

Oakland County Experiences Rapid Population Growth

Editor's Note: The following is a detailed report on the distribution of population in Oakland County as compiled in the University of Michigan's Detroit Area Study.

Between 1940 and 1960, the population of Oakland County grew by approximately 433,000 residents. This figure represents an increase of 170.6 per cent in 20 years.

In comparison, Macomb County had a substantially higher growth rate, but a lower absolute gain in population over this period (270,000 per cent and 297,726 persons, respectively).

Of the three counties in the Detroit metropolitan area, Wayne has had the lowest rate of increase (122.4 per cent), but the highest gain in absolute numbers (approximately 652,000 persons).

Oakland County experienced a considerable higher rate of population increase in the 1950 to 1960 decade than between 1940 and 1950. In this respect, it is comparable to Macomb County. Wayne County, however, had a growth rate over the last decade which was only half that of the 1940 to 1950 period.

OAKLAND IS AN important part of the greater Detroit metropolitan area. A significant factor in the growth rates of different sections of Oakland is the proximity of these sections to the city of Detroit.

For purposes of this analysis, Oakland was divided into three zones. The "adjacent area" is that part of the county that was assigned census tracts for 1950 by the United States Bureau of the Census. This zone borders on the Detroit city limits and runs north for approximately six miles (Birmingham, which is slightly more than six miles distant, is also included in the adjacent area).

The "middle area" covers that part of Oakland which lies outside the adjacent area but within approximately 12 miles of the city of Detroit (incorporated and unincorporated places in Troy, Bloomfield, Farmington and Novi townships are located in the middle zone).

THE "OUTLYING AREA" includes the remainder of the county. Between 1940 and 1950, that area of Oakland which was adjacent to Detroit grew at a faster rate than either of the other two zones. In turn, the middle area had a higher rate of population increase than did the outlying section. The outlying area, however, includes the city of Pontiac, which in the 1950-1960 period, the middle area of Oakland County far outstripped the other two zones in rate of population increase. This area increased by 143 per cent over the last decade.

By comparison, the adjacent area grew by 81.2 per cent, while the outlying area, with Pontiac included, had an increase of 75.3 per cent.

Apparently, these sections of Oakland which are relatively close to Detroit are becoming progressively developed; therefore, it may be expected that the growth of this county, in at least the near future, will be most concentrated in the middle zone.

ALL AREAS of Oakland County discussed here, with the exception of Pontiac, experienced a phenomenal growth between 1940 and 1960. The adjacent zone more than tripled in population size over this 20-year period; the middle zone came close to a four-fold increase; and the outlying zone, excluding Pontiac, had about three times as many residents in 1960 as in 1940.

As a result of differential growth rates, the distribution of Oakland County's population had a quite different pattern in early 1960 than was true for 1940.

The adjacent area has claimed an increasingly larger share of the residents of this county; while the outlying area, as a whole, has declined considerably in relative size.

In 1940, 41.8 per cent of Oakland's residents lived in the adjacent zone; by 1960, almost one-half (46.1 per cent) of the population were in this zone. It may be noted, however, that most of this area's increase in relative size occurred between 1940 and 1950.

AS COMPARED to the adjacent zone and the outlying zone, the middle zone has a rather small percentage of Oakland's population. This proportion has grown, however, from 10.9 per cent in 1940 to 15.6 per cent in early 1960.

And contrary to the adjacent zone's experience, the middle area had its greatest relative growth in the 1950-60 period, rather than between 1940 and 1950.

The outlying zone, as a whole, had a significantly lower share of Oakland's population in early 1960 than it did 20 years previously. In 1940, more Oakland residents lived in this zone (47.3 per cent) than were in the area adjacent to Detroit.

At present time, the outlying zone has only 35.5 per cent of the county's total population. This decline in relative size is a result of the failure of Pontiac to grow at a rate comparable to the remainder of the county.

THE IMPORTANCE of the spatial location of the city of Detroit to Oakland County's past and future growth is quite clear. Between 1940 and 1960, Oakland's population was increasingly clustered in areas adjacent to Detroit,

and Pontiac city became comparatively less of a focal point. In the last 10 years, Pontiac has continued to decrease in relative size, while the middle area of Oakland increased their share of the total population.

Oakland County undoubtedly will continue to grow at a rapid rate. It is probable, however, that the middle zone and the outlying zone (excluding Pontiac) will claim an ever larger share of Oakland's population.

with offices in the Wabek Building, Birmingham. He resigned from the firm in December to avoid any conflict of interest as an associate attorney and state legislator. Hogan said he doesn't foresee any possible conflict of interest as a member of Emery, Parsons & Bahr. The firm plans to continue under the same name.

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Henry Hogan Joins B'ham Law Firm

Henry M. Hogan, Jr., of Bloomfield Township, newly elected Republican state representative, recently became a partner in Emery, Parsons & Bahr, Birmingham and Detroit law firm with Birmingham offices in the Jenkins Building, 1100 N. Woodward.

Hogan was formerly associated with the Detroit law firm of Miller, Canfield, Paddock and Stone

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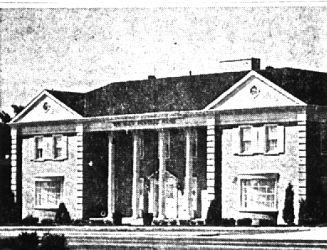
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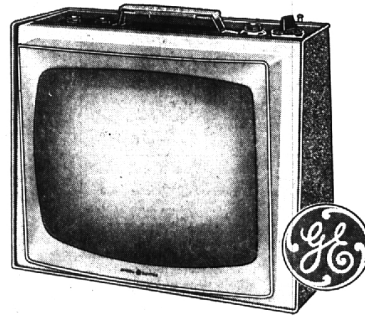
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