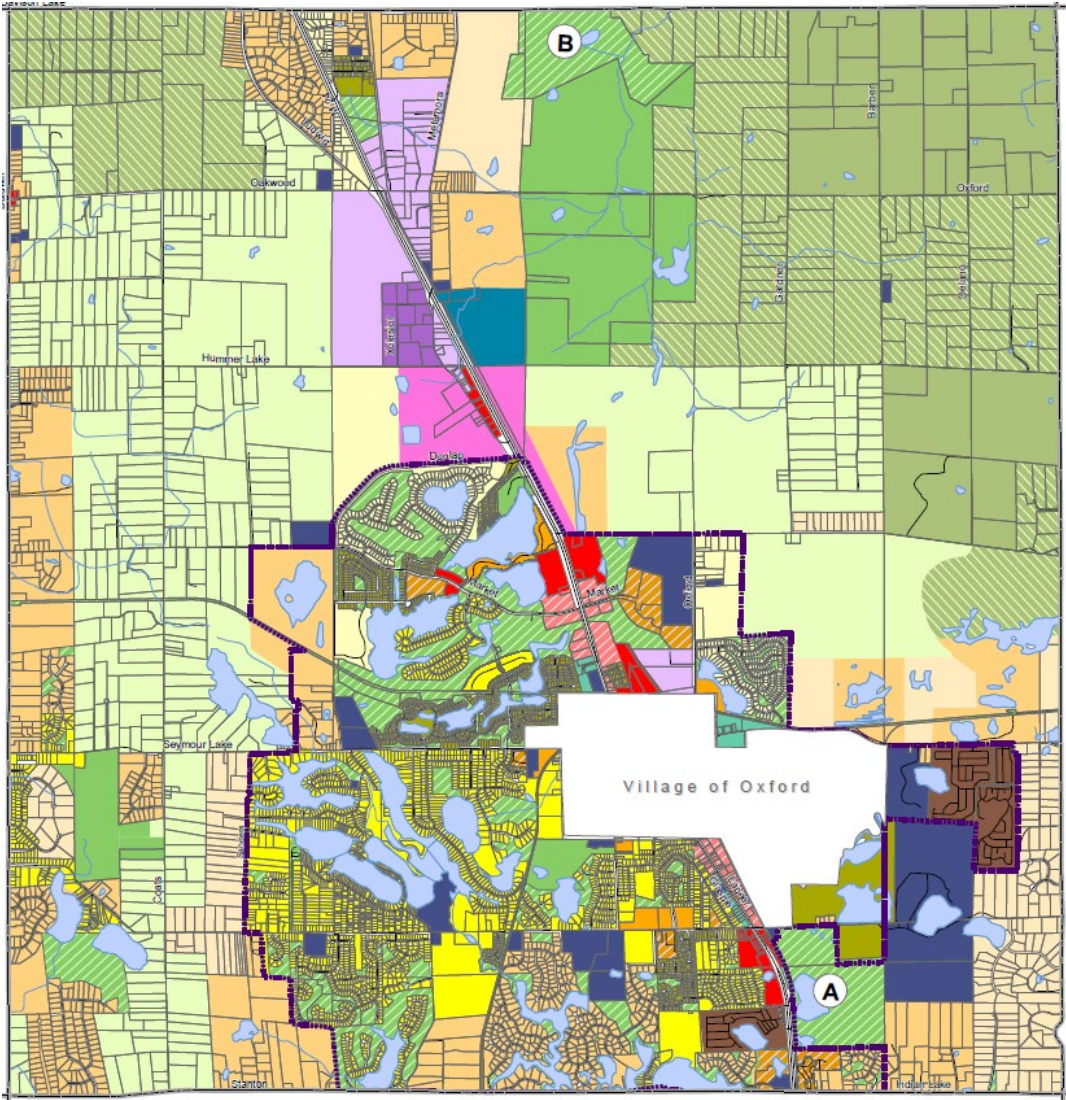
THIS IS OXFORD TOWNSHIP'S NEIGHBORS

Neighboring Township Population Change 2010-2020



2019 Future Land Use Map

**IS THIS OXFORD
TOWNSHIP?**



- Public Park/Conservation
- Private Park/Conservation
- Hunt Country Agricultural - 20 acres
- Hunt Country Estates - 10 acres
- Acreage Estates - 5 acres
- Rural Residential - 2.5 acres
- Suburban Residential - 1 acre
- Village Residential - 25,000 sq. ft.
- Village Residential - 12,000 sq. ft.
- Village Residential - 9,000 sq. ft.
- Multiple Family Medium Density
- Multiple Family High Density
- Mobile Home Park
- Industrial /Commercial Mixed Use
- Village Mixed-Use
- Village Commercial
- Office/Service
- Research/Office
- Public/Institutional
- Light Industrial
- General Industrial
- Primary Urban Service Area

