**HLCM issues:**

Major issues in terms of HH distributions seems to be associated with HH size and Income.

**INCOME**

Pontiac (SEMMCD = 2215) is an urban declining city and has one of the lowest median incomes. However, over the forecast period, Pontiac is losing more than 4,000 HH (-38%) in income quartile 1 and and gaining nearly 5,000 HH (371% increase) in income quartile 4. Same is the case with Southfield (2250).

West Bloomfield Twp (SEMMCD=2285), Bloomfield Twp (2040), and Troy (2270) are affluent communities which are losing Income 4 HH. They are gaining Income 1 HH.

**HHSIZE**

Troy (2270) is relatively diverse community whose HHsize has been high and stable over last few decades, very good schools. It is losing substantial HH with children over the forecast period. HH size is dropping from 2.68 to 2.45

Royal Oak (2240) is a completely builtup city with average HH size of 2.0 . But Model seems to be liking that city a lot. It is placing lot more HH, which are larger than existing and with children, over the forecast period.

**RACE**

Southfield (2250) and Pontiac (2215) have large concentrations of black populations which have been growing over years.

Model is moving black and Hispanic HH from Pontiac  and  moving in lot of white and Asian HH. Not that that is not a possibility, but I feel the magnitude is quite high. This may the result of model moving in lot of Income 4 HH into this place.

Similarly, Troy (2270) and Novi (2170) have high concentrations of Asian population, and model is moving those Asian HH out of these cities, which is very unlikely. This may the reason Troy is losing income 4 HH.

**ELCM issues:**

In 4036, the following happens :

* About 15-20 communities lose more jobs
* Only 4 communities gain more jobs:
  + Pontiac gains 22,000 jobs
  + Troy gains 7,500 jobs
  + Auburn Hills gains 7,000 jobs
  + Orion Twp gains 5,000 jobs

Sector specific trends for 4036:

* **Sector 3 (Manufacturing):** Losses in zones where industrial buildings either exist or being constructed (zones 20772, 29831). Gains in zones with office and retail buildings (23131, 26630, 29430)
* **Sector 4 (Wholesale Trade):** Gains in zones with hospitals (21151, 20621, 24610, 23560) and major office buildings (26222)
* **Sector 5 (Retail):** Losses in zones with major shopping centers (29423, 29430, 23240, 23250); gains in zones with office buildings or technical centers (21001, 21002, 23211, 26222).
* **Sector 9 (Financial Activities):** Losses in zones where more concentrated in 2015 (23211, 23433, 21001, 21002) but gains in unexpected zones – Chrysler Tech Center (26222),Royal Oak Beaumont Hospital (20621), shopping centers to a lesser degree (29430).
* **Sector 10 (Professional & Tech Services):** Losses where concentrated in 2015 – Chrysler Tech Center (26222), Southfield Town Center (21002), GM Milford Proving Grounds (29771, 29772); gains in zones with retail (26630, 29430), Oakland County Airport (25740), zones with older industrial buildings (20772, 25712). Gains seem to be more widely dispersed than other sectors.
* **Sector 14 (Medical Facilities):** Gains are most noticeable in zones that do not traditional house a lot of healthcare – Southfield Town Center (21001, 21002), GM Powertrain HQ – where several industrial buildings are planned (25402), Oakland Technology Park – where numerous auto suppliers are building HQ and/or R&D buildings (26221). Gains are also seen at retail locations – Great Lake Crossing Outlets (26630), Twelve Oaks Mall (29430). Losses are most noticeable in West Bloomfield Twp – home to many healthcare professionals (see zones 24601, 24602, 24501). Zone 27252 in Independence Twp is also losing 500+ jobs, despite population growth in that area. Losses are also noticeable in the SE corner to Southfield – currently a high concentration of medical facilities. I would expect slower growth or even a little loss here, as the population size moderates.