

# HOUSING NEEDS ASSESSMENT

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City of Muskegon,  
Michigan



**BOWEN**  
NATIONAL  
RESEARCH

2023

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# I. INTRODUCTION

## A. PURPOSE

City of Muskegon, Michigan retained Bowen National Research in July of 2022 for the purpose of conducting a Housing Needs Assessment of the city of Muskegon, Michigan.

With changing demographic and employment characteristics and trends expected over the years ahead, it is important for the local government, stakeholders and its citizens to understand the current market conditions and projected changes that are expected to occur that will influence future housing needs. Toward that end, this report intends to:

- Provide an overview of present-day Muskegon, Michigan.
- Present and evaluate past, current and projected detailed demographic characteristics.
- Present and evaluate employment characteristics and trends, as well as the economic drivers impacting the area.
- Determine current characteristics of all major housing components within the market (for-sale/ownership and rental housing alternatives).
- Evaluate ancillary factors that affect housing market conditions and development (e.g., commuting/migration patterns, development opportunities, development costs and government regulations, and special needs populations).
- Provide housing gap estimates by tenure and income segment.
- Collect input from community members including area stakeholders, employers, and residents/commuters in the form of online surveys.

By accomplishing the study's objectives, government officials, area stakeholders, and area employers can: (1) better understand the city's evolving housing market, (2) establish housing priorities, (3) modify or expand local government housing policies, and (4) enhance and/or expand the city's housing market to meet current and future housing needs.

## **B. METHODOLOGIES**

The following methods were used by Bowen National Research:

### Study Area Delineation

The primary geographic scope of this study is the city of Muskegon, Michigan. However, given the interdependence and influence the city of Muskegon has with the rest of the county, we have included the balance of Muskegon County as a secondary base of comparison. Additionally, at the client's request, we have evaluated seven submarkets within the city. A full description of all market areas and corresponding maps are including in Section III.

### Demographic Information

Demographic data for population, households, and housing was secured from ESRI, the 2000, 2010 and 2020 U.S. Census, the U.S. Department of Commerce, and the American Community Survey. This data has been used in its primary form and by Bowen National Research for secondary calculations. All sources are referenced throughout the report and in Addendum H. Estimates and projections of key demographic data for 2022 and 2027 were also provided.

### Employment Information

Employment information was obtained and evaluated for various geographic areas that were part of this overall study. This information included data related to wages by occupation, employment by job sector, total employment, unemployment rates, identification of top employers, and identification of large-scale job expansions or contractions. Most information was obtained through the U.S. Department of Labor, Bureau of Labor Statistics. Bowen National Research also conducted numerous interviews with local stakeholders familiar with the area's employment characteristics and trends.

### Housing Component Definitions

This study focuses on rental and for-sale housing components. Rentals include multifamily apartments (generally five+ units per building), non-conventional rentals (single-family homes, duplexes, units over storefronts, etc.), vacation rental properties, and senior care housing (assisted living and nursing homes). For-sale housing includes individual homes, mobile homes, and projects within subdivisions.

### Housing Supply Documentation

Between October of 2022 and January of 2023, Bowen National Research conducted telephone research, as well as online research, of the area's housing supply. Additionally, market analysts from Bowen National Research traveled to the area in December 2022, conducting research on the housing properties identified in this study, as well as obtaining other on-site information relative to this analysis. The following data was collected on each multifamily rental property:

1. Property Information: Name, address, total units, and number of floors
2. Owner/Developer and/or Property Manager: Name and telephone number
3. Population Served (i.e., seniors vs. family, low-income vs. market-rate, etc.)
4. Available Amenities/Features: Both in-unit and within the overall project
5. Years Built and Renovated (if applicable)
6. Vacancy Rates
7. Distribution of Units by Bedroom Type
8. Square Feet and Number of Bathrooms by Bedroom Type
9. Gross Rents or Price Points by Bedroom Type
10. Property Type
11. Quality Ratings
12. GPS Locations

For-Sale housing data included details on home price, year built, location, number of bedrooms/bathrooms, price per-square-foot, and other property attributes. Data was analyzed for both historical transactions and currently available residential units.

The senior care housing supply includes data related to property location, type, total units/beds, fee structure, vacancies, year built and other details.

### Other Housing Factors

We evaluated other factors that impact housing, including employee commuting patterns, resident mobility patterns, residential development opportunities (potential sites), development costs and government regulations and special needs populations (e.g., persons with a disability, unaccompanied youth, and elderly). This data was provided for the overall county and, when applicable, compared with state and national data.

## Housing Demand

Based on the demographic data for both 2022 and 2027 and taking into consideration the housing data from our field survey of area housing alternatives, we are able to project the potential number of new housing units the PSA (Muskegon) can support. The following summarizes the metrics used in our demand estimates.

- Rental Housing – We included renter household growth, the number of units required for a balanced market, the need for replacement housing, commuter/external market support and step-down support as the demand components in our estimates for new rental housing units. As part of this analysis, we accounted for vacancies reported among all rental alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and rent levels.
- For-Sale Housing – We considered potential demand from owner household growth, the number of units required for a balanced market, the need for replacement housing, commuter/external market support and step-down support in our estimates for new for-sale housing. As part of this analysis, we accounted for vacancies reported among all surveyed for-sale alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and price points.

## Community Engagement

Bowen National Research conducted online surveys to solicit input from a wide range of people and organizations within the city of Muskegon and the overall county. Three surveys were conducted that included stakeholders, employers, and residents/commuters. Overall, nearly 1,800 people participated in the surveys, providing valuable local insight on the housing challenges, issues and opportunities in the community. The aggregate results from these surveys are presented and evaluated in this report in Section IX. The questions used in the surveys and corresponding results are shown in Addendum E.

### **C. REPORT LIMITATIONS**

The intent of this report is to collect and analyze significant levels of data for Muskegon, Michigan. Bowen National Research relied on a variety of data sources to generate this report (see Addendum H). These data sources are not always verifiable; however, Bowen National Research makes a concerted effort to assure accuracy. While this is not always possible, we believe that our efforts provide an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

We have no present or prospective interest in any of the properties included in this report, and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or use of this study. Any reproduction or duplication of this study without the expressed approval of the City of Muskegon or Bowen National Research is strictly prohibited.

## II. EXECUTIVE SUMMARY

The purpose of this report is to evaluate the housing needs of the city of Muskegon, Michigan and to recommend priorities and strategies to address such housing needs. To that end, we have conducted a comprehensive Housing Needs Assessment that considered the following:

- Demographic Characteristics and Trends
- Economic Conditions and Initiatives
- Existing Housing Stock Costs, Performance, Conditions and Features
- Various “Other” Housing Factors (Commuting Patterns, Migration Patterns, Development Opportunities, Development Costs and Regulations, and Special Needs Populations)
- Input from the Community (Surveys of Stakeholders, Employers and Residents/Commuters)

Based on these metrics and input, we were able to identify housing needs by affordability and tenure (rental vs. ownership). Using these findings, we developed an outline of strategies that should be considered for implementation by the community. This Executive Summary provides key findings and recommended strategies. Detailed data analysis is presented within the individual sections of this Housing Needs Assessment.

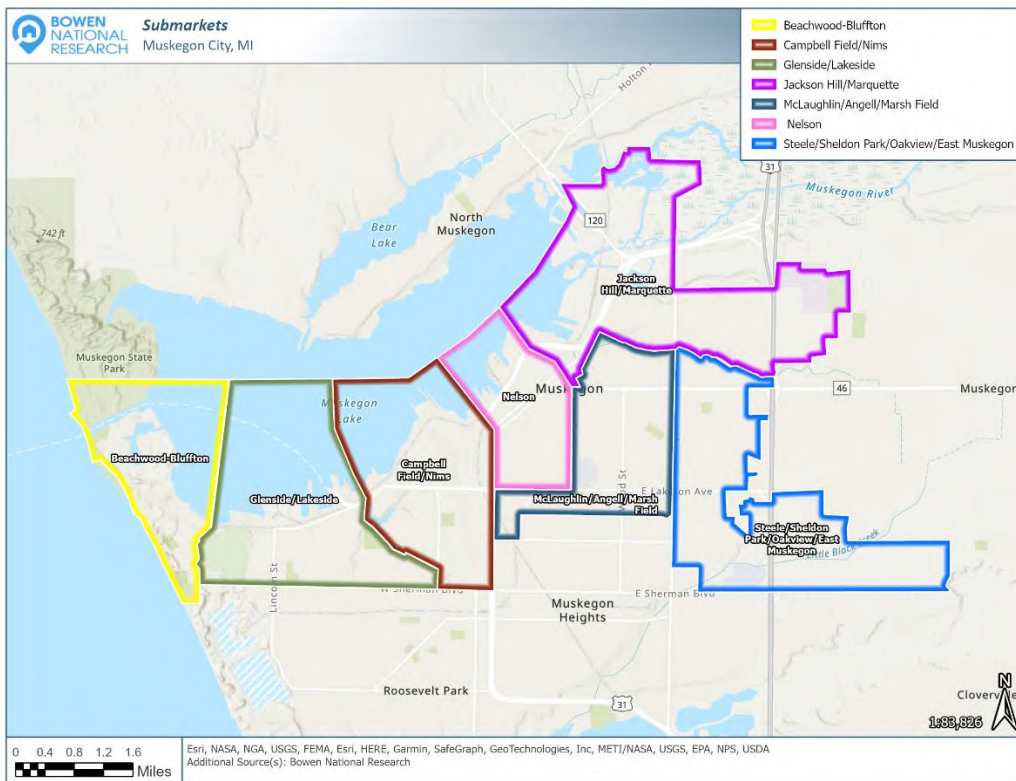
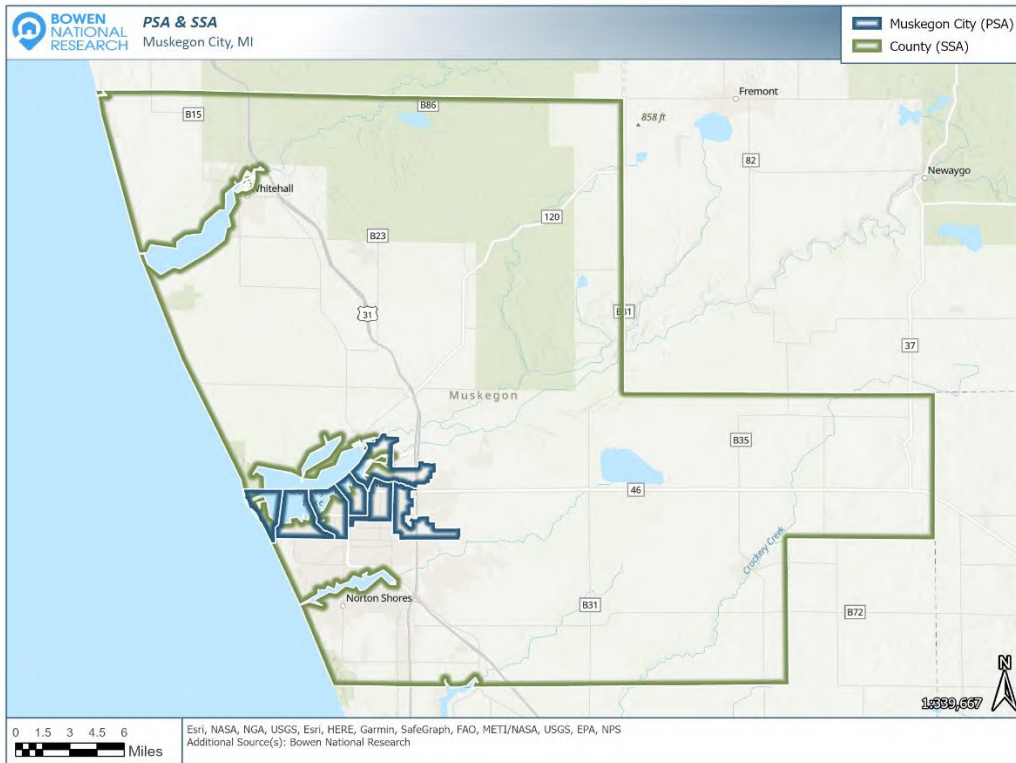
### Geographic Study Areas

This report focuses on the Primary Study Area (PSA), which consists of the city of Muskegon, and the Secondary Study Area (SSA), which encompasses the areas of Muskegon County located outside of the city of Muskegon. We have also provided selected data and analysis of seven submarkets within the city throughout this report. The following table summarizes the various market areas included in this report.

Muskegon Study Areas	
Study Area	Description
<b>Primary Study Area (PSA)</b>	Muskegon (City)
<b>PSA Submarkets</b>	<ul style="list-style-type: none"> <li>• Beachwood-Bluffton</li> <li>• Campbell Field/Nims</li> <li>• Glenside/Lakeside</li> <li>• Jackson Hill/Marquette</li> <li>• McLaughlin/Angell/Marsh Field</li> <li>• Nelson</li> <li>• Steele/Sheldon Park/Oakview/East Muskegon</li> </ul>
<b>Secondary Study Area (SSA)</b>	Muskegon County less Muskegon (City)

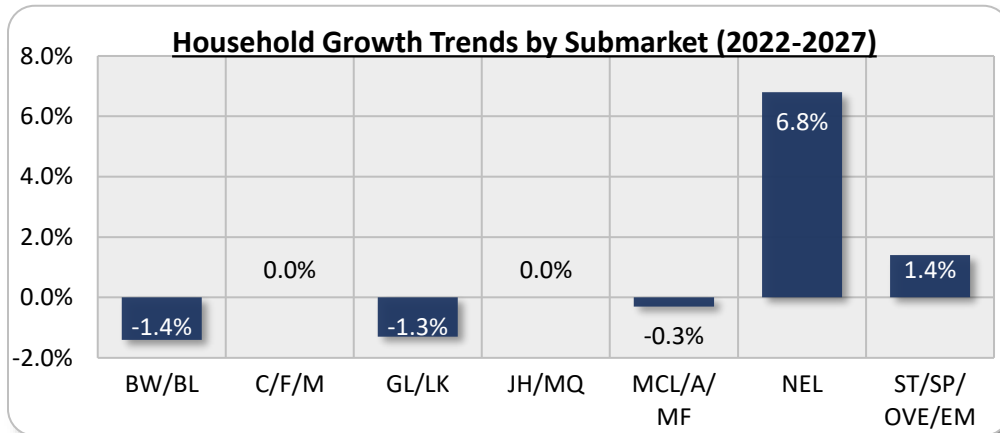
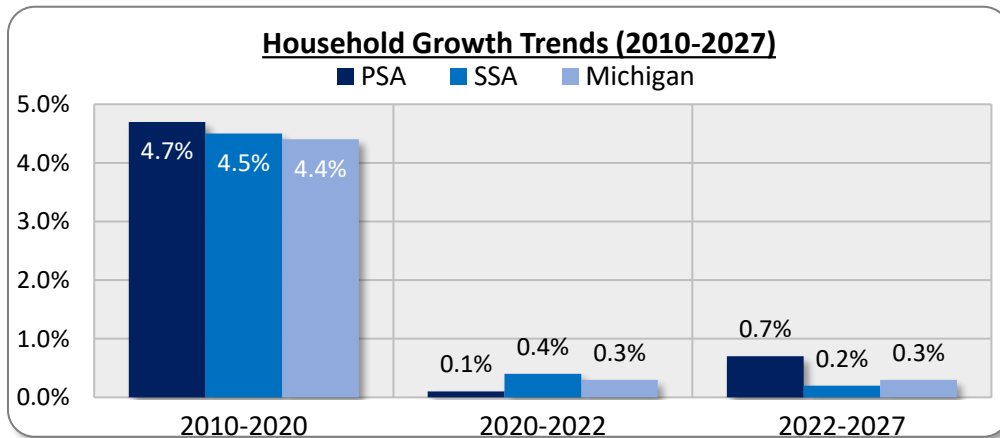
Maps of the various market areas used in this report are shown on the following page.





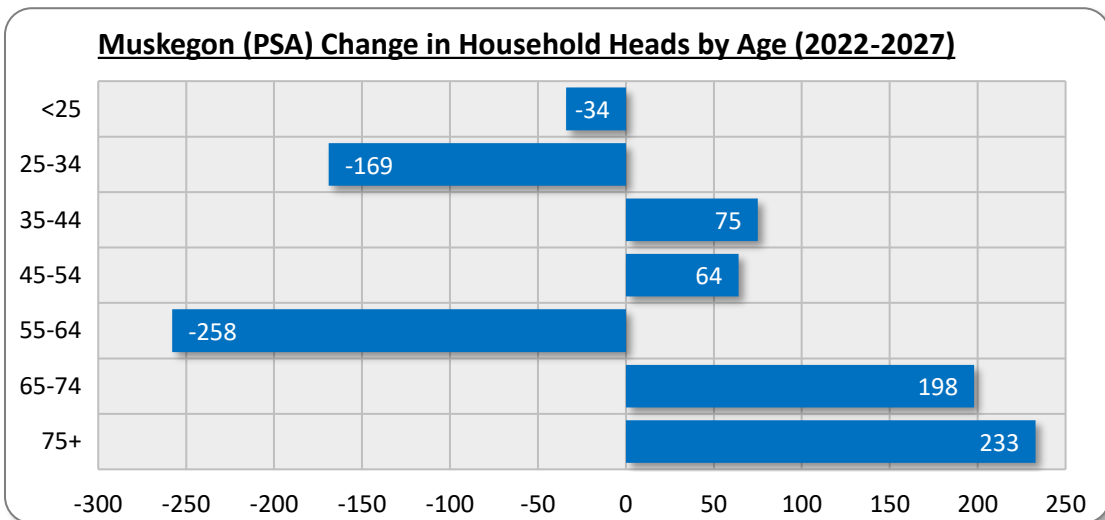
Demographics

**Overall household growth in the PSA has been positive since 2010 and is projected to remain positive through 2027.** Between 2010 and 2020, the number of households within the PSA (Muskegon) increased by 653 (4.7%). This is a slightly greater rate of increase in households than the 4.5% increase in the SSA (Balance of Muskegon County) and the 4.4% increase for the state during this time period. In 2022, there are a total of 14,628 households in the PSA, which represents a very slight increase (0.1%) over the households in 2020. Between 2022 and 2027, the number of households in the PSA is projected to increase by 109 (0.7%). The projected increase in households for the PSA over the next five years represents a rate increase more than triple that for the SSA (0.2%) and more than double that for the state (0.3%). The city’s projected household growth is expected to add to the demand for housing for the foreseeable future. It is worth pointing out that two of the seven submarkets within the city, Nelson Submarket (6.8% growth) and Steele/Sheldon Park/Oakview/East Muskegon Submarket (1.4% growth), are both expected to experience increases in the number of households between 2022 and 2027. While the numbers of households in the remaining submarkets are expected to either remain unchanged or experience slight declines through 2027, all submarkets have demographic shifts during this time that will impact housing needs.

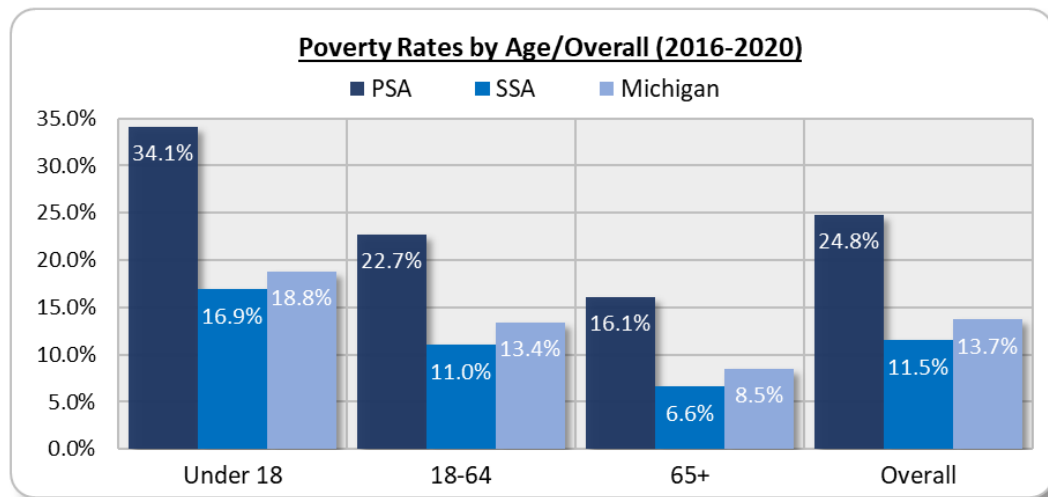


**The PSA has a large and growing base of senior households that is expected to experience significant growth over the next several years, while smaller but notable growth is also projected for older millennials and middle-aged households.** In 2022, household heads between the ages of 55 and 64 within the PSA (Muskegon) comprise the largest share (17.7%) of all households in the PSA. Household heads between the ages of 25 and 34 (17.5%) and those between the ages of 35 and 44 (16.7%) comprise the next largest shares of the total households. Although senior households (age 55 and older) constitute over two-fifths (44.9%) of all households within the PSA, this represents a lower overall share of senior households when compared to the SSA (52.2%) and state (50.0%). Household heads under the age of 35, which are typically more likely to be renters or first-time homebuyers, comprise over one-fifth (22.9%) of PSA households, which represents a larger share of such households when compared to the SSA (16.7%) and state (17.8%). Between 2022 and 2027, projections indicate significant household growth in the PSA among household heads ages 75 and older (13.3%) and between the ages of 65 and 74 (8.9%), while more moderate growth is projected among those between the ages of 35 and 44 (3.1%) and 45 and 55 (2.8%). This projected trend of increased households among the oldest age cohorts (ages 65 and older) is consistent with trends in the SSA and state during this time period. It is important to point out that the number of younger adult households under the age of 35 are projected to decline over the next five years, which may pose a challenge for the area in the years ahead.

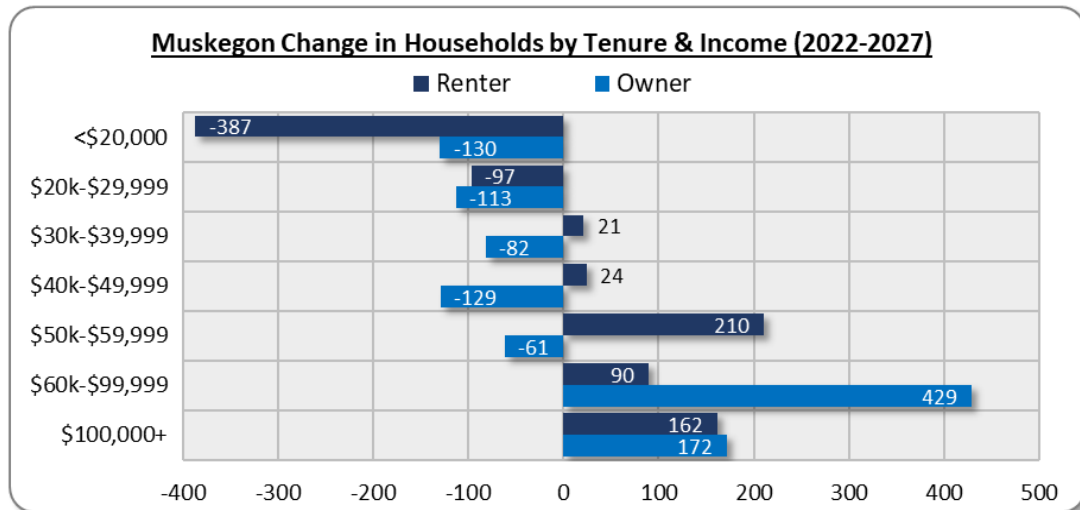
While projected increases and decreases of households by age vary within individual submarkets in the PSA, it is noteworthy that increases are projected for households in the age cohorts of 65 and older for *all submarkets* in the PSA over the next five years. This increase among the older cohorts will likely contribute to increased demand for senior-oriented housing within each PSA submarket. In addition to an increase among senior households in each submarket, five of seven submarkets (all except Beachwood-Bluffton and Glenside/Lakeside) are projected to experience a net increase in households between the ages of 35 and 54 by 2027, which will likely increase demand among family-oriented housing in these respective submarkets.



**The PSA has a higher poverty rate among its overall population compared with the SSA and Michigan, with over 7,900 people living in poverty in the city and over one in three children living in poverty.** Nearly one-fourth (24.8%) of the population in the PSA (Muskegon) suffers from poverty, which reflects a poverty rate more than double the rate (11.5%) of the SSA (Balance of Muskegon County) and a much higher poverty rate than the state (13.7%) overall. The population less than 18 years of age have the highest poverty rate (34.1%) in the PSA, which reflects a much higher rate for this cohort than the corresponding rates for the SSA (16.9%) and state (18.8%). Adults, ages 18 to 64 years, have the second highest poverty rate (22.7%) among age groups in the PSA, which is also higher than the rates within the SSA (11.0%) and state (13.4%). Those age 65 and older have the lowest poverty rate among the three age cohorts in the PSA (16.1%); however, this still represents a significantly higher rate than that for the SSA (6.6%) and state (8.5%). Overall, the data suggests that the population of the PSA is disproportionately affected by poverty, regardless of age, and that housing affordability is likely a critical issue for many Muskegon residents. Among individual submarkets, the overall poverty rate is highest within the McLaughlin/Angell/Marsh Field (38.7%) and Nelson (35.8%) submarkets. Both submarkets have overall poverty rates that far exceed the PSA rate (24.8%), which already represents a rate that is notably higher than the surrounding SSA and the state overall. As such, these two submarkets are the most disproportionately affected submarkets in the PSA in terms of poverty and are consequently the most likely areas in need of affordable housing options. It should be pointed out that based on the survey of area multifamily rentals, all surveyed Tax Credit and government-subsidized rentals in the PSA are occupied and most have wait lists. This poses a significant obstacle for persons living in poverty that are seeking affordable rental alternatives.



**Most renter- and owner-occupied household growth in the PSA is projected to occur among moderate- and higher-income households, while lower income households (earning less than \$30,000 annually) will continue to comprise relatively large shares of area households.** In 2022, *renter* households in the PSA earning less than \$30,000 annually comprise 57.0% of all PSA renter households, which is a much larger share compared to the SSA (42.2%) and state (39.1%). During this same time, nearly two-fifths (38.5%) of *owner* households in the PSA (Muskegon) earn \$60,000 or more annually, 33.7% earn between \$30,000 and \$60,000, and the remaining 27.8% earn less than \$30,000. This 27.8% share of lower-income homeowners is much higher than the SSA (15.5%) and state (13.5%). Between 2022 and 2027, projections indicate that all *renter* household growth in the PSA will occur among renter households earning \$30,000 or more, with the greatest growth occurring among renter households earning between \$50,000 and \$59,999 (55.4%) and those earning \$100,000 or more (54.5%). Between 2022 and 2027, all growth among *owner* households by income level for the PSA is projected to occur among households earning \$60,000 or more. Based on these findings, it appears that growth among moderate- and higher-income households will drive demand for more market-rate housing alternatives, while the large bases of lower income renter- and owner-occupied households and limited availability of housing product will contribute to the ongoing need for affordable housing alternatives.



Additional demographic data and analysis are included in Section IV of this report.

Economy & Workforce

**Key economic metrics in Muskegon County have been positive over the past decade, contributing to the area’s demographic growth and ongoing housing demand.** Excluding the COVID-influenced economic characteristics of 2020, most of the key economic trends of the Muskegon County economy have been positive since 2012, with the employment base growing and the unemployment rate declining or remaining stable in most of the past 11 years. The county has added over 4,184 jobs since 2012, representing an overall increase of 6.1%. This is notable growth that contributes to the demand for additional housing.

**Due to the prevalence of the health care & social assistance employment sector, and other traditionally stable job sectors, the market is less vulnerable to economic volatility.** The labor force within the PSA (Muskegon) is based primarily in two sectors: Health Care & Social Assistance (39.1%) and Manufacturing (12.1%). Combined, these two job sectors represent over half (51.2%) of the PSA employment base. Five additional sectors (Retail Trade, Educational Services, Accommodation & Food Services, Other Services, and Public Administration) individually contribute between 5.2% and 7.1% of the PSA labor force. Overall, the top five sectors by share of employees comprise 70.9% of the total PSA labor force. This represents a greater concentration of employment within the top five sectors compared to the top five sectors in the SSA (66.5%) and the state (57.5%). Areas with a heavy concentration of employment within a limited number of industries can be more vulnerable to economic downturns with greater fluctuations in unemployment rates and total employment. However, the largest sector by employment in the PSA (Health Care & Social Assistance), which comprises 39.1% of the total PSA labor force, is considered a critical service and is typically much less susceptible to economic fluctuations compared to many other industries.

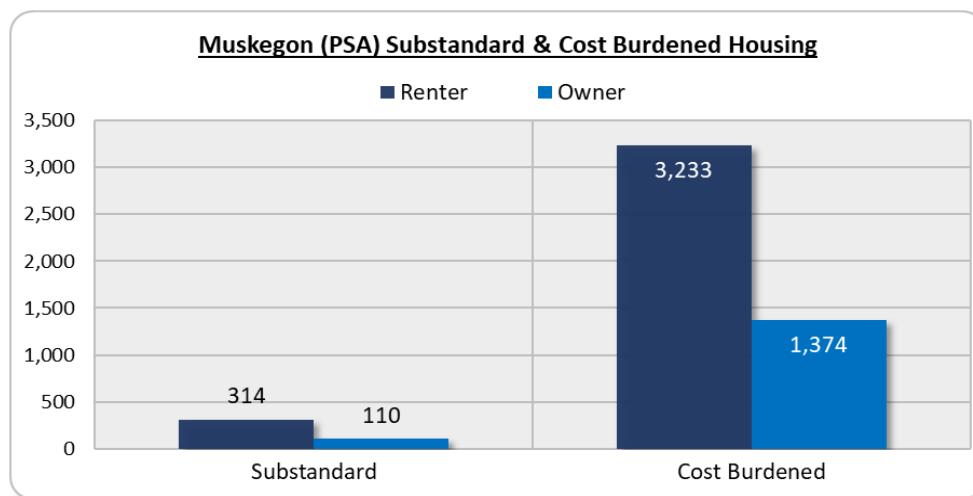
**The region has a broad mix of wages by occupation, which contributes to the need for a variety of housing affordability levels.** Most annual blue-collar salaries range from \$27,900 to \$56,980 within the Muskegon Metropolitan Statistical Area (MSA). White-collar jobs, such as those related to professional positions, management, and medicine, have an average salary of \$81,652. Wages within the area are typically lower (7.0%) than the overall state wages. On average, white-collar professions in the study area earn 10.6% less than those within Michigan, although healthcare practitioners in the MSA earn 7.4% more than those in the state overall. Blue-collar wages in the MSA are, on average, 5.7% less than the average state wages. As shown on page V-8 of this report, there are numerous occupations in the area that do not pay sufficient incomes that would enable someone to afford to rent or buy a typical housing unit in the market. Regardless, within the Muskegon MSA, wages by occupation vary widely and are reflective of a diverse job base that covers a wide range of industry sectors and job skills, as well as diverse levels of education and experience. Because employment is distributed among a variety of professions with diverse income levels, there are likely a variety of housing needs by affordability level. As a significant share of the labor force within the PSA is contained within health care & social assistance, manufacturing, retail trade, and public administration, many workers in the area have typical wages ranging between \$30,000 and \$40,000 annually, likely contributing to the need for low- to mid-priced rental housing product in the area. Most good to fair quality for-sale housing alternatives are not reasonably affordable to these lower wage-earning workers.

**Public and private sector investment have been positive, with significant investment planned that will contribute to the expanding economy and ongoing housing demand.** Both the city of Muskegon and Muskegon County have undergone and are expected to undergo a large amount of public and private sector investment. With hundreds of millions of dollars in investments and numerous business expansions scheduled within the area, more than 1,000 new jobs are expected to be added to the market in the next few years. This will contribute to the ongoing demand for additional housing throughout the city of Muskegon and the county.

Additional economic data and analysis is included in Section V of this report.

### Housing Supply

**More than 400 occupied housing units in the PSA are considered “substandard,” while 4,607 occupied housing units are housing “cost burdened.”** For the purposes of this analysis, substandard housing is considered overcrowded (1.01+ persons per room) or lacks complete indoor kitchens or bathroom plumbing. Based on American Community Survey 2020 estimates, approximately 314 rental units and 110 owner units in the PSA are considered “substandard.” The largest number of substandard housing units are within the Campbell Field/Nims submarket, representing over one-third of all substandard housing in the PSA. As a result, it is clear that many households are living in housing conditions that are considered to be below modern-day housing standards and/or unaffordable to many households. “Cost burdened” households pay over 30% of income toward housing costs. The PSA has higher shares of housing cost burdened households among its renter households (48.1%) and owner households (20.2%) than the surrounding SSA and state. Overall, the PSA has an estimated 3,233 renter households and 1,374 owner households that are housing cost burdened, with a combined total of 4,607 cost burdened households in the city of Muskegon. The Nelson Submarket has the greatest shares of renter-occupied (67.0%) and owner-occupied (26.8%) cost burdened households. Housing policies and strategies for the PSA should include efforts to remedy such housing quality and affordability issues.



**There is limited available inventory among multifamily rentals and pent-up demand for housing serving lower-income renter households.** A total of 51 multifamily apartment properties containing 5,813 units within Muskegon County were surveyed. Of these projects, 22 were in the PSA (Muskegon) with an overall total of 2,710 units. The remaining 29 surveyed projects in the surrounding SSA (Balance of Muskegon County) were used to provide a base of comparison. The surveyed rentals within the PSA have a combined occupancy rate of 98.9%. Typically, healthy, well-balanced markets have rental housing occupancy rates generally between 94% and 96%. As such, the PSA’s multifamily rental market is operating at an exceedingly high occupancy level with very limited availability. Compounding the market’s rental challenges is the fact that the surrounding SSA (Balance of Muskegon County) is operating at an even higher occupancy rate of 99.2%. The PSA’s occupancy rates among the different product types are: **Market-Rate**: 98.2%, **Low-Income Housing Tax Credit** (generally serving households earning between 50% and 80% of Area Median Household Income): 100.0%, and **Government-Subsidized** (serving households earning up to 50% of Area Median Household Income): 100.0%. Therefore, Muskegon has a relatively limited supply of available multifamily rentals, regardless of the level of affordability. The 100.0% occupancy rates and long wait lists at Tax Credit and subsidized properties indicate there is pent-up demand for housing that is affordable to lower income households. The lack of available housing serving low-income households is likely contributing to the large number of renters living in substandard and/or cost burdened housing situations in the city. The lack of available multifamily rental housing represents a development opportunity for such product.

Multifamily Supply by Product Type				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
<b>PSA (Muskegon)</b>				
Market-Rate	9	1,453	25	98.3%
Market-Rate/Tax Credit	4	356	5	98.6%
Market-Rate/Government-Subsidized	1	124	0	100.0%
Tax Credit	3	151	0	100.0%
Government-Subsidized	5	626	0	100.0%
Total	22	2,710	30	98.9%
<b>SSA (Balance of County)</b>				
Market-Rate	15	2,081	25	98.8%
Market-Rate/Government-Subsidized	1	172	0	100.0%
Tax Credit	2	184	0	100.0%
Tax Credit/Government-Subsidized	3	129	0	100.0%
Market-Rate/Tax Credit/Government-Subsidized	1	84	0	100.0%
Government-Subsidized	7	453	0	100.0%
Total	29	3,103	25	99.2%



The limited vacancies among the multifamily supply appears to span each submarket within the city and among all program types, particularly affordable rentals (Tax Credit and government subsidized). With only one exception, the occupancy levels by program type by submarket are extremely high, operating at occupancy rates of 98.4% or higher. The lone exception is within the Nelson Submarket, among its market-rate supply which is operating at an 89.8% occupancy rate. This is the result of just six vacant units among the 59 market-rate units in this submarket. Regardless of submarket, all affordable rental options operating under Tax Credit or government-subsidized programs are occupied. This is also true for the surrounding SSA (Balance of Muskegon County).