Alternative Future Land Use

- A Rural Residential
- B Hunt Country Estates

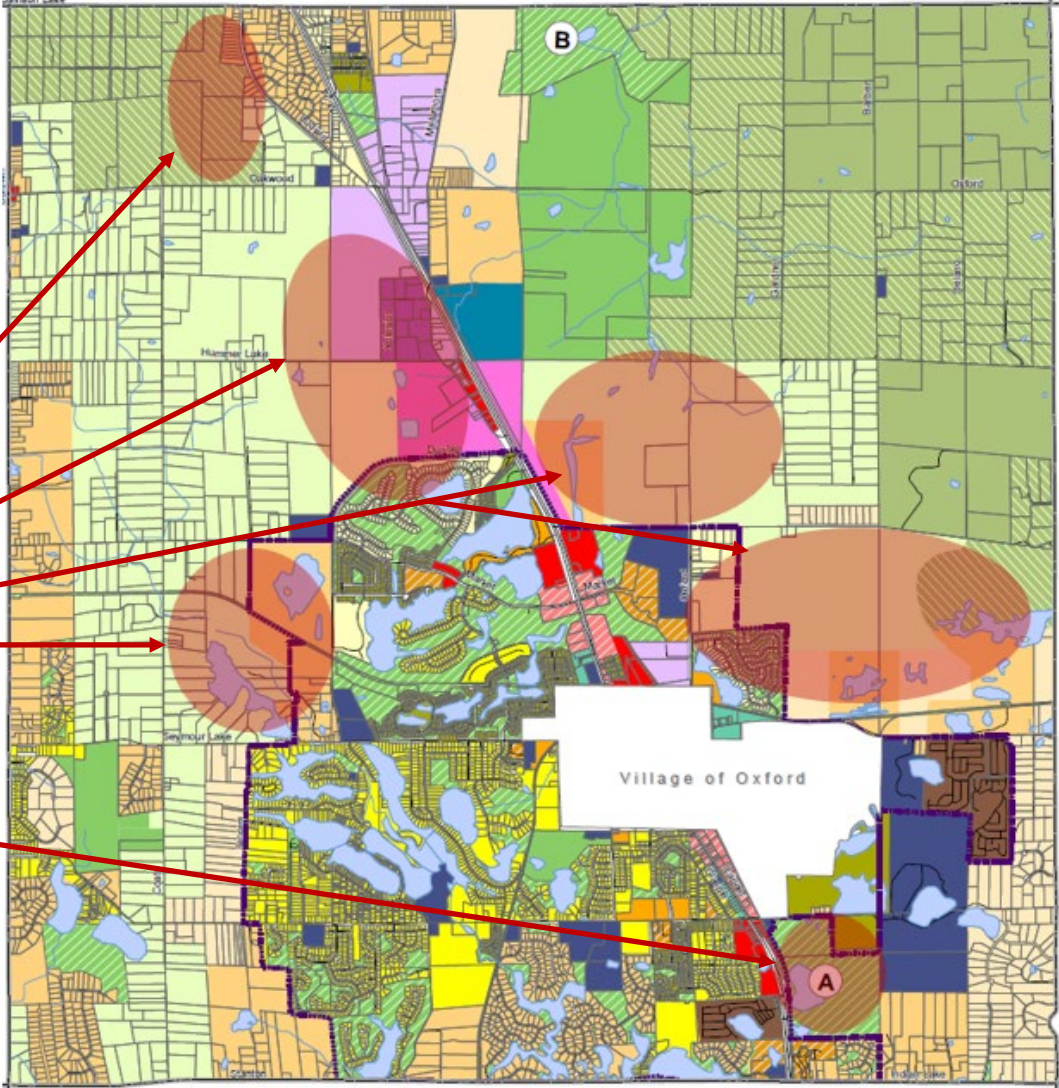
2019 Future Land Use Map Residential Development Interest over 5-15 years

IS THIS OXFORD TOWNSHIP?

Current Extractive Operations

Current Recreation Operations

Other Areas of Possible Development?



- Public Park/Conservation
- Private Park/Conservation
- Hunt Country Agricultural - 20 acres
- Hunt Country Estates - 10 acres
- Acreage Estates - 5 acres
- Rural Residential - 2.5 acres
- Suburban Residential - 1 acre
- Village Residential - 25,000 sq. ft.
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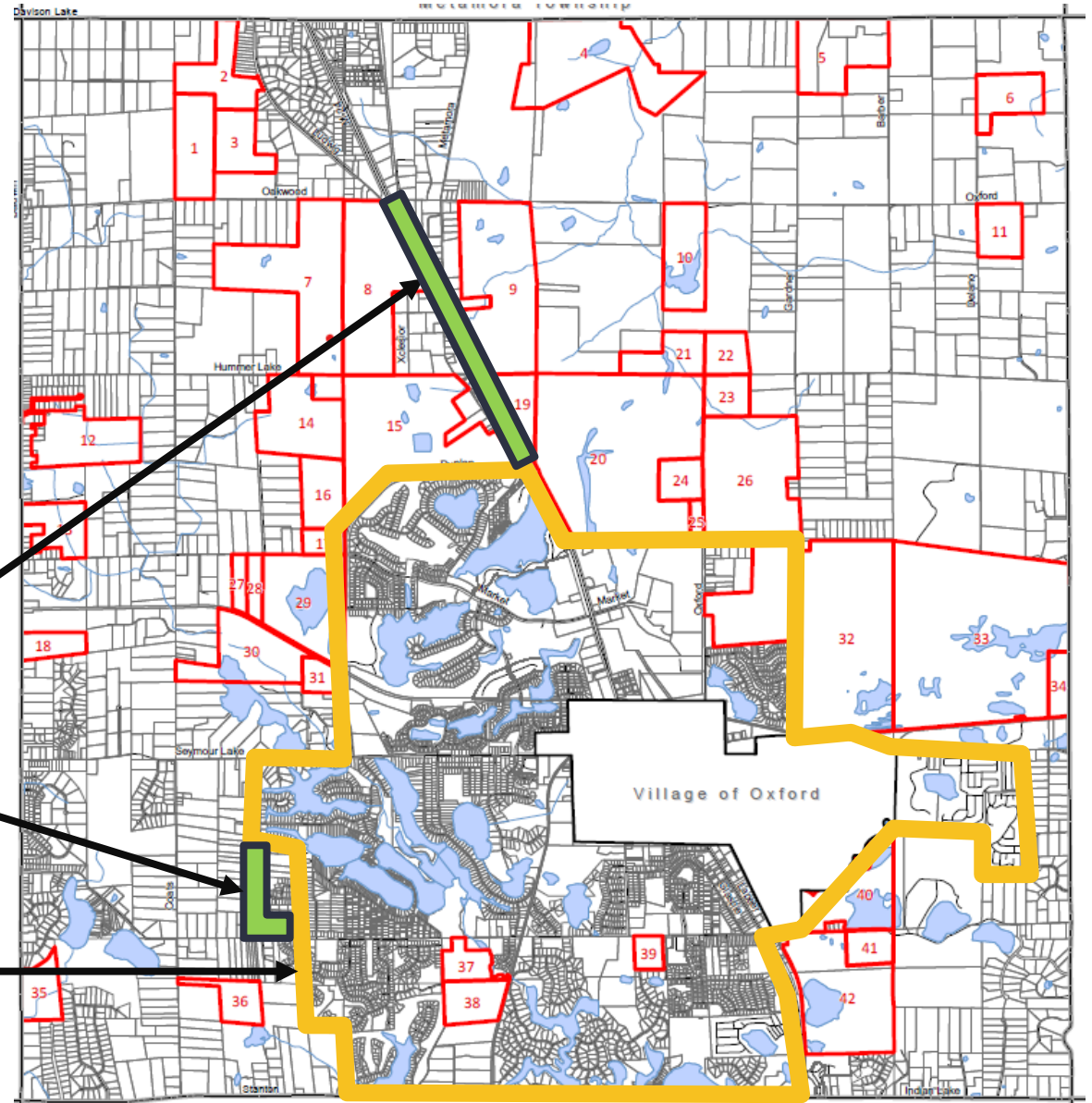
- Alternative Future Land Use**
- (A) Rural Residential
 - (B) Hunt Country Estates

Existing and Future Water & Sewer Service / Potential New Development Parcels

IS THIS OXFORD TOWNSHIP?

