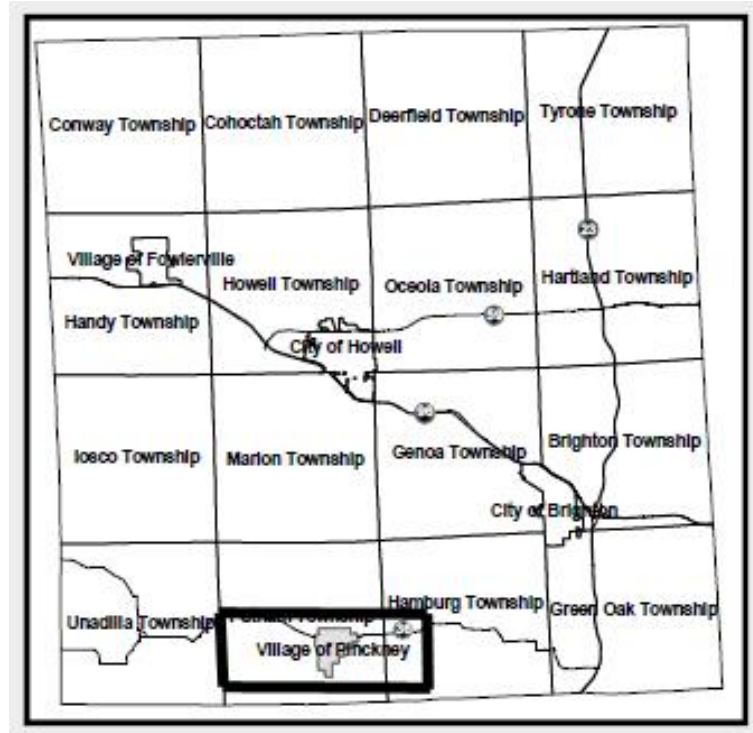


# MASTER PLAN Community Profile

For

## Village of Pinckney

Livingston County, Michigan



### LOCATION

The Village of Pinckney was first platted in 1837 and early development of the Village was tied to the success of a flour mill. Today, the Village serves as a bustling reminder of how modern and historic can combine.

### TAX RATES

#### **2021 Residential Millage Rates:**

#### **Homestead:**

37.7832/ \$1,000 of taxable value

#### **Non-Homestead:**

55.7832/ \$1,000 of taxable value

**Sources:** Livingston County Department of Planning, Southeast Michigan Council of Governments (SEMCOG), Livingston County Equalization, U.S. Census Bureau, Michigan Department of Technology, Management & Budget.

### GOVERNMENT

**Hall Address:** 220 South Howell Street  
Pinckney, MI 48169

**Mailing Address:** 220 South Howell St.  
Pinckney, MI 48169

**Phone:** (734) 878-6206

**Web Site:** <http://www.villageofpinckney.org/>

#### **Business Hours**

Monday-Thursday  
8:00 a.m. to 4:00 p.m.

#### **County Commissioners**

Mitchell Zajac, District 6

#### **Township Officials**

President: Rebecca Foster  
Clerk: Jill Chapman  
Treasurer: Bev Harris

## POPULATION AND HOUSEHOLD DATA FOR THE VILLAGE OF PINCKNEY

	Census 2020	Census 2010	SEMCOG 2045
<b>Total Population</b>	<b>2,415</b>	<b>2,427</b>	<b>2,845</b>
<b>Household Population</b>	<b>2,347</b>	<b>2,417</b>	<b>2,824</b>
<b>Housing Units</b>	<b>934</b>	<b>927</b>	-
<b>Occupied Units</b>	<b>921</b>	<b>869</b>	<b>1,156</b>
<b>Average Household Size</b>	<b>2.53</b>	<b>2.78</b>	<b>2.44</b>