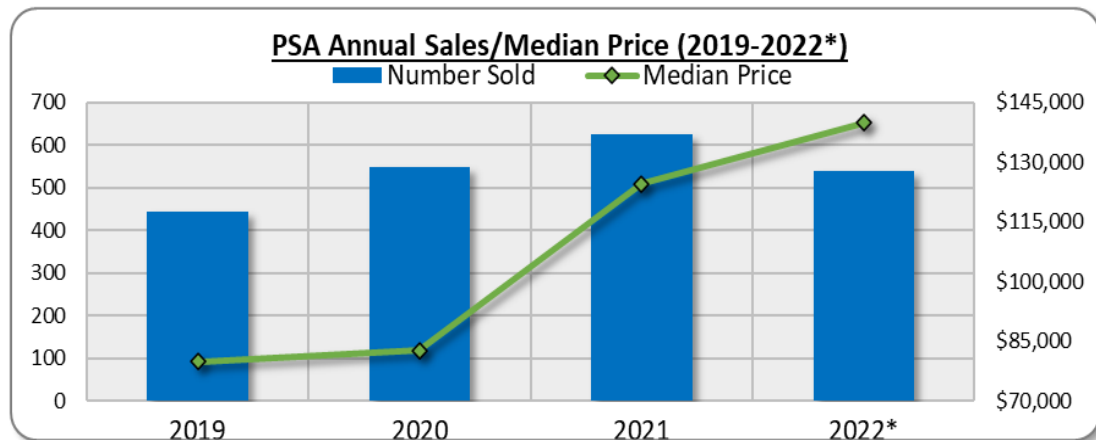
Overall Market Performance by Program Type by Area									
Data Set	Beachwood Bluffton	Campbell Field/Nims	Glenside/Lakeside	Jackson Hill/Marquette	McLaughlin/Angell/Marsh Field	Nelson	Steele/Sheldon Park/Oakview/East Muskegon	Muskegon (PSA)	Balance of County (SSA)
<b>Market-Rate</b>									
Projects	-	3	-	6	-	4	1	14	17
Total Units	-	304	-	1,298	-	59	30	1,691	2,113
Vacant Units	-	5	-	19	-	6	0	30	25
Occupancy Rate	-	98.4%	-	98.5%	-	89.8%	100.0%	98.2%	98.8%
<b>Tax Credit (Non-Subsidized)</b>									
Projects	-	3	-	1	-	2	1	7	6
Total Units	-	208	-	53*	-	96	30	334	272
Vacant Units	-	0	-	-	-	0	0	0	0
Occupancy Rate	-	100.0%	-	-	-	100.0%	100.0%	100.0%	100.0%
<b>Government Subsidized</b>									
Projects	-	2	-	2	2	-	-	6	12
Total Units	-	86	-	239	360	-	-	685	718
Vacant Units	-	0	-	0	0	-	-	0	0
Occupancy Rate	-	100.0%	-	100.0%	100.0%	-	-	100.0%	100.0%

\*Units under construction (not included in total)

**While vacation rentals & seasonal/recreational housing does not represent a large segment of the local housing stock, the number of such units is increasing and has a growing influence on the local housing market.** Vacation rentals and seasonal/recreational units comprised 2.6% of the *total* housing units and 18.9% of the *vacant* housing units within the PSA (Muskegon) in 2020. While this represents a very moderate share of the overall housing inventory in the PSA, these units comprised a significant share of the vacant housing units in the PSA and substantially impact the number of for-sale and rental properties *available* for permanent residency. The number of vacation rentals and seasonal/recreational properties in the PSA increased from 175 units in 2010 to approximately 416 as of 2020, or an increase of 137.7%, per American Community Survey (ACS) estimates. In 2020, and within the Beachwood-Bluffton Submarket, seasonal/recreational units comprised over one-fourth (26.2%) of the total housing units and over four-fifths (80.1%) of the vacant housing units. In addition, four submarkets in the PSA (Campbell Field/Nims, Glenside/Lakeside, Jackson Hill/Marquette, and Nelson) have had increases of over

200% in the number of seasonal/recreational properties between 2010 and 2020. While vacation rentals and seasonal/recreational housing are an important component of the local economy, this portion of the housing market should be closely monitored to ensure sufficient permanent housing is available for current and potential future residents.

**Home sales activity in the PSA appears to have slowed in 2022 after two years of increases, while the median sale price increased in each of the past three years and increased by 75% since 2019** – Home sales within the PSA (Muskegon) increased each full year between 2019 and 2021, reaching its peak of 627 homes sold in 2021. Based on sales activity from January 2022 to November 2022, it appears that homes are selling at a slower rate in the PSA compared with past years. Note that the median sale price increased by 75% between 2019 and 2022, primarily impacted by the 50.8% increase between 2020 and 2021. Given the rapid increases in median sale prices, many households, particularly lower-income households, are likely finding homebuying a greater challenge in recent years.



\*Through November

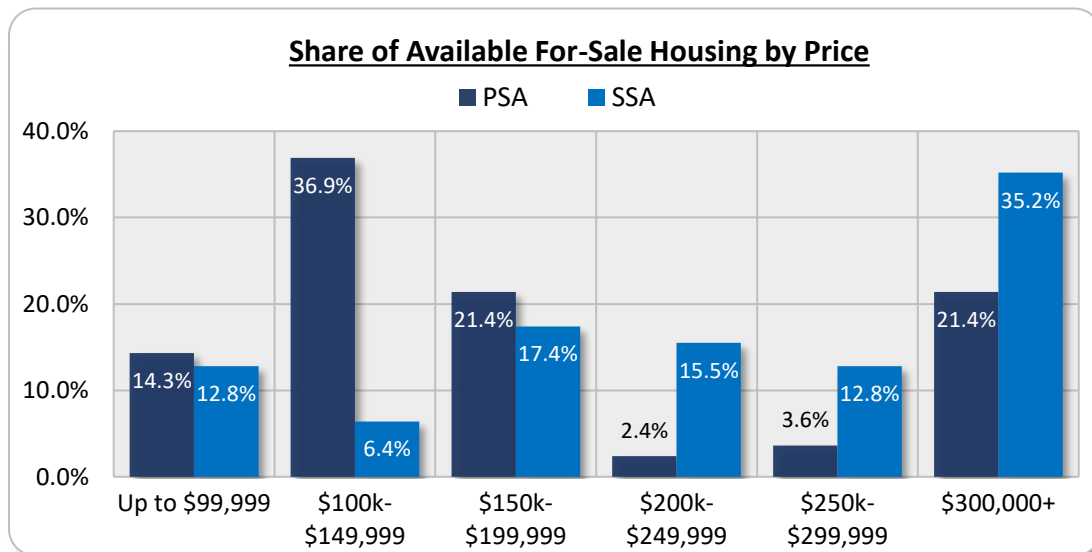
**Overall, there is a relatively limited amount of for-sale housing available for purchase in the PSA, and while a notable portion of available housing is affordable to lower-income households, these homes are generally over 70 years old and likely have additional costs associated with repairs or improvements that many households cannot afford.** Based on information provided by the Multiple Listing Service and the Muskegon County Equalization Department, we identified 84 housing units within the PSA (Muskegon) and 219 housing units within the SSA (Balance of County) that were listed as *available* for purchase as of November 2022. Overall, the 84 homes listed as available for purchase represent less than two months (1.9 months) of supply. Typically, healthy and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). The PSA's less than two months of inventory is considered low and indicates limited available supply. Additionally, the 84 homes available for sale in the city of Muskegon represent 1.2% of the 5,246 owner-occupied units in the city. Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for

purchase to allow for inner-market mobility and to enable the market to attract households. As such, the PSA appears to have a disproportionately low number of housing units available to purchase.

Available For-Sale Housing by Price (As of Nov. 23, 2022)						
List Price	PSA (Muskegon)			SSA (Balance of County)		
	Number Available	Percent of Supply	Average Days on Market	Number Available	Percent of Supply	Average Days on Market
Up to \$99,999	12	14.3%	71	28	12.8%	95
\$100,000 to \$149,999	31	36.9%	46	14	6.4%	84
\$150,000 to \$199,999	18	21.4%	31	38	17.4%	43
\$200,000 to \$249,999	2	2.4%	31	34	15.5%	52
\$250,000 to \$299,999	3	3.6%	39	28	12.8%	64
\$300,000+	18	21.4%	286	77	35.2%	90
Total	84	100.0%	97	219	100.0%	73

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

Over half (51.2%) of the available for-sale housing supply in the PSA (Muskegon) is priced below \$150,000. There is a total of 43 available homes in the PSA priced under \$150,000 that are generally affordable to low- and moderate-income households, including first-time homebuyers. Product priced between \$150,000 and \$299,999 is in high demand, as homes within this price point have been on the market for less than 40 days. Comparatively, homes priced at \$300,000 and above have been on the market for an average of 286 days, though the number is reduced to 67 when unbuilt condominiums are excluded. The surrounding SSA has a much higher share (35.2%) of available housing units priced at \$300,000 or higher, while less than 20% of the available SSA supply is priced below \$150,000. It is critical to point out that while the PSA has a large share of available homes priced under \$150,000, most of these homes were built over 70 years ago and likely have deficiencies that would require repairs, modernization or weatherization. Such improvements would increase homeowner costs and likely prevent many households from being able to afford the homes. Additional housing supply information is included in Section VI.



## Community Input

To gain information, perspective and insight about the city of Muskegon’s housing issues and the factors influencing housing decisions by its residents, developers and others, Bowen National Research conducted targeted surveys of three specific groups: Stakeholders, Employers, and Residents/Commuters. In total, nearly 1,800 survey responses were received from a broad cross section of the community. The following is a summary of **key** responses from the three surveys conducted by our firm. It should be noted that some responses required respondents to provide a level or degree of response. In such cases, we provided a weighted score that is denoted by an asterisk.

<b>Muskegon, Michigan Summary of Community Input Survey Results</b>		
<b>Category</b>	<b>Top Needs / Issues</b>	<b>Consensus</b>
<b>Stakeholder Survey Results</b>		
Housing Needs by Price Point	<ul style="list-style-type: none"> <li>Rental Housing (\$500-\$999/month)</li> <li>Senior Care (incomes/assets &lt; \$25,000)</li> <li>For-Sale Housing (Less than \$150,000)</li> </ul>	<b>87.5*</b> <b>85.2*</b> <b>83.3*</b>
Housing Issues Experienced	<ul style="list-style-type: none"> <li>Rent Affordability</li> <li>Limited Availability</li> <li>Home Purchase Affordability</li> </ul>	<b>95.8%</b> <b>87.5%</b> <b>83.3%</b>
Residential Barriers	<ul style="list-style-type: none"> <li>Cost of Labor/Materials</li> <li>Development Costs</li> <li>Financing</li> </ul>	<b>75.0%</b> <b>58.3%</b> <b>50.0%</b>
Housing Impact on Residents	<ul style="list-style-type: none"> <li>Causes People to Live in Substandard Housing</li> <li>Prevents Seniors from Living in Housing That Fits Their Needs</li> <li>Causes People to Live in Housing They Cannot Afford</li> <li>Limits the Ability of Families to Grow/Thrive</li> <li>Causes People to Live in Unsafe Housing or Neighborhoods</li> </ul>	<b>86.4*</b> <b>79.5*</b> <b>75.0*</b> <b>75.0*</b> <b>73.8*</b>
Renter Assistance Priorities	<ul style="list-style-type: none"> <li>Properties That Meet Code/Life Safety Compliance</li> <li>Renter Security Deposit Assistance</li> <li>Housing Resource Center</li> </ul>	<b>50.0%</b> <b>41.7%</b> <b>41.7%</b>
Homeowner Assistance Priorities	<ul style="list-style-type: none"> <li>Property Maintenance Education</li> <li>Homebuyer Down payment Assistance</li> <li>Home Repair Assistance</li> <li>Credit Repair Assistance</li> </ul>	<b>62.5%</b> <b>58.3%</b> <b>58.3%</b> <b>50.0%</b>
<b>Employer Survey Results</b>		
Housing Issues for Employees	<ul style="list-style-type: none"> <li>Unaffordable Rental Housing</li> <li>Unaffordable For-Sale Housing</li> <li>Lack of Available Housing</li> </ul>	<b>68.3%</b> <b>46.0%</b> <b>42.9%</b>
Impacts for Employers	<ul style="list-style-type: none"> <li>Difficulty Attracting Employees</li> <li>Adversely Impacts Productivity</li> </ul>	<b>45.2%</b> <b>32.3%</b>
Effects of Adequate Housing Supply	<ul style="list-style-type: none"> <li>Somewhat Likely to Hire New Employees</li> <li>Additional Employees Hired</li> </ul>	<b>39.1%</b> <b>199 to 309</b>
Housing Program or Policy Importance	<ul style="list-style-type: none"> <li>New Housing Development/Redevelopment</li> <li>Homebuyer Assistance</li> <li>Renter Assistance</li> </ul>	<b>74.1*</b> <b>70.2*</b> <b>68.2*</b>
Housing Needs by Price	<ul style="list-style-type: none"> <li>Entry Level/Workforce For-Sale Housing (Below \$200,000)</li> <li>Moderate Market-Rate Rental Housing (\$750-\$1,250/month)</li> <li>Affordable Rental Housing (Under \$750/month)</li> </ul>	<b>76.2%</b> <b>63.5%</b> <b>63.5%</b>

(Continued)

**Muskegon, Michigan  
Summary of Community Input Survey Results**

Category	Top Needs / Issues	Consensus
<b>Resident/Commuter Survey Results</b>		
Top Housing Issues Experienced	<ul style="list-style-type: none"><li>• Cost Burdened (Paying 30% or More of Income Toward Housing Costs)</li><li>• Credit Score Not High Enough for a Lease and/or Mortgage</li><li>• Did Not Have Sufficient Deposit or Down Payment</li></ul>	<b>28.8%</b> <b>14.5%</b> <b>13.9%</b>
Top Issues Negatively Impacting Housing Market	<ul style="list-style-type: none"><li>• High Prices or Rents</li><li>• Not Enough Housing/Rental Options (Few Vacancies)</li><li>• Neglected/Blighted Properties/Neighborhood (Poor Condition)</li></ul>	<b>62.2%</b> <b>38.2%</b> <b>36.9%</b>
Difficulty Locating Suitable Housing (per Resident Respondents)	<ul style="list-style-type: none"><li>• Yes</li><li>• Somewhat</li><li>• No</li></ul>	<b>58.9%</b> <b>34.8%</b> <b>3.8%</b>
Top Reasons for Difficulty Finding Housing	<ul style="list-style-type: none"><li>• Housing Not Affordable</li><li>• Not Enough Housing (Limited Availability)</li><li>• Undesirable Location/Neighborhood</li></ul>	<b>81.5%</b> <b>51.8%</b> <b>43.4%</b>
Top Housing Types Needed	<ul style="list-style-type: none"><li>• Family Housing (2+ Bedrooms)</li><li>• Housing for Ages 25 to 40</li><li>• For-Sale Housing (Less than \$100,000)</li></ul>	<b>87.2*</b> <b>80.9*</b> <b>80.3*</b>

\*Denotes a weighted score

Key findings illustrated the general consensus from *all* surveyed groups that housing affordability and availability were the greatest housing challenges the area experienced. Most respondents indicated that housing with rents of less than \$1,000 and home prices less than \$150,000 were most needed. Some of the most commonly cited housing-related issues include rent and purchase affordability and the lack of down payment or security deposit. The consensus among respondents indicated local employers are also being impacted by housing, most notably by creating a difficulty in attracting employees. More than half of employer respondents indicated they would be at least somewhat likely to hire more employees if adequate housing were available. One of the most significant findings from these surveys originated from *employers* who indicated they would have the potential of hiring a total of between 199 and 309 additional employees if adequate housing were available in the county. Most stakeholders believed that priorities should be placed on providing homebuyer assistance and home repair education/funding, and that the cost of labor and materials and development costs were the most common barriers to residential development. Additional results of the community survey are in Section IX: Community Input Results and Analysis.

## Submarket Findings

The following table summarizes key findings for each of the seven submarkets (highest and lowest numbers illustrated in red).

Submarket – Key Findings Summary	
Study Area	Description
<b>Beachwood-Bluffton</b>	<ul style="list-style-type: none"> <li>Owner Cost Burden (3<sup>rd</sup> Highest, 25.2%)</li> <li>Median Population Age (<b>Highest, 62.1 Years Old</b>)</li> <li>Married Population Share (<b>Highest, 56.4%</b>)</li> <li>College Degree (<b>Highest, 60.1%</b>)</li> <li>Poverty Rate (<b>Lowest, 1.4%</b>)</li> <li>Annual Movership (<b>Lowest, 4.0%</b>)</li> <li>Median Household Income (<b>Highest, \$75,000</b>)</li> <li>Renter Share Earning &gt;\$60k (<b>Highest, 23.5%</b>)</li> <li>Owner Share Earning &gt;\$60k (<b>Highest, 63.9%</b>)</li> <li>Vacation Rental Share (<b>Highest, 26.2%</b>)</li> <li>Vacation Rental Growth 2010-'20 (<b>Highest, 100 Units</b>)</li> <li>For-Sale Supply Availability (<b>Least, 1 Home</b>)</li> </ul>
<b>Campbell Field/Nims</b>	<ul style="list-style-type: none"> <li>Substandard Housing (<b>Most, 145 Households</b>)</li> <li>Renter Cost Burden (2<sup>nd</sup> Highest, 54.3%)</li> <li>Apartment Occupancy Rate (3<sup>rd</sup> Highest, 99.2%)</li> <li>Vacation Rental Growth 2010-'20 (2<sup>nd</sup> Highest, 57 Units)</li> <li>For-Sale Supply Availability (2<sup>nd</sup> Most, 19 Homes)</li> </ul>
<b>Glenside/Lakeside</b>	<ul style="list-style-type: none"> <li>Owner Cost Burden (2<sup>nd</sup> Highest, 26.2%)</li> <li>Work From Home (<b>Highest, 5.1%</b>)</li> <li>Median Household Income (2<sup>nd</sup> Highest, \$51,935)</li> <li>Renter Share Earning &gt;\$60k (2<sup>nd</sup> Highest, 21.5%)</li> </ul>
<b>Jackson Hill/Marquette</b>	<ul style="list-style-type: none"> <li>Population Growth 2020-'22 (<b>Most, 268 People</b>)</li> <li>Unmarried Population Share (<b>Highest, 80.0%</b>)</li> <li>Annual Movership (<b>Highest, 33.8%</b>)</li> <li>Apartment Occupancy Rate (4<sup>th</sup> Highest, 98.8%)</li> </ul>
<b>McLaughlin/Angell/Marsh Field</b>	<ul style="list-style-type: none"> <li>Substandard (3<sup>rd</sup> Most, 84 Households)</li> <li>Renter Cost Burden (3<sup>rd</sup> Highest, 51.0%)</li> <li>Median Population Age (<b>Lowest, 31.1 Years Old</b>)</li> <li>No High School Diploma (<b>Highest, 18.0%</b>)</li> <li>Poverty Rate (<b>Highest, 38.7%</b>)</li> <li>Median Household Income (2<sup>nd</sup> Lowest, \$26,669)</li> <li>Renter Share Earning &lt;\$30k (2<sup>nd</sup> Highest, 67.9%)</li> <li>Owner Share Earning &lt;\$30k (<b>Highest, 41.7%</b>)</li> <li>Apartment Occupancy Rate (<b>Highest, 100.0%</b>)</li> <li>Vacation Rental Share (<b>Lowest, 0.0%</b>)</li> <li>For-Sale Supply Availability (<b>Most, 28 Homes</b>)</li> </ul>
<b>Nelson</b>	<ul style="list-style-type: none"> <li>Substandard (4<sup>th</sup> Most, 76 Households)</li> <li>Renter Cost Burden (<b>Highest, 67%</b>)</li> <li>Owner Cost Burdened (<b>Highest, 26.8%</b>)</li> <li>Use Public Transit (<b>Highest, 3.1%</b>)</li> <li>Population Growth 2022-'27 (<b>Most, 219 People</b>)</li> <li>Poverty Rate (2<sup>nd</sup> Highest, 35.8%)</li> <li>Median Household Income (<b>Lowest, \$25,858</b>)</li> <li>Renter Share Earning &lt;\$30k (<b>Highest, 73.4%</b>)</li> <li>Apartment Occupancy Rate (<b>Lowest, 96.1%</b>)</li> <li>For-Sale Supply Availability (2<sup>nd</sup> Least, 4 Homes)</li> </ul>
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	<ul style="list-style-type: none"> <li>Substandard (2<sup>nd</sup> Most, 86 Households)</li> <li>Apartment Occupancy Rate (<b>Highest, 100.0%</b>)</li> <li>Vacation Rental Share (<b>Lowest, 0.0%</b>)</li> <li>Average Gross Rent (<b>Highest, \$890</b>)</li> </ul>

As the preceding table illustrates, the seven submarkets have varying and often distinctly different attributes and trends, including those associated with various socioeconomic characteristics of the people and households residing in these submarkets and the housing characteristics of each area. Future housing strategies and efforts should consider the preceding metrics, as well as those illustrated throughout the study, to help meet the specific targeted needs and goals of each submarket.

Housing Gap Estimates

**The PSA has an overall housing gap of 2,924 units for rental and for-sale product at a variety of affordability levels** - It is projected that the city has a five-year **rental** housing gap of 1,611 units and a **for-sale** housing gap of 1,313 units. While there are housing gaps among all affordability levels of both rental and for-sale product, the rental housing gap is distributed most heavily among the lower priced product (rents of \$1,430 or less) and the for-sale housing gap is primarily for product priced at \$190,668 or higher. Details of this analysis, including our methodology and assumptions, are included in Section VIII.

The following table summarizes the approximate potential number of new residential units that could be supported in the PSA (Muskegon) over the next five years.

<b>PSA (Muskegon) Housing Gap Estimates (2022 to 2027) – Number of Units Needed</b>		
	<b>Housing Segment</b>	<b>Number of Units</b>
<b>Rentals</b>	Extremely Low-Income Rental Housing ( $\leq$ \$536/Month Rent)	385
	Very Low-Income Rental Housing (\$537-\$894/Month Rent)	321
	Low-Income Rental Housing (\$895-\$1,430/Month Rent)	<b>403</b>
	Moderate-Income Rental Housing (\$1,431-\$2,145/Month Rent)	295
	High-Income Market-Rate Rental Housing (\$2,146+/Month Rent)	207
	<b>TOTAL UNITS</b>	<b>1,611</b>
<b>For-Sale</b>	Entry-Level For-Sale Homes ( $\leq$ \$71,500 Price Point)	238
	Very Low-Income For-Sale Homes (\$71,501-\$119,167)	176
	Low-Income For-Sale Homes (\$119,168-\$190,667 Price Point)	164
	Moderate-Income For-Sale Homes (\$190,668-\$286,000 Price Point)	<b>413</b>
	High-Income Upscale For-Sale Housing (\$286,001+ Price Point)	322
	<b>TOTAL UNITS</b>	<b>1,313</b>

The preceding estimates are based on current government policies and incentives, recent and projected demographic trends, current and anticipated economic trends, and available and planned residential units. Numerous factors impact a market’s ability to support new housing product. This is particularly true of individual housing projects or units. Certain design elements, pricing structures, target market segments (e.g., seniors, workforce, families, etc.), product quality and location all influence the actual number of units that can be supported. Demand estimates could exceed those shown in the preceding table if the community changes policies or offers incentives to encourage people to move into the market or for developers to develop new housing product.

## Recommended Housing Strategies

The following summarizes key strategies that should be considered by the city of Muskegon to address housing issues and needs of the market. These strategies do not need to be done concurrently, nor do all strategies need implemented to create an impact. Instead, the following housing strategies should be used as a guide by the local government, stakeholders, developers and residents to help inform housing decisions.

**Set realistic/obtainable short-term housing goals, outline long-term objectives and monitor progress.** Using the housing needs estimates and recommendations provided in this report as a guide, the city should set realistic short-term (two to three years) housing development goals along with long-term (five years or longer) objectives to support housing. Short-term goals should be focused on establishing an Action Plan that outlines priorities for the city, such as broad housing policies, initiatives, and incentives that support the preservation and development of residential units. The recommendations included in this section should serve as a guide for developing an Action Plan. Long-term objectives should include establishing a goal for the number of housing units that should be built or repaired and broadly outline the types of housing that should be considered, such as rentals and for-sale housing, as well as geographical locations (e.g., within walkable communities, along public transit corridors, selected neighborhoods, etc.). The goals should also broadly outline affordability (e.g., income levels) objectives and market segments (e.g., families, seniors, and disabled) that should be served. From such goals, the city should periodically collect key metrics (e.g., vacancy rates, changes in rents/prices, reassess cost burdened and overcrowded housing, evaluate housing cost increases relative to income/wage growth, etc.) so that they can monitor progress and adjust efforts to support stated goals.

**Develop neighborhood-specific and regional-level housing plans.** As shown throughout this report, the seven selected submarkets in Muskegon each have unique demographic characteristics and trends, along with different housing characteristics and challenges. Although some of these submarkets may have some more positive demographic and housing metrics, it is clear that some submarkets face greater challenges with housing affordability and housing conditions. Efforts should be made to develop specific housing plans for each targeted submarket. It is also clear from this report that the city of Muskegon has many similar attributes and challenges as, along with an interdependence with, the balance of Muskegon County. It will be important that the city of Muskegon work together with other municipalities, townships and the county to address mutual housing issues whenever possible. This may be in the form of joint grant applications, agreements over infrastructure, holding joint strategic housing planning sessions and/or work groups, supporting capacity building through the pairing of city-county resources, and increasing the impact of development incentives through the use of complementary policy tools. Additional discussion and examples of such strategies can be found on the Local Housing Solutions website at: [www.Localhousingsolutions.org](http://www.Localhousingsolutions.org)

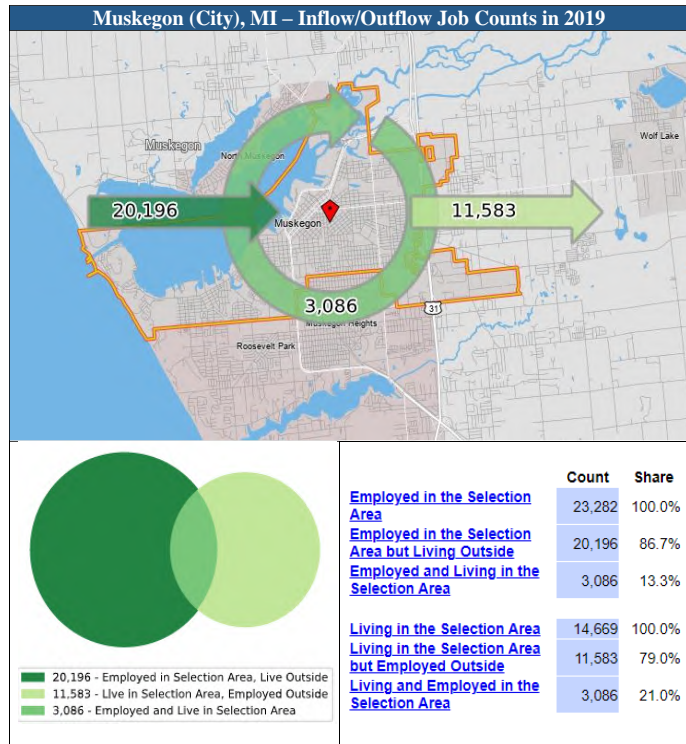


**Develop strategies to attract people that currently commute into the city of Muskegon to live in Muskegon.**

As shown in the map and tables below, there are approximately 23,282 persons employed within Muskegon, of which 20,196 commute into the city for work but do not live there. These 20,196 non-residents account for well over four-fifths (86.7%) of the people employed in the city and represent a notable base of potential support for future residential development. While the socioeconomic profile of these in-commuters consists of a variety of people, over half (53.8%) are between the ages of 30 and 54 years, nearly half (48.4%) earn \$3,333 or more per month (\$40,000 or more annually), and nearly two-thirds (64.4%) work in the other services industries. Approximately one-fourth of the in-commuters have typical commutes of 25 or more miles and may represent the most likely commuters to consider moving to Muskegon.

As shown in Section IX: Community Input (pages IX-20 and 21), 9.1% of non-county residents indicated they would consider a move to the city of Muskegon,

while a nearly equal share of 8.9% of Muskegon County residents living outside the city of Muskegon would consider a move to the city if adequate housing was available. It is anticipated that as additional housing is added to the PSA (Muskegon), the city will have a greater probability of attracting these commuters as permanent residents. The city should support efforts to develop product that will appeal to commuters and help to promote the benefits of living in Muskegon. Housing product preferences of commuters are provided on pages IX-21 and 22.



**Consider implementing/modifying policies to encourage or support the development of new residential units.**

As evidenced by the relatively high shares (48.1% renters and 20.2% owners) of housing cost burdened households in Muskegon and input from residents expressing difficulties they have with housing affordability, a significant challenge in the city is the imbalance between the costs/rents associated with the existing housing stock and the ability of households to pay for such housing. As shown in this report, there appears to be very few available rental units that are affordable to households earning less than 80% of Area Median Household Income (household income of up to \$57,200 for a family of four) within the city and relatively long wait lists for such housing. Meanwhile, although over

three-quarters of the homes available to purchase in the city are priced under \$200,000 and could be affordable to many lower-income households, most of these homes are well over 70 years old and likely require additional financial resources for repairs, modernization and weatherization that many low-income households cannot afford. In an effort to support the development and preservation of more affordable housing alternatives, local governments should consider supporting projects being developed with affordable housing development programs (e.g., Tax Credit and HUD programs), providing pre-development financial assistance, waiving or lowering government permitting/development fees, implementing inclusionary zoning (requiring market-rate developers to include some affordable housing units), supporting a Housing Trust Fund, or supporting the county's existing Land Bank. Focus should be placed on those programs that support low-income households (seniors and families), workforce households, and first-time homebuyers. Additional housing is needed in order to have a healthy housing market, which will ultimately contribute to the local economy, quality of life and overall prosperity of Muskegon.

**Support efforts to develop residential units along or near public transportation corridors and/or within walkable communities to accommodate the housing needs of seniors and to appeal to younger households.** The demographic analysis of Muskegon revealed that the city's base of younger households (under the age of 35) is diminishing while the base of seniors (ages 65 and older) is increasing. Although many factors contribute to households by age characteristics and trends, housing product type, location and design aspects play roles in housing decisions made by certain household age cohorts. The development of multifamily housing near public transit routes and/or within walkable downtowns or neighborhoods often serves to attract younger households and support the needs of senior households. While not formally part of this study, we reviewed the concentration of key community services (e.g., shopping, entertainment, recreation, banking, healthcare providers, social services, etc.), public transit routes (via Muskegon Area Transit System), and the location of the area's largest employers and employment centers, as these are often key factors considered by young adults and seniors when making housing decisions. Based on this review, it would appear that walkable or accessible areas in or near the downtown area of Muskegon would generally be bordered by Marquette Avenue to the north, Wood Street to the east, West Southern Avenue to the south and Muskegon Lake to the west. Additionally, there are several corridors (e.g., East Apple Avenue, South Getty Street, and East Laketon Avenue) in Muskegon that are well served by public transportation and numerous community services and may be conducive to supporting new housing. The city may want to consider these as areas of focus for future residential development, particularly product serving young adults and seniors. We believe multifamily projects, both apartments and condominiums, serving seniors, young professionals, lower-income workforce households, and millennials, should be encouraged in these areas.

**Preservation and renovation of existing housing should be an area of focus.** Based on an analysis of published secondary data and Bowen National Research’s on-site observations of the city’s existing housing stock, it is evident that Muskegon has a notable inventory (more than 400 units) of housing that is classified as “substandard housing.” This includes units that lack complete indoor plumbing or are overcrowded. Additionally, the market is dominated by significantly older product, with nearly two-thirds (62.9%) of the renter-occupied housing units and over four-fifths (83.4%) of owner-occupied housing units built prior to 1970. It is likely that many of these substandard and older housing units suffer from deferred maintenance and neglect and are likely in need of repairs and modernization. Priorities should be placed on means to preserve and renovate the existing housing stock. This may involve establishing a low-interest revolving loan or grant program to allow eligible homeowners to borrow the necessary funds to improve or repair their homes. Code compliance/enforcement efforts should continue to be an integral part of the city’s efforts to ensure housing is brought up to code and maintained at expected standards. The city may also want to consider the removal of liens or reduction of fines on abandoned/vacant properties to encourage residential transactions of such properties, increasing the likelihood that such housing would be remedied or removed.

**Market Muskegon’s housing needs and opportunities to potential residential development partners and develop a centralized housing resource center.** Using a variety of sources, the city should attempt to identify and market itself to the residential developers (both for-profit and nonprofit), real estate investors, housing advocacy groups and others active in the region. Identification could be through trade associations, published lists of developers, real estate agents or brokers, and other real estate entities in the region. Marketing of the community through trade publications, direct solicitation or public venues (e.g., housing and economic conferences) should be considered. The promotion of market data (including this Housing Needs Assessment), development opportunities, housing programs and incentives should be the focus of such efforts. The development of an online resource center should be considered that includes or directs people to development and housing resources (potential sites, building and zoning information, incentives, housing data, housing placement or counseling services, etc.) that can help both developers and residents.

**Develop next-steps plans.** Using the findings and recommendations of this report, the city should begin to prioritize housing objectives and refine housing strategies that best fit the overarching goals of the city and its communities. Input from stakeholders and residents should be solicited. From these efforts a specific Action Plan could be put together with measurable goals and a timeline to follow.

### III. COMMUNITY OVERVIEW AND STUDY AREAS

#### A. CITY OF MUSKEGON, MICHIGAN

This report focuses on the housing needs of the city of Muskegon, Michigan. Muskegon is located in the western portion of Muskegon County in western Michigan. The city of Muskegon contains approximately 18.1 square miles (3.9 square miles of water area and 14.2 square miles of land) and was incorporated as a city in 1859. With over 38,000 people residing in the city, Muskegon is the 49<sup>th</sup> largest city in the state of Michigan and serves as the county seat. Besides Lake Michigan, notable waterways include Muskegon Lake and its various tributaries. Major thoroughfares that serve the city include U.S. Highway 31 as well as State Route 46.

The city is a popular vacation destination known for its expansive shoreline along Lake Michigan. In addition to serving as a commercial and cruise ship port, Muskegon is the economic and cultural center of Muskegon County and offers a variety of aquatic activities. Notable water-based activities include pleasure boating options such as leisure cruises and charters. Historic ships-turned museums such as the USS LST 393 Veterans Museum, USS Silversides Submarine Museum, and SS Milwaukee Clipper are also attractions. Shoreline exploration includes the twin lighthouses, the Muskegon South Breakwater Light and the South Pierhead Light. The city also has numerous art museums, hiking trails, and 25 city parks. Local events are commonly hosted at the VanDyk Mortgage Convention Center and the Trinity Health Arena.

Muskegon has an employment base of nearly 27,000 individuals within a broad range of employment sectors. The city's largest employment sectors include Health Care & Social Assistance (39.1%), Manufacturing (12.1%), and Retail Trade (7.1%). The housing stock in Muskegon is dominated by older product with 83.4% of owner-occupied housing and 62.9% of renter-occupied housing built prior to 1970. In the city, approximately 48.1% of renter households pay 30% or more of their income toward rent, while 20.2% of owner households pay 30% or more of their income toward housing.

Additional information regarding the city's demographic characteristics and trends, economic conditions, housing supply, and other factors that impact housing are included throughout this report.