Anticipated Water/Sewer
Service Expansion over 15 years

Existing Water/Sewer Service



BRAINWRITING

What are the “whats” that must be in the Master Plan?

What is important to our community?

Why are these issues important?

What do we need to do?

One idea per sticky note

VOTING

Whats

COMMUNITY ENGAGEMENT

Steering Committee

Content for Township Webpage & Social Media

On-line Survey

Pop up Exercises

Focus Groups

Community Workshop

NEXT STEPS

Our recommendation: Comprehensive Update

Township Board Authorization of funds

Community Profiles

YOU ARE VIEWING DATA FOR:

Oxford Township

300 Dunlap Rd
Oxford, MI 48371-6900
<http://www.oxfordtownship.org>



Census 2020 Population:
18,927
Area: 33.9 square miles

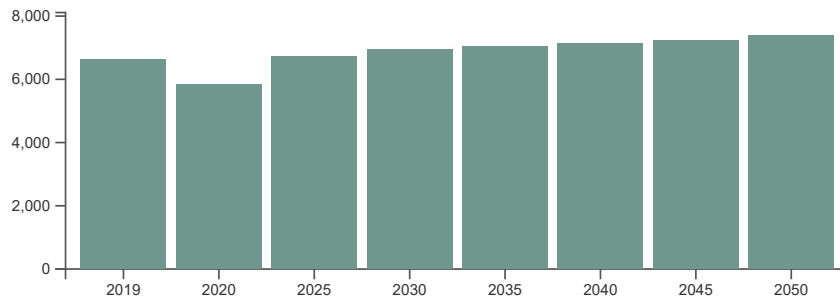
[VIEW COMMUNITY EXPLORER MAP](#)

[VIEW 2020 CENSUS MAP](#)

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** **Economic**

Forecasted Jobs



Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Forecasted Jobs by Industry Sector

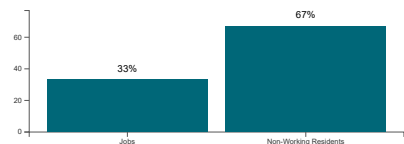
Forecasted Jobs By Industry Sector	2019	2020	2025	2030	2035	2040	2045	2050	Change 2019-2050	Pct Change 2019-2050
Natural Resources, Mining, & Construction	457	449	580	587	573	563	557	552	95	20.8%
Manufacturing	981	887	964	951	917	877	856	868	-113	-11.5%
Wholesale Trade	176	166	175	175	186	190	190	186	10	5.7%
Retail Trade	514	460	513	498	484	470	461	448	-66	-12.8%
Transportation, Warehousing, & Utilities	238	235	281	289	298	306	318	321	83	34.9%
Information & Financial Activities	1,043	912	1,062	1,088	1,094	1,105	1,117	1,118	75	7.2%
Professional and Technical Services & Corporate HQ	435	417	520	572	611	658	718	773	338	77.7%
Administrative, Support, & Waste Services	694	540	615	645	671	694	724	756	62	8.9%
Education Services	397	369	388	400	414	422	427	431	34	8.6%
Healthcare Services	490	440	480	517	557	592	628	664	174	35.5%
Leisure & Hospitality	728	535	673	710	722	731	731	749	21	2.9%
Other Services	445	384	448	468	479	488	486	480	35	7.9%
Public Administration	29	28	28	30	30	28	29	29	0	0%
Total Employment Numbers	6,627	5,822	6,727	6,930	7,036	7,124	7,242	7,375	748	11.3%

Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Daytime Population

Daytime Population	ACS 2016
Jobs	4,605
Non-Working Residents	9,313
Age 15 and under	4,087
Not in labor force	4,679
Unemployed	547
Daytime Population	13,918



Source: **2012-2016 American Community Survey 5-Year Estimates** and **2012-2016 Census Transportation Planning Products Program (CTPP)**. For additional information, visit SEMCOG's **Interactive Commuting Patterns Map**

Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.

Where Workers Commute From 2016

Rank	Where Workers Commute From *	Workers	Percent
1	Out of the Region, Instate	1,272	27.6%
2	Oxford Twp	1,227	26.6%
3	Orion Twp	346	7.5%
4	Oxford	337	7.3%
5	Brandon Twp	132	2.9%
6	Rochester Hills	97	2.1%
7	Pontiac	86	1.9%
8	Addison Twp	85	1.8%
9	Oakland Twp	85	1.8%
10	Lake Orion	79	1.7%
-	Elsewhere	859	18.7%
* Workers, age 16 and over employed in Oxford Twp		4,605	100%

Source: **U.S. Census Bureau** - 2012-2016 CTPP/ACS Commuting Data and **Commuting Patterns in Southeast Michigan**

Where Residents Work 2016

Rank	Where Residents Work *	Workers	Percent
1	Oxford Twp	1,227	14.6%
2	Auburn Hills	1,081	12.9%
3	Orion Twp	711	8.5%
4	Troy	614	7.3%
5	Oxford	456	5.4%
6	Pontiac	342	4.1%
7	Out of the Region, Instate	342	4.1%
8	Warren	333	4%
9	Lake Orion	326	3.9%
10	Rochester Hills	300	3.6%
-	Elsewhere	2,663	31.7%
* Workers, age 16 and over residing in Oxford Twp		8,395	100%