\*Source: U.S. Census Bureau & SEMCOG

### FORECASTED POPULATION CHANGE 2015-2045

Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
<b>Under 5</b>	136	136	125	102	92	123	127	-9	-6.6%
<b>5-17</b>	455	375	392	400	350	477	440	-15	-3.3%
<b>18-24</b>	229	151	152	142	86	161	205	-24	-10.5%
<b>25-54</b>	923	826	789	737	743	1,106	1,070	147	15.9%
<b>55-64</b>	292	294	289	258	208	263	281	-11	-3.8%
<b>65-84</b>	164	220	252	325	497	632	584	420	256.1%
<b>85+</b>	27	28	47	66	82	118	138	111	411.1%
<b>Total</b>	2,226	2,030	2,046	2,030	2,058	2,880	2,845	619	27.8%

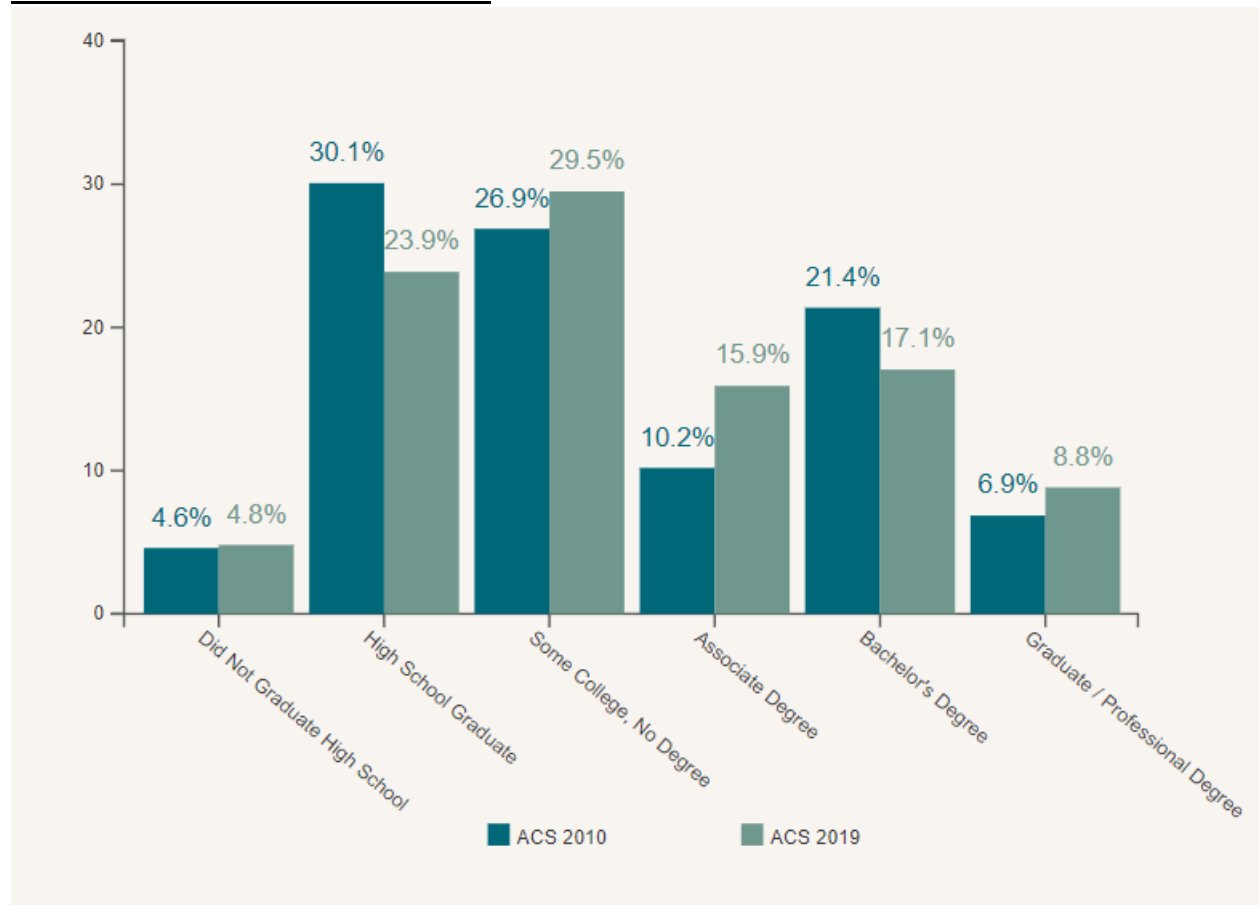
\*Source: SEMCOG 2045 Regional Development Forecast