## **B. STUDY AREA DELINEATIONS**

This report addresses the residential housing needs of Muskegon, Michigan. To this end, we focused our evaluation on the demographic and economic characteristics, as well as the existing housing stock, of Muskegon and areas within Muskegon County. Additionally, because of the unique characteristics that exist within certain areas of Muskegon, we provide supplemental analysis for seven submarkets within the city limits to understand trends and attributes that affect these designated areas. The following summarizes the various study areas used in this analysis.

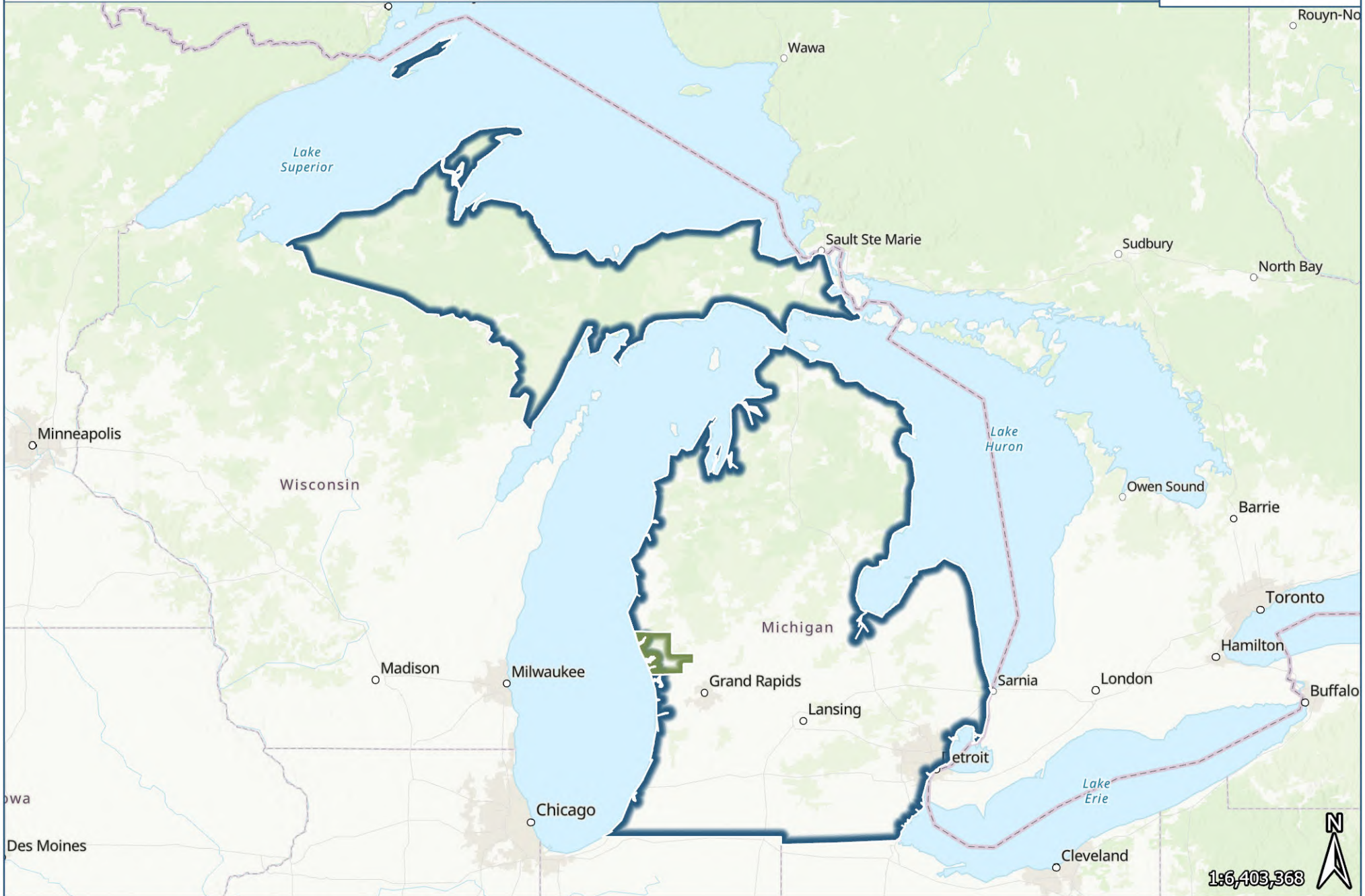
***Primary Study Area*** – The Primary Study Area (PSA) includes all of the city of Muskegon.

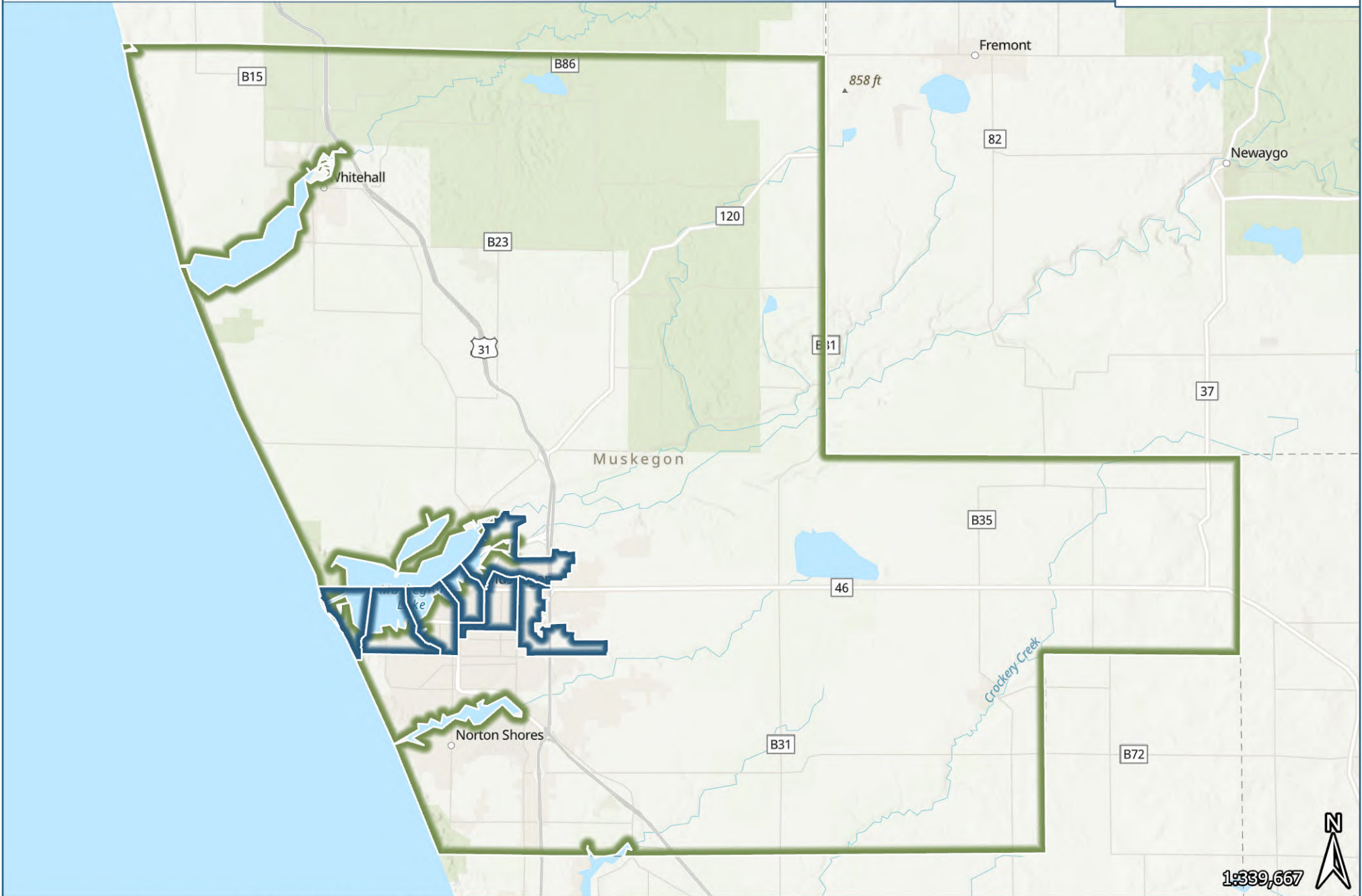
***Secondary Study Area*** – The Secondary Study Area (SSA, Balance of County) is comprised of the remainder of Muskegon County excluding the PSA (city of Muskegon)

***Submarkets*** – The Primary Study Area (PSA, city of Muskegon) has been divided into seven submarkets that are comprised of combinations of the city’s 15 neighborhoods. These submarkets are as follows:

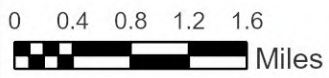
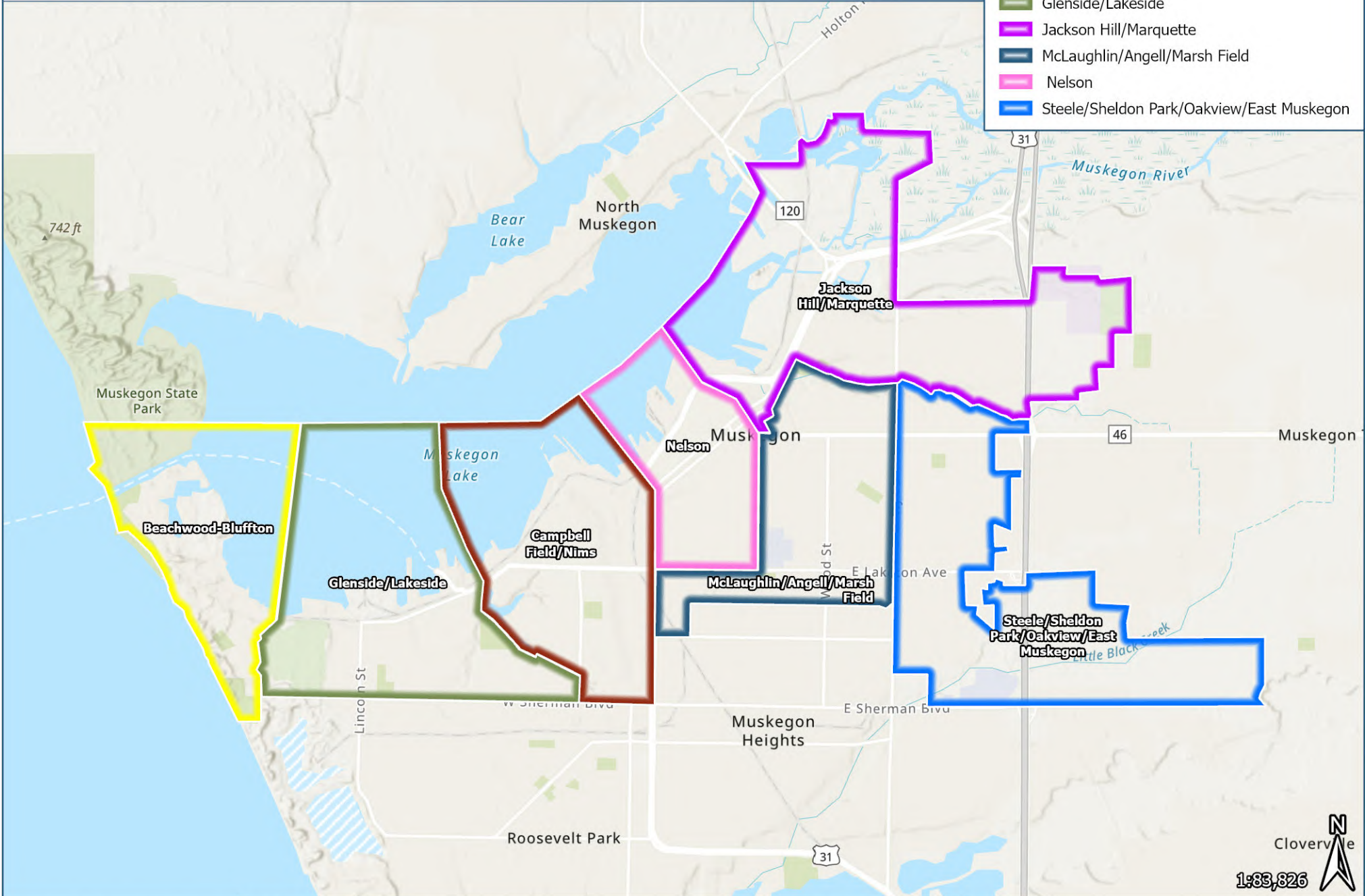
- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon

Maps delineating the boundaries of the various study areas are shown on the following pages.





- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon





## IV. DEMOGRAPHIC ANALYSIS

### A. INTRODUCTION

This section of the report evaluates key demographic characteristics for the Primary Study Area (PSA, city of Muskegon), the seven submarkets within the city of Muskegon, the Secondary Study Area (SSA, Balance of Muskegon County), the entirety of Muskegon County, and Michigan (statewide). Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons between these geographies provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Muskegon and what are these people like?
- In what kinds of household groupings do Muskegon residents live?
- What share of people rent or own their Muskegon residence?
- Are the number of people and households living in Muskegon increasing or decreasing over time?
- How do Muskegon residents, submarket residents, county residents, and residents of the state compare with each other?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Demographic theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region.

It is important to note that 2010 and 2020 demographics are based on U.S. Census data (actual count), while 2022 and 2027 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. These estimates and projections are adjusted using the most recent available data from the 2020 Census count, when available. The accuracy of these estimates depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize.
- Governmental policies with respect to residential development remain consistent.
- Availability of financing for residential development (i.e., mortgages, commercial loans, subsidies, Tax Credits, etc.) remains consistent.
- Sufficient housing and infrastructure are provided to support projected population and household growth.

Significant unforeseen changes or fluctuations among any of the preceding assumptions could have an impact on demographic estimates/projections.

## B. POPULATION CHARACTERISTICS

Population by numbers and percent change (growth or decline) for selected years is shown in the following table. It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding. Positive changes between time periods in the following table are illustrated in **green**, while negative changes are illustrated in **red**. It should be pointed out that projected population growth for the overall county is slightly negative and is likely influenced by larger declines projected for the state, as well as national trends of fewer people having children, young adults moving toward urban areas, and seniors moving to areas better served with healthcare services and senior-oriented housing. Additionally, COVID-19 has impacted numerous demographic trends, in large measure due to various housing decisions people are making (e.g., working from home, moving to more temperate markets and/or to markets with more affordable or desirable housing, moving from rural to urban/suburban markets, etc.). These trends have affected recent migration patterns in many markets in the United States, including those in Michigan. Given both current and planned infrastructure and public/private sector investments in Muskegon County, the overall county will likely have more positive population growth than is projected in this section.

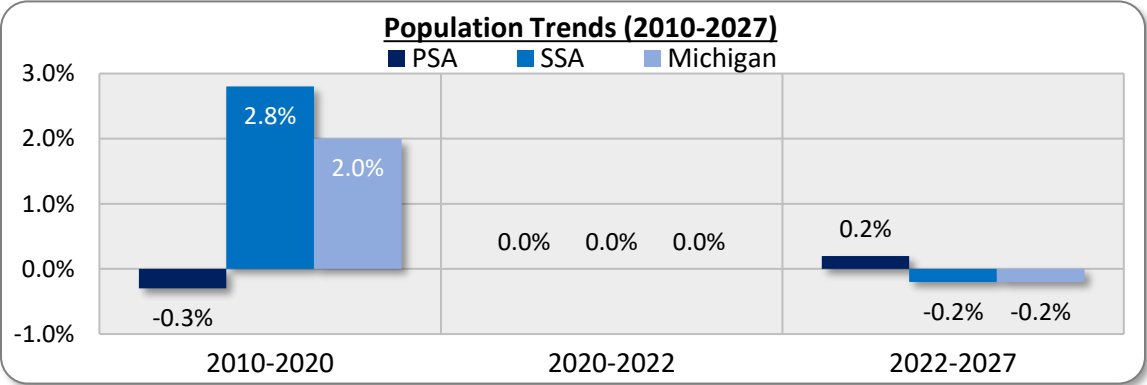
	Total Population									
	2010 Census	2020 Census	Change 2010-2020		2022 Estimated	Change 2020-2022		2027 Projected	Change 2022-2027	
			Number	Percent		Number	Percent		Number	Percent
<b>Beachwood-Bluffton</b>	1,214	1,226	12	1.0%	1,212	-14	-1.1%	1,190	-22	-1.8%
<b>Campbell Field/Nims</b>	5,525	5,743	218	3.9%	5,840	97	1.7%	5,834	-6	-0.1%
<b>Glenside/Lakeside</b>	4,276	4,228	-48	-1.1%	4,173	-55	-1.3%	4,092	-81	-1.9%
<b>Jackson Hill/Marquette</b>	5,956	5,793	-163	-2.7%	6,061	268	4.6%	6,051	-10	-0.2%
<b>McLaughlin/Angell/Marsh Field</b>	8,208	8,071	-137	-1.7%	7,859	-212	-2.6%	7,801	-58	-0.7%
<b>Nelson</b>	3,988	4,058	70	1.8%	3,964	-94	-2.3%	4,183	219	5.5%
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	9,250	9,199	-51	-0.6%	9,227	28	0.3%	9,279	52	0.6%
<b>Muskegon (PSA)</b>	38,419	38,318	-101	-0.3%	38,336	18	0.0%	38,430	94	0.2%
<b>Balance of County (SSA)</b>	133,769	137,506	3,737	2.8%	137,523	17	0.0%	137,207	-316	-0.2%
<b>Muskegon County</b>	172,188	175,824	3,636	2.1%	175,859	35	0.0%	175,637	-222	-0.1%
<b>Michigan</b>	9,883,297	10,077,094	193,797	2.0%	10,077,929	835	0.0%	10,054,166	-23,763	-0.2%

Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2010 and 2020, the population within the PSA (Muskegon) decreased by 101 (0.3%). While this is a moderate decline, it contrasts the 2.8% population growth within the SSA (Balance of Muskegon County) and 2.1% growth within the state during this time period. In 2022, the estimated total population of the PSA is 38,336, which represents a very slight increase over the population in 2020. Between 2022 and 2027, the population of the PSA is projected to increase by 94 people, or 0.2%, at which time the estimated total population of the PSA will reach 38,430. This slight increase in population for the PSA over the next five years contrasts the projected decreases in population for the SSA and state during this time period. It is critical to point out that *household* changes, as opposed to population, are more material in assessing housing needs and opportunities. As shown later in this section on page IV-17, most submarkets within the city experienced positive household growth since 2010 and multiple submarkets are expected to experience some level of household growth between 2022 and 2027. This anticipated growth, along with other shifts in household compositions, will drive much of the city’s housing demand over the next several years.

Out of the seven submarkets within the PSA, three experienced population increases between 2010 and 2020, while four submarkets had population declines. The largest population increase during this time occurred within the Campbell Field/Nims Submarket (3.9%), while the largest decrease was within the Jackson Hill/Marquette Submarket (2.7%). Between 2020 and 2022, the Jackson Hill/Marquette Submarket experienced a 4.6% population increase, or a notable increase of 268 people. During this same time period, significant population declines occurred in the McLaughlin/Angell/Marsh Field Submarket (2.6%) and Nelson Submarket (2.3%). Projections for 2027 indicate a significant population increase for the Nelson Submarket (5.5%), with a more moderate increase projected within the Steele/Sheldon Park/Oakview/East Muskegon Submarket (0.6%). The five remaining submarkets are projected to experience population declines over the next five years, ranging from 0.1% (Campbell Field/Nims) to 1.9% (Glenside/Lakeside).

The following graph compares the percent change in population since 2010 and projected through 2027 for the PSA (Muskegon), the SSA (Balance of County), and the state of Michigan.



Population by age cohorts for selected years is shown in the following table:

		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
<b>Beachwood-Bluffton</b>	2010	167 (13.8%)	77 (6.3%)	87 (7.2%)	199 (16.4%)	332 (27.3%)	196 (16.1%)	156 (12.9%)	57.4
	2022	121 (10.0%)	84 (6.9%)	62 (5.1%)	142 (11.7%)	304 (25.1%)	320 (26.4%)	179 (14.8%)	62.1
	2027	99 (8.3%)	70 (5.9%)	99 (8.3%)	99 (8.3%)	229 (19.2%)	380 (31.9%)	214 (18.0%)	64.9
	Change 2022-2027	-22 (-18.2%)	-14 (-16.7%)	37 (59.7%)	-43 (-30.3%)	-75 (-24.7%)	60 (18.8%)	35 (19.6%)	N/A
<b>Campbell Field/Nims</b>	2010	1,843 (33.4%)	873 (15.8%)	640 (11.6%)	759 (13.7%)	560 (10.1%)	347 (6.3%)	503 (9.1%)	35.7
	2022	1,922 (32.9%)	741 (12.7%)	826 (14.1%)	622 (10.7%)	710 (12.2%)	524 (9.0%)	495 (8.5%)	38.1
	2027	1,951 (33.4%)	680 (11.7%)	750 (12.9%)	706 (12.1%)	615 (10.5%)	595 (10.2%)	537 (9.2%)	39.0
	Change 2022-2027	29 (1.5%)	-61 (-8.2%)	-76 (-9.2%)	84 (13.5%)	-95 (-13.4%)	71 (13.5%)	42 (8.5%)	N/A
<b>Glenside/Lakeside</b>	2010	1,194 (27.9%)	663 (15.5%)	534 (12.5%)	638 (14.9%)	544 (12.7%)	310 (7.2%)	393 (9.2%)	40.3
	2022	1,125 (27.0%)	483 (11.6%)	641 (15.4%)	512 (12.3%)	573 (13.7%)	468 (11.2%)	371 (8.9%)	42.4
	2027	1,133 (27.7%)	413 (10.1%)	584 (14.3%)	548 (13.4%)	505 (12.3%)	496 (12.1%)	413 (10.1%)	43.7
	Change 2022-2027	8 (0.7%)	-70 (-14.5%)	-57 (-8.9%)	36 (7.0%)	-68 (-11.9%)	28 (6.0%)	42 (11.3%)	N/A
<b>Jackson Hill/Marquette</b>	2010	2,574 (43.2%)	759 (12.7%)	633 (10.6%)	621 (10.4%)	561 (9.4%)	351 (5.9%)	457 (7.7%)	29.8
	2022	2,126 (35.1%)	987 (16.3%)	693 (11.4%)	594 (9.8%)	603 (9.9%)	545 (9.0%)	513 (8.5%)	34.1
	2027	2,050 (33.9%)	881 (14.6%)	786 (13.0%)	590 (9.8%)	573 (9.5%)	571 (9.4%)	600 (9.9%)	36.1
	Change 2022-2027	-76 (-3.6%)	-106 (-10.7%)	93 (13.4%)	-4 (-0.7%)	-30 (-5.0%)	26 (4.8%)	87 (17.0%)	N/A
<b>McLaughlin/Angell/Marsh Field</b>	2010	3,657 (44.6%)	1,118 (13.6%)	963 (11.7%)	1,116 (13.6%)	788 (9.6%)	312 (3.8%)	254 (3.1%)	28.8
	2022	3,065 (39.0%)	1,329 (16.9%)	891 (11.3%)	886 (11.3%)	883 (11.2%)	528 (6.7%)	277 (3.5%)	31.1
	2027	2,976 (38.1%)	1,261 (16.2%)	967 (12.4%)	868 (11.1%)	797 (10.2%)	600 (7.7%)	332 (4.3%)	32.4
	Change 2022-2027	-89 (-2.9%)	-68 (-5.1%)	76 (8.5%)	-18 (-2.0%)	-86 (-9.7%)	72 (13.6%)	55 (19.9%)	N/A

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

N/A – Not Applicable

(Continued)

		Population by Age							
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Median Age
<b>Nelson</b>	2010	1,600 (40.1%)	647 (16.2%)	507 (12.7%)	474 (11.9%)	416 (10.4%)	177 (4.4%)	167 (4.2%)	31.0
	2022	1,394 (35.2%)	709 (17.9%)	511 (12.9%)	415 (10.5%)	407 (10.3%)	313 (7.9%)	215 (5.4%)	33.1
	2027	1,490 (35.6%)	700 (16.7%)	570 (13.6%)	452 (10.8%)	394 (9.4%)	337 (8.1%)	240 (5.7%)	33.7
	Change 2022-2027	96 (6.9%)	-9 (-1.3%)	59 (11.5%)	37 (8.9%)	-13 (-3.2%)	24 (7.7%)	25 (11.6%)	N/A
<b>Steele/ Sheldon Park/ Oakview/ East Muskegon</b>	2010	2,605 (28.2%)	1,905 (20.6%)	1,657 (17.9%)	1,437 (15.5%)	833 (9.0%)	338 (3.7%)	475 (5.1%)	35.7
	2022	2,678 (29.0%)	2,024 (21.9%)	1,596 (17.3%)	1,230 (13.3%)	769 (8.3%)	499 (5.4%)	431 (4.7%)	34.5
	2027	2,680 (28.9%)	2,003 (21.6%)	1,593 (17.2%)	1,247 (13.4%)	737 (7.9%)	527 (5.7%)	492 (5.3%)	34.8
	Change 2022-2027	2 (0.1%)	-21 (-1.0%)	-3 (-0.2%)	17 (1.4%)	-32 (-4.2%)	28 (5.6%)	61 (14.2%)	N/A
<b>Muskegon (PSA)</b>	2010	13,647 (35.5%)	6,043 (15.7%)	5,019 (13.1%)	5,243 (13.6%)	4,032 (10.5%)	2,031 (5.3%)	2,404 (6.3%)	34.2
	2022	12,432 (32.4%)	6,359 (16.6%)	5,219 (13.6%)	4,400 (11.5%)	4,249 (11.1%)	3,197 (8.3%)	2,480 (6.5%)	35.7
	2027	12,376 (32.2%)	6,009 (15.6%)	5,351 (13.9%)	4,508 (11.7%)	3,852 (10.0%)	3,505 (9.1%)	2,829 (7.4%)	36.5
	Change 2022-2027	-56 (-0.5%)	-350 (-5.5%)	132 (2.5%)	108 (2.5%)	-397 (-9.3%)	308 (9.6%)	349 (14.1%)	N/A
<b>Balance of County (SSA)</b>	2010	44,702 (33.4%)	15,243 (11.4%)	16,410 (12.3%)	20,849 (15.6%)	17,648 (13.2%)	10,216 (7.6%)	8,701 (6.5%)	39.4
	2022	39,765 (28.9%)	17,695 (12.9%)	16,287 (11.8%)	16,289 (11.8%)	20,105 (14.6%)	16,453 (12.0%)	10,929 (7.9%)	41.9
	2027	38,808 (28.3%)	16,065 (11.7%)	16,983 (12.4%)	16,014 (11.7%)	17,916 (13.1%)	18,223 (13.3%)	13,198 (9.6%)	43.0
	Change 2022-2027	-957 (-2.4%)	-1,630 (-9.2%)	696 (4.3%)	-275 (-1.7%)	-2,189 (-10.9%)	1,770 (10.8%)	2,269 (20.8%)	N/A
<b>Muskegon County</b>	2010	58,349 (33.9%)	21,286 (12.4%)	21,429 (12.4%)	26,092 (15.2%)	21,680 (12.6%)	12,247 (7.1%)	11,105 (6.4%)	38.1
	2022	52,197 (29.7%)	24,054 (13.7%)	21,506 (12.2%)	20,689 (11.8%)	24,354 (13.8%)	19,650 (11.2%)	13,409 (7.6%)	40.4
	2027	51,184 (29.1%)	22,074 (12.6%)	22,334 (12.7%)	20,522 (11.7%)	21,768 (12.4%)	21,728 (12.4%)	16,027 (9.1%)	41.4
	Change 2022-2027	-1,013 (-1.9%)	-1,980 (-8.2%)	828 (3.9%)	-167 (-0.8%)	-2,586 (-10.6%)	2,078 (10.6%)	2,618 (19.5%)	N/A
<b>Michigan</b>	2010	3,317,872 (33.6%)	1,164,113 (11.8%)	1,277,934 (12.9%)	1,509,979 (15.3%)	1,251,951 (12.7%)	724,679 (7.3%)	636,769 (6.4%)	38.8
	2022	3,006,023 (29.8%)	1,310,257 (13.0%)	1,210,015 (12.0%)	1,246,045 (12.4%)	1,411,666 (14.0%)	1,122,669 (11.1%)	771,254 (7.7%)	40.9
	2027	2,923,450 (29.1%)	1,230,470 (12.2%)	1,270,855 (12.6%)	1,190,891 (11.8%)	1,290,569 (12.8%)	1,224,672 (12.2%)	923,259 (9.2%)	41.8
	Change 2022-2027	-82,573 (-2.7%)	-79,787 (-6.1%)	60,840 (5.0%)	-55,154 (-4.4%)	-121,097 (-8.6%)	102,003 (9.1%)	152,005 (19.7%)	N/A

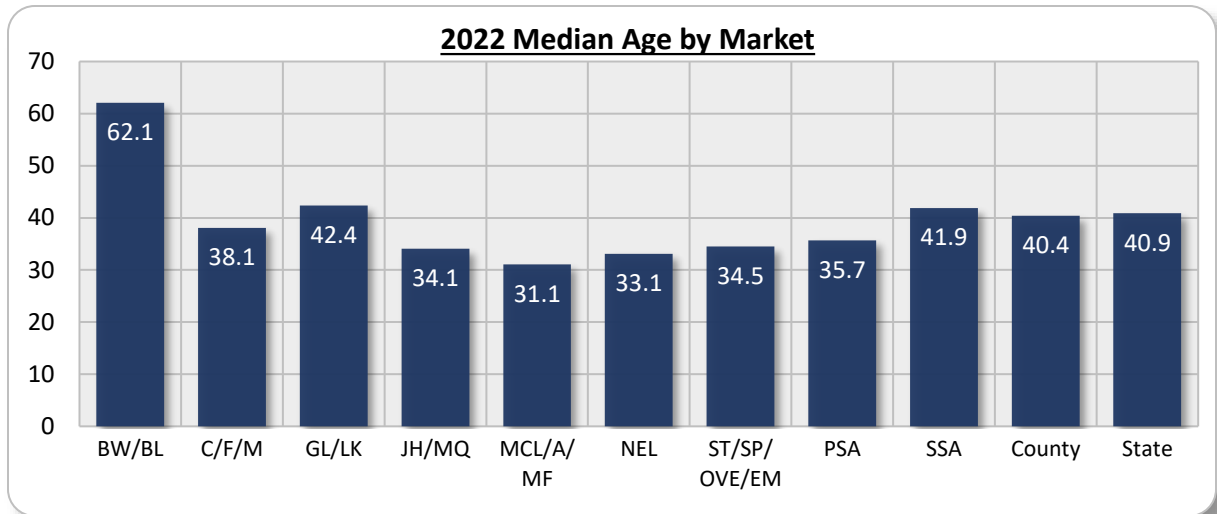
Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

N/A – Not Applicable

In 2022, the median age for the population of the PSA (Muskegon) is 35.7 years, which represents a lower median age when compared to the median age of 41.9 years for the SSA (Balance of Muskegon County) and 40.9 years for the state of Michigan. Nearly half (49.0%) of the PSA population is under the age of 35, which represents a larger share when compared to the SSA (41.8%) and state (42.8%). Conversely, only one-fourth (25.9%) of the PSA population is 55 years of age or older, while the shares of this population in the SSA (34.5%) and state (32.8%) are considerably greater. By 2027, the median age of the population in the PSA is projected to increase to 36.5 years (2.2%), which is consistent with the increases in median age for the SSA (2.6%) and state (2.2%) during this time period. As such, the PSA has a relatively young population when compared to the surrounding SSA and state, and all three are projected to age similarly over the next five years.

Within individual submarkets of the PSA, three submarkets (Beachwood-Bluffton, Campbell Field/Nims, and Glenside/Lakeside) have median ages greater than that of the PSA in 2022. Of these, the Beachwood-Bluffton Submarket has the oldest median age (62.1 years) and the largest share (66.3%) of population 55 years of age or older. Four PSA submarkets (Jackson Hill/Marquette, McLaughlin/Angell/Marsh Field, Nelson, and Steele/Sheldon Park/Oakview/East Muskegon) have median ages below that of the PSA overall, with the McLaughlin/Angell/Marsh Field Submarket having the lowest median age (31.1 years) and largest share (55.9%) of population under the age of 35. While all submarkets in the PSA are projected to have increases in median age between 2022 and 2027, the largest percentage increase (5.9%) in median age will occur in the Jackson Hill/Marquette Submarket. Despite the increase, this submarket will still have a relatively low median age (36.1 years) compared to that within the Beachwood-Bluffton Submarket (64.9 years).

The following graph illustrates the median age of the population for each study area.



Population by race for 2020 is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
<b>Beachwood-Bluffton</b>	Number	1,134	22	5	13	52	1,226
	Percent	92.5%	1.8%	0.4%	1.1%	4.2%	100.0%
<b>Campbell Field/Nims</b>	Number	4,111	856	27	315	434	5,743
	Percent	71.6%	14.9%	0.5%	5.5%	7.6%	100.0%
<b>Glenside/Lakeside</b>	Number	3,507	277	25	127	292	4,228
	Percent	82.9%	6.6%	0.6%	3.0%	6.9%	100.0%
<b>Jackson Hill/Marquette</b>	Number	2,696	2,351	33	287	425	5,792
	Percent	46.5%	40.6%	0.6%	5.0%	7.3%	100.0%
<b>McLaughlin/Angell/Marsh Field</b>	Number	2,807	3,902	14	589	759	8,071
	Percent	34.8%	48.3%	0.2%	7.3%	9.4%	100.0%
<b>Nelson</b>	Number	1,953	1,497	18	248	344	4,060
	Percent	48.1%	36.9%	0.4%	6.1%	8.5%	100.0%
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	Number	4,105	4,081	25	391	598	9,200
	Percent	44.6%	44.4%	0.3%	4.3%	6.5%	100.0%
<b>Muskegon (PSA)</b>	Number	20,314	12,985	146	1,968	2,904	38,317
	Percent	53.0%	33.9%	0.4%	5.1%	7.6%	100.0%
<b>Balance of County (SSA)</b>	Number	113,406	10,923	957	2,844	9,377	137,507
	Percent	82.5%	7.9%	0.7%	2.1%	6.8%	100.0%
<b>Muskegon County</b>	Number	133,720	23,908	1,103	4,812	12,281	175,824
	Percent	76.1%	13.6%	0.6%	2.7%	7.0%	100.0%
<b>Michigan</b>	Number	7,444,773	1,376,561	334,298	286,160	635,302	10,077,094
	Percent	73.9%	13.7%	3.3%	2.8%	6.3%	100.0%

Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In 2020, over half (53.0%) of residents within the PSA (Muskegon) identified as “White Alone,” which is a much lower share than the 82.5% share in the SSA (Balance of Muskegon County) and state overall (73.9%). Over one-third (33.9%) of PSA residents identified as “Black or African American Alone,” which represents a much larger share when compared to the SSA (7.9%) and state (13.7%). In addition, the 5.1% share of PSA residents that identify as “Some Other Race Alone” and 7.6% share of residents that identify as “Two or More Races” are above the corresponding shares in the SSA and state. As such, the population of the PSA is comparably more diverse than the surrounding SSA and state.

Four of the submarkets in the PSA (Jackson Hill/Marquette, McLaughlin/Angell/Marsh Field, Nelson, and Steel/Sheldon Park/Oakview/East Muskegon) have distributions of population by race in which no single race comprises over 50% of their respective populations and are considered considerably diverse. By contrast, the Beachwood-Bluffton and Glenside/Lakeside submarkets have well over three-fourths (92.5% and 82.9%, respectively) of their respective populations that identify as “White Alone,” and are subsequently much less diverse than the PSA, overall.