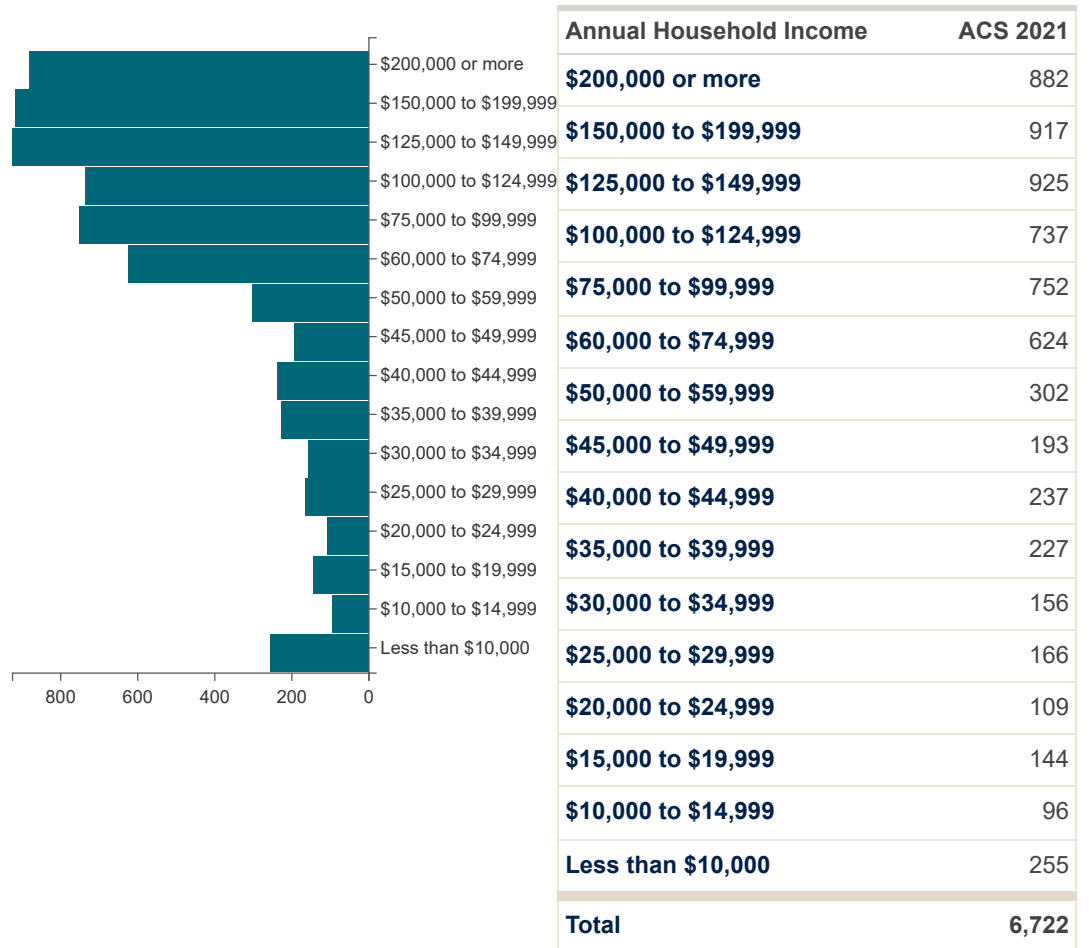
Source: **U.S. Census Bureau** - 2012-2016 CTPP/ACS Commuting Data and **Commuting Patterns in Southeast Michigan**

Household Income

Income (in 2021 dollars)	ACS 2010	ACS 2021	Change 2010-2021	Percent Change 2010-2021
Median Household Income	\$100,238	\$103,392	\$3,154	3.1%
Per Capita Income	\$38,866	\$43,774	\$4,908	12.6%

Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates

Annual Household Income



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Poverty

Poverty	ACS 2010	% of Total (2010)	ACS 2021	% of Total (2021)	% Point Chg 2010-2021
Persons in Poverty	1,365	8.4%	866	4.6%	-3.8%
Households in Poverty	459	7.6%	377	5.6%	-2%

Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates

Community Profiles

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300 Dunlap Rd

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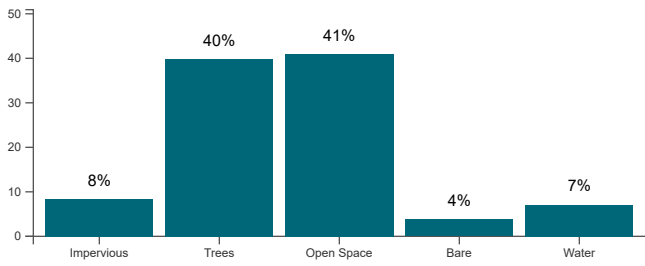
Environment

2020 Land Use

Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020
Single-Family Residential	2,296.3	2,512.8	216.5	9.4%
Attached Condo Housing	95.6	77.7	-17.9	-18.7%
Multi-Family Housing	41.5	58	16.5	39.8%
Mobile Home	229.7	229.7	0	0%
Agricultural/Rural Residential	8,562.3	8,358.2	-204.1	-2.4%
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Industrial	246.2	253.8	7.7	3.1%
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Cemetery	16.7	16.7	0	0%
Golf Course	729.7	729.7	0	0%
Parking	2.6	2.6	0	0%
Extractive	2,764.5	2,764.5	0	0%
TCU	232.4	232.4	0	0%
Vacant	2,614	2,643.6	29.7	1.1%
Water	1,092.3	1,092.3	0	0%
Not Parceled	983.2	929.9	-53.3	-5.4%
Total	21,688	21,688	0	0%

1. **Agricultural / Rural Res** includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. **Mixed Use** includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. **Not Parceled** includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

2020 Land Cover



Source Data
SEMCOG - Detailed Data

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	1,810.6	8.3%
Trees	woody vegetation, trees	8,638.8	39.8%
Open Space	agricultural fields, grasslands, turfgrass	8,881	40.9%
Bare	soil, aggregate piles, unplanted fields	826.5	3.8%
Water	rivers, lakes, drains, ponds	1,540.6	7.1%
Total Acres		21,697.4	

SEMCOG 2022 Tree Canopy

Type	Acres	Percent
Tree Canopy	10,386.8	47.9%

Tree canopy is the layer of tree leaves, needles, branches, and stems that provide tree coverage of the ground, viewed from an aerial perspective.

Community Profiles

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<http://www.oxfordtownship.org>



Census 2020 Population:
18,927
Area: 33.9 square miles

[VIEW COMMUNITY EXPLORER MAP](#)

[VIEW 2020 CENSUS MAP](#)

Housing

Link to American Community Survey (ACS) Profiles: **Select a Year** **Housing**

Building Permits 2000 - 2023

Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2000	304	4	0	0	308	2	306
2001	214	0	16	0	230	1	229
2002	149	0	0	0	149	0	149
2003	205	0	3	0	208	0	208
2004	235	2	19	0	256	0	256
2005	139	0	111	0	250	0	250
2006	45	0	26	0	71	0	71
2007	18	0	0	0	18	0	18
2008	3	0	10	0	13	0	13
2009	5	0	0	0	5	0	5
2010	7	0	0	0	7	0	7
2011	14	0	0	0	14	0	14
2012	33	0	8	0	41	0	41
2013	77	0	2	0	79	1	78
2014	93	0	0	0	93	0	93
2015	96	0	0	0	96	1	95
2016	85	0	0	140	225	2	223
2017	107	0	0	0	107	5	102
2018	86	0	0	0	86	0	86
2019	49	0	0	0	49	0	49
2020	27	0	0	0	27	1	26
2021	48	0	16	0	64	0	64
2022	63	0	6	0	69	0	69
2023	20	0	8	0	28	0	28
2000 to 2023 totals	2,122	6	225	140	2,493	13	2,480

Source: **SEMCOG Development**

Note: Permit data for most recent years may be incomplete and is updated monthly.