## RACE

Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
<b>Non-Hispanic</b>	2,384	98.2%	2,361	97.8%	-0.5%
<b>White</b>	2,344	96.6%	2,207	91.4%	-5.2%
<b>Black</b>	2	0.1%	11	0.5%	0.4%
<b>Asian</b>	8	0.3%	25	1%	0.7%
<b>Multi-Racial</b>	25	1%	108	4.5%	3.4%
<b>Other</b>	5	0.2%	10	0.4%	0.2%
<b>Hispanic</b>	43	1.8%	54	2.2%	0.5%
<b>Total</b>	2,427	100%	2,415	100%	0%

\*Source: U.S. Census Bureau Decennial Census, SEMCOG

## HIGHEST LEVEL OF EDUCATION



\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

## **HOUSING TYPES**

Housing Type	ACS 2010	ACS 2019	Change 2010-2019	New Units Permitted Since 2018
Single Unit	822	768	-54	4
Multi-Unit	82	169	87	0
Mobile Homes or Other	0	0	0	0
<b>Total</b>	<b>904</b>	<b>937</b>	<b>33</b>	<b>4</b>
Units Demolished				-0
Net (Total Permitted Units - Units Demolished)				4

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **HOUSING VALUE AND RENT**

Housing Value (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median housing value	\$214,477	\$178,100	\$-36,377	-17%
Median gross rent	\$1,224	\$699	\$-525	-42.9%

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **BUILDING PERMITS 2010-2018**

	Single Family	Two-Family	Attached Condo	Multi-Family	Total
2010	0	0	0	0	0
2011	0	0	0	0	0
2012	0	0	0	0	0
2013	0	0	0	0	0
2014	0	0	0	0	0
2015	1	0	0	0	1
2016	0	0	0	0	0
2017	0	0	0	0	0
2018	0	0	0	0	0
2019	2	0	0	0	2
2020	0	0	0	0	0
2021	2	0	0	0	2

**\*Source: SEMCOG**

## **HOUSEHOLD INCOME**

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$79,768	\$77,281	-\$2,487	-3.1%
Per Capita Income	\$31,278	\$32,748	\$1,470	4.7%

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **POVERTY**

Poverty	ACS 2010	% of Total (2010)	ACS 2019	% of Total (2019)	% Point Chg 2010-2019
Persons in Poverty	167	7.3%	141	6.1%	-1.2%
Households in Poverty	60	6.9%	63	6.9%	0%

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **HOUSING TENURE**

Housing Tenure	Census 2010	ACS 2019	Change 2010-2019
Owner occupied	690	714	24
Renter occupied	179	195	16
Vacant	58	28	-30
Seasonal/migrant	2	0	-2
Other vacant units	56	28	-28
Total Housing Units	927	937	10

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **TOWNSHIP AND COUNTY MAP AND MASTER PLAN LINKS:**

**Village of Pinckney Zoning Map:** <http://villageofpinckney.org/wp-content/uploads/2015/01/Village-Zoning-3.pdf>

**Village of Pinckney Master Plan:** <http://villageofpinckney.org/wp-content/uploads/2015/02/Village-of-Pinckney-2015-Master-Plan-FINAL.pdf>

**Countywide Generalized Zoning Map:**

<https://livgov.maps.arcgis.com/apps/webappviewer/index.html?id=1e91d68c9eb540d5b63d8cc51f8b3652>

**2018 Livingston County Master Plan:** <https://www.livgov.com/plan/Pages/County-Plans.aspx>