Population by marital status for 2022 is shown in the following table:

		Population by Marital Status					Total
		Not Married			Married		
		Never Married	Divorced	Widowed			
<b>Beachwood-Bluffton</b>	Number	263	173	69	652	1,156	
	Percent	22.7%	14.9%	6.0%	56.4%	100.0%	
<b>Campbell Field/Nims</b>	Number	1,527	736	410	1,933	4,607	
	Percent	33.2%	16.0%	8.9%	42.0%	100.0%	
<b>Glenside/Lakeside</b>	Number	1,167	626	283	1,388	3,463	
	Percent	33.7%	18.1%	8.2%	40.1%	100.0%	
<b>Jackson Hill/Marquette</b>	Number	2,817	836	414	1,016	5,083	
	Percent	55.4%	16.4%	8.1%	20.0%	100.0%	
<b>McLaughlin/Angell/ Marsh Field</b>	Number	2,899	1,354	418	1,290	5,962	
	Percent	48.6%	22.7%	7.0%	21.6%	100.0%	
<b>Nelson</b>	Number	1,454	544	178	925	3,101	
	Percent	46.9%	17.5%	5.7%	29.8%	100.0%	
<b>Steele/Sheldon Park/ Oakview/East Muskegon</b>	Number	4,324	1,284	410	1,931	7,949	
	Percent	54.4%	16.2%	5.2%	24.3%	100.0%	
<b>Muskegon (PSA)</b>	Number	14,451	5,552	2,181	9,137	31,320	
	Percent	46.1%	17.7%	7.0%	29.2%	100.0%	
<b>Balance of County (SSA)</b>	Number	32,303	14,347	7,326	59,132	113,108	
	Percent	28.6%	12.7%	6.5%	52.3%	100.0%	
<b>Muskegon County</b>	Number	46,754	19,899	9,507	68,268	144,428	
	Percent	32.4%	13.8%	6.6%	47.3%	100.0%	
<b>Michigan</b>	Number	2,813,247	935,384	511,772	4,094,773	8,355,175	
	Percent	33.7%	11.2%	6.1%	49.0%	100.0%	

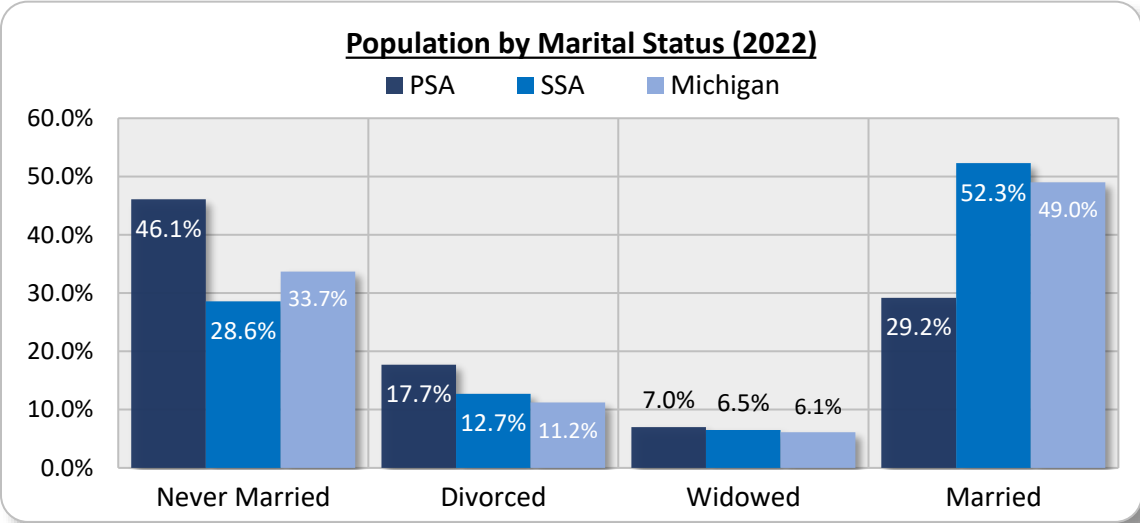
Source: ESRI; Urban Decision Group; Bowen National Research



Nearly half (46.1%) of the population in the PSA (Muskegon) has never married, which is a much higher share than the 28.6% share in the SSA (Balance of Muskegon County) and 33.7% share for the state. This relatively high share of the population that has never married is indicative of the comparably young population of the PSA. When the shares of the PSA population that are divorced (17.7%) and widowed (7.0%) are considered, approximately seven-tenths (70.8%) of the PSA population is classified as single. This represents a much higher share of unmarried individuals when compared to the SSA (47.8%) and state (51.0%). The higher share of unmarried persons in the PSA likely indicates there are more one-person households, often with only a single income source, which can affect housing affordability.

Among the individual submarkets, three have shares of married population that exceed 40% and are reasonably comparable to share within the state. These include Beachwood-Bluffton (56.4%), Campbell Field/Nims (42.0%), and Glenside/Lakeside (40.1%). Each of the remaining four submarkets have shares of married population less than 30%, with the lowest shares occurring in the Jackson Hill/Marquette (20.0%) and McLaughlin/Angell/Marsh Field (21.6%) submarkets. As such, these two submarkets likely have an unusually high share of single income source households.

The following graph compares the shares of the population by marital status for 2022 within the PSA (Muskegon), the SSA (Balance of County), and the state of Michigan.



Population by highest educational attainment for 2022 is shown in the following table:

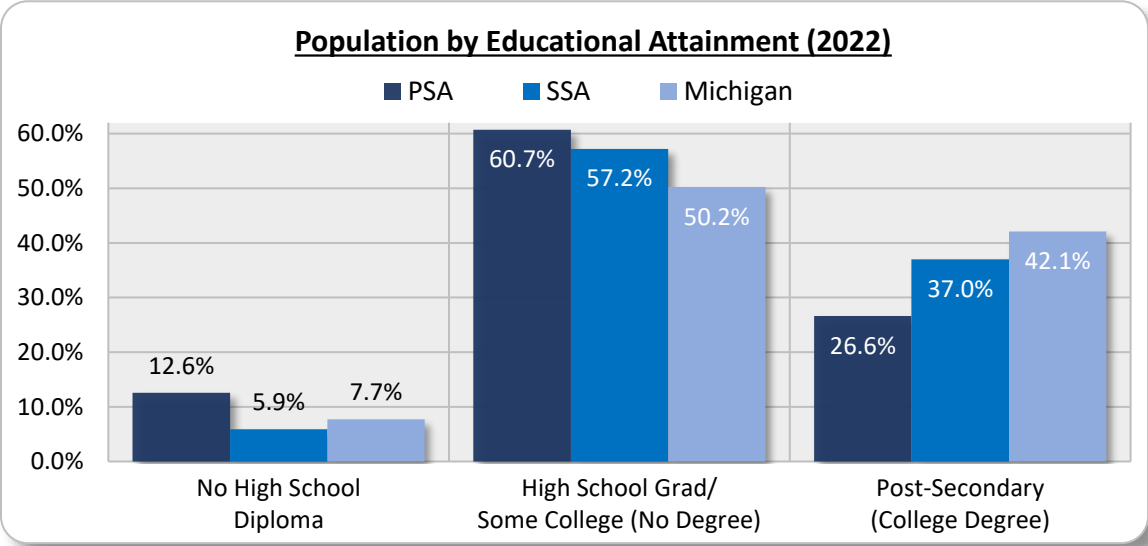
		Population by Highest Educational Attainment		
		No High School Diploma	High School Diploma Some College (No Degree)	Post-Secondary (College) Degree
<b>Beachwood-Bluffton</b>	Number	17	418	654
	Percent	1.6%	38.3%	60.1%
<b>Campbell Field/Nims</b>	Number	341	2,449	1,128
	Percent	8.7%	62.5%	28.8%
<b>Glenside/Lakeside</b>	Number	115	1,577	1,356
	Percent	3.8%	51.7%	44.5%
<b>Jackson Hill/Marquette</b>	Number	522	2,367	1,045
	Percent	13.3%	60.2%	26.5%
<b>McLaughlin/Angell/ Marsh Field</b>	Number	863	3,126	804
	Percent	18.0%	65.3%	16.7%
<b>Nelson</b>	Number	352	1,398	820
	Percent	13.7%	54.4%	31.9%
<b>Steele/Sheldon Park/ Oakview/East Muskegon</b>	Number	1,047	4,409	1,094
	Percent	16.0%	67.3%	16.7%
<b>Muskegon (PSA)</b>	Number	3,257	15,743	6,905
	Percent	12.6%	60.7%	26.6%
<b>Balance of County (SSA)</b>	Number	5,773	55,887	36,097
	Percent	5.9%	57.2%	37.0%
<b>Muskegon County</b>	Number	9,030	71,630	43,002
	Percent	7.3%	57.9%	34.8%
<b>Michigan</b>	Number	542,359	3,554,831	2,974,717
	Percent	7.7%	50.2%	42.1%

Source: ESRI; Urban Decision Group; Bowen National Research

Within the PSA (Muskegon), the 26.6% share of individuals with a post-secondary degree is considerably lower than the 37.0% share within the SSA (Balance of Muskegon County) and the state share of 42.1%. Additionally, the share of individuals within the PSA lacking a high school diploma (12.6%) is higher than the corresponding share for SSA (5.9%) and the state (7.7%). As earning capacity has a high correlation to educational attainment, a low share of post-secondary degrees and/or a high share of individuals lacking high school diplomas can limit the incomes and affect the affordability of housing for the population within an area. Overall, the PSA population has a lower share of post-secondary degrees and a higher share of individuals lacking a high school diploma compared to the SSA and state, which may indicate a higher level of demand for affordable housing options within the market.

While the Beachwood-Bluffton Submarket has the highest share of the population with a post-secondary degree (60.1%) and lowest share of the population lacking a high school diploma (1.6%), the McLaughlin/Angell/Marsh Field and Steele/Sheldon Park/Oakview/East Muskegon submarkets have very low shares of the population with college degrees and much higher shares of the population lacking a high school diploma. Only 16.7% of the population in each submarket has a post-secondary degree, and nearly one-fifth (18.0%) of the population in the McLaughlin/Angell/Marsh Field Submarket and 16.0% of the population in the Steel/Sheldon Park/Oakview/East Muskegon Submarket lacks a high school diploma. As such, there is a high degree of likelihood that more individuals in these two submarkets, on average, have incomes constrained by their education levels.

The following graph compares the shares of population by educational attainment.



Poverty status by age cohort is shown in the following table:

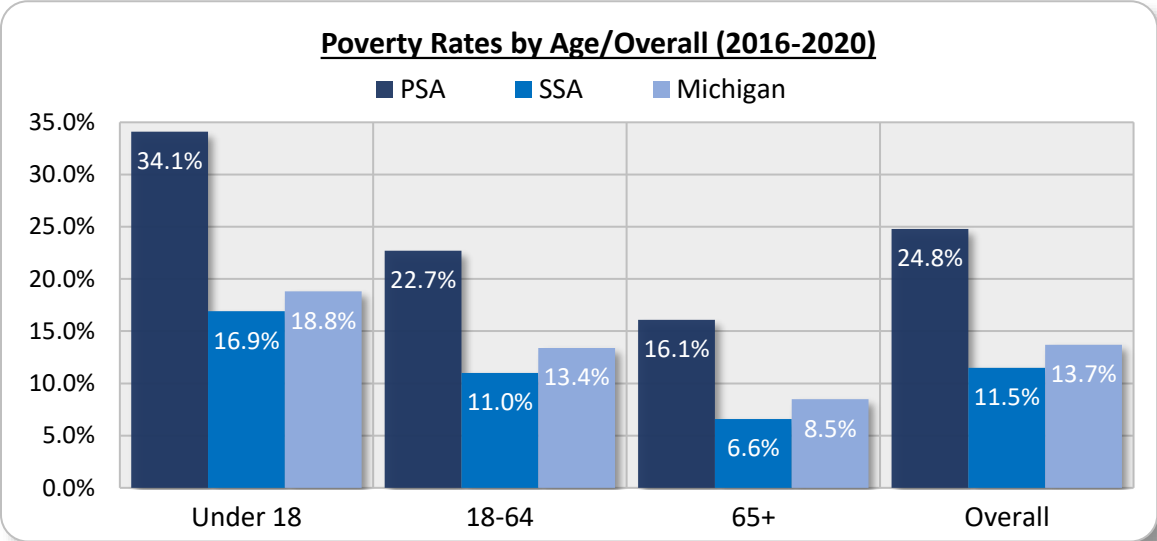
		Population and Share Below Poverty Level by Age Cohort			
		<18	18 to 64	65+	Overall
<b>Beachwood-Bluffton</b>	Number	4	2	8	14
	Percent	7.5%	0.4%	1.9%	1.4%
<b>Campbell Field/Nims</b>	Number	212	468	40	720
	Percent	15.1%	14.8%	5.2%	13.5%
<b>Glenside/Lakeside</b>	Number	205	289	61	555
	Percent	23.8%	10.9%	8.4%	13.1%
<b>Jackson Hill/Marquette</b>	Number	349	580	223	1,152
	Percent	33.9%	18.8%	27.2%	23.4%
<b>McLaughlin/Angell/ Marsh Field</b>	Number	1,131	1,618	145	2,894
	Percent	45.0%	36.5%	27.3%	38.7%
<b>Nelson</b>	Number	415	630	116	1,161
	Percent	46.3%	34.4%	22.6%	35.8%
<b>Steele/Sheldon Park/ Oakview/East Muskegon</b>	Number	588	755	108	1,451
	Percent	33.4%	21.7%	19.0%	25.0%
<b>Muskegon (PSA)</b>	Number	2,905	4,343	702	7,950
	Percent	34.1%	22.7%	16.1%	24.8%
<b>Balance of County (SSA)</b>	Number	5,154	8,827	1,604	15,585
	Percent	16.9%	11.0%	6.6%	11.5%
<b>Muskegon County</b>	Number	8,059	13,170	2,306	23,535
	Percent	20.7%	13.2%	8.1%	14.1%
<b>Michigan</b>	Number	398,112	797,499	141,614	1,337,225
	Percent	18.8%	13.4%	8.5%	13.7%

Source: U.S. Census Bureau, 2016-2020 American Community Survey; Urban Decision Group; Bowen National Research

Nearly one-fourth (24.8%) of the population in the PSA (Muskegon) suffers from poverty, which reflects a poverty rate more than double the rate (11.5%) of the SSA (Balance of Muskegon County) and a much higher poverty rate than the state (13.7%) overall. Among the three age cohorts illustrated in the preceding table, those less than 18 years of age have the highest poverty rate (34.1%) in the PSA, which reflects a much higher rate for this cohort than the corresponding rates for the SSA (16.9%) and state (18.8%). Adults, ages 18 to 64 years, have the second highest poverty rate (22.7%) among age groups in the PSA, which is also higher than the rates within the SSA (11.0%) and state (13.4%). Those age 65 and older have the lowest poverty rate among the three age cohorts in the PSA (16.1%); however, this still represents a significantly higher rate than that for the SSA (6.6%) and state (8.5%). Overall, the data suggests that the population of the PSA is disproportionately affected by poverty, regardless of age, and that housing affordability is likely a critical issue for many Muskegon residents.

Among individual submarkets, the overall poverty rate is highest within the McLaughlin/Angell/Marsh Field (38.7%) and Nelson (35.8%) submarkets. Both submarkets have overall poverty rates that far exceed the PSA rate (24.8%), which already represents a rate that is notably higher than the surrounding SSA and the state overall. As such, these two submarkets are the most disproportionately affected submarkets in the PSA in terms of poverty and are consequently the most likely areas in need of affordable housing options. In terms of poverty status by age in each of the submarkets, the poverty rate for children less than 18 years of age is highest within the McLaughlin/Angell/Marsh Field (45.0%) and Nelson submarkets (46.3%). Additionally, the poverty rate for adults between 18 and 64 years is also highest in these two markets (36.5% and 34.4%, respectively). Among seniors ages 65 and older, the poverty rate is highest within the Jackson Hill/Marquette (27.2%) and McLaughlin/Angell/Marsh Field (27.3%) submarkets. It is important to understand the composition of poverty rate by age so that affordable housing targeted to the appropriate cohort is sufficiently available to meet the housing needs of low-income residents within an area.

The following graph compares the poverty rates by age/overall for the PSA (Muskegon), the SSA (Balance of County), and the state of Michigan based on 2016-2020 ACS data.



Population by migration (previous residence one year prior to survey) for years 2016-2020 is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abroad	Total
<b>Beachwood-Bluffton</b>	Number	955	14	26	0	0	995
	Percent	96.0%	1.4%	2.6%	0.0%	0.0%	100.0%
<b>Campbell Field/Nims</b>	Number	3,978	1,183	223	21	35	5,440
	Percent	73.1%	21.7%	4.1%	0.4%	0.6%	100.0%
<b>Glenside/Lakeside</b>	Number	3,441	563	194	28	19	4,245
	Percent	81.1%	13.3%	4.6%	0.7%	0.4%	100.0%
<b>Jackson Hill/Marquette</b>	Number	4,025	1,259	540	153	100	6,077
	Percent	66.2%	20.7%	8.9%	2.5%	1.6%	100.0%
<b>McLaughlin/Angell/Marsh Field</b>	Number	5,631	1,152	411	275	1	7,470
	Percent	75.4%	15.4%	5.5%	3.7%	0.0%	100.0%
<b>Nelson</b>	Number	2,400	795	170	127	31	3,523
	Percent	68.1%	22.6%	4.8%	3.6%	0.9%	100.0%
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	Number	7,553	395	936	98	8	8,990
	Percent	84.0%	4.4%	10.4%	1.1%	0.1%	100.0%
<b>Muskegon (PSA)</b>	Number	27,983	5,362	2,500	702	194	36,741
	Percent	76.2%	14.6%	6.8%	1.9%	0.5%	100.0%
<b>Balance of County (SSA)</b>	Number	118,412	10,772	4,346	1,265	288	135,083
	Percent	87.7%	8.0%	3.2%	0.9%	0.2%	100.0%
<b>Muskegon County</b>	Number	146,395	16,134	6,846	1,967	482	171,824
	Percent	85.2%	9.4%	4.0%	1.1%	0.3%	100.0%
<b>Michigan</b>	Number	8,547,712	767,152	366,898	140,137	43,728	9,865,627
	Percent	86.6%	7.8%	3.7%	1.4%	0.4%	100.0%

Source: U.S. Census Bureau, 2016-2020 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

As the preceding illustrates, over three-fourths (76.2%) of PSA (Muskegon) residents remained in the same house year over year. This represents a more transient population than the SSA (Balance of Muskegon County) and state, where 87.7% and 86.6% of the respective populations remained in the same house. Among all Muskegon residents, 14.6% moved within the county, 6.8% moved from a different county within the state, and 1.9% moved from a different state.

The populations within the Jackson Hill/Marquette and Nelson submarkets are the most transient, where 33.8% and 31.9% of the respective populations moved within the prior year. By contrast, the Beachwood-Bluffton Submarket is the least transient submarket, where only 4.0% of the population moved within the prior year. While a very high share of individuals remaining in the same house year over year and a limited amount of migration into an area may indicate a lack of housing options or job opportunities within a market, an unusually high share of transiency in an area can also indicate potential housing and economic issues within a market. The housing supply of the PSA is examined in detail in Section VI of this report and additional migration data and analysis are provided starting on page VII-9.

Population densities for selected years are shown in the following table:

		Population Densities			
		2010	2020	2022	2027
<b>Beachwood-Bluffton</b>	Population	1,214	1,226	1,212	1,190
	Area in Square Miles	2.03	2.03	2.03	2.03
	Density	598.4	604.3	597.4	586.6
<b>Campbell Field/Nims</b>	Population	5,525	5,743	5,840	5,834
	Area in Square Miles	2.60	2.60	2.60	2.60
	Density	2,121.6	2,205.3	2,242.5	2,240.2
<b>Glenside/Lakeside</b>	Population	4,276	4,228	4,173	4,092
	Area in Square Miles	3.11	3.11	3.11	3.11
	Density	1,374.7	1,359.3	1,341.6	1,315.5
<b>Jackson Hill/Marquette</b>	Population	5,956	5,793	6,061	6,051
	Area in Square Miles	3.94	3.94	3.94	3.94
	Density	1,510.1	1,468.8	1,536.7	1,534.2
<b>McLaughlin/Angell/Marsh Field</b>	Population	8,208	8,071	7,859	7,801
	Area in Square Miles	1.93	1.93	1.93	1.93
	Density	4,260.6	4,189.5	4,079.4	4,049.3
<b>Nelson</b>	Population	3,988	4,058	3,964	4,183
	Area in Square Miles	1.42	1.42	1.42	1.42
	Density	2,817.4	2,866.8	2,800.4	2,955.1
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	Population	9,250	9,199	9,227	9,279
	Area in Square Miles	3.17	3.17	3.17	3.17
	Density	2,919.4	2,903.3	2,912.1	2,928.5
<b>Muskegon (PSA)</b>	Population	38,419	38,318	38,336	38,430
	Area in Square Miles	18.20	18.20	18.20	18.20
	Density	2,111.2	2,105.6	2,106.6	2,111.8
<b>Balance of County (SSA)</b>	Population	133,769	137,506	137,523	137,207
	Area in Square Miles	509.33	509.33	509.33	509.33
	Density	262.6	270.0	270.0	269.4
<b>Muskegon County</b>	Population	172,188	175,824	175,859	175,637
	Area in Square Miles	527.53	527.53	527.53	527.53
	Density	326.4	333.3	333.4	332.9
<b>Michigan</b>	Population	9,883,297	10,077,094	10,077,929	10,054,166
	Area in Square Miles	58,143.72	58,143.72	58,143.72	58,143.72
	Density	170.0	173.3	173.3	172.9

Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

With a population density of 2,106.6 persons per square mile in 2022, the PSA (Muskegon) is significantly more densely populated than the surrounding SSA (270.0 persons per square mile) and state (173.3 persons per square mile). While the population density of the PSA decreased by 0.2% between 2010 and 2022, it is projected that the density will increase by 0.2% over the next five years, which contrasts the declines in density for both the SSA (0.1%) and state (0.2%) during this time period.

An examination of the individual submarkets in the PSA reveals that the population density is highest within the McLaughlin/Angell/Marsh Field Submarket (4,079.4 persons per square mile). The Steele/Sheldon Park/Oakview/East Muskegon Submarket (2,912.1 persons per square mile) and Nelson Submarket (2,800.4 persons per square mile) also have densities that significantly exceed the PSA. Among all submarkets, the Beachwood-Bluffton Submarket (597.4 persons per square mile) has the lowest population density in the PSA, although this still represents a density significantly higher than the SSA and state.



## C. HOUSEHOLD CHARACTERISTICS

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

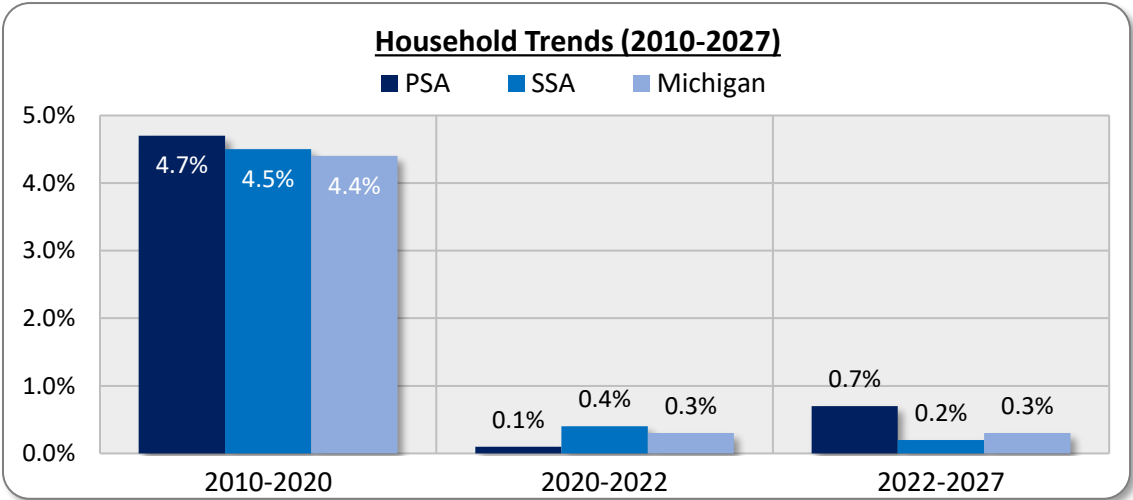
	Total Households									
	2010 Census	2020 Census	Change 2010-2020		2022 Estimated	Change 2020-2022		2027 Projected	Change 2022-2027	
			Number	Percent		Number	Percent		Number	Percent
<b>Beachwood-Bluffton</b>	631	659	28	4.4%	655	-4	-0.6%	646	-9	-1.4%
<b>Campbell Field/Nims</b>	2,463	2,609	146	5.9%	2,615	6	0.2%	2,614	-1	0.0%
<b>Glenside/Lakeside</b>	1,960	2,012	52	2.7%	1,998	-14	-0.7%	1,973	-25	-1.3%
<b>Jackson Hill/Marquette</b>	2,271	2,458	187	8.2%	2,464	6	0.2%	2,465	1	0.0%
<b>McLaughlin/Angell/Marsh Field</b>	2,951	3,017	66	2.2%	3,017	0	0.0%	3,007	-10	-0.3%
<b>Nelson</b>	1,642	1,826	184	11.2%	1,820	-6	-0.3%	1,944	124	6.8%
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	2,044	2,035	-9	-0.4%	2,059	24	1.2%	2,088	29	1.4%
<b>Muskegon (PSA)</b>	13,963	14,616	653	4.7%	14,628	12	0.1%	14,737	109	0.7%
<b>Balance of County (SSA)</b>	51,653	53,994	2,341	4.5%	54,194	200	0.4%	54,302	108	0.2%
<b>Muskegon County</b>	65,616	68,610	2,994	4.6%	68,822	212	0.3%	69,039	217	0.3%
<b>Michigan</b>	3,872,302	4,041,552	169,250	4.4%	4,055,460	13,908	0.3%	4,067,324	11,864	0.3%

Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2010 and 2020, the number of households within the PSA (Muskegon) increased by 653 (4.7%). This is a slightly greater rate of increase in households than the 4.5% increase in the SSA (Balance of Muskegon County) and the 4.4% increase for the state during this time period. In 2022, there are a total of 14,628 households in the PSA, which represents a very slight increase (0.1%) over the households in 2020. Between 2022 and 2027, the number of households in the PSA is projected to increase by 109 (0.7%), at which time the estimated total number of households will be 14,737. The projected increase in households for the PSA over the next five years represents a rate increase more than triple that for the SSA (0.2%) and more than double that for the state (0.3%). Regardless, household growth alone does not dictate the total housing needs of a market. Factors such as households living in substandard or cost-burdened housing, people commuting into the county for work, pent-up demand, availability of existing housing, and product in the development pipeline all affect housing needs. These factors are addressed throughout this report.

Among the seven submarkets within the PSA, all experienced increases in households between 2010 and 2020, with the exception of the Steele/Sheldon Park/Oakview/East Muskegon Submarket (decline of 0.4%). The largest increases in households during this time occurred within the Nelson (11.2%) and Jackson Hill/Marquette (8.2%) submarkets, which had increases of 184 and 187 households, respectively. The four remaining submarkets had increases in households ranging from 2.2% (McLaughlin/Angell/Marsh Field) to 5.9% (Campbell Field/Nims). Household growth in each of the PSA submarkets has slowed over the last two years, which can likely be attributed, in part, to the economic and migration effects of COVID-19. It is interesting to note, however, that households within the Steele/Sheldon Park/Oakview/East Muskegon Submarket increased by 1.2% during this time, which represents an increase substantially larger than the PSA (0.1%), SSA (0.4%), and state (0.3%). Projections through 2027 indicate a significant increase in households for the Nelson Submarket (6.8%), with a more moderate increase projected within the Steele/Sheldon Park/Oakview/East Muskegon Submarket (1.4%). While the number of households in the Campbell Field/Nims and Jackson Hill/Marquette submarkets are projected to go virtually unchanged over the next five years, moderate declines are projected for the Beachwood-Bluffton (1.4%), Glenside/Lakeside (1.3%), and McLaughlin/Angell/Marsh Field (0.3%) submarkets. The changes in the number of households in each submarket between 2022 to 2027 will likely have an effect on the demand for housing in each area and the PSA, as a whole.

The following graph compares the percent change in households between 2010 and 2027 for the PSA (Muskegon), the SSA (Balance of County), and the state of Michigan:



Household heads by age cohorts for selected years are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
<b>Beachwood-Bluffton</b>	2010	4 (0.6%)	33 (5.2%)	50 (7.9%)	114 (18.0%)	196 (31.0%)	121 (19.1%)	114 (18.0%)
	2022	5 (0.8%)	34 (5.2%)	35 (5.3%)	80 (12.2%)	175 (26.7%)	195 (29.8%)	131 (20.0%)
	2027	2 (0.3%)	28 (4.3%)	55 (8.5%)	54 (8.4%)	128 (19.8%)	226 (35.0%)	153 (23.7%)
	Change 2022-2027	-3 (-60.0%)	-6 (-17.6%)	20 (57.1%)	-26 (-32.5%)	-47 (-26.9%)	31 (15.9%)	22 (16.8%)
<b>Campbell Field/Nims</b>	2010	131 (5.3%)	470 (19.1%)	364 (14.8%)	477 (19.4%)	373 (15.1%)	247 (10.0%)	401 (16.3%)
	2022	127 (4.9%)	399 (15.3%)	469 (17.9%)	395 (15.1%)	459 (17.6%)	379 (14.5%)	387 (14.8%)
	2027	128 (4.9%)	368 (14.1%)	426 (16.3%)	446 (17.1%)	396 (15.1%)	427 (16.3%)	423 (16.2%)
	Change 2022-2027	1 (0.8%)	-31 (-7.8%)	-43 (-9.2%)	51 (12.9%)	-63 (-13.7%)	48 (12.7%)	36 (9.3%)
<b>Glenside/Lakeside</b>	2010	80 (4.1%)	361 (18.4%)	309 (15.8%)	386 (19.7%)	348 (17.8%)	205 (10.5%)	271 (13.8%)
	2022	69 (3.5%)	258 (12.9%)	382 (19.1%)	313 (15.7%)	374 (18.7%)	334 (16.7%)	268 (13.4%)
	2027	71 (3.6%)	225 (11.4%)	350 (17.7%)	338 (17.1%)	333 (16.9%)	356 (18.0%)	300 (15.2%)
	Change 2022-2027	2 (2.9%)	-33 (-12.8%)	-32 (-8.4%)	25 (8.0%)	-41 (-11.0%)	22 (6.6%)	32 (11.9%)
<b>Jackson Hill/Marquette</b>	2010	360 (15.9%)	371 (16.3%)	338 (14.9%)	327 (14.4%)	341 (15.0%)	234 (10.3%)	300 (13.2%)
	2022	239 (9.7%)	450 (18.3%)	384 (15.6%)	323 (13.1%)	373 (15.1%)	330 (13.4%)	365 (14.8%)
	2027	220 (8.9%)	396 (16.1%)	430 (17.4%)	311 (12.6%)	348 (14.1%)	342 (13.9%)	418 (17.0%)
	Change 2022-2027	-19 (-7.9%)	-54 (-12.0%)	46 (12.0%)	-12 (-3.7%)	-25 (-6.7%)	12 (3.6%)	53 (14.5%)
<b>McLaughlin/Angell/Marsh Field</b>	2010	214 (7.3%)	530 (18.0%)	560 (19.0%)	704 (23.9%)	530 (18.0%)	240 (8.1%)	173 (5.9%)
	2022	168 (5.6%)	638 (21.1%)	507 (16.8%)	526 (17.4%)	566 (18.8%)	416 (13.8%)	196 (6.5%)
	2027	154 (5.1%)	601 (20.0%)	541 (18.0%)	506 (16.8%)	505 (16.8%)	467 (15.5%)	233 (7.7%)
	Change 2022-2027	-14 (-8.3%)	-37 (-5.8%)	34 (6.7%)	-20 (-3.8%)	-61 (-10.8%)	51 (12.3%)	37 (18.9%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
<b>Nelson</b>	2010	113 (6.9%)	301 (18.3%)	282 (17.2%)	316 (19.2%)	292 (17.8%)	169 (10.3%)	169 (10.3%)
	2022	87 (4.8%)	375 (20.6%)	290 (15.9%)	279 (15.3%)	307 (16.9%)	298 (16.4%)	184 (10.1%)
	2027	93 (4.8%)	375 (19.3%)	343 (17.6%)	309 (15.9%)	303 (15.6%)	317 (16.3%)	204 (10.5%)
	Change 2022-2027	6 (6.9%)	0 (0.0%)	53 (18.3%)	30 (10.8%)	-4 (-1.3%)	19 (6.4%)	20 (10.9%)
<b>Steele/ Sheldon Park/ Oakview/ East Muskegon</b>	2010	106 (5.2%)	405 (19.8%)	368 (18.0%)	412 (20.2%)	333 (16.3%)	176 (8.6%)	244 (11.9%)
	2022	102 (5.0%)	410 (19.9%)	378 (18.4%)	347 (16.9%)	330 (16.0%)	275 (13.4%)	217 (10.5%)
	2027	94 (4.5%)	401 (19.2%)	376 (18.0%)	362 (17.3%)	313 (15.0%)	290 (13.9%)	252 (12.1%)
	Change 2022-2027	-8 (-7.8%)	-9 (-2.2%)	-2 (-0.5%)	15 (4.3%)	-17 (-5.2%)	15 (5.5%)	35 (16.1%)
<b>Muskegon (PSA)</b>	2010	1,011 (7.2%)	2,470 (17.7%)	2,275 (16.3%)	2,732 (19.6%)	2,407 (17.2%)	1,392 (10.0%)	1,675 (12.0%)
	2022	797 (5.4%)	2,563 (17.5%)	2,446 (16.7%)	2,262 (15.5%)	2,584 (17.7%)	2,227 (15.2%)	1,749 (12.0%)
	2027	763 (5.2%)	2,394 (16.2%)	2,521 (17.1%)	2,326 (15.8%)	2,326 (15.8%)	2,425 (16.5%)	1,982 (13.4%)
	Change 2022-2027	-34 (-4.3%)	-169 (-6.6%)	75 (3.1%)	64 (2.8%)	-258 (-10.0%)	198 (8.9%)	233 (13.3%)
<b>Balance of County (SSA)</b>	2010	1,782 (3.4%)	6,832 (13.2%)	8,680 (16.8%)	11,460 (22.2%)	10,256 (19.9%)	6,507 (12.6%)	6,136 (11.9%)
	2022	1,511 (2.8%)	7,556 (13.9%)	8,297 (15.3%)	8,555 (15.8%)	11,116 (20.5%)	9,950 (18.4%)	7,209 (13.3%)
	2027	1,428 (2.6%)	6,838 (12.6%)	8,521 (15.7%)	8,305 (15.3%)	9,788 (18.0%)	10,845 (20.0%)	8,577 (15.8%)
	Change 2022-2027	-83 (-5.5%)	-718 (-9.5%)	224 (2.7%)	-250 (-2.9%)	-1,328 (-11.9%)	895 (9.0%)	1,368 (19.0%)
<b>Muskegon County</b>	2010	2,795 (4.3%)	9,303 (14.2%)	10,954 (16.7%)	14,192 (21.6%)	12,663 (19.3%)	7,897 (12.0%)	7,812 (11.9%)
	2022	2,308 (3.4%)	10,119 (14.7%)	10,743 (15.6%)	10,817 (15.7%)	13,700 (19.9%)	12,177 (17.7%)	8,958 (13.0%)
	2027	2,191 (3.2%)	9,232 (13.4%)	11,042 (16.0%)	10,631 (15.4%)	12,114 (17.5%)	13,270 (19.2%)	10,559 (15.3%)
	Change 2022-2027	-117 (-5.1%)	-887 (-8.8%)	299 (2.8%)	-186 (-1.7%)	-1,586 (-11.6%)	1,093 (9.0%)	1,601 (17.9%)
<b>Michigan</b>	2010	170,982 (4.4%)	525,833 (13.6%)	678,259 (17.5%)	844,895 (21.8%)	746,394 (19.3%)	463,569 (12.0%)	442,370 (11.4%)
	2022	150,466 (3.7%)	572,672 (14.1%)	630,554 (15.5%)	677,148 (16.7%)	814,827 (20.1%)	695,910 (17.2%)	513,883 (12.7%)
	2027	144,849 (3.6%)	535,146 (13.2%)	653,008 (16.1%)	642,114 (15.8%)	736,410 (18.1%)	749,254 (18.4%)	606,543 (14.9%)
	Change 2022-2027	-5,617 (-3.7%)	-37,526 (-6.6%)	22,454 (3.6%)	-35,034 (-5.2%)	-78,417 (-9.6%)	53,344 (7.7%)	92,660 (18.0%)

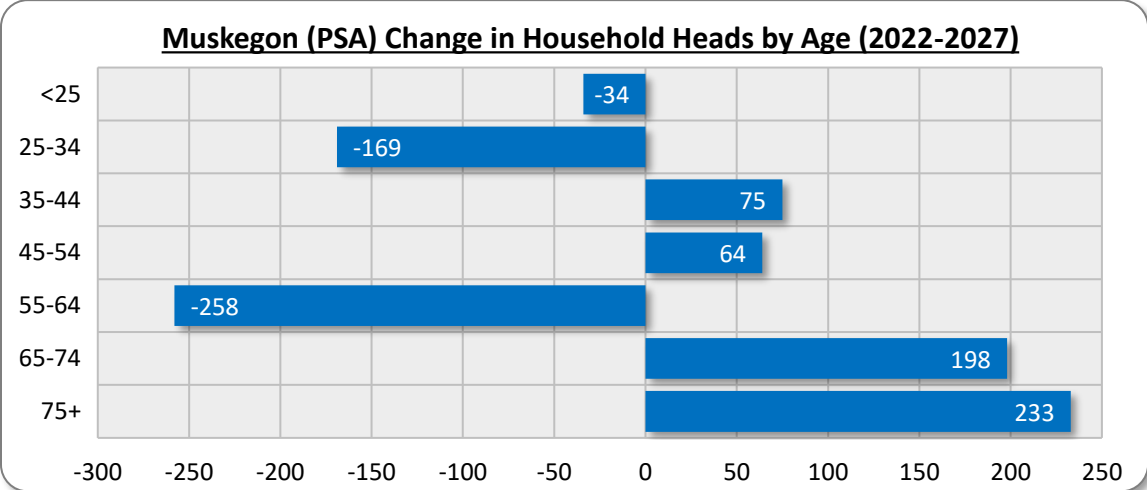
Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, household heads between the ages of 55 and 64 within the PSA (Muskegon) comprise the largest share (17.7%) of all households in the PSA. Household heads between the ages of 25 and 34 (17.5%) and those between the ages of 35 and 44 (16.7%) comprise the next largest shares of the total households. Although senior households (age 55 and older) constitute over two-fifths (44.9%) of all households within the PSA, this represents a lower overall share of senior households when compared to the SSA (52.2%) and state (50.0%). Household heads under the age of 35, which are typically more likely to be renters or first-time homebuyers, comprise over one-fifth (22.9%) of PSA households, which represents a larger share of such households when compared to the SSA (16.7%) and state (17.8%). Between 2022 and 2027, projections indicate significant household growth in the PSA among household heads ages 75 and older (13.3%) and between the ages of 65 and 74 (8.9%), while more moderate growth is projected among those between the ages of 35 and 44 (3.1%) and 45 and 55 (2.8%). This projected trend of increased households among the oldest age cohorts (ages 65 and older) is consistent with trends in the SSA and state during this time period.