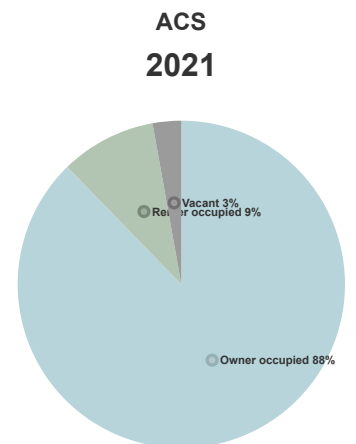
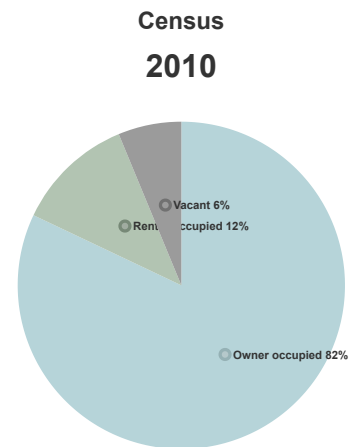
Housing Types

Housing Type	ACS 2010	ACS 2021	Change 2010-2021	New Units Permitted Since 2019
Single Unit	4,667	5,517	850	207
Multi-Unit	579	601	22	30
Mobile Homes or Other	794	799	5	0
Total	6,040	6,917	877	237
Units Demolished				-1
Net (Total Permitted Units - Units Demolished)				236

Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates, SEMCOG Development

Housing Tenure

Housing Tenure	Census 2010	ACS 2021	Change 2010-2021
Owner occupied	5,306	6,068	762
Renter occupied	757	654	-103
Vacant	404	195	-209
Seasonal/migrant	53	21	-32
Other vacant units	351	174	-177
Total Housing Units	6,467	6,917	450



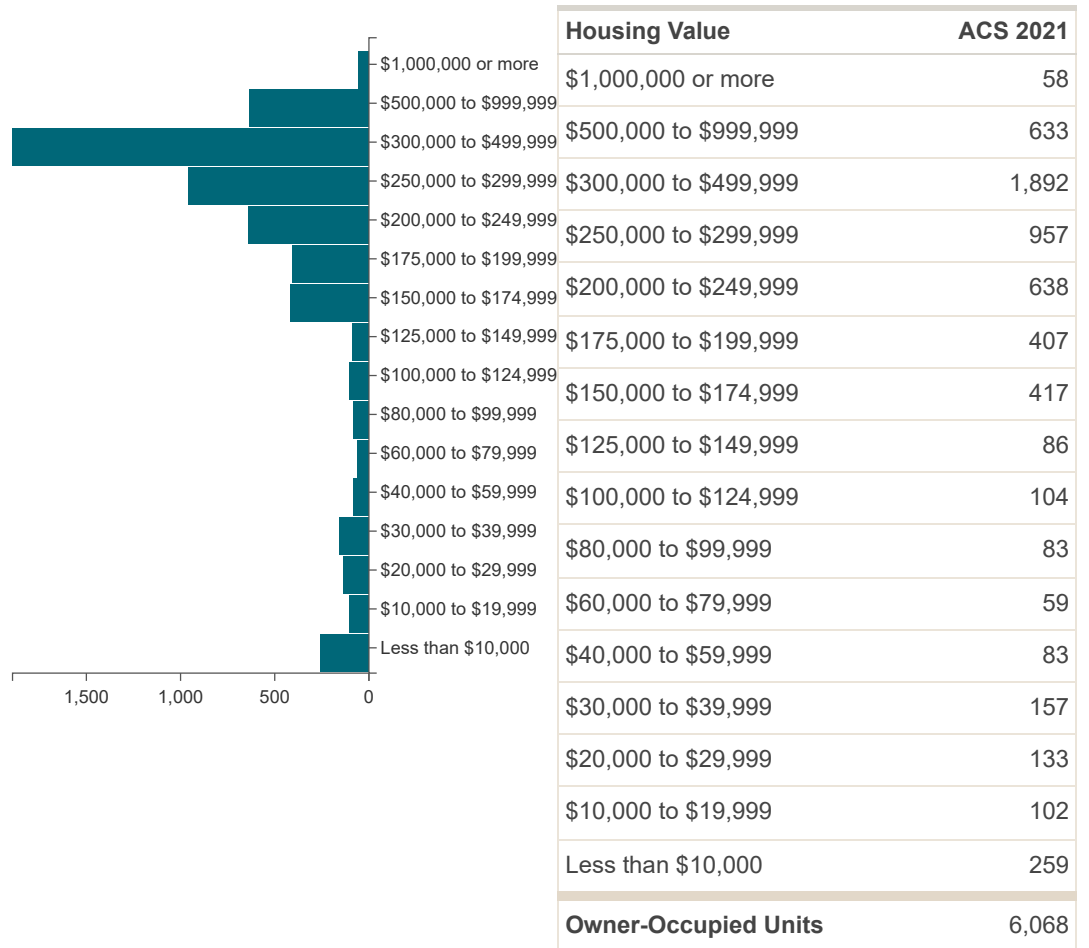
Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates

Housing Value and Rent

Housing Value (in 2021 dollars)	ACS 2010	ACS 2021	Change 2010-2021	Percent Change 2010-2021
Median housing value	\$277,662	\$276,400	\$-1,262	-0.5%
Median gross rent	\$1,103	\$1,125	\$22	2%

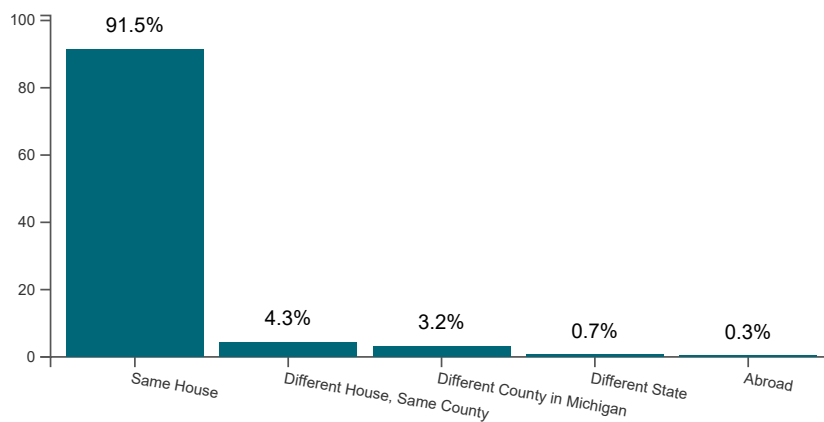
Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates

Housing Value



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Residence One Year Ago *



* This table represents persons, age 1 and over, living in Oxford Township from 2017-2021. The table does not represent person who moved out of Oxford Township from 2017-2021.