Within individual submarkets, the Beachwood-Bluffton Submarket has the highest share of households ages 55 and older (76.5%) and lowest share of households under the age of 35 (6.0%). In addition to the Beachwood-Bluffton Submarket, nearly half (48.8%) of households in the Glenside/Lakeside Submarket are age 55 and older. By contrast, nearly one-fourth or more of all households in the McLaughlin/Angell/Marsh Field (26.7%), Nelson (25.4%), and Steele/Sheldon Park/Oakview/East Muskegon (24.9%) submarkets are under the age of 35, which represents higher shares of such households compared to the PSA overall (22.9%). Households under the age of 35 are more likely to be renters or first-time owners, whereas households age 55 and older are more likely to seek senior-oriented housing. These demographics should be considered when evaluating the type of new housing being built within Muskegon and each submarket.

Over the next five years, the largest *percentage* increases by household age cohort are projected to occur among households ages 35 to 44 in the Beachwood-Bluffton Submarket (57.1%), households ages 75 and older in the McLaughlin/Angell/Marsh Field Submarket (18.9%), and households ages 35 to 44 in the Nelson Submarket (18.3%). While projected increases and decreases of households by age vary within individual submarkets in the PSA, it is noteworthy that increases are projected for households in the age cohorts of 65 and older for *all submarkets* in the PSA over the next five years. This increase among the older cohorts will likely contribute to increased demand for senior-oriented housing within each PSA submarket. In addition to an increase among senior households in each submarket, five of seven submarkets (all except Beachwood-Bluffton and Glenside/Lakeside) are projected to experience a net increase in households between the ages of 35 and 54 by 2027, which will likely increase demand among family-oriented housing in these respective submarkets.

The following graph illustrates the projected change in households by age for the PSA (Muskegon) between 2022 and 2027.



Households by tenure for selected years are shown in the following table:

		Households by Tenure							
		2000		2010		2022		2027	
Household Type		Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Beachwood-Bluffton</b>	Owner-Occupied	533	84.4%	547	86.6%	596	91.0%	590	91.3%
	Renter-Occupied	98	15.6%	85	13.4%	59	9.0%	56	8.7%
	Total	631	100.0%	632	100.0%	655	100.0%	646	100.0%
<b>Campbell Field/Nims</b>	Owner-Occupied	1,416	57.5%	1,367	55.5%	1,096	41.9%	1,127	43.1%
	Renter-Occupied	1,047	42.5%	1,096	44.5%	1,519	58.1%	1,488	56.9%
	Total	2,463	100.0%	2,463	100.0%	2,615	100.0%	2,615	100.0%
<b>Glenside/Lakeside</b>	Owner-Occupied	1,531	78.1%	1,400	71.4%	1,473	73.7%	1,458	73.9%
	Renter-Occupied	429	21.9%	560	28.6%	525	26.3%	514	26.1%
	Total	1,960	100.0%	1,960	100.0%	1,998	100.0%	1,972	100.0%
<b>Jackson Hill/Marquette</b>	Owner-Occupied	747	32.9%	694	30.6%	738	30.0%	751	30.5%
	Renter-Occupied	1,524	67.1%	1,577	69.4%	1,726	70.0%	1,714	69.5%
	Total	2,271	100.0%	2,271	100.0%	2,464	100.0%	2,465	100.0%
<b>McLaughlin/Angell/Marsh Field</b>	Owner-Occupied	1,487	50.4%	1,276	43.2%	1,315	43.6%	1,341	44.6%
	Renter-Occupied	1,464	49.6%	1,675	56.8%	1,702	56.4%	1,666	55.4%
	Total	2,951	100.0%	2,951	100.0%	3,017	100.0%	3,007	100.0%
<b>Nelson</b>	Owner-Occupied	640	39.0%	677	41.2%	590	32.4%	598	30.8%
	Renter-Occupied	1,002	61.0%	965	58.8%	1,230	67.6%	1,346	69.2%
	Total	1,642	100.0%	1,642	100.0%	1,820	100.0%	1,944	100.0%
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	Owner-Occupied	1,602	78.4%	1,403	68.6%	1,317	64.0%	1,346	64.5%
	Renter-Occupied	442	21.6%	641	31.4%	742	36.0%	742	35.5%
	Total	2,044	100.0%	2,044	100.0%	2,059	100.0%	2,088	100.0%
<b>Muskegon (PSA)</b>	Owner-Occupied	7,958	57.0%	7,364	52.7%	7,125	48.7%	7,211	48.9%
	Renter-Occupied	6,005	43.0%	6,598	47.3%	7,503	51.3%	7,526	51.1%
	Total	13,963	100.0%	13,962	100.0%	14,628	100.0%	14,737	100.0%
<b>Balance of County (SSA)</b>	Owner-Occupied	43,352	83.9%	41,914	81.1%	44,021	81.2%	44,399	81.8%
	Renter-Occupied	8,301	16.1%	9,740	18.9%	10,173	18.8%	9,903	18.2%
	Total	51,653	100.0%	51,654	100.0%	54,194	100.0%	54,302	100.0%
<b>Muskegon County</b>	Owner-Occupied	51,004	77.7%	49,278	75.1%	51,146	74.3%	51,610	74.8%
	Renter-Occupied	14,612	22.3%	16,338	24.9%	17,676	25.7%	17,429	25.2%
	Total	65,616	100.0%	65,616	100.0%	68,822	100.0%	69,039	100.0%
<b>Michigan</b>	Owner-Occupied	2,857,499	73.8%	2,793,208	72.1%	2,895,751	71.4%	2,936,335	72.2%
	Renter-Occupied	1,014,803	26.2%	1,079,094	27.9%	1,159,709	28.6%	1,130,990	27.8%
	Total	3,872,302	100.0%	3,872,302	100.0%	4,055,460	100.0%	4,067,325	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The share of renter households in the PSA (Muskegon) increased from 43.0% in 2000 to 47.3% in 2010. In 2022, slightly over half (51.3%) of PSA (Muskegon) households are renter households, which represents a much larger share of renter households when compared to the SSA (18.8%) and state (28.6%). While the share of renter households in the PSA is projected to decrease by two-tenths of a percentage point between 2022 and 2027, the number of renter households is projected to increase by 23 (0.3%) during this time period. Over the next five years, the number of owner households in the PSA is projected to increase by 86 households, or an increase of 1.2%. This projected increase in the share of owner households is consistent with the trend within the SSA, which is projected to have an increase of six-tenths of a

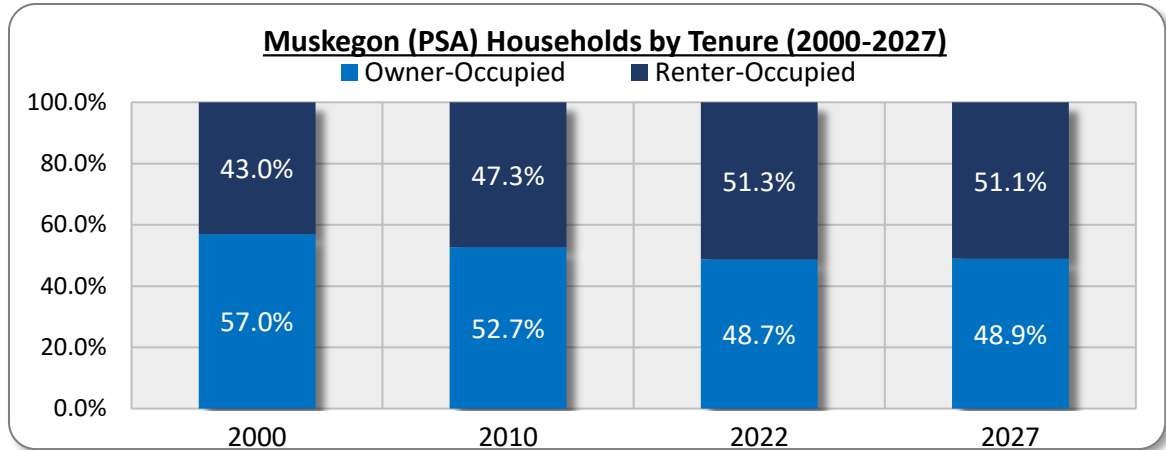
percentage point in share by 2027. The increase among both renter and owner households in the PSA will likely contribute to an overall increase in demand for both rental and for-sale housing in the market over the next five years.

Out of the seven submarkets in the PSA, four submarkets (Campbell Field/Nims, Jackson Hill/Marquette, McLaughlin/Angell/Marsh Field, and Nelson) have majority shares of renter households. The greatest shares of renter households as a proportion of total households occur within the Jackson Hill/Marquette (70.0%) and Nelson (67.6%) submarkets. Among the three submarkets (Beachwood-Bluffton, Glenside/Lakeside, and Steel/Sheldon Park/Oakview/East Muskegon) which have majority shares of owner households, the Beachwood-Bluffton Submarket has the highest share (91.0%) of owner households. While the number of renter households in the PSA as a whole is projected to increase by 0.3% between 2022 and 2027, it should be noted that *all* of this growth is expected to occur within the Nelson Submarket, for which projections indicate an increase of 116 renter households, or an increase of 8.6% within this submarket over the next five years. Projected changes in renter households within the six remaining submarkets range from no change (Steele/Sheldon Park/Oakview/East Muskegon) to a decline of 5.4% (Beachwood-Bluffton). In regard to owner households, three submarkets have projected increases of 2% or greater in the next five years, which include Campbell Field/Nims (2.8%), Steel/Sheldon Park/Oakview/East Muskegon (2.2%), and McLaughlin/Angell/Marsh Field (2.0%). More moderate increases among owner households are projected in the Jackson Hill/Marquette (1.8%) and Nelson (1.4%) submarkets during this time period.

Overall, five submarkets have projected increases among owner households, while only one submarket has a projected increase among renter households over the next five years. These aforementioned changes of households by tenure in each submarket should be considered when evaluating new housing developments within each respective submarket in the future.

The following graph illustrates household tenure within the PSA (Muskegon) for various years:





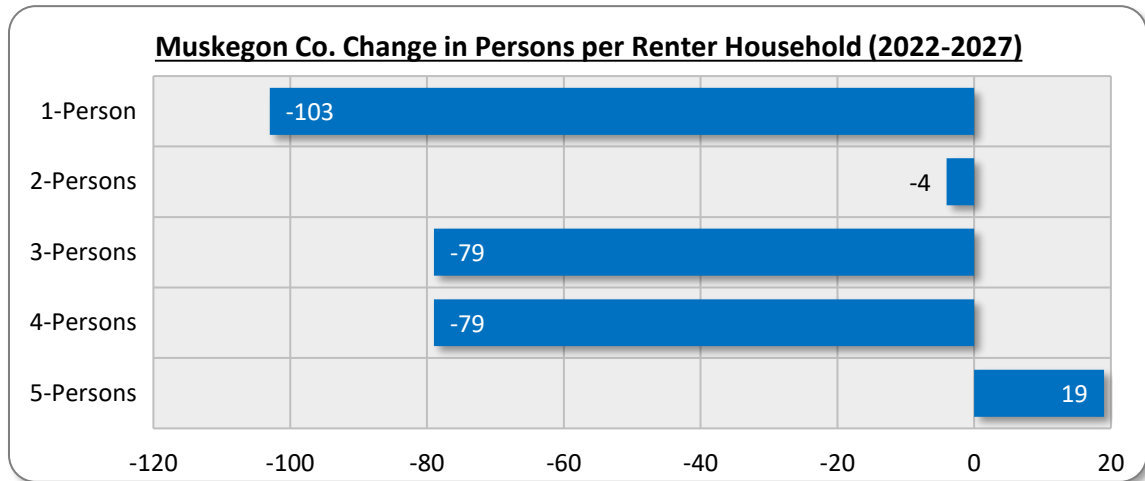
Renter households by size for selected years are shown in the following table for Muskegon County and the states of Michigan. Note: persons per renter household data is not available for geographies smaller than the county level.

		Persons Per Renter Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
Muskegon County	2010	6,195 (37.9%)	4,369 (26.7%)	2,679 (16.4%)	1,727 (10.6%)	1,367 (8.4%)	16,338 (100.0%)	2.25
	2022	6,950 (39.3%)	4,886 (27.6%)	2,506 (14.2%)	1,624 (9.2%)	1,709 (9.7%)	17,676 (100.0%)	2.22
	2027	6,847 (39.3%)	4,882 (28.0%)	2,427 (13.9%)	1,545 (8.9%)	1,728 (9.9%)	17,429 (100.0%)	2.22
Michigan	2010	448,903 (41.6%)	282,183 (26.1%)	152,152 (14.1%)	109,096 (10.1%)	86,759 (8.0%)	1,079,094 (100.0%)	2.17
	2022	504,589 (43.5%)	312,542 (26.9%)	152,038 (13.1%)	109,245 (9.4%)	81,296 (7.0%)	1,159,709 (100.0%)	2.09
	2027	497,554 (44.0%)	305,150 (27.0%)	145,750 (12.9%)	104,972 (9.3%)	77,564 (6.9%)	1,130,990 (100.0%)	2.08

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research  
H.H. - Households

With an average renter household size of 2.22 in 2022, one- and two-person households comprise 66.9% of all renter households within Muskegon County. This is a smaller share of such households compared to those within the state overall (70.4%). Conversely, four- and five-person households account for 18.9% of all renter households in the county, which is a slightly larger share than the state (16.4%). Over the next five years, five-person renter households, which are projected to increase by 19 households (1.1% increase), is the only household size projected to increase in Muskegon County. The largest decrease in terms of *number* is projected to occur among one-person renter households (103), while the largest decrease by *percentage* is among four-person renter households (4.9% decrease). Although the renter households within the PSA (Muskegon) comprise 42.4% of the total renter households in Muskegon County, it is important to understand that this data is for the entirety of Muskegon County and is not specific to the PSA.

The following graph shows the projected change in persons per *renter* household for Muskegon County between 2022 and 2027:



*Owner* households by size for Muskegon County and the state of Michigan for selected years are shown in the following table. Note: persons per owner household data is not available for geographies smaller than the county level.

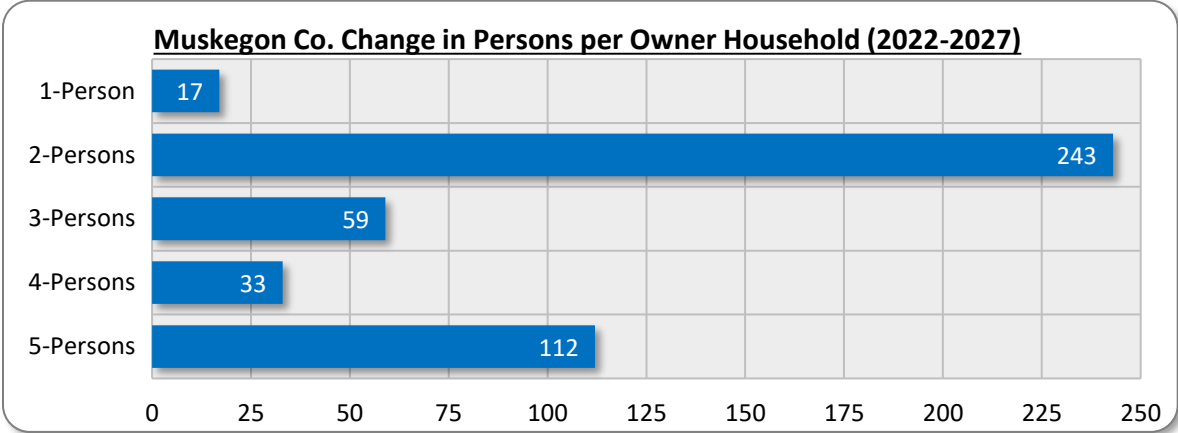
		Persons Per Owner Household					Total	Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person		
<b>Muskegon County</b>	2010	10,866 (22.1%)	19,489 (39.6%)	7,924 (16.1%)	6,574 (13.3%)	4,425 (9.0%)	49,278 (100.0%)	2.48
	2022	11,487 (22.5%)	19,696 (38.5%)	8,040 (15.7%)	6,920 (13.5%)	5,002 (9.8%)	51,146 (100.0%)	2.50
	2027	11,504 (22.3%)	19,939 (38.6%)	8,099 (15.7%)	6,953 (13.5%)	5,114 (9.9%)	51,610 (100.0%)	2.50
<b>Michigan</b>	2010	662,549 (23.7%)	1,048,850 (37.5%)	430,992 (15.4%)	390,770 (14.0%)	260,048 (9.3%)	2,793,208 (100.0%)	2.48
	2022	710,038 (24.5%)	1,106,177 (38.2%)	440,154 (15.2%)	376,158 (13.0%)	263,224 (9.1%)	2,895,751 (100.0%)	2.44
	2027	722,120 (24.6%)	1,123,512 (38.3%)	446,186 (15.2%)	378,237 (12.9%)	266,281 (9.1%)	2,936,335 (100.0%)	2.44

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research  
H.H. – Household

With an average owner household size of 2.50 in 2022, one- and two-person owner households comprise 61.0% of the owner households in Muskegon County. This is a slightly smaller share of such households compared to the state (62.7%), which has an average owner household size of 2.44 persons. Over the next five years, owner households in Muskegon County are projected to increase among all size types. The largest overall quantity increase will be among two-person households with 243 (1.2%) additional households, followed by five-person households with an increase of 112 (2.2%) households. Regardless, the projected increase in owner households of all sizes indicates an increased demand for a variety of for-sale housing within Muskegon County.

While owner households in the PSA (Muskegon) only comprise 14.0% of the total owner households in Muskegon County, the projected increase of 86 owner households within the PSA between 2022 and 2027 will likely add to demand among for-sale product, and owner household size data for the county can be used as a starting point to evaluate future development of this housing type.

The following graph illustrates the projected change in persons per *owner* household for Muskegon County between 2022 and 2027:



The distribution of households by income is illustrated in the following table:

		Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Beachwood-Bluffton</b>	2010	33 (5.2%)	65 (10.3%)	75 (11.9%)	69 (10.9%)	56 (8.9%)	70 (11.1%)	165 (26.1%)	99 (15.7%)
	2022	12 (1.8%)	40 (6.0%)	58 (8.8%)	57 (8.6%)	41 (6.2%)	55 (8.3%)	196 (29.6%)	203 (30.7%)
	2027	8 (1.2%)	20 (3.1%)	17 (2.6%)	14 (2.2%)	12 (1.8%)	71 (10.9%)	259 (39.8%)	249 (38.3%)
	Change 2022-2027	-4 (-33.3%)	-20 (-50.0%)	-41 (-70.7%)	-43 (-75.4%)	-29 (-70.7%)	16 (29.1%)	63 (32.1%)	46 (22.7%)
<b>Campbell Field/Nims</b>	2010	317 (12.9%)	519 (21.1%)	441 (17.9%)	356 (14.5%)	291 (11.8%)	182 (7.4%)	272 (11.0%)	85 (3.5%)
	2022	209 (8.0%)	357 (13.7%)	371 (14.2%)	378 (14.5%)	363 (13.9%)	183 (7.0%)	451 (17.2%)	303 (11.6%)
	2027	192 (7.3%)	330 (12.6%)	326 (12.5%)	328 (12.5%)	292 (11.2%)	200 (7.6%)	527 (20.1%)	422 (16.1%)
	Change 2022-2027	-17 (-8.1%)	-27 (-7.6%)	-45 (-12.1%)	-50 (-13.2%)	-71 (-19.6%)	17 (9.3%)	76 (16.9%)	119 (39.3%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Glenside/ Lakeside</b>	2010	201 (10.3%)	286 (14.6%)	291 (14.8%)	337 (17.2%)	280 (14.3%)	190 (9.7%)	308 (15.7%)	67 (3.4%)
	2022	83 (4.2%)	176 (8.8%)	239 (12.0%)	250 (12.5%)	216 (10.8%)	186 (9.3%)	600 (30.0%)	250 (12.5%)
	2027	61 (3.1%)	132 (6.7%)	184 (9.3%)	221 (11.2%)	189 (9.6%)	186 (9.4%)	636 (32.3%)	363 (18.4%)
	Change 2022-2027	-22 (-26.5%)	-44 (-25.0%)	-55 (-23.0%)	-29 (-11.6%)	-27 (-12.5%)	0 (0.0%)	36 (6.0%)	113 (45.2%)
<b>Jackson Hill/ Marquette</b>	2010	397 (17.5%)	583 (25.7%)	430 (18.9%)	319 (14.0%)	185 (8.1%)	98 (4.3%)	155 (6.8%)	104 (4.6%)
	2022	324 (13.1%)	498 (20.2%)	384 (15.6%)	246 (10.0%)	186 (7.5%)	161 (6.5%)	421 (17.1%)	245 (9.9%)
	2027	260 (10.5%)	438 (17.8%)	377 (15.3%)	268 (10.9%)	201 (8.2%)	191 (7.7%)	489 (19.8%)	241 (9.8%)
	Change 2022-2027	-64 (-19.8%)	-60 (-12.0%)	-7 (-1.8%)	22 (8.9%)	15 (8.1%)	30 (18.6%)	68 (16.2%)	-4 (-1.6%)
<b>McLaughlin/ Angell/ Marsh Field</b>	2010	653 (22.1%)	726 (24.6%)	466 (15.8%)	380 (12.9%)	264 (8.9%)	149 (5.0%)	224 (7.6%)	89 (3.0%)
	2022	453 (15.0%)	662 (21.9%)	590 (19.6%)	386 (12.8%)	240 (8.0%)	165 (5.5%)	364 (12.1%)	157 (5.2%)
	2027	382 (12.7%)	579 (19.3%)	550 (18.3%)	412 (13.7%)	246 (8.2%)	197 (6.6%)	456 (15.2%)	185 (6.2%)
	Change 2022-2027	-71 (-15.7%)	-83 (-12.5%)	-40 (-6.8%)	26 (6.7%)	6 (2.5%)	32 (19.4%)	92 (25.3%)	28 (17.8%)
<b>Nelson</b>	2010	343 (20.9%)	433 (26.4%)	270 (16.4%)	194 (11.8%)	143 (8.7%)	70 (4.3%)	153 (9.3%)	36 (2.2%)
	2022	305 (16.7%)	411 (22.6%)	332 (18.2%)	252 (13.8%)	166 (9.1%)	84 (4.6%)	159 (8.7%)	112 (6.2%)
	2027	289 (14.9%)	429 (22.0%)	357 (18.3%)	273 (14.0%)	178 (9.1%)	102 (5.2%)	200 (10.3%)	118 (6.1%)
	Change 2022-2027	-16 (-5.2%)	18 (4.4%)	25 (7.5%)	21 (8.3%)	12 (7.2%)	18 (21.4%)	41 (25.8%)	6 (5.4%)
<b>Steele/ Sheldon Park/ Oakview/ East Muskegon</b>	2010	299 (14.6%)	409 (20.0%)	334 (16.3%)	294 (14.4%)	202 (9.9%)	167 (8.2%)	274 (13.4%)	65 (3.2%)
	2022	172 (8.3%)	265 (12.9%)	320 (15.5%)	290 (14.1%)	199 (9.7%)	211 (10.2%)	535 (25.9%)	70 (3.4%)
	2027	133 (6.4%)	202 (9.7%)	268 (12.8%)	280 (13.4%)	187 (8.9%)	254 (12.2%)	674 (32.2%)	92 (4.4%)
	Change 2022-2027	-39 (-22.7%)	-63 (-23.8%)	-52 (-16.3%)	-10 (-3.4%)	-12 (-6.0%)	43 (20.4%)	139 (26.0%)	22 (31.4%)
<b>Muskegon (PSA)</b>	2010	2,246 (16.1%)	3,024 (21.7%)	2,306 (16.5%)	1,944 (13.9%)	1,421 (10.2%)	930 (6.7%)	1,549 (11.1%)	542 (3.9%)
	2022	1,556 (10.6%)	2,413 (16.5%)	2,293 (15.7%)	1,855 (12.7%)	1,408 (9.6%)	1,046 (7.2%)	2,721 (18.6%)	1,336 (9.1%)
	2027	1,324 (9.0%)	2,128 (14.4%)	2,083 (14.1%)	1,794 (12.2%)	1,303 (8.8%)	1,195 (8.1%)	3,240 (22.0%)	1,670 (11.3%)
	Change 2022-2027	-232 (-14.9%)	-285 (-11.8%)	-210 (-9.2%)	-61 (-3.3%)	-105 (-7.5%)	149 (14.2%)	519 (19.1%)	334 (25.0%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Balance of County (SSA)</b>	2010	4,677 (9.1%)	6,758 (13.1%)	6,555 (12.7%)	6,526 (12.6%)	6,152 (11.9%)	5,183 (10.0%)	10,975 (21.2%)	4,827 (9.3%)
	2022	2,062 (3.8%)	3,939 (7.3%)	5,147 (9.5%)	5,649 (10.4%)	4,982 (9.2%)	5,031 (9.3%)	15,480 (28.6%)	11,906 (22.0%)
	2027	1,458 (2.7%)	2,885 (5.3%)	4,287 (7.9%)	5,207 (9.6%)	4,304 (7.9%)	4,788 (8.8%)	16,310 (30.0%)	15,065 (27.7%)
	Change 2022-2027	-604 (-29.3%)	-1,054 (-26.8%)	-860 (-16.7%)	-442 (-7.8%)	-678 (-13.6%)	-243 (-4.8%)	830 (5.4%)	3,159 (26.5%)
<b>Muskegon County</b>	2010	6,815 (10.4%)	9,944 (15.2%)	8,805 (13.4%)	8,654 (13.2%)	7,420 (11.3%)	6,144 (9.4%)	12,473 (19.0%)	5,361 (8.2%)
	2022	3,663 (5.3%)	6,398 (9.3%)	7,429 (10.8%)	7,514 (10.9%)	6,298 (9.2%)	6,206 (9.0%)	18,072 (26.3%)	13,242 (19.2%)
	2027	2,871 (4.2%)	5,125 (7.4%)	6,260 (9.1%)	6,978 (10.1%)	5,539 (8.0%)	6,108 (8.8%)	19,423 (28.1%)	16,735 (24.2%)
	Change 2022-2027	-792 (-21.6%)	-1,273 (-19.9%)	-1,169 (-15.7%)	-536 (-7.1%)	-759 (-12.1%)	-98 (-1.6%)	1,351 (7.5%)	3,493 (26.4%)
<b>Michigan</b>	2010	334,975 (8.7%)	480,026 (12.4%)	455,973 (11.8%)	432,134 (11.2%)	385,696 (10.0%)	334,705 (8.6%)	823,611 (21.3%)	625,182 (16.1%)
	2022	210,182 (5.2%)	290,302 (7.2%)	344,365 (8.5%)	362,036 (8.9%)	338,241 (8.3%)	327,638 (8.1%)	980,963 (24.2%)	1,201,733 (29.6%)
	2027	163,826 (4.0%)	217,457 (5.3%)	284,334 (7.0%)	316,011 (7.8%)	303,997 (7.5%)	312,534 (7.7%)	1,003,974 (24.7%)	1,465,192 (36.0%)
	Change 2022-2027	-46,356 (-22.1%)	-72,845 (-25.1%)	-60,031 (-17.4%)	-46,025 (-12.7%)	-34,244 (-10.1%)	-15,104 (-4.6%)	23,011 (2.3%)	263,459 (21.9%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

The PSA (Muskegon) has a diverse mix of households by income level in 2022; however, there is a significantly higher share of households in the PSA (42.8%) earning less than \$30,000 annually compared to that of the SSA (20.6%) and state (20.9%). While the share of households earning between \$30,000 and \$60,000 annually is relatively similar among the PSA (29.5%), SSA (28.9%), and state (25.3%), the share of households earning \$60,000 or more in the PSA (27.7%) is significantly less than the SSA (50.6%) and state (53.8%). Although the number of households earning less than \$30,000 in the PSA is projected to decrease by 727, or 11.6%, by 2027, the share of such households (37.5%) will remain much higher than that of the SSA (15.9%) and state (16.3%). Conversely, households within all income cohorts earning \$50,000 or more will increase in the PSA, which will result in an increase of 16.4% (1,002 households) among mid- and high-income households. While this may signal a shift in housing oriented toward middle- and higher-income households over the next five years in the PSA, the need for affordable housing will remain critical as well over one-third of households in the PSA will continue to earn less than \$30,000 annually.

Within three submarkets in the PSA, households earning less than \$30,000 annually comprise nearly half, or more, of the total households in their respective areas. These include the submarkets of Jackson Hill/Marquette (48.9%), McLaughlin/Angell/Marsh Field (56.5%), and Nelson (57.5%). In addition to these submarkets, over one-third of households in the Campbell Field/Nims (35.9%) and Steele/Sheldon Park/Oakview/East Muskegon (36.7%) submarkets earn less than \$30,000 annually. The share of households earning \$60,000 or more annually is highest within the Beachwood-Bluffton (60.3%) and Glenside/Lakeside (42.5%) submarkets, although it is noteworthy that approximately one-fourth (25.0%) of households in the Glenside/Lakeside Submarket earn less than \$30,000 annually. Between 2022 and 2027, projections indicate households earning less than \$30,000 annually will decline in six of the seven submarkets of the PSA. The lone exception is within the Nelson Submarket, where these low-income households will increase by 27 households (2.6% increase) over the next five years. Despite significant increases among households earning \$50,000 or more in each submarket between 2022 and 2027, households earning less than \$30,000 will continue to comprise between 19.1% (Glenside/Lakeside) and 55.2% (Nelson) of all households in the PSA submarkets (excluding the Beachwood-Bluffton Submarket, in which 6.9% of households earn less than \$30,000). As such, affordable housing options are an important aspect of the overall housing market in each PSA submarket and will continue to play a critical role for the foreseeable future.

Median household income for selected years is shown in the following table:

	Median Household Income				
	2010 Census	2022 Estimated	% Change 2010-2022	2027 Projected	% Change 2022-2027
<b>Beachwood-Bluffton</b>	\$52,571	\$75,000	42.7%	\$88,415	17.9%
<b>Campbell Field/Nims</b>	\$28,968	\$39,802	37.4%	\$44,538	11.9%
<b>Glenside/Lakeside</b>	\$35,994	\$51,935	44.3%	\$60,837	17.1%
<b>Jackson Hill/Marquette</b>	\$23,616	\$31,077	31.6%	\$35,877	15.4%
<b>McLaughlin/Angell/ Marsh Field</b>	\$22,071	\$26,669	20.8%	\$29,864	12.0%
<b>Nelson</b>	\$21,667	\$25,858	19.3%	\$27,143	5.0%
<b>Steele/Sheldon Park/ Oakview/East Muskegon</b>	\$29,401	\$39,448	34.2%	\$48,663	23.4%
<b>Muskegon (PSA)</b>	\$27,420	\$35,671	30.1%	\$40,303	13.0%
<b>Balance of County (SSA)</b>	\$42,130	\$60,667	44.0%	\$69,861	15.2%
<b>Muskegon County</b>	\$38,371	\$55,010	43.4%	\$63,153	14.8%
<b>Michigan</b>	\$46,042	\$65,507	42.3%	\$75,988	16.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, the median household income for the PSA (Muskegon) in 2022 is \$35,671, which represents an increase of 30.1% over the median household income in 2010. The increase for the PSA during this time period was considerably less than the increase for the SSA (44.0%) and state (42.3%). Regardless, the median household income of the PSA (\$35,671) is \$24,996 (41.2%) below the median household income for the SSA (\$60,667) and \$29,836 (45.5%) below that for the state (\$65,507). Among the submarkets, Beachwood-Bluffton (\$75,000) and Glenside/Lakeside (\$51,935) have the highest median household incomes in the PSA, while the Nelson (\$25,858), McLaughlin/Angell/Marsh Field (\$26,669), and Jackson Hill/Marquette (\$31,077) submarkets have the lowest median household incomes.

Between 2022 and 2027, projections indicate a 13.0% increase in median household income within the PSA, which is slightly below the increase for the SSA (15.2%) and state (16.0%) during this time period. Four submarkets (Beachwood-Bluffton, Glenside/Lakeside, Jackson Hill/Marquette, and Steele/Sheldon Park/Oakview/East Muskegon) are projected to have median household income increases that exceed that for the PSA overall, with the largest increase projected in the Steele/Sheldon Park/Oakview/East Muskegon Submarket (23.4%). Increases below that for the PSA are projected for the Campbell Field/Nims (11.9%), McLaughlin/Angell/Marsh Field (12.0%), and Nelson (5.0%) submarkets. It should be noted that the 5.0% increase in the Nelson Submarket is the least of any submarket, and this particular submarket currently has the lowest median household income (\$25,858) in the PSA. The changes in the median household income for each submarket, and the PSA as a whole, over the next five years illustrate the continued importance of having an adequate supply of income-appropriate rental and for-sale housing available to allow for residential mobility.

The distribution of *renter* households by income is illustrated in the following table:

		Renter Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Beachwood-Bluffton</b>	2010	15 (17.6%)	25 (29.0%)	16 (18.3%)	11 (13.3%)	7 (8.3%)	4 (5.2%)	7 (8.1%)	0 (0.3%)
	2022	5 (7.8%)	12 (20.7%)	12 (20.0%)	8 (13.1%)	5 (7.8%)	4 (7.0%)	10 (16.7%)	4 (6.8%)
	2027	3 (5.6%)	7 (12.3%)	4 (7.9%)	3 (4.9%)	2 (4.0%)	8 (13.6%)	20 (36.1%)	9 (15.6%)
	Change 2022-2027	-2 (-40.0%)	-5 (-41.7%)	-8 (-66.7%)	-5 (-62.5%)	-3 (-60.0%)	4 (100.0%)	10 (100.0%)	5 (125.0%)
<b>Campbell Field/Nims</b>	2010	232 (21.2%)	339 (31.0%)	221 (20.2%)	132 (12.1%)	89 (8.1%)	34 (3.1%)	45 (4.1%)	3 (0.2%)
	2022	200 (13.2%)	319 (21.0%)	282 (18.5%)	233 (15.4%)	213 (14.0%)	78 (5.2%)	152 (10.0%)	41 (2.7%)
	2027	175 (11.8%)	284 (19.1%)	242 (16.3%)	209 (14.0%)	189 (12.7%)	90 (6.0%)	194 (13.0%)	106 (7.1%)
	Change 2022-2027	-25 (-12.5%)	-35 (-11.0%)	-40 (-14.2%)	-24 (-10.3%)	-24 (-11.3%)	12 (15.4%)	42 (27.6%)	65 (158.5%)
<b>Glenside/Lakeside</b>	2010	117 (20.9%)	142 (25.4%)	104 (18.6%)	85 (15.2%)	57 (10.1%)	23 (4.0%)	31 (5.6%)	1 (0.2%)
	2022	50 (9.5%)	92 (17.6%)	97 (18.5%)	77 (14.7%)	59 (11.1%)	38 (7.2%)	91 (17.3%)	22 (4.2%)
	2027	35 (6.9%)	69 (13.4%)	76 (14.8%)	74 (14.4%)	60 (11.7%)	41 (8.0%)	112 (21.7%)	47 (9.1%)
	Change 2022-2027	-15 (-30.0%)	-23 (-25.0%)	-21 (-21.6%)	-3 (-3.9%)	1 (1.7%)	3 (7.9%)	21 (23.1%)	25 (113.6%)
<b>Jackson Hill/Marquette</b>	2010	321 (20.4%)	524 (33.2%)	430 (27.3%)	118 (7.5%)	104 (6.6%)	32 (2.0%)	38 (2.4%)	10 (0.7%)
	2022	324 (18.8%)	480 (27.8%)	314 (18.2%)	175 (10.2%)	113 (6.5%)	70 (4.0%)	197 (11.4%)	54 (3.1%)
	2027	259 (15.1%)	413 (24.1%)	306 (17.8%)	190 (11.1%)	136 (8.0%)	95 (5.5%)	243 (14.2%)	72 (4.2%)
	Change 2022-2027	-65 (-20.1%)	-67 (-14.0%)	-8 (-2.5%)	15 (8.6%)	23 (20.4%)	25 (35.7%)	46 (23.4%)	18 (33.3%)
<b>McLaughlin/Angell/Marsh Field</b>	2010	496 (29.6%)	501 (29.9%)	255 (15.2%)	210 (12.5%)	99 (5.9%)	41 (2.4%)	58 (3.5%)	15 (0.9%)
	2022	346 (20.3%)	463 (27.2%)	347 (20.4%)	228 (13.4%)	106 (6.3%)	60 (3.5%)	116 (6.8%)	36 (2.1%)
	2027	289 (17.3%)	404 (24.3%)	329 (19.7%)	238 (14.3%)	122 (7.3%)	76 (4.5%)	157 (9.4%)	52 (3.1%)
	Change 2022-2027	-57 (-16.5%)	-59 (-12.7%)	-18 (-5.2%)	10 (4.4%)	16 (15.1%)	16 (26.7%)	41 (35.3%)	16 (44.4%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research



(Continued)

		Renter Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Nelson</b>	2010	285 (29.6%)	328 (34.0%)	162 (16.8%)	92 (9.5%)	51 (5.3%)	16 (1.7%)	29 (3.0%)	2 (0.2%)
	2022	292 (23.7%)	371 (30.1%)	242 (19.6%)	143 (11.6%)	87 (7.0%)	30 (2.5%)	49 (4.0%)	17 (1.4%)
	2027	265 (19.7%)	371 (27.5%)	267 (19.8%)	175 (13.0%)	110 (8.1%)	47 (3.5%)	81 (6.0%)	32 (2.3%)
	Change 2022-2027	-27 (-9.2%)	0 (0.0%)	25 (10.3%)	32 (22.4%)	23 (26.4%)	17 (56.7%)	32 (65.3%)	15 (88.2%)
<b>Steele/ Sheldon Park/ Oakview/ East Muskegon</b>	2010	171 (26.6%)	199 (31.0%)	116 (18.1%)	71 (11.2%)	39 (6.1%)	18 (2.9%)	26 (4.0%)	1 (0.1%)
	2022	114 (15.3%)	156 (21.0%)	149 (20.1%)	104 (14.1%)	63 (8.5%)	50 (6.8%)	99 (13.4%)	7 (0.9%)
	2027	86 (11.6%)	119 (16.0%)	128 (17.3%)	110 (14.8%)	70 (9.4%)	68 (9.1%)	147 (19.9%)	14 (1.9%)
	Change 2022-2027	-28 (-24.6%)	-37 (-23.7%)	-21 (-14.1%)	6 (5.8%)	7 (11.1%)	18 (36.0%)	48 (48.5%)	7 (100.0%)
<b>Muskegon (PSA)</b>	2010	1,628 (24.7%)	1,941 (29.4%)	1,145 (17.4%)	828 (12.5%)	458 (6.9%)	211 (3.2%)	321 (4.9%)	65 (1.0%)
	2022	1,213 (16.2%)	1,704 (22.7%)	1,358 (18.1%)	902 (12.0%)	628 (8.4%)	379 (5.1%)	1,021 (13.6%)	297 (4.0%)
	2027	1,020 (13.6%)	1,510 (20.1%)	1,261 (16.8%)	923 (12.3%)	652 (8.7%)	589 (7.8%)	1,111 (14.8%)	459 (6.1%)
	Change 2022-2027	-193 (-15.9%)	-194 (-11.4%)	-97 (-7.1%)	21 (2.3%)	24 (3.8%)	210 (55.4%)	90 (8.8%)	162 (54.5%)
<b>Balance of County (SSA)</b>	2010	2,018 (20.7%)	2,405 (24.7%)	1,760 (18.1%)	1,305 (13.4%)	895 (9.2%)	471 (4.8%)	821 (8.4%)	64 (0.7%)
	2022	917 (9.0%)	1,597 (15.7%)	1,784 (17.5%)	1,470 (14.5%)	1,011 (9.9%)	814 (8.0%)	1,879 (18.5%)	701 (6.9%)
	2027	525 (5.3%)	1,008 (10.2%)	1,364 (13.8%)	1,248 (12.6%)	833 (8.4%)	761 (7.7%)	1,952 (19.7%)	2,213 (22.3%)
	Change 2022-2027	-392 (-42.7%)	-589 (-36.9%)	-420 (-23.5%)	-222 (-15.1%)	-178 (-17.6%)	-53 (-6.5%)	73 (3.9%)	1,512 (215.7%)
<b>Muskegon County</b>	2010	3,740 (22.9%)	4,615 (28.2%)	2,882 (17.6%)	1,970 (12.1%)	1,350 (8.3%)	648 (4.0%)	1,047 (6.4%)	87 (0.5%)
	2022	2,211 (12.5%)	3,387 (19.2%)	3,056 (17.3%)	2,349 (13.3%)	1,728 (9.8%)	1,261 (7.1%)	2,757 (15.6%)	927 (5.2%)
	2027	1,641 (9.4%)	2,628 (15.1%)	2,554 (14.7%)	2,298 (13.2%)	1,732 (9.9%)	1,326 (7.6%)	3,349 (19.2%)	1,903 (10.9%)
	Change 2022-2027	-570 (-25.8%)	-759 (-22.4%)	-502 (-16.4%)	-51 (-2.2%)	4 (0.2%)	65 (5.2%)	592 (21.5%)	976 (105.3%)
<b>Michigan</b>	2010	199,712 (18.5%)	246,606 (22.9%)	177,623 (16.5%)	132,096 (12.2%)	102,309 (9.5%)	60,184 (5.6%)	120,836 (11.2%)	39,728 (3.7%)
	2022	130,946 (11.3%)	162,366 (14.0%)	160,440 (13.8%)	142,557 (12.3%)	118,579 (10.2%)	91,322 (7.9%)	228,712 (19.7%)	124,786 (10.8%)
	2027	101,174 (8.9%)	121,966 (10.8%)	136,822 (12.1%)	131,187 (11.6%)	112,648 (10.0%)	96,571 (8.5%)	262,502 (23.2%)	168,120 (14.9%)
	Change 2022-2027	-29,772 (-22.7%)	-40,400 (-24.9%)	-23,618 (-14.7%)	-11,370 (-8.0%)	-5,931 (-5.0%)	5,249 (5.7%)	33,790 (14.8%)	43,334 (34.7%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, the largest single cohort of *renter* households by income within the PSA (Muskegon) earns between \$10,000 and \$19,999 annually (22.7%), while renter households earning between \$20,000 and \$29,999 (18.1%) comprise the second largest cohort. Collectively, renter households in the PSA earning less than \$30,000 annually comprise 57.0% of all PSA renter households, which is a much larger share compared to the SSA (42.2%) and state (39.1%). Between 2022 and 2027, projections indicate that all renter household growth in the PSA will occur among renter households earning \$30,000 or more, with the greatest growth occurring among renter households earning between \$50,000 and \$59,999 (55.4%) and those earning \$100,000 or more (54.5%). Renter households in the PSA earning less than \$30,000 are projected to decline over the next five years by 484 households (11.3%). However, this collective income cohort will still comprise over half (50.5%) of all PSA renter households. This projected trend of a decreasing number of low-income renter households and an increasing number of high-income households is consistent with trends in the SSA and state during this time period. It should be noted that projections also forecast a moderate increase of 45 households (2.9%) among mid-income (earning between \$30,000 and \$49,999) renter households in the PSA over the next five years.

In 2022, three submarkets in the PSA have shares of renter households earning less than \$30,000 annually that exceed the overall share of such households within the PSA (57.0%). These include the submarkets of Jackson Hill/Marquette (64.8%), McLaughlin/Angell/Marsh Field (67.9%), and Nelson (73.4%). In addition to these three submarkets, over half of the renter households in the Campbell Field/Nims Submarket (52.7%) and Steele/Sheldon Park/Oakview/East Muskegon Submarket (56.4%) earn less than \$30,000 annually. As such, this data suggests the availability of affordable housing for low-income renter households in each of the submarkets is critically important. Income-appropriate housing for households earning between \$30,000 and \$59,999 is likely in high demand in each submarket as well, considering that households in this income range comprise between 20.7% (Jackson Hill/Marquette) and 34.6% (Campbell Field/Nims) of all renter households in each respective PSA submarket. Only two submarkets have shares of renter households earning \$60,000 or more annually that exceed one-fifth of their respective totals, which are the Beachwood-Bluffton (23.5%) and Glenside/Lakeside (21.5%) submarkets.

Despite projections that indicate significant declines in renter households earning less than \$30,000 annually in each submarket between 2022 and 2027, three submarkets will still have shares of these low-income renter households that exceed well over half of their respective renter households. These include the submarkets of Jackson Hill/Marquette (57.0%), McLaughlin/Angell/Marsh Field (61.3%), and Nelson (67.0%). Between 2022 and 2027, four submarkets have projected growth of renter households earning between \$30,000 and \$59,999 that exceeds 10%. These include the submarkets of Jackson Hill/Marquette (17.6%), McLaughlin/Angell/Marsh Field (10.7%), Nelson (27.7%), and Steel/Sheldon Park/Oakview/East Muskegon (14.3%). Although renter households earning \$60,000 or more are projected to increase in all submarkets between 2022 and 2027, the largest increase of such households in terms of number is projected to occur in the Campbell Field/Nims Submarket (107 additional households). These projected changes of renter households by income level within each submarket will likely have an impact on demand for rental housing for a variety of affordability levels.

The following table shows the distribution of *owner* households by income:

		Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Beachwood-Bluffton</b>	2010	18 (3.3%)	40 (7.4%)	59 (10.9%)	58 (10.5%)	49 (9.0%)	66 (12.0%)	158 (28.9%)	99 (18.1%)
	2022	7 (1.2%)	28 (4.6%)	46 (7.7%)	49 (8.2%)	36 (6.0%)	51 (8.4%)	186 (30.9%)	199 (33.0%)
	2027	5 (0.8%)	13 (2.2%)	13 (2.1%)	11 (1.9%)	10 (1.6%)	63 (10.7%)	239 (40.2%)	240 (40.5%)
	Change 2022-2027	-2 (-28.6%)	-15 (-53.6%)	-33 (-71.7%)	-38 (-77.6%)	-26 (-72.2%)	12 (23.5%)	53 (28.5%)	41 (20.6%)
<b>Campbell Field/Nims</b>	2010	85 (6.2%)	180 (13.1%)	220 (16.1%)	224 (16.4%)	202 (14.8%)	148 (10.8%)	227 (16.6%)	82 (6.0%)
	2022	9 (0.8%)	38 (3.5%)	89 (8.2%)	145 (13.2%)	150 (13.7%)	105 (9.6%)	299 (27.2%)	262 (23.9%)
	2027	17 (1.5%)	46 (4.0%)	84 (7.4%)	119 (10.6%)	103 (9.1%)	110 (9.8%)	333 (29.6%)	316 (28.0%)
	Change 2022-2027	8 (88.9%)	8 (21.1%)	-5 (-5.6%)	-26 (-17.9%)	-47 (-31.3%)	5 (4.8%)	34 (11.4%)	54 (20.6%)
<b>Glenside/Lakeside</b>	2010	84 (6.0%)	144 (10.3%)	187 (13.4%)	252 (18.0%)	223 (15.9%)	167 (12.0%)	277 (19.8%)	66 (4.7%)
	2022	33 (2.2%)	84 (5.7%)	142 (9.6%)	173 (11.7%)	157 (10.7%)	148 (10.1%)	509 (34.5%)	228 (15.5%)
	2027	26 (1.8%)	63 (4.3%)	108 (7.4%)	147 (10.1%)	129 (8.8%)	145 (9.9%)	524 (36.0%)	316 (21.7%)
	Change 2022-2027	-7 (-21.2%)	-21 (-25.0%)	-34 (-23.9%)	-26 (-15.0%)	-28 (-17.8%)	-3 (-2.0%)	15 (2.9%)	88 (38.6%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Jackson Hill/ Marquette</b>	2010	76 (10.9%)	59 (8.5%)	0 (0.0%)	201 (28.9%)	81 (11.7%)	66 (9.5%)	117 (16.9%)	94 (13.5%)
	2022	0 (0.0%)	18 (2.5%)	70 (9.5%)	71 (9.6%)	73 (9.9%)	91 (12.4%)	224 (30.3%)	191 (25.9%)
	2027	1 (0.1%)	25 (3.3%)	71 (9.5%)	78 (10.4%)	65 (8.6%)	96 (12.8%)	246 (32.7%)	169 (22.5%)
	Change 2022-2027	1 (N/A)	7 (38.9%)	1 (1.4%)	7 (9.9%)	-8 (-11.0%)	5 (5.5%)	22 (9.8%)	-22 (-11.5%)
<b>McLaughlin/ Angell/ Marsh Field</b>	2010	157 (12.3%)	225 (17.6%)	211 (16.5%)	170 (13.3%)	165 (12.9%)	108 (8.5%)	166 (13.0%)	74 (5.8%)
	2022	107 (8.1%)	199 (15.1%)	243 (18.5%)	158 (12.0%)	134 (10.2%)	105 (8.0%)	248 (18.9%)	121 (9.2%)
	2027	93 (7.0%)	175 (13.0%)	221 (16.5%)	174 (13.0%)	124 (9.3%)	121 (9.1%)	299 (22.3%)	133 (9.9%)
	Change 2022-2027	-14 (-13.1%)	-24 (-12.1%)	-22 (-9.1%)	16 (10.1%)	-10 (-7.5%)	16 (15.2%)	51 (20.6%)	12 (9.9%)
<b>Nelson</b>	2010	58 (8.5%)	105 (15.5%)	108 (16.0%)	102 (15.1%)	92 (13.6%)	54 (7.9%)	124 (18.4%)	34 (5.0%)
	2022	13 (2.2%)	40 (6.8%)	90 (15.3%)	109 (18.5%)	79 (13.5%)	54 (9.1%)	110 (18.6%)	95 (16.1%)
	2027	24 (4.0%)	58 (9.7%)	90 (15.0%)	98 (16.4%)	68 (11.4%)	55 (9.2%)	119 (19.9%)	86 (14.4%)
	Change 2022-2027	11 (84.6%)	18 (45.0%)	0 (0.0%)	-11 (-10.1%)	-11 (-13.9%)	1 (1.9%)	9 (8.2%)	-9 (-9.5%)
<b>Steele/ Sheldon Park/ Oakview/ East Muskegon</b>	2010	128 (9.2%)	210 (15.0%)	218 (15.5%)	223 (15.9%)	163 (11.6%)	149 (10.6%)	248 (17.7%)	64 (4.6%)
	2022	58 (4.4%)	109 (8.3%)	171 (13.0%)	186 (14.1%)	136 (10.3%)	161 (12.2%)	436 (33.0%)	63 (4.8%)
	2027	47 (3.5%)	83 (6.2%)	140 (10.4%)	170 (12.6%)	117 (8.7%)	186 (13.8%)	527 (39.1%)	78 (5.8%)
	Change 2022-2027	-11 (-19.0%)	-26 (-23.9%)	-31 (-18.1%)	-16 (-8.6%)	-19 (-14.0%)	25 (15.5%)	91 (20.9%)	15 (23.8%)
<b>Muskegon (PSA)</b>	2010	618 (8.4%)	1,083 (14.7%)	1,161 (15.8%)	1,116 (15.2%)	963 (13.1%)	719 (9.8%)	1,228 (16.7%)	477 (6.5%)
	2022	343 (4.8%)	709 (9.9%)	935 (13.1%)	953 (13.4%)	780 (10.9%)	667 (9.4%)	1,700 (23.9%)	1,039 (14.6%)
	2027	304 (4.2%)	618 (8.6%)	822 (11.4%)	871 (12.1%)	651 (9.0%)	606 (8.4%)	2,129 (29.5%)	1,211 (16.8%)
	Change 2022-2027	-39 (-11.4%)	-91 (-12.8%)	-113 (-12.1%)	-82 (-8.6%)	-129 (-16.5%)	-61 (-9.1%)	429 (25.2%)	172 (16.6%)
<b>Balance of County (SSA)</b>	2010	2,659 (6.3%)	4,353 (10.4%)	4,795 (11.4%)	5,221 (12.5%)	5,257 (12.5%)	4,712 (11.2%)	10,154 (24.2%)	4,763 (11.4%)
	2022	1,145 (2.6%)	2,342 (5.3%)	3,363 (7.6%)	4,179 (9.5%)	3,971 (9.0%)	4,217 (9.6%)	13,601 (30.9%)	11,205 (25.5%)
	2027	933 (2.1%)	1,877 (4.2%)	2,923 (6.6%)	3,959 (8.9%)	3,471 (7.8%)	4,027 (9.1%)	14,358 (32.3%)	12,852 (28.9%)
	Change 2022-2027	-212 (-18.5%)	-465 (-19.9%)	-440 (-13.1%)	-220 (-5.3%)	-500 (-12.6%)	-190 (-4.5%)	757 (5.6%)	1,647 (14.7%)

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

(Continued)

		Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Muskegon County</b>	2010	3,075 (6.2%)	5,329 (10.8%)	5,923 (12.0%)	6,684 (13.6%)	6,070 (12.3%)	5,496 (11.2%)	11,426 (23.2%)	5,274 (10.7%)
	2022	1,452 (2.8%)	3,011 (5.9%)	4,373 (8.5%)	5,165 (10.1%)	4,570 (8.9%)	4,945 (9.7%)	15,315 (29.9%)	12,315 (24.1%)
	2027	1,230 (2.4%)	2,497 (4.8%)	3,706 (7.2%)	4,680 (9.1%)	3,807 (7.4%)	4,782 (9.3%)	16,074 (31.1%)	14,832 (28.7%)
	Change 2022-2027	-222 (-15.3%)	-514 (-17.1%)	-667 (-15.3%)	-485 (-9.4%)	-763 (-16.7%)	-163 (-3.3%)	759 (5.0%)	2,517 (20.4%)
<b>Michigan</b>	2010	135,263 (4.8%)	233,420 (8.4%)	278,350 (10.0%)	300,038 (10.7%)	283,387 (10.1%)	274,521 (9.8%)	702,775 (25.2%)	585,454 (21.0%)
	2022	79,236 (2.7%)	127,936 (4.4%)	183,925 (6.4%)	219,479 (7.6%)	219,662 (7.6%)	236,316 (8.2%)	752,251 (26.0%)	1,076,947 (37.2%)
	2027	62,652 (2.1%)	95,491 (3.3%)	147,512 (5.0%)	184,824 (6.3%)	191,349 (6.5%)	215,963 (7.4%)	741,472 (25.3%)	1,297,072 (44.2%)
	Change 2022-2027	-16,584 (-20.9%)	-32,445 (-25.4%)	-36,413 (-19.8%)	-34,655 (-15.8%)	-28,313 (-12.9%)	-20,353 (-8.6%)	-10,779 (-1.4%)	220,125 (20.4%)

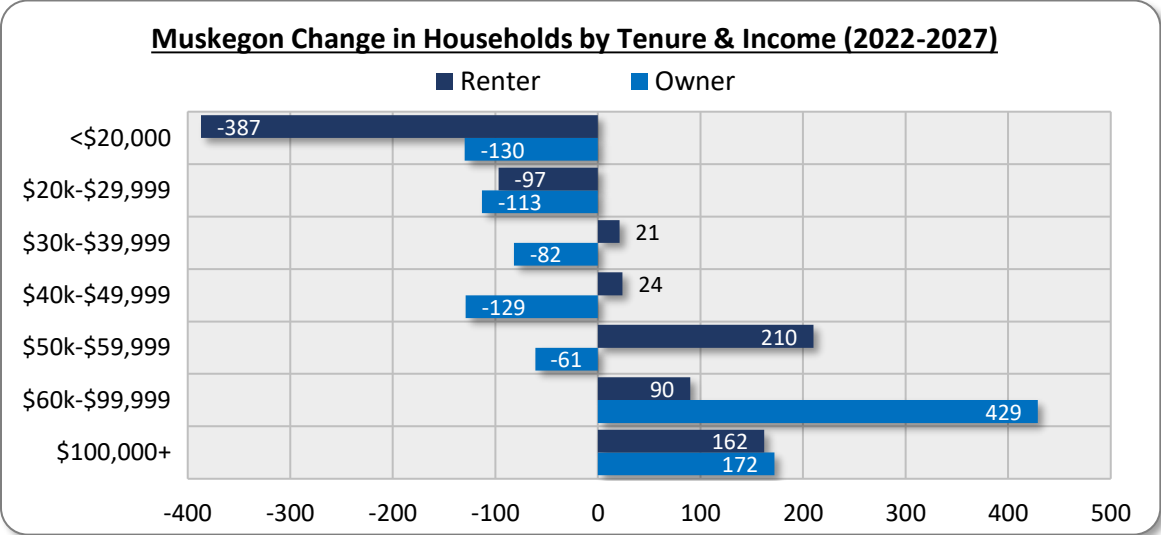
Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In 2022, nearly two-fifths (38.5%) of *owner* households in the PSA (Muskegon) earn \$60,000 or more annually, 33.7% earn between \$30,000 and \$60,000, and the remaining 27.8% earn less than \$30,000. While this 27.8% represents a much smaller share of owner households earning less than \$30,000 compared to renter households in the PSA of this income level (57.0%), it is a much higher share of low-income owner households compared to the SSA (15.5%) and state (13.5%). Additionally, the PSA has a slightly higher share (33.7%) of owner households that earn between \$30,000 and \$60,000 compared to the SSA (28.1%) and state (23.4%). As such, over three-fifths (61.5%) of PSA owner households earn less than \$60,000 in 2022. Between 2022 and 2027, all growth among owner households by income level for the PSA is projected to occur among households earning \$60,000 or more. This will result in an additional 601 owner households in the PSA, or growth of 21.9%, among this combined income cohort. Despite the rapid increase among the highest income cohorts, owner households earning less than \$30,000 (24.2%) and those earning between \$30,000 and \$59,999 (29.5%) will continue to comprise significant shares of the total owner households in the PSA.

Among the seven submarkets of the PSA in 2022, the McLaughlin/Angell/Marsh Field Submarket has the largest share (41.7%) of owner households earning less than \$30,000 annually, while the Nelson Submarket has the largest share (41.1%) of owner households earning between \$30,000 and \$59,999. Conversely, the Beachwood-Bluffton and Jackson Hill/Marquette submarkets have the highest shares of owner households earning \$60,000 or more annually (63.9% and 56.2%, respectively).

While projections indicate a decline in owner households earning less than \$30,000 annually in most submarkets between 2022 and 2027, three submarkets are projected to experience an increase in low-income owners over the next five years. These include the submarkets of Campbell Field/Nims (16 households, 8.1% increase), Jackson Hill/Marquette (nine households, 10.2% increase), and Nelson (29 households, 20.3% increase). In regard to mid-income owner households, Jackson Hill/Marquette (1.7%) and McLaughlin/Angell/Marsh Field (5.5%) submarkets are projected to experience very moderate increases among households earning between \$30,000 and \$59,999. While all submarkets in the PSA have at least some projected increases for owner households earning \$60,000 or more between 2022 and 2027, the largest increase in terms of number is projected to occur within the Steel/Sheldon Park/Oakview/East Muskegon Submarket (106 households), and the largest percentage increase is projected for the Beachwood-Bluffton Submarket (24.3%). The projected change in owner households in each submarket among the different income cohorts should be considered when evaluating future for-sale developments in each area of the PSA.

The following graph illustrates household income growth by tenure between 2022 and 2027 for the PSA (Muskegon).

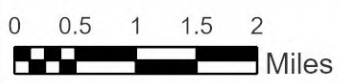
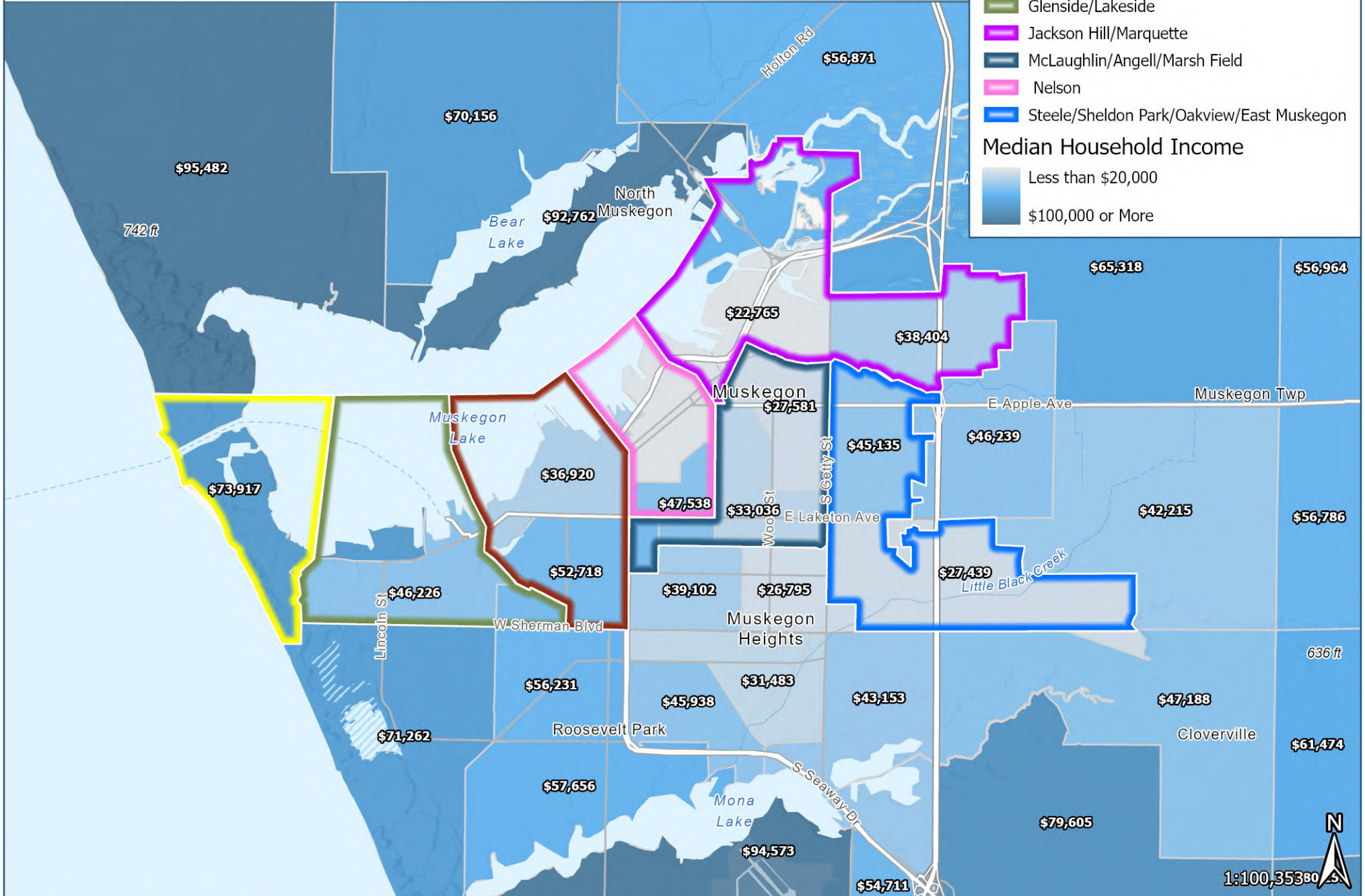


#### **D. DEMOGRAPHIC THEME MAPS**

The following demographic theme maps for the study area are presented after this page:

- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density
- Population by Race
- Population without High School Diploma
- Population Single/Not Married

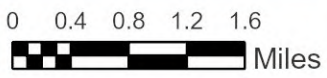
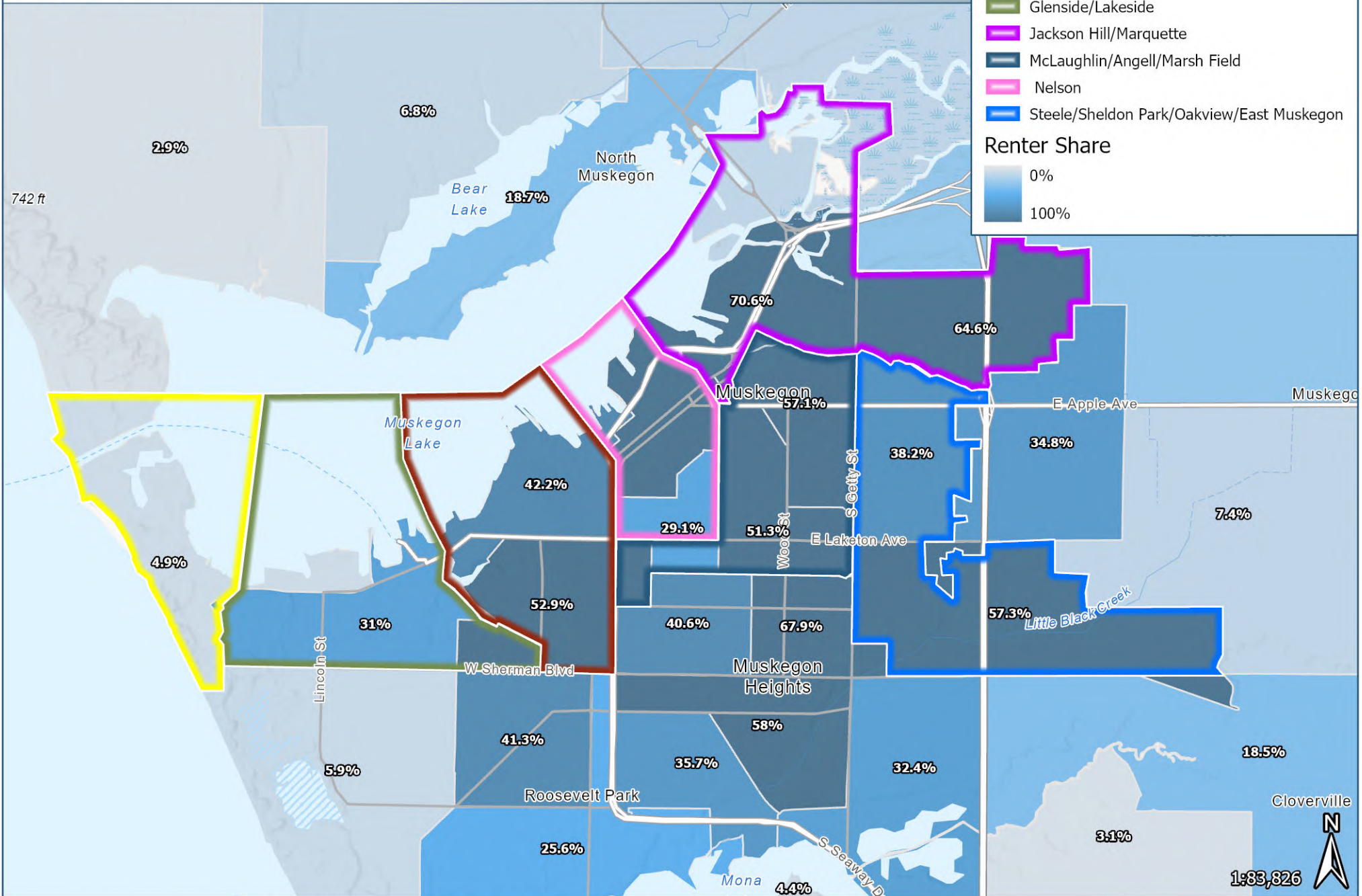
The demographic data used in these maps is based on U.S. Census, American Community Survey (ACS) and ESRI data sets.