Source: **U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates**

Community Profiles

YOU ARE VIEWING DATA FOR:

Oxford Township

300 Dunlap Rd
Oxford, MI 48371-6900
<http://www.oxfordtownship.org>



Census 2020 Population:
18,927
Area: 33.9 square miles

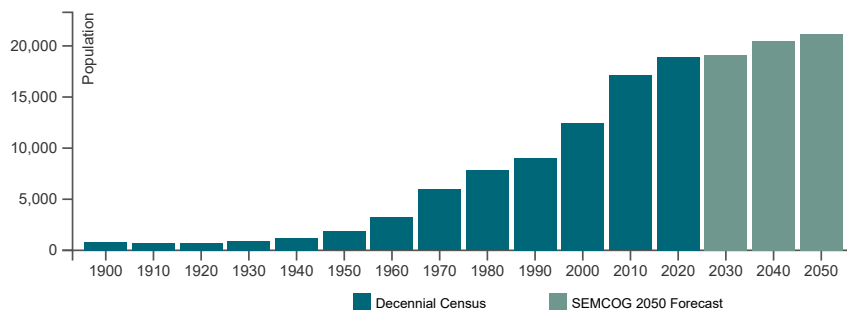
[VIEW COMMUNITY EXPLORER MAP](#)

[VIEW 2020 CENSUS MAP](#)

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** **Social | Demographic**
Population and Household Estimates for Southeast Michigan, 2022

Population Forecast



Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2022	SEMCOG 2050
Total Population	18,927	17,090	1,837	10.7%	18,997	21,168
Group Quarters Population	36	119	-83	-69.7%	29	46
Household Population	18,891	16,971	1,920	11.3%	18,968	21,122
Housing Units	7,166	6,467	699	10.8%	7,274	-
Households (Occupied Units)	6,890	6,063	827	13.6%	6,950	8,164
Residential Vacancy Rate	3.9%	6.2%	-2.4%	-	4.5%	-
Average Household Size	2.74	2.80	-0.06	-	2.73	2.59

Source: U.S. Census Bureau and SEMCOG 2050 Regional Development Forecast

Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2018 Avg.
Natural Increase (Births - Deaths)	84	23	7
Births	164	103	126
Deaths	80	80	119
Net Migration (Movement In - Movement Out)	439	375	84
Population Change (Natural Increase + Net Migration)	523	398	91

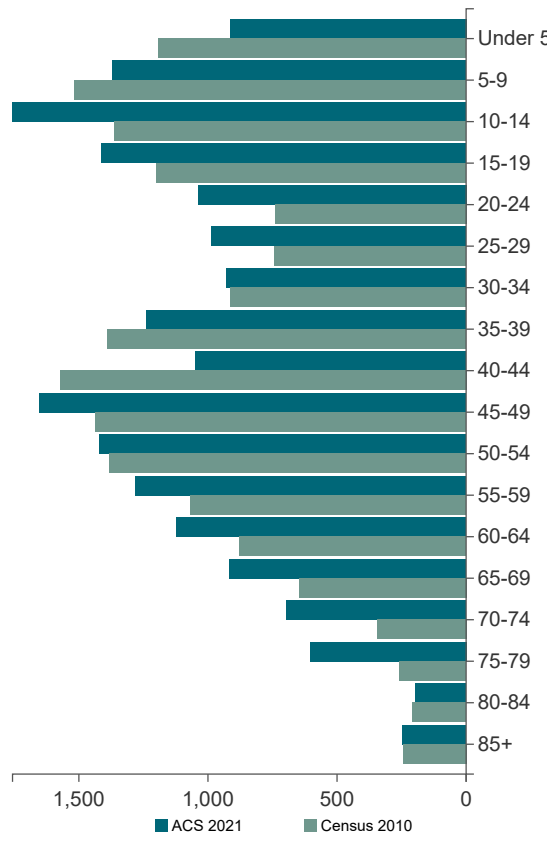
Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

Household Types

Household Types	Census 2010	ACS 2021	Change 2010-2021	Pct Change 2010-2021	SEMCOG 2050
With Seniors 65+	1,263	1,999	736	58.3%	-
Without Seniors	4,800	4,723	-77	-1.6%	-
Live Alone, 65+	480	707	227	47.3%	-
Live Alone, <65	689	654	-35	-5.1%	-
2+ Persons, With children	2,538	2,504	-34	-1.3%	-
2+ Persons, Without children	2,356	2,857	501	21.3%	-
Total Households	6,063	6,722	659	10.9%	-

Source: U.S. Census Bureau, Decennial Census, 2017-2021 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

Population Change by Age, 2010-2021



Age Group	Census 2010	Change 2000-2010	ACS 2021	Change 2010-2021
Under 5	1,191	137	915	-276
5-9	1,516	470	1,370	-146
10-14	1,362	342	1,757	395
15-19	1,200	365	1,412	212
20-24	740	183	1,039	299
25-29	742	-67	985	243
30-34	913	-269	928	15
35-39	1,388	142	1,238	-150
40-44	1,573	424	1,049	-524
45-49	1,435	473	1,652	217
50-54	1,380	582	1,419	39
55-59	1,069	448	1,280	211
60-64	877	559	1,121	244
65-69	647	388	917	270
70-74	345	126	697	352
75-79	259	64	605	346
80-84	208	99	195	-13
85+	245	139	246	1
Total	17,090	4,605	18,825	1,735
Median Age	38.3	4.3	39	0.7

Source: U.S. Census Bureau, Decennial Census, and 2017-2021 American Community Survey 5-Year Estimates