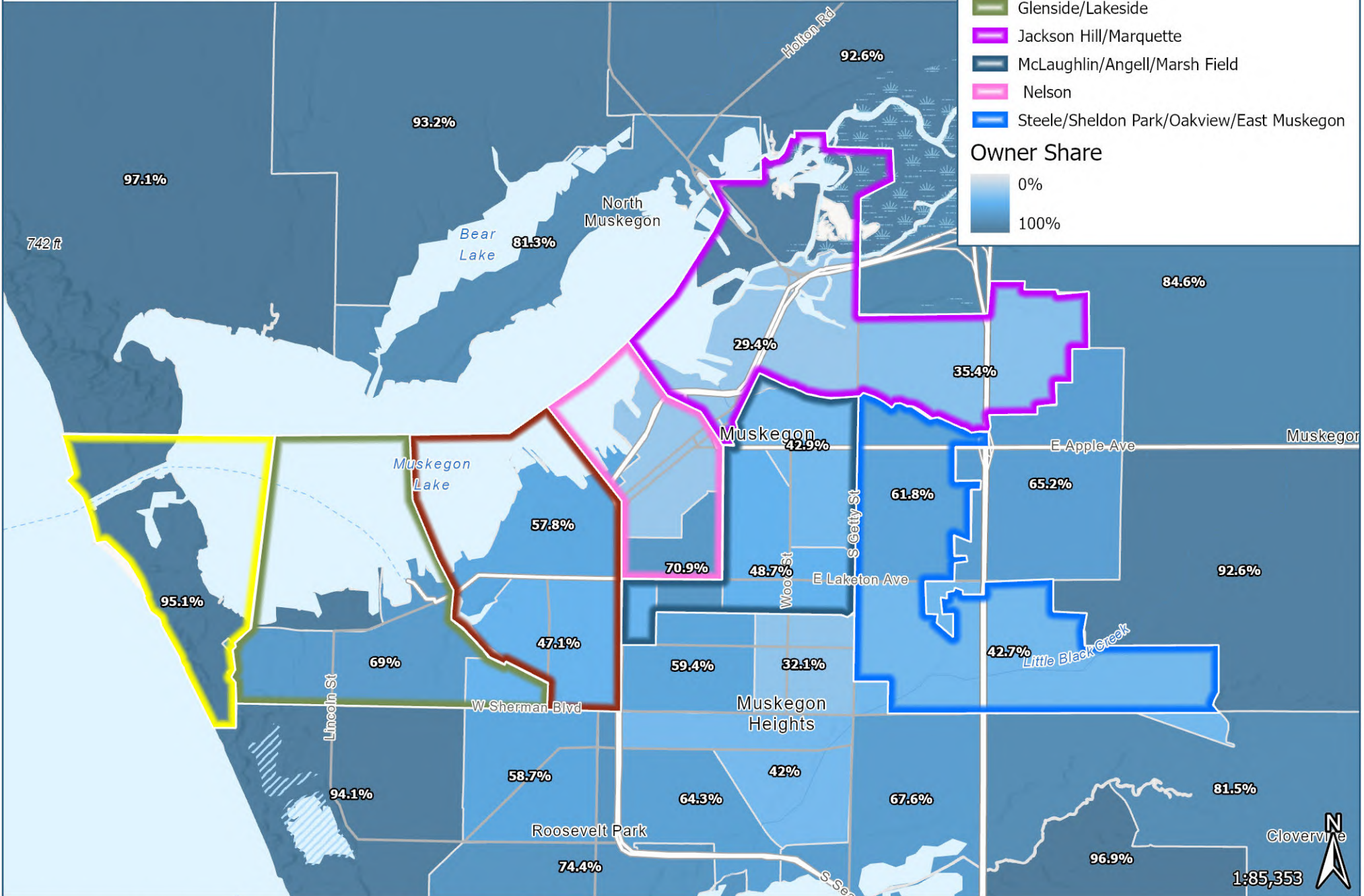
- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon

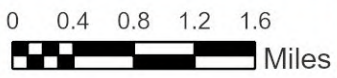
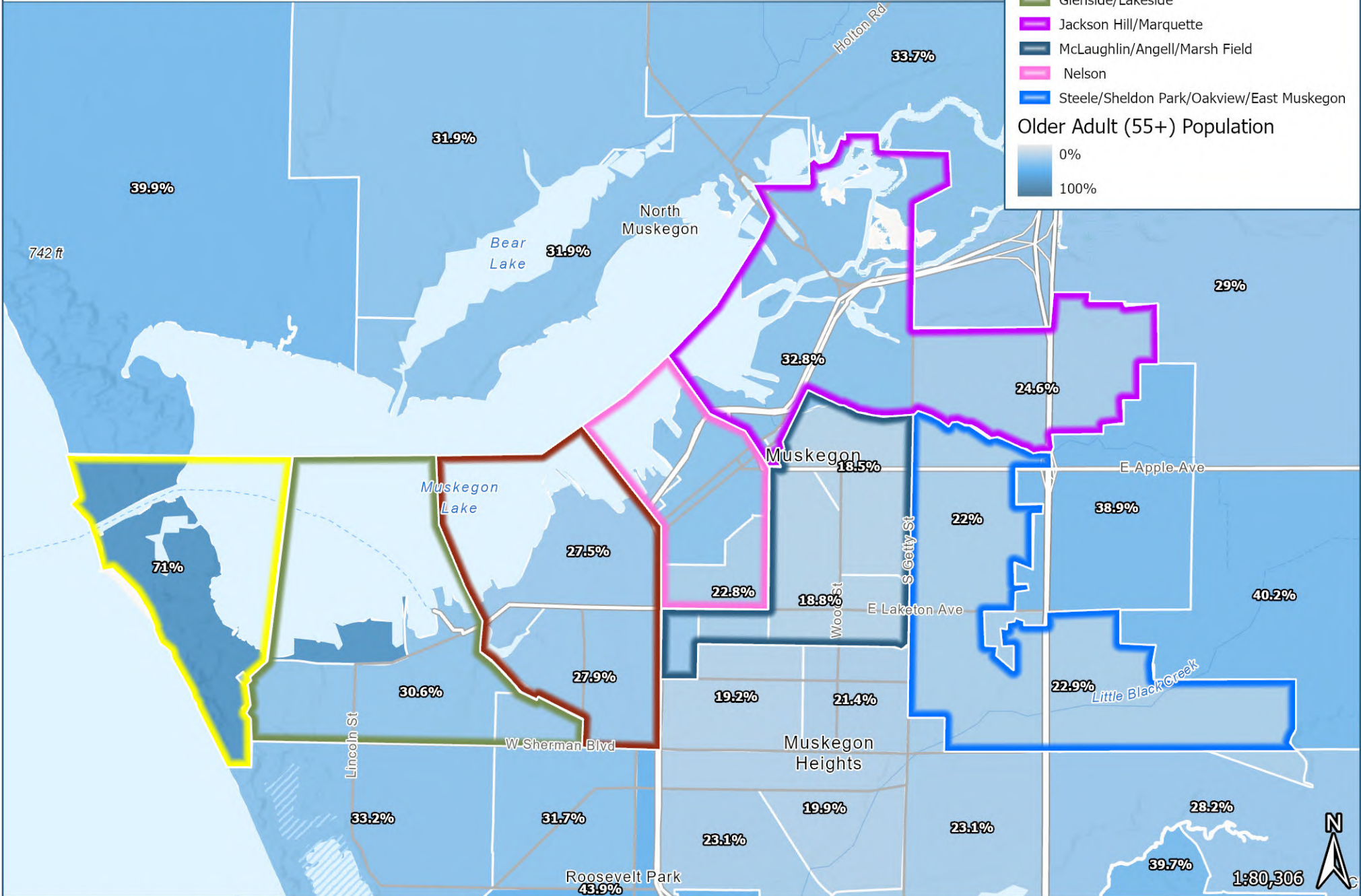
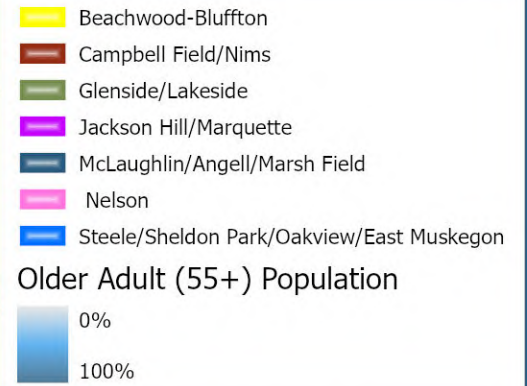
**Renter Share**



- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon

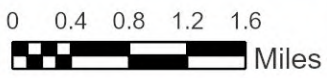
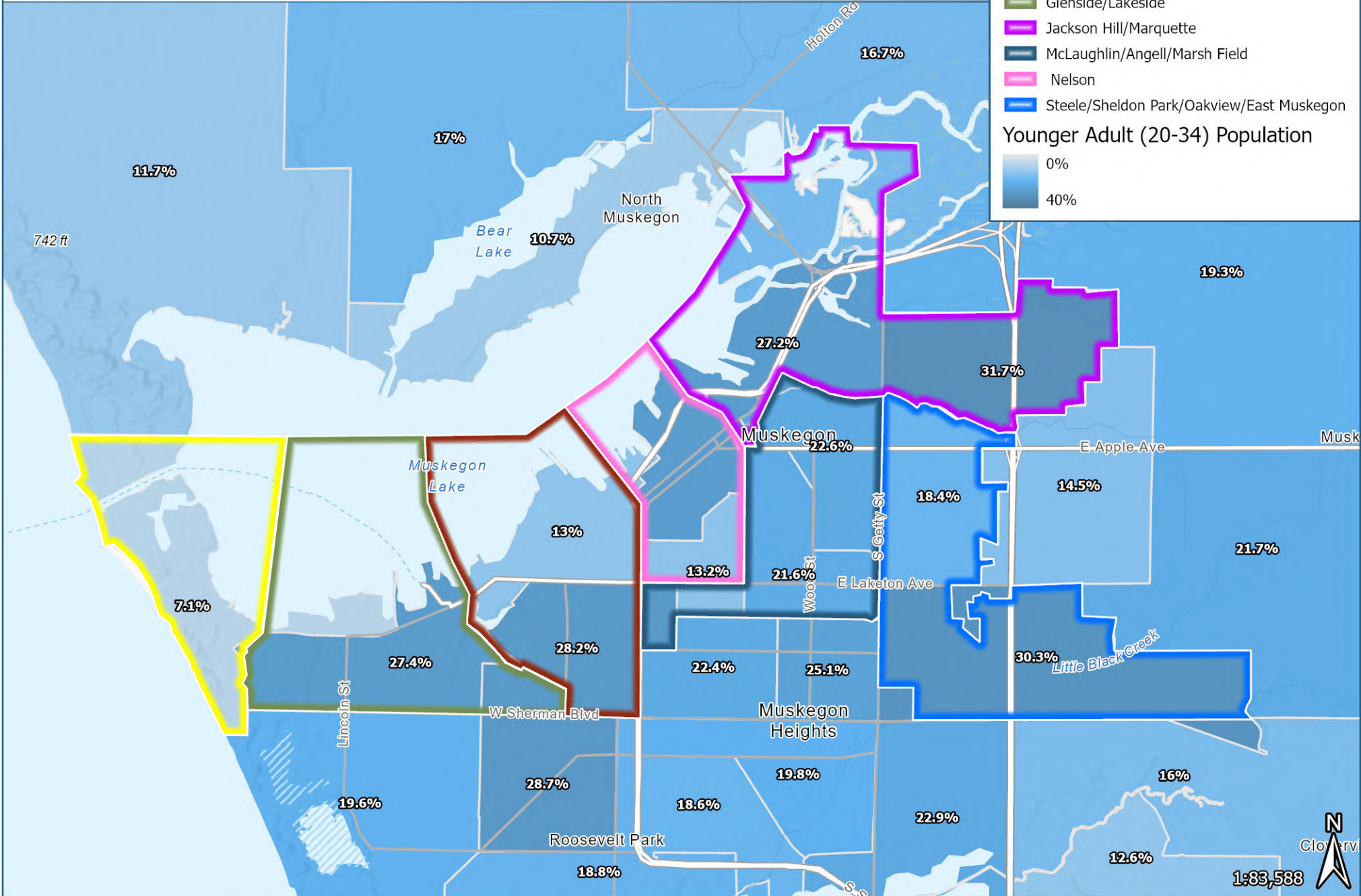
**Owner Share**

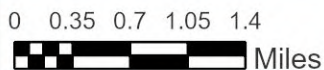
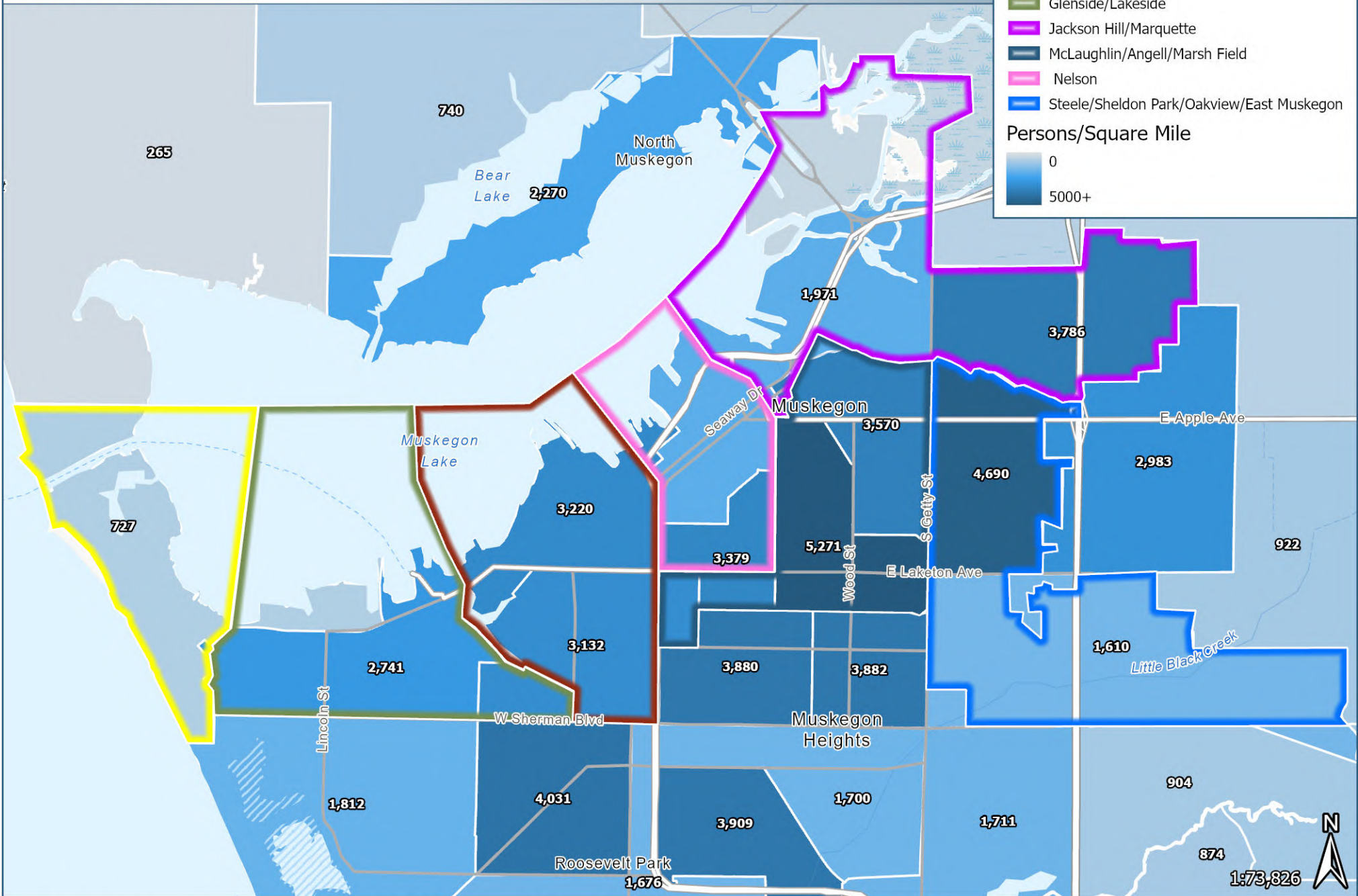


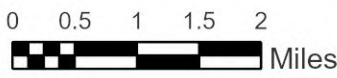
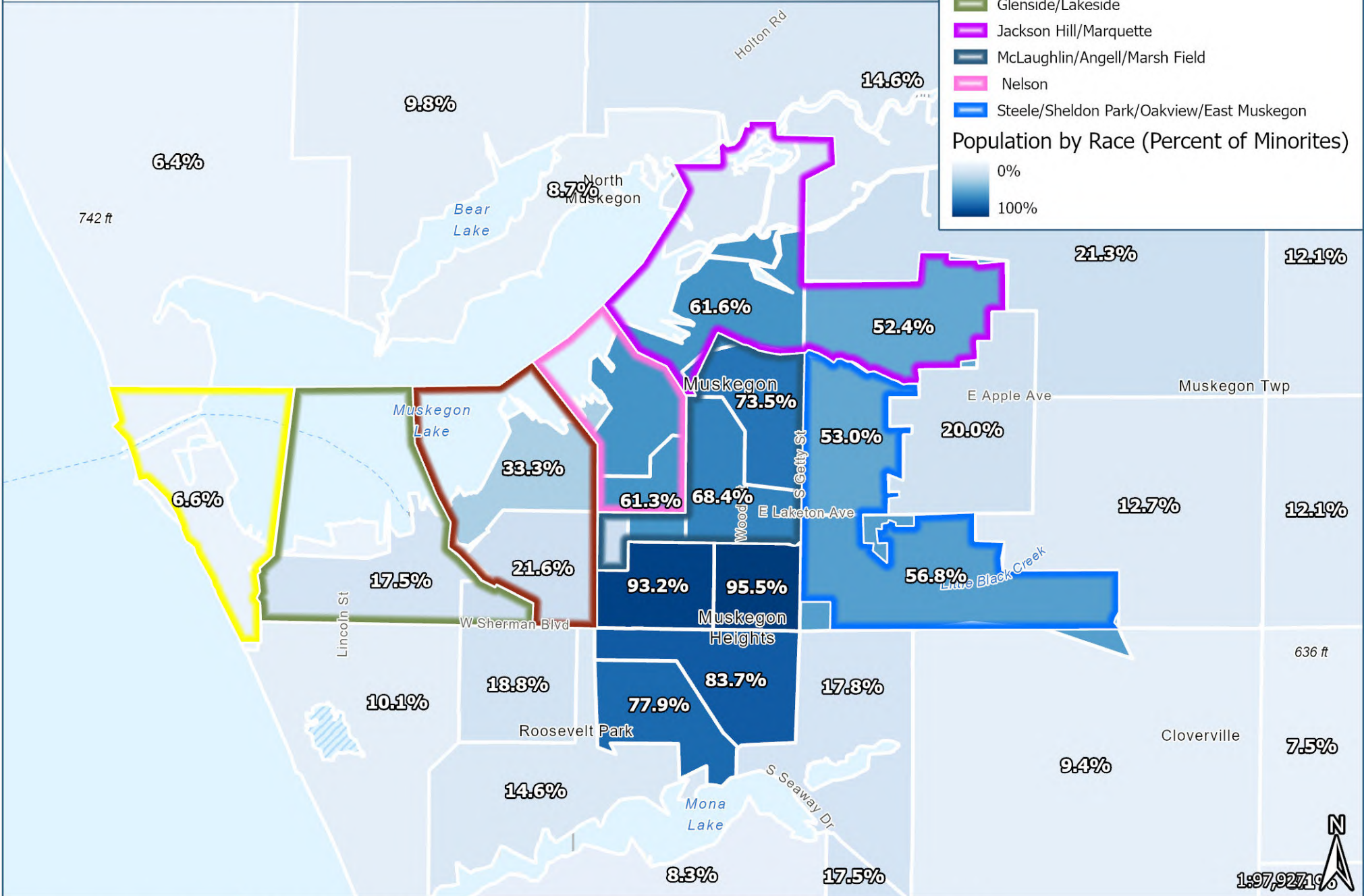
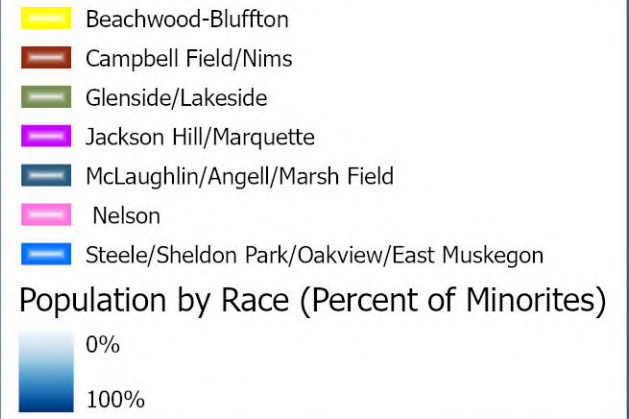


- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon

**Younger Adult (20-34) Population**

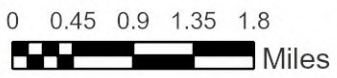
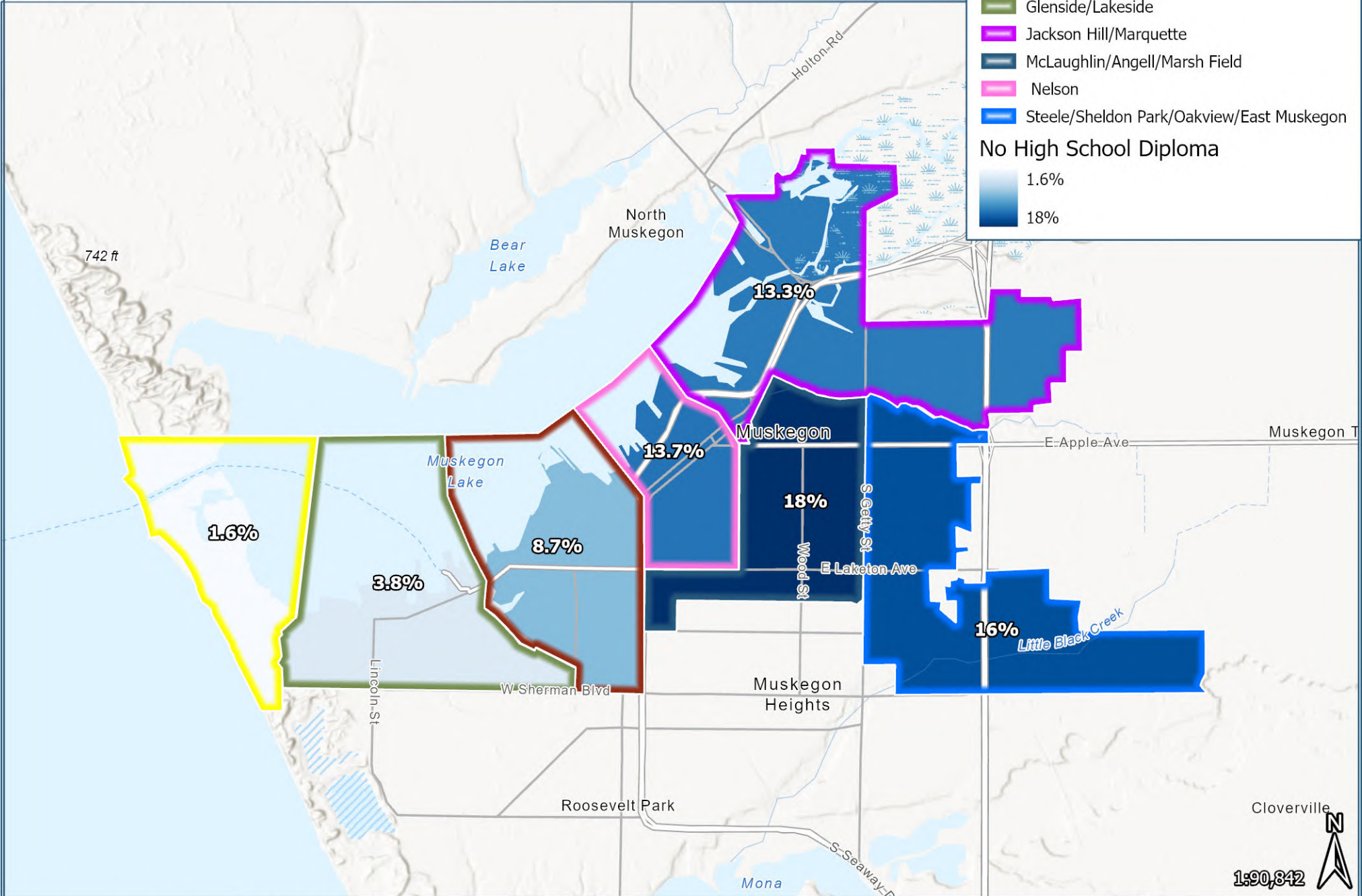


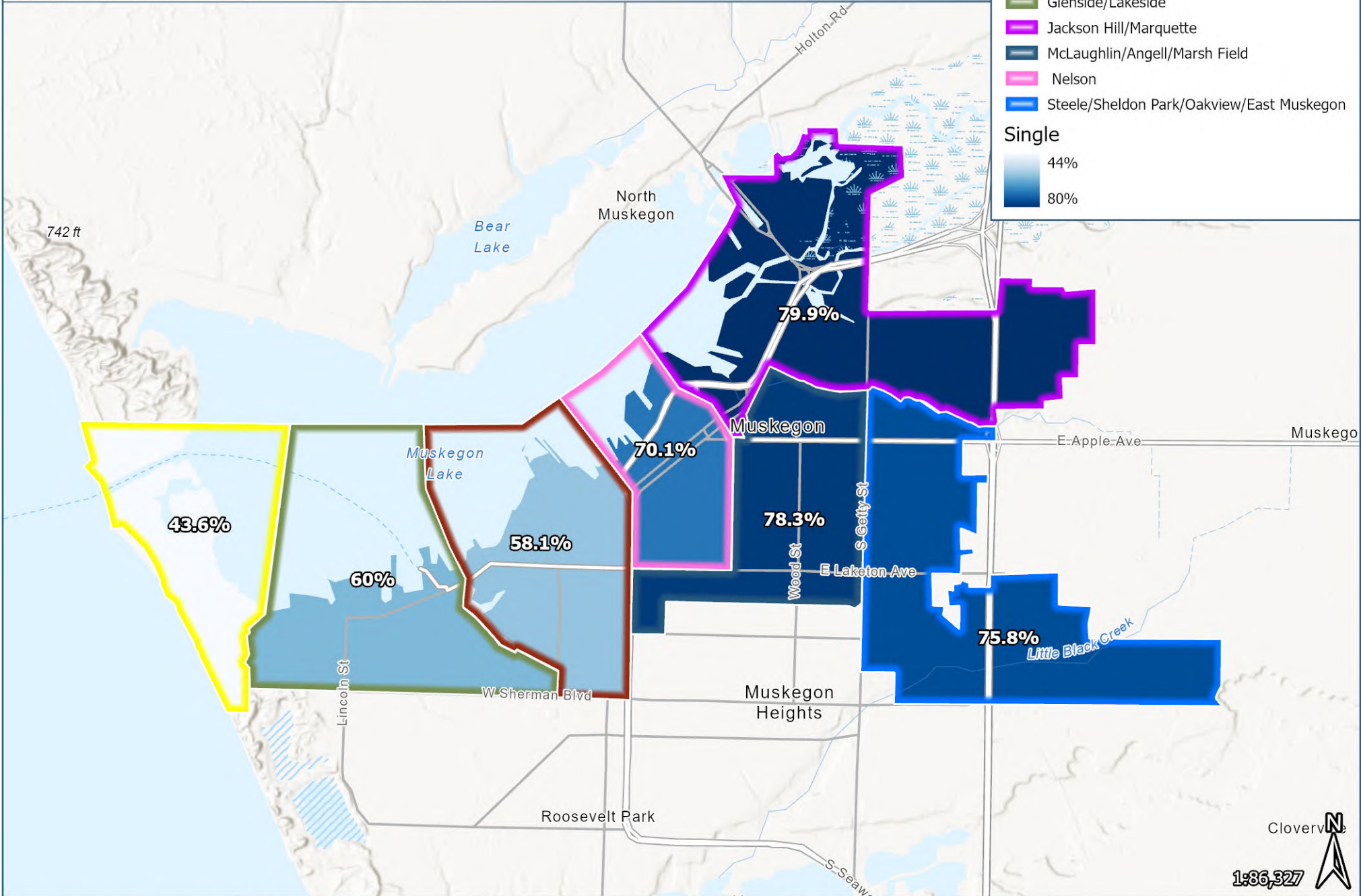
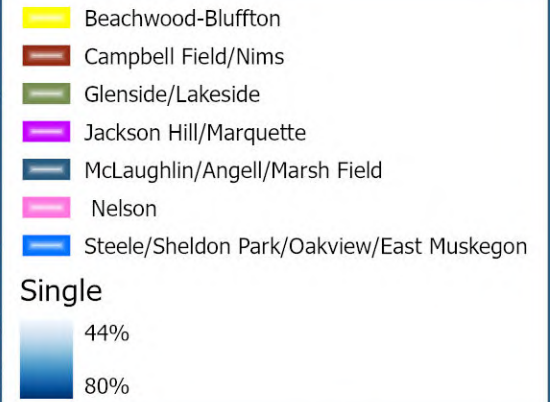




- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon

**No High School Diploma**







## V. ECONOMIC ANALYSIS

### A. INTRODUCTION

The need for housing within a given geographic area is influenced by the number of households choosing to live there. Although the number of households in the subject area at any given time is a function of many factors, one of the primary reasons for residency is job availability. In this section, the workforce and employment trends that affect the PSA (Muskegon), the seven PSA submarkets, and Muskegon County are examined and compared to the state of Michigan and the United States.

An overview of the Muskegon workforce is provided through several overall metrics: employment by industry, wages by occupation, total employment, unemployment rates and in-place employment trends. We also evaluated the area's largest employers, economic and infrastructure developments, and the potential for significant closures or layoffs in the area (WARN Notices).

### B. WORKFORCE ANALYSIS

The PSA has an employment base of nearly 27,000 individuals within a broad range of employment sectors. The primary industries of significance within the PSA include health care & social assistance and manufacturing, although several other industries employ notable shares of the total employment base. Each industry within the PSA requires employees of varying skill and education levels. There is a broad range of typical wages within the PSA based on occupation. The following evaluates key economic metrics within Muskegon. It should be noted that based on the availability of various economic data metrics, some information is presented only for select geographic areas, which may include the PSA (Muskegon), the seven PSA submarkets, the SSA (Balance of Muskegon County), the entirety of Muskegon County, the Muskegon Metropolitan Statistical Area (MSA), and/or the state of Michigan, depending upon the availability of such data.

## Employment by Industry

The following tables illustrate the distribution of employment by industry sector for the various study areas (note that the top five industry groups by share for each area are in red):

NAICS Group	Employment by Industry							
	Beachwood-Bluffton Submarket		Campbell Field/Nims Submarket		Glenside/Lakeside Submarket		Jackson Hill/Marquette Submarket	
	Employees	Percent	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.4%	0	0.0%	0	0.0%	0	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	0	0.0%	39	1.4%	32	5.0%	161	5.2%
Manufacturing	25	9.6%	524	18.8%	24	3.7%	58	1.9%
Wholesale Trade	0	0.0%	163	5.8%	12	1.9%	78	2.5%
Retail Trade	30	11.5%	655	23.5%	173	26.9%	112	3.6%
Transportation & Warehousing	2	0.8%	18	0.6%	28	4.3%	82	2.6%
Information	0	0.0%	26	0.9%	3	0.5%	9	0.3%
Finance & Insurance	8	3.1%	11	0.4%	1	0.2%	68	2.2%
Real Estate & Rental & Leasing	2	0.8%	68	2.4%	15	2.3%	69	2.2%
Professional, Scientific & Technical Services	6	2.3%	92	3.3%	27	4.2%	131	4.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative, Support, Waste Management & Remediation Services	0	0.0%	16	0.6%	4	0.6%	15	0.5%
Educational Services	0	0.0%	144	5.2%	70	10.9%	741	23.9%
Health Care & Social Assistance	0	0.0%	588	21.1%	93	14.4%	899	29.0%
Arts, Entertainment & Recreation	70	26.8%	40	1.4%	19	3.0%	45	1.5%
Accommodation & Food Services	59	22.6%	140	5.0%	34	5.3%	128	4.1%
Other Services (Except Public Administration)	22	8.4%	119	4.3%	103	16.0%	179	5.8%
Public Administration	36	13.8%	141	5.1%	4	0.6%	285	9.2%
Non-classifiable	0	0.0%	8	0.3%	2	0.3%	36	1.2%
Total	261	100.0%	2,792	100.0%	644	100.0%	3,096	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

NAICS Group	Employment by Industry							
	McLaughlin/Angell/ Marsh Field Submarket		Nelson Submarket		Steele/Sheldon Park/ Oakview/East Muskegon Submarket		Muskegon (PSA)	
	Employees	Percent	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Mining	0	0.0%	2	0.0%	0	0.0%	2	0.0%
Utilities	0	0.0%	0	0.0%	19	0.2%	19	0.1%
Construction	36	1.0%	81	1.9%	311	2.5%	661	2.5%
Manufacturing	524	15.2%	234	5.4%	1,852	15.0%	3,241	12.1%
Wholesale Trade	106	3.1%	35	0.8%	220	1.8%	613	2.3%
Retail Trade	215	6.2%	180	4.2%	552	4.5%	1,918	7.1%
Transportation & Warehousing	38	1.1%	220	5.1%	54	0.4%	442	1.6%
Information	10	0.3%	50	1.2%	25	0.2%	123	0.5%
Finance & Insurance	79	2.3%	237	5.5%	39	0.3%	443	1.6%
Real Estate & Rental & Leasing	38	1.1%	73	1.7%	54	0.4%	319	1.2%
Professional, Scientific & Technical Services	241	7.0%	699	16.2%	167	1.4%	1,363	5.1%
Management of Companies & Enterprises	3	0.1%	0	0.0%	0	0.0%	3	0.0%
Administrative, Support, Waste Management & Remediation Services	44	1.3%	62	1.4%	59	0.5%	199	0.7%
Educational Services	177	5.1%	321	7.4%	186	1.5%	1,638	6.1%
Health Care & Social Assistance	1,238	35.9%	504	11.7%	7,170	58.2%	10,491	39.1%
Arts, Entertainment & Recreation	31	0.9%	153	3.6%	34	0.3%	392	1.5%
Accommodation & Food Services	78	2.3%	462	10.7%	488	4.0%	1,389	5.2%
Other Services (Except Public Administration)	244	7.1%	455	10.6%	544	4.4%	1,666	6.2%
Public Administration	333	9.7%	382	8.9%	534	4.3%	1,715	6.4%
Non-classifiable	9	0.3%	159	3.7%	11	0.1%	224	0.8%
Total	3,444	100.0%	4,309	100.0%	12,319	100.0%	26,862	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

NAICS Group	Employment by Industry					
	Balance of County (SSA)		Muskegon County		Michigan	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	260	0.6%	261	0.4%	18,094	0.4%
Mining	10	0.0%	12	0.0%	6,059	0.1%
Utilities	20	0.0%	39	0.1%	14,450	0.3%
Construction	1,829	4.1%	2,490	3.5%	163,027	3.6%
Manufacturing	7,330	16.3%	10,571	14.7%	513,197	11.2%
Wholesale Trade	1,661	3.7%	2,274	3.2%	193,695	4.2%
Retail Trade	8,240	18.3%	10,158	14.1%	576,665	12.6%
Transportation & Warehousing	447	1.0%	889	1.2%	95,658	2.1%
Information	536	1.2%	659	0.9%	91,050	2.0%
Finance & Insurance	1,101	2.4%	1,544	2.1%	168,540	3.7%
Real Estate & Rental & Leasing	882	2.0%	1,201	1.7%	95,407	2.1%
Professional, Scientific & Technical Services	1,345	3.0%	2,708	3.8%	295,491	6.5%
Management of Companies & Enterprises	21	0.0%	24	0.0%	8,827	0.2%
Administrative, Support, Waste Management & Remediation Services	794	1.8%	993	1.4%	111,717	2.4%
Educational Services	3,920	8.7%	5,558	7.7%	378,891	8.3%
Health Care & Social Assistance	5,441	12.1%	15,932	22.1%	765,165	16.7%
Arts, Entertainment & Recreation	1,273	2.8%	1,665	2.3%	139,513	3.1%
Accommodation & Food Services	5,024	11.1%	6,413	8.9%	398,782	8.7%
Other Services (Except Public Administration)	2,932	6.5%	4,598	6.4%	270,042	5.9%
Public Administration	1,926	4.3%	3,641	5.1%	238,652	5.2%
Non-classifiable	92	0.2%	316	0.4%	30,131	0.7%
Total	45,084	100.0%	71,946	100.0%	4,573,053	100.0%

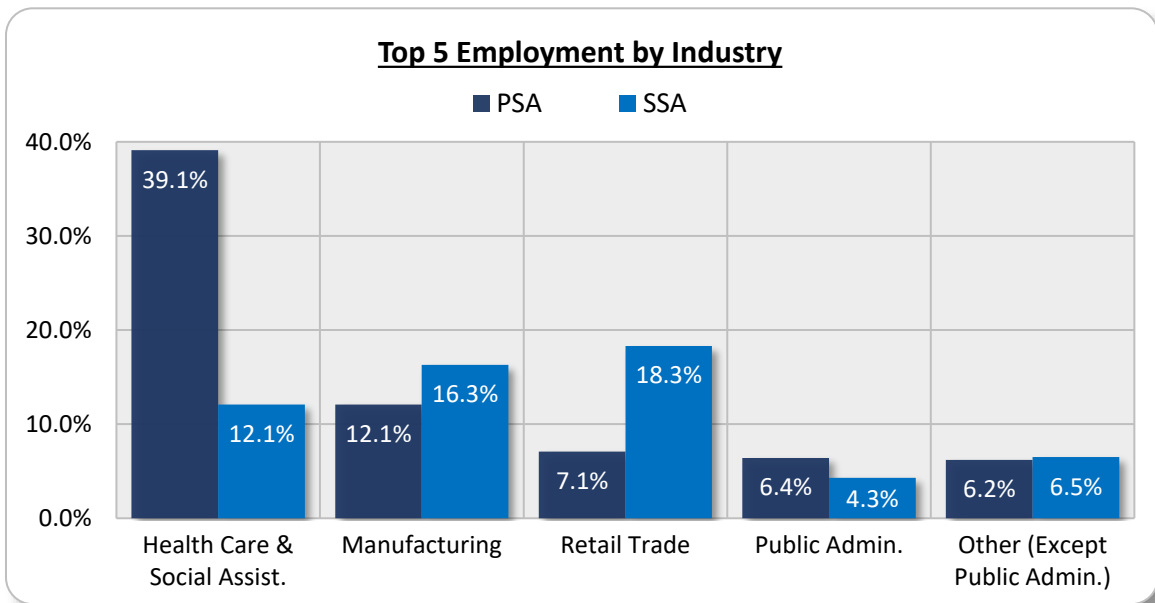
Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

The labor force within the PSA (Muskegon) is based primarily in two sectors: Health Care & Social Assistance (39.1%) and Manufacturing (12.1%). Combined, these two job sectors represent over half (51.2%) of the PSA employment base. Five additional sectors (Retail Trade, Educational Services, Accommodation & Food Services, Other Services, and Public Administration) individually contribute between 5.2% and 7.1% of the PSA labor force. Overall, the top five sectors by share of employees comprise 70.9% of the total PSA labor force. This represents a greater concentration of employment within the top five sectors compared to the top five sectors in the SSA (66.5%) and the state (57.5%). Areas with a heavy concentration of employment within a limited number of industries can be more vulnerable to economic downturns with greater fluctuations in unemployment rates and total employment. However, the largest sector by employment in the PSA (Health Care & Social Assistance), which comprises 39.1% of the total PSA labor force, is considered a critical service and is typically much less susceptible to economic fluctuations compared to many other industries. Within the SSA (Balance of Muskegon County), the labor force is slightly less concentrated within the top five industries (66.5%) than the PSA. It is noteworthy, however, that the top industry in the SSA (Retail Trade), which accounts for 18.3% of the SSA labor force, is typically more susceptible to economic downturns compared to the top industry in the PSA (Health Care & Social Assistance).