Race and Hispanic Origin

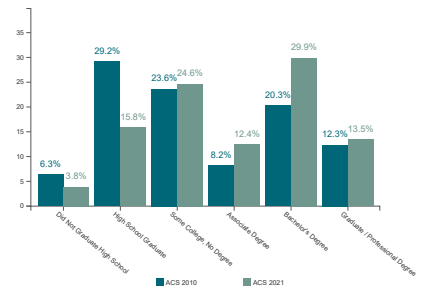
Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
Non-Hispanic	16,607	97.2%	18,097	95.6%	-1.6%
White	15,895	93%	16,578	87.6%	-5.4%
Black	208	1.2%	212	1.1%	-0.1%
Asian	212	1.2%	257	1.4%	0.1%
Multi-Racial	224	1.3%	946	5%	3.7%
Other	68	0.4%	104	0.5%	0.2%
Hispanic	483	2.8%	830	4.4%	1.6%
Total	17,090	100%	18,927	100%	0%

Source: U.S. Census Bureau Decennial Census

Highest Level of Education

Highest Level of Education*	ACS 2010	ACS 2021	Percentage Point Chg 2010-2021
Did Not Graduate High School	6.3%	3.8%	-2.5%
High School Graduate	29.2%	15.8%	-13.4%
Some College, No Degree	23.6%	24.6%	1%
Associate Degree	8.2%	12.4%	4.2%
Bachelor's Degree	20.3%	29.9%	9.5%
Graduate / Professional Degree	12.3%	13.5%	1.1%

* Population age 25 and over



Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates

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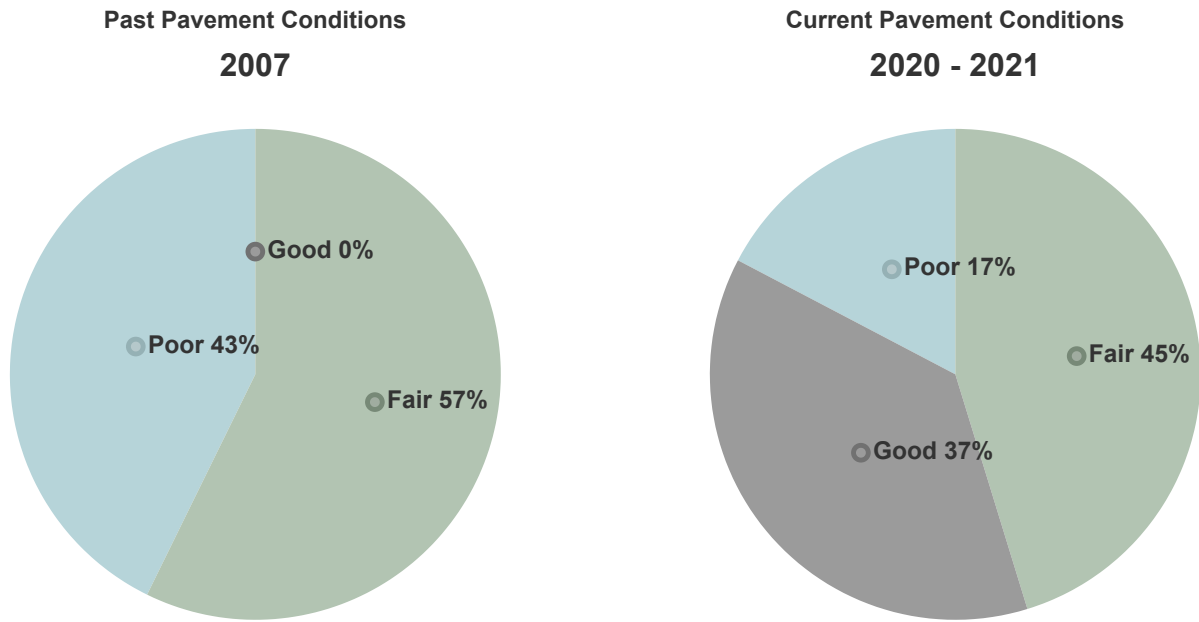
[VIEW 2020 CENSUS MAP](#)

Transportation

Miles of public road (including boundary roads): 118

Source: [Michigan Geographic Framework](#)

Pavement Condition (in Lane Miles)



Note: Poor pavements are generally in need of rehabilitation or full reconstruction to return to good condition. Fair pavements are in need of capital preventive maintenance to avoid deteriorating to the poor classification. Good pavements generally receive only routine maintenance, such as street sweeping and snow removal, until they deteriorate to the fair condition.

Source: SEMCOG

Bridge Status

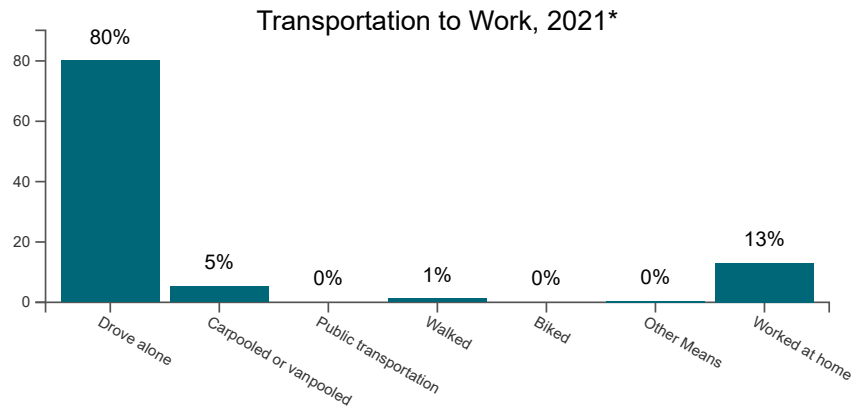
Bridge Status	2008	2008 (%)	2009	2009 (%)	2010	2010 (%)	Percent Point Chg 2008-2010
Open	2	100%	1	50%	4	100%	0%
Open with Restrictions	0	0%	1	50%	0	0%	0%
Closed*	0	0%	0	0%	0	0%	0%
Total Bridges	2	100.0%	2	100.0%	4	100.0%	0.0%
Deficient Bridges	1	50%	1	50%	2	50%	0%

* Bridges may be closed because of new construction or failed condition.

Note: A bridge is considered deficient if it is structurally deficient (in poor shape and unable to carry the load for which it was designed) or functionally obsolete (in good physical condition but unable to support current or future demands, for example, being too narrow to accommodate truck traffic).

Source: Michigan Structure Inventory and Appraisal Database

Detailed Intersection & Road Data



* Resident workers age 16 and over

Transportation to Work

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2021	% of Total (ACS 2021)	% Point Chg 2010-2021
Drove alone	7,038	91.8%	7,330	80.1%	-11.7%
Carpooled or vanpooled	383	5%	482	5.3%	0.3%
Public transportation	0	0%	0	0%	0%
Walked	0	0%	113	1.2%	1.2%
Biked	0	0%	0	0%	0%
Other Means	0	0%	35	0.4%	0.4%
Worked at home	247	3.2%	1,187	13%	9.8%
Resident workers age 16 and over	7,668	100.0%	9,147	100.0%	0.0%

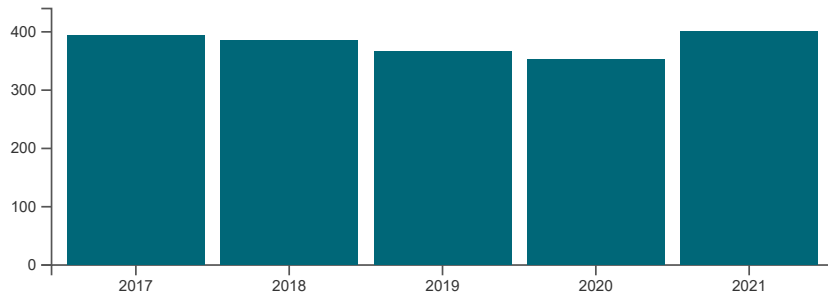
Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates

Mean Travel Time to Work

Mean Travel Time To Work	ACS 2010	ACS 2021	Change 2010-2021
For residents age 16 and over who worked outside the home	35.7 minutes	27 minutes	-8.7 minutes

Source: U.S. Census Bureau, 2006-2010 and 2017-2021 American Community Survey 5-Year Estimates

Crashes, 2017-2021



Source: Michigan Department of State Police with the Criminal Justice Information Center and SEMCOG

Note: Crash data shown is for the entire city.

Crash Severity

Crash Severity	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
<u>Fatal</u>	1	1	3	3	0	0.4%
<u>Serious Injury</u>	5	5	5	3	4	1.2%
<u>Other Injury</u>	62	68	54	34	57	14.5%
<u>Property Damage Only</u>	326	311	304	312	339	83.9%
<u>Total Crashes</u>	394	385	366	352	400	100%

Crashes by Type

Crashes by Type	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
<u>Head-on</u>	7	5	5	5	5	1.4%
<u>Angle or Head-on/Left-turn</u>	72	58	61	54	69	16.6%
<u>Rear-End</u>	105	119	101	97	95	27.3%
<u>Sideswipe</u>	36	37	39	46	49	10.9%
<u>Single Vehicle</u>	146	143	131	132	166	37.8%
<u>Backing</u>	13	15	18	11	9	3.5%
<u>Other or Unknown</u>	15	8	11	7	7	2.5%

Crashes by Involvement

Crashes by Involvement	2017	2018	2019	2020	2021	Percent of Crashes 2017 - 2021
<u>Red-light Running</u>	4	5	8	4	6	1.4%
<u>Lane Departure</u>	86	69	73	63	68	18.9%
<u>Alcohol</u>	9	9	7	19	14	3.1%
<u>Drugs</u>	2	2	1	8	5	0.9%
<u>Deer</u>	64	86	75	80	110	21.9%
<u>Train</u>	0	0	0	0	0	0%
<u>Commercial Truck/Bus</u>	10	14	19	13	21	4.1%
<u>School Bus</u>	2	2	2	1	2	0.5%
<u>Emergency Vehicle</u>	3	0	2	3	5	0.7%
<u>Motorcycle</u>	0	0	3	5	6	0.7%
<u>Intersection</u>	120	119	132	115	123	32.1%
<u>Work Zone</u>	0	1	7	25	5	2%
<u>Pedestrian</u>	2	1	1	1	2	0.4%
<u>Bicyclist</u>	2	0	0	0	0	0.1%
<u>Distracted Driver</u>	22	22	18	17	7	4.5%
<u>Older Driver (65 and older)</u>	59	53	54	61	73	15.8%
<u>Young Driver (16 to 24)</u>	130	155	134	106	141	35.1%
<u>Secondary</u>	4	1	3	0	1	0.5%

High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Jurisdiction	Annual Avg 2017-2021
1	61	172	<u>Lapeer Rd @ Drahner Rd W</u>	State/County	26.2
2	229	690	<u>M 24 @ Oakwood Rd W</u>	State/County	14.8
3	541	1,735	<u>M 24 @ Oakwood Rd W</u>	State/County	8.8
4	606	1,919	<u>M 24 @ Ray Rd</u>	State/County	8.2
5	783	2,573	<u>Lapeer Rd @ Oakdell</u>	State	6.6
6	823	2,693	<u>Baldwin Rd S @ Seymour Lake Rd</u>	County	6.4
7	968	3,203	<u>M 24 @ Market St E</u>	State	5.6
8	1089	3,688	<u>Baldwin Rd N @ Oakwood Rd W</u>	County	5
9	1332	4,518	<u>Baldwin Rd N @ Seymour Lake Rd</u>	County	4.2
10	1332	4,518	<u>Lapeer Rd @ Indian Lake Rd</u>	State	4.2

Note: Intersections are ranked by the number of reported crashes, which does not take into account traffic volume. Crashes reported occurred within 150 feet of the intersection.

Source: **Michigan Department of State Police with the Criminal Justice Information Center** and **SEMCOG**

High Frequency Road Segment Crash Rankings

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Jurisdiction	Annual Avg 2017-2021
1	24	76	<u>Washington S</u>	Drahner Rd W - Burdick E	State	53.8
2	216	605	<u>Lapeer Rd</u>	Lapeer Rd - Drahner Rd W	State	26
3	216	605	<u>Baldwin Rd N</u>	Seymour Lake Rd - Oakwood Rd	County	26
4	250	706	<u>Lapeer Rd</u>	Indianwood Rd - Lapeer Rd	State	24.2
5	345	926	<u>Washington N</u>	Burdick E - M 24	State	21.4
6	397	1,051	<u>Lapeer Rd</u>	Indianwood Rd - Lapeer Rd	State	20.2
7	500	1,370	<u>Drahner Rd W</u>	Sanders Rd - Lapeer Rd	County	17.6
8	594	1,638	<u>Baldwin Rd S</u>	Indianwood Rd - Drahner Rd W	County	16
9	626	1,755	<u>Lakeville Rd</u>	Burdick E - Lakeville Rd	City	15.4
10	716	2,113	<u>Seymour Lake Rd</u>	Dunlap Rd - Washington N	City	13.6

Note: Segments are ranked by the number of reported crashes, which does not take into account traffic volume.