Each submarket in the PSA has a unique combination of industries that comprise their respective labor force. While Arts, Entertainment & Recreation (26.8%) is the largest industry in the Beachwood-Bluffton Submarket, Professional, Scientific & Technical Services (16.2%) comprises the largest share of the labor force in the Nelson Submarket. Retail Trade is the top sector within both the Campbell Field/Nims (23.5%) and Glenside/Lakeside (26.9%) submarkets, while Health Care & Social Assistance comprises the largest share of the labor force in the Jackson Hill/Marquette (29.0%), McLaughlin/Angell/Marsh Field (35.9%), and Steele/Sheldon Park/Oakview/East Muskegon (58.2%) submarkets. Among the seven submarkets, the largest concentration of labor force within the top five respective sectors occurs within the Steele/Sheldon Park/Oakview/East Muskegon (86.4%) and Beachwood-Bluffton (84.3%) submarkets, while the most diversified labor force is within the Nelson Submarket, where the top five sectors only comprise 58.1% of the total labor force. Although the PSA has a slightly higher concentration of labor in the top sectors compared to the SSA and state, the diversity of industries among most of the submarkets provides a variety of employment opportunities for individuals with varying skills and education levels.

The following graph illustrates the distribution of employment by job sector for the five largest employment sectors in the PSA (Muskegon) and the surrounding SSA.



## Employment Characteristics and Trends

The PSA (Muskegon) is located in the Muskegon Metropolitan Statistical Area (MSA). Typical wages by job category for this area are compared with those of Michigan in the following table:

Typical Wage by Occupation Type		
Occupation Type	Muskegon MSA	Michigan
Management Occupations	\$100,020	\$113,510
Business and Financial Occupations	\$68,060	\$77,000
Computer and Mathematical Occupations	\$69,940	\$84,750
Architecture and Engineering Occupations	\$75,930	\$85,590
Community and Social Service Occupations	\$51,720	\$50,160
Art, Design, Entertainment and Sports Medicine Occupations	\$43,840	\$54,780
Healthcare Practitioners and Technical Occupations	\$94,310	\$87,310
Healthcare Support Occupations	\$31,500	\$32,380
Protective Service Occupations	\$53,490	\$50,470
Food Preparation and Serving Related Occupations	\$27,900	\$29,580
Building and Grounds Cleaning and Maintenance Occupations	\$31,360	\$32,420
Personal Care and Service Occupations	\$32,680	\$33,790
Sales and Related Occupations	\$36,390	\$44,270
Office and Administrative Support Occupations	\$39,820	\$41,970
Construction and Extraction Occupations	\$56,980	\$54,910
Installation, Maintenance and Repair Occupations	\$51,220	\$52,220
Production Occupations	\$41,660	\$43,300
Transportation and Moving Occupations	\$35,920	\$40,370

Source: U.S. Department of Labor, Bureau of Statistics

Most annual blue-collar salaries range from \$27,900 to \$56,980 within the Muskegon Metropolitan Statistical Area (MSA). White-collar jobs, such as those related to professional positions, management, and medicine, have an average salary of \$81,652. Wages within the area are typically lower (7.0%) than the overall state wages. On average, white-collar professions in the study area earn 10.6% less than those within Michigan, although healthcare practitioners in the MSA earn 7.4% more than those in the state overall. Blue-collar wages in the MSA are, on average, 5.7% less than the average state wages. Within the Muskegon MSA, wages by occupation vary widely and are reflective of a diverse job base that covers a wide range of industry sectors and job skills, as well as diverse levels of education and experience. Because employment is distributed among a variety of professions with diverse income levels, there are likely a variety of housing needs by affordability level. As a significant share of the labor force within the PSA is contained within health care & social assistance, manufacturing, retail trade, and public administration, many workers in the area have typical wages ranging between \$30,000 and \$40,000 annually, likely contributing to the need for low- to mid-priced rental housing product in the area. Most good to fair quality for-sale housing alternatives are not reasonably affordable to these lower wage-earning workers.

In an effort to better understand how area wages by occupation affect housing affordability, wages for the top 35 occupations by share of total employment within the Muskegon MSA were analyzed. While this data does not include every possible occupation and wage within each sector, the occupations included in this table represent over half (53.8%) of the total employment in the MSA in 2021 and provide a general overview of housing affordability for some of the most common occupations within the area. Based on the annual wages at the lower quartile (bottom 25%) and median, the maximum affordable monthly rent and home price (30% of income) for each occupation was calculated. It is important to note that calculations based on the median annual wage mean that half of the individuals employed in this occupation earn less than the stated amount. It is equally important to understand that the supplied data is based on *individual* income. As such, affordability levels will proportionally increase for households with multiple income sources at a rate dependent on the additional income. Affordable rents and home prices for each occupation illustrated that are at or below the two-bedroom Fair Market Rent (\$855) or the overall median price (\$149,900) of the available for-sale inventory in the PSA (Muskegon) are shown in **red** text, indicating that certain lower-wage earning households cannot reasonably afford a typical housing unit in the market.

The following table illustrates the wages (lower quartile and median) and housing affordability levels for the top 35 occupations in the Muskegon Metropolitan Statistical Area.

**Wages and Housing Affordability for Top 35 Occupations by Share of Labor Force  
(Muskegon Metropolitan Statistical Area)**

Wages and Housing Affordability for Top 35 Occupations by Share of Labor Force (Muskegon Metropolitan Statistical Area)								
Occupation Sector, Title & Wages*					Housing Affordability**			
Sector Group (Code)	Labor Force Share	Occupation Title	Annual Wages		Max Monthly Rent		Max Purchase Price	
			Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
Sales and Related Occupations (41)	3.7%	Cashiers	\$22,100	\$23,270	\$553	\$582	\$73,667	\$77,567
	4.2%	Retail Salespersons	\$22,720	\$28,010	\$568	\$700	\$75,733	\$93,367
	1.9%	First-Line Supervisors	\$36,320	\$46,050	\$908	\$1,151	\$121,067	\$153,500
	1.1%	Sales Representatives	\$38,670	\$59,260	\$967	\$1,482	\$128,900	\$197,533
Food Preparation/ Serving (35)	4.6%	Fast Food Workers	\$22,240	\$22,520	\$556	\$563	\$74,133	\$75,067
	1.5%	Waiters and Waitresses	\$22,870	\$28,190	\$572	\$705	\$76,233	\$93,967
	1.0%	Restaurant Cooks	\$23,750	\$29,030	\$594	\$726	\$79,167	\$96,767
	1.0%	First-Line Supervisors	\$28,780	\$35,010	\$720	\$875	\$95,933	\$116,700
Office and Administrative Support (43)	1.8%	Customer Service Rep	\$28,560	\$35,610	\$714	\$890	\$95,200	\$118,700
	2.6%	Office Clerks	\$28,690	\$36,090	\$717	\$902	\$95,633	\$120,300
	0.9%	Secretaries and Admin Assistants	\$29,060	\$36,450	\$727	\$911	\$96,867	\$121,500
	0.8%	Shipping/Inventory Clerks	\$29,860	\$36,890	\$747	\$922	\$99,533	\$122,967
	0.8%	Bookkeeping/Auditing Clerks	\$36,070	\$38,210	\$902	\$955	\$120,233	\$127,367
	0.8%	First-Line Supervisors	\$45,300	\$56,210	\$1,133	\$1,405	\$151,000	\$187,367
Transportation Material Moving (53)	1.8%	Light Truck Drivers	\$23,670	\$23,670	\$592	\$592	\$78,900	\$78,900
	2.3%	Stockers and Order Fillers	\$24,720	\$29,800	\$618	\$745	\$82,400	\$99,333
	1.5%	Laborers/Material Movers	\$28,560	\$30,620	\$714	\$766	\$95,200	\$102,067
	1.1%	Heavy/Tractor-Trailer Drivers	\$38,020	\$45,980	\$951	\$1,150	\$126,733	\$153,267
Production/ Manufacturing (51)	1.1%	Machinists	\$30,180	\$36,620	\$755	\$916	\$100,600	\$122,067
	1.2%	Computer Control Tool Operators	\$30,340	\$38,520	\$759	\$963	\$101,133	\$128,400
	1.0%	Grinding/Polishing Operators	\$35,040	\$47,330	\$876	\$1,183	\$116,800	\$157,767
	1.1%	Inspectors, Testers, Sorters	\$37,100	\$47,330	\$928	\$1,183	\$123,667	\$157,767
	1.3%	Foundry Mold and Coremakers	\$37,630	\$47,440	\$941	\$1,186	\$125,433	\$158,133
	1.1%	First-Line Supervisors	\$47,070	\$60,780	\$1,177	\$1,520	\$156,900	\$202,600
Education, Training, and Library (25)	1.0%	Teaching Assistants, Secondary	\$22,950	\$27,970	\$574	\$699	\$76,500	\$93,233
	1.0%	Elementary School Teachers	\$48,450	\$59,180	\$1,211	\$1,480	\$161,500	\$197,267
	0.8%	Secondary School Teachers	\$48,450	\$60,130	\$1,211	\$1,503	\$161,500	\$200,433
Healthcare (29, 31)	1.4%	Nursing Assistants	\$28,560	\$36,090	\$714	\$902	\$95,200	\$120,300
	0.9%	Medical Assistants	\$34,400	\$36,090	\$860	\$902	\$114,667	\$120,300
	2.9%	Registered Nurses	\$60,320	\$76,710	\$1,508	\$1,918	\$201,067	\$255,700
Management (11)	1.9%	General/Operations Managers	\$56,730	\$78,660	\$1,418	\$1,967	\$189,100	\$262,200
Installation/ Maintenance/ Repair (49)	0.8%	Maintenance/Repair Workers	\$29,760	\$37,720	\$744	\$943	\$99,200	\$125,733
	0.9%	Industrial Machinery Mechanics	\$46,460	\$48,620	\$1,162	\$1,216	\$154,867	\$162,067
Building/ Grounds Maintenance (37)	1.1%	Janitors and Cleaners	\$23,780	\$28,460	\$595	\$712	\$79,267	\$94,867
Architecture/ Engineering (17)	0.8%	Industrial Engineers	\$72,740	\$76,780	\$1,812	\$1,920	\$241,567	\$255,933

Source: Michigan Department of Technology, Management & Budget, 2021 Wage Rates by Industry and Occupation (OEWS)

\*Annual wages listed are at the lower 25<sup>th</sup> percentile (quartile) and median level for each occupation

\*\*Housing Affordability is the maximum monthly rent or total for-sale home price a household can reasonably afford based on stated wages.



In order to reasonably afford a two-bedroom rental at the Fair Market Rate of \$855, an individual would need to earn at least \$34,200 per year. As such, the lower quartile of wage earners within 19 of the occupations listed in the previous table do not have sufficient wages to afford a typical rental. Many of these occupations, particularly those within the food services industry and support positions in the sales, education, and transportation industries, earn significantly less than the amount required to afford a typical rental in the market. When wages for each occupation are increased to their respective median levels, 10 occupations still do not have the income necessary to afford a typical rental. This equates to approximately 11.4% of the labor force among the top 35 occupations, and 16.9% of the overall labor force in the MSA. While a share of these individuals likely lives in multiple-income households, this illustrates the reasonable conclusion that a significant portion of households with a single income that is earned in a variety of occupations in the PSA are likely housing cost burdened.

Housing affordability issues among the listed occupations become more prevalent when home ownership is considered. In order to afford the purchase of a typical home in the PSA at the median price of \$149,900, an individual would have to earn at least \$44,970 per year. As such, the lower quartile of wage earners within 27 of listed occupations do not have sufficient income to afford the purchase of a typical home in the PSA. This suggests that, in addition to the occupations that cannot afford a typical rental, the lowest wage earners in nearly four-fifths (77.1%) of the top occupations in the MSA cannot afford a median-priced home in the PSA. When wages are increased to the respective median for each occupation, 21 occupations still do not have the necessary income to afford a typical for-sale home in the PSA. This equates to approximately 18.1% of the labor force among the top 35 occupations, and 27.8% of the overall labor force in the MSA. As previously stated, it is likely that many of these individuals are part of multiple-income households; nonetheless, this illustrates that home ownership is not affordable for a significant share of workers in the PSA.

A full analysis of the area housing supply, which includes multifamily apartments, current and historical for-sale product, and non-conventional rentals (typically four units or less within a structure), is included in Section VI of this report. A lack of affordable workforce housing in a market can limit the ability of employers to retain and attract new employees, which can affect the performance of specific industries, the local economy, and household growth within an area.

#### Employment Base and Unemployment Rates

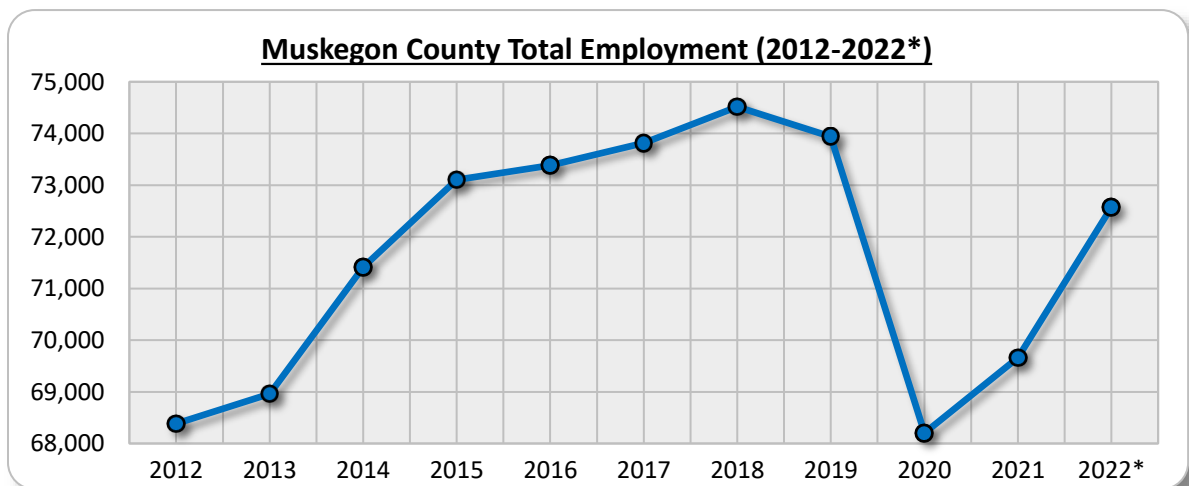
Total employment reflects the number of employed persons who live within the county regardless of where they work. The following illustrates the total employment base for Muskegon County, the state of Michigan and the United States for the various years listed.

Year	Total Employment					
	Muskegon County		Michigan		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2012	68,384	-	4,261,963	-	143,548,588	-
2013	68,958	0.8%	4,323,410	1.4%	144,904,568	0.9%
2014	71,415	3.6%	4,416,017	2.1%	147,293,817	1.6%
2015	73,101	2.4%	4,501,816	1.9%	149,540,791	1.5%
2016	73,383	0.4%	4,606,948	2.3%	151,934,228	1.6%
2017	73,815	0.6%	4,685,853	1.7%	154,721,780	1.8%
2018	74,516	1.0%	4,734,158	1.0%	156,709,685	1.3%
2019	73,939	-0.8%	4,766,050	0.7%	158,806,263	1.3%
2020	68,203	-7.8%	4,361,873	-8.5%	149,192,714	-6.1%
2021	69,663	2.1%	4,495,651	3.1%	154,178,982	3.3%
2022*	72,569	4.2%	4,639,118	3.2%	159,361,297	3.4%

Source: Department of Labor; Bureau of Labor Statistics

\*Through October

From 2012 to 2019, the employment base in Muskegon County increased by 5,555 employees, or an increase of 8.1% during the time period. Prior to 2020, which was largely impacted by the economic effects related to COVID-19, total employment in Muskegon County increased in six of the seven previous years, with the only decrease (0.8%) occurring in 2019. In 2020, total employment for the county decreased by 7.8%, which reflects a rate of reduction below that for the state (8.5%). In 2021, total employment increased in Muskegon County by 2.1%, which was a rate of increase below the state (3.1%) and nation (3.3%). As of October 2022, total employment increased an additional 4.2% year over year, which represents a higher rate than the state (3.2%) and nation (3.4%). The increases in total employment over the last two years are a positive sign that the local economy in the county is recovering from the effects of the COVID-19 pandemic.



\*Through October

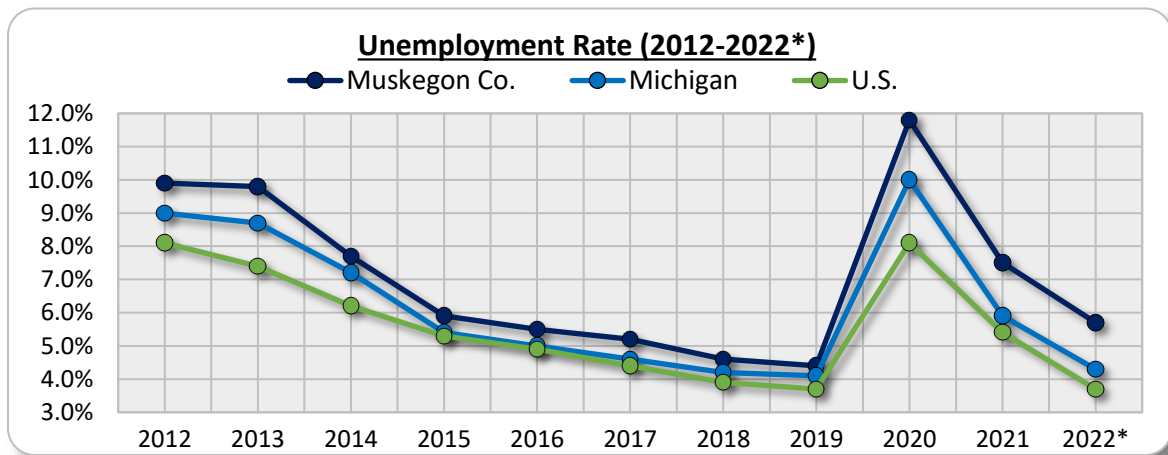
Unemployment rates for Muskegon County, the state of Michigan and the United States are illustrated as follows:

Year	Unemployment Rate		
	Muskegon County	Michigan	United States
2012	9.9%	9.0%	8.1%
2013	9.8%	8.7%	7.4%
2014	7.7%	7.2%	6.2%
2015	5.9%	5.4%	5.3%
2016	5.5%	5.0%	4.9%
2017	5.2%	4.6%	4.4%
2018	4.6%	4.2%	3.9%
2019	4.4%	4.1%	3.7%
2020	11.8%	10.0%	8.1%
2021	7.5%	5.9%	5.4%
2022*	5.7%	4.3%	3.7%

Source: Department of Labor, Bureau of Labor Statistics

\*Through October

Between 2012 and 2019, unemployment rates in the county steadily declined from 9.9% to 4.4%, which was generally comparable to the state unemployment trends and levels during the same period. During 2020, the unemployment rate for the county increased to 11.8%, which reflects a higher rate than the unemployment rate for the state of Michigan (10.0%) and the United States (8.1%) for that year. Following the release of many of the restrictions associated with COVID-19, the unemployment rate for Muskegon County decreased to 7.5% in 2021, which represents a higher rate than the state (5.9%) and a significantly higher rate than the nation (5.4%). As of October 2022, the unemployment rate in the county decreased to 5.7%. Although this represents a higher rate than the state (4.3%) and nation (3.7%), the one-and-eight-tenths percentage point reduction from 2021 is a positive sign of a recovering local economy.



\*Through October

In order to get a better sense of the initial impact the COVID-19 pandemic had on the local economy and the subsequent recovery, we evaluated monthly unemployment rates. The following table illustrates the monthly unemployment rate from January 2020 to October 2022 in Muskegon County.

Muskegon County - Monthly Unemployment Rate			
Month	2020	2021	2022
January	4.5%	9.0%	6.5%
February	4.1%	8.6%	6.4%
March	5.4%	8.4%	5.3%
April	28.6%	7.8%	5.3%
May	22.0%	8.3%	5.4%
June	16.9%	8.7%	6.2%
July	15.1%	8.7%	6.2%
August	11.3%	7.4%	5.7%
September	9.9%	6.4%	5.2%
October	7.8%	5.7%	5.2%
November	7.8%	5.3%	-
December	8.7%	5.4%	-

Source: Department of Labor, Bureau of Labor Statistics

Prior to April 2020, which is when COVID-19 stay-at-home orders impacted many non-essential businesses, the unemployment rate for Muskegon County was 5.4%. In April 2020, the rate increased sharply to 28.6%. While unemployment remained historically high through August 2020 (11.3%), the rate decreased to 7.8% by October 2020. Although some increases in the unemployment rate occurred during 2021, the unemployment rate has generally remained under 6.5% since September 2021. As of October 2022, the most recent month for which data is available, the unemployment rate for the county was 5.2%. This represents the lowest monthly unemployment level since the initial impact of COVID-19 in April 2020 and within one percentage point of the 2019 full-year unemployment rate (4.4%) for Muskegon County.

In-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following table illustrates the total in-place employment base for Muskegon County.

In-Place Employment Muskegon County			
Year	Employment	Change	Percent Change
2012	59,562	-	-
2013	60,107	545	0.9%
2014	61,477	1,370	2.3%
2015	62,197	720	1.2%
2016	62,086	-111	-0.2%
2017	62,928	842	1.4%
2018	62,927	-1	0.0%
2019	62,220	-707	-1.1%
2020	56,192	-6,028	-9.7%
2021	59,243	3,051	5.4%
2022*	60,977	1,734	2.9%

Source: Department of Labor, Bureau of Labor Statistics

\*Through June

The preceding table illustrates in-place employment (people working within Muskegon County) increased by 4.5%, or 2,660 jobs, from 2012 to 2019. While the greatest single decrease over the past decade occurred in 2020 (9.7%) and can be largely attributed to the COVID-19 pandemic, it is notable that the county experienced a decline of 1.1%, or 707 jobs, in 2019. Significant year over year increases occurred in 2021 (5.4%) and 2022 (2.9%), and despite the historic decline in 2020, the county experienced an overall net increase of 1,415 jobs, or a 2.4% increase, from 2012 through June 2022.

Overall, total employment within Muskegon County increased 4.2% year over year, the yearly unemployment rate decreased by 1.8 percentage points, and in-place employment increased by 2.9% in 2022. These are all positive indications of an actively recovering economy, which can contribute to increases in population, households, and housing demand for an area.

Employment Outlook

The Worker Adjustment and Retraining Notification (WARN) Act requires advance notice of qualified plant closings and mass layoffs. WARN notices were reviewed on December 5, 2022, and according to the Michigan Department of Labor & Economic Opportunity there has been one WARN notice reported for Muskegon County over the past 12 months which is summarized in the following table:

WARN Notices			
Company	Location	Jobs	Notice Date
Pace Industries, Inc.	Muskegon	244	2022

The 10 largest employers within the Muskegon County area comprise a total of 12,331 employees and are summarized as follows:

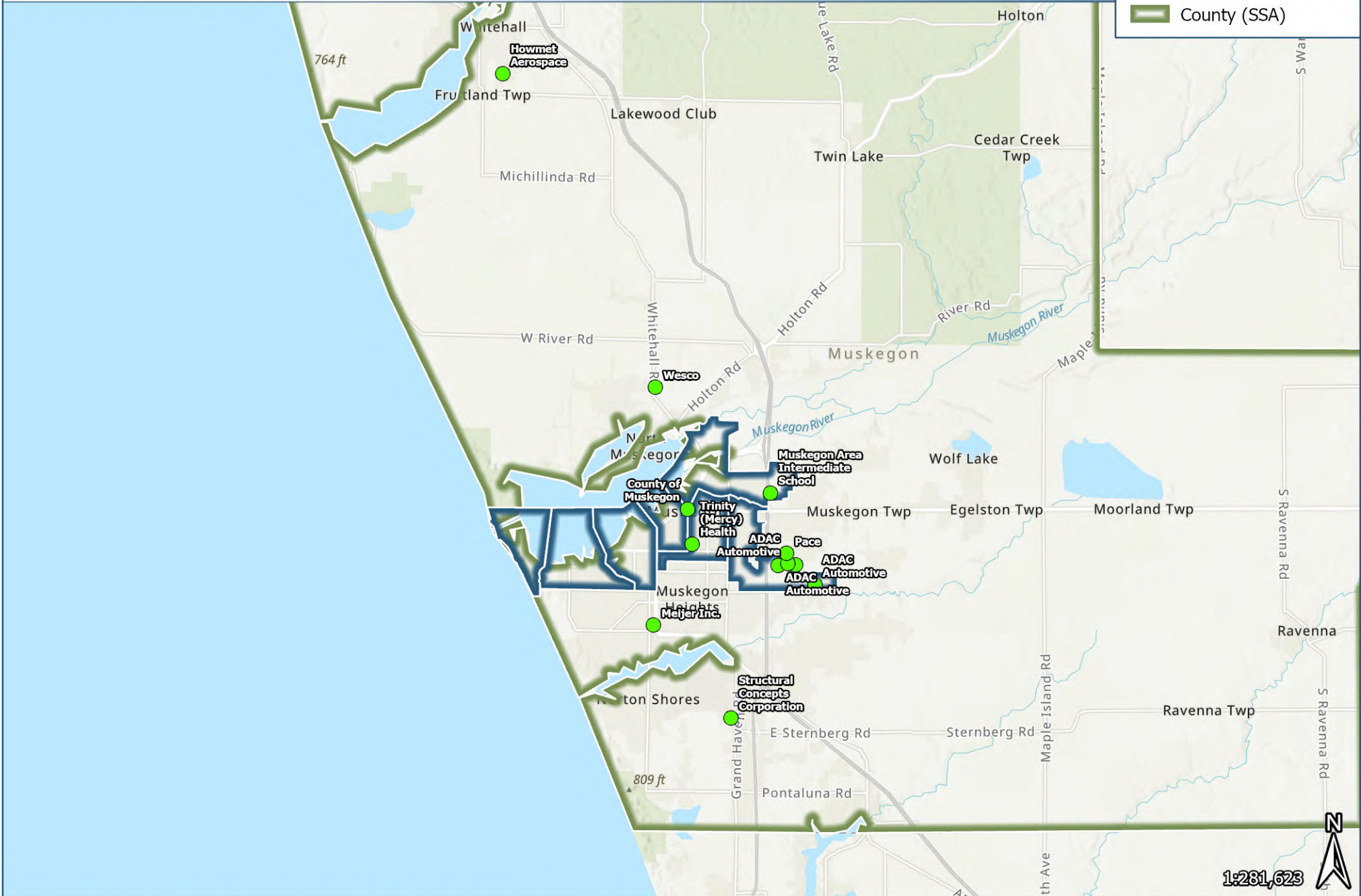
Employer Name	Business Type	Total Employed
Trinity (Mercy) Health	Hospital Systems	4,000
Howmet Aerospace	Aerospace Metal Manufacturing	2,700
ADAC Automotive	Automotive Plastics	1,033
County of Muskegon	Local Government	1,021
Meijer Inc.	Department Store	870
GE Aviation	Aviation Aircraft Manufacturer	634
Wesco	Gasoline & Convenience Stores	573
Structural Concepts Corporation	Display Case Manufacturers	500
Pace Industries, Inc.	Aluminum Die Castings	500
Muskegon Area Intermediate School	Elementary/Educational Services	500
Total		12,331

Source: Greater Muskegon Economic Development (March 2022)

Major employers in the area are primarily engaged in healthcare, manufacturing, public administration, retail, and education. As five of the 10 largest employers are involved in manufacturing processes, this likely contributed, in part, to the historically high unemployment rates associated with the COVID-19 pandemic in 2020. Overall, it appears that most of the major employers in the area are engaged in business activities with occupations that typically offer competitive compensation. Additionally, three of the top employers are engaged in critical services (healthcare, public administration, and education), which are less vulnerable to economic downturns.

A map delineating the location of the area's largest employers is included on the following page.

- Major Employers
- ▬ Muskegon City (PSA)
- ▬ County (SSA)



1:231,623



Economic Development

Economic development can improve the economic well-being and quality of life for a region or community by building local wealth, diversifying the economy, and creating and retaining jobs. Local perspective on the economy as well as notable developments in the area are summarized as follows.

According to a representative with Greater Muskegon Economic Development, the Muskegon County economy is improving. The city of Muskegon benefits from the fact that it serves as the county seat of Muskegon County and is located on the shore of Muskegon Lake. Muskegon Lake is the largest natural deep-water port in west Michigan and offers marinas, charter fishing and hosts several cruise ships. A scenic cruise ship offers leisure and dinner cruises on Muskegon Lake and Lake Michigan. The county has commercial docking facilities that provide various shipping needs, logistic support, storage, towing and ship repair services. Products can be delivered and received from The Port of Muskegon. The port also handles tons of freight, coal and salt every year.

The following summarizes recent economic development activity and announcements within the city of Muskegon:

City of Muskegon Economic Development Activity			
Project Name	Investment	Job Creation	Scope of Work/Status
Waseyabek Development Company	N/A	244	In 2022, the economic development firm, purchased the former 30,000 square-foot RSI Building in Muskegon; No plans for the facility have been announced
Northern Biomedical Research	\$68 million	50 to 400 within three years	In early 2022, the research company purchased the former correctional facility from the City of Muskegon; 70 existing employees will move from Norton Shores to the new site in 2023; Average annual wage of \$80,000
Food, Agriculture, Research, and Manufacturing	\$2.5 million	50	In 2021, opened a new 12,000 square-foot facility; Job creation expected by 2024
West Michigan Grinding & Machine, Incorporated	\$3 million	10	Facility manufactures machined components; Announced plans to invest in their facility
Lake Bluff Grille	N/A	N/A	In spring 2022, the restaurant and the event venue inside the Muskegon Country Club were renovated; The venue seats 150 guests, additional space for weddings and other events seats about 100 guests, and the bar area seats 80 guests
TBD	\$1 million	N/A	In August 2022, owners of Dr. Rolf's Barbeque announced they will develop a new restaurant in downtown Muskegon; The facility will have seating for 130 plus an additional 80 seats in the rooftop bar.
Adelaide Pointe	\$250 million	N/A	A proposed mixed-use development and marina that will be located along Muskegon Lake; Plans include slips at the marina, for-sale condominiums, a pool, multi-use building with an event center, boat sales, and a restaurant; The project is expected to be complete in summer 2024

TBD – To Be Determined

N/A – Not Available



(Continued)

City of Muskegon Economic Development Activity			
Project Name	Investment	Job Creation	Scope of Work/Status
Harbor 31	\$120 million	N/A	Currently under construction along Muskegon Lake; Plans include various housing options, senior care living, boat storage, new marina, boardwalk, office space, and hotel. ECD late 2025
City of Muskegon	\$1.5 million	N/A	Federal grant received in 2022 from Housing and Urban Development; Funding to be used for low-income families for home improvements that mitigate health and safety hazards such as lead-based paint, indoor air quality, mold and moisture, pests, and carbon monoxide; Approximately 130 homes will use the funding. The city also received funding through the Healthy Homes Production Grant Program which was used last year in several homes to address lead abatement, efficiency repairs, vinyl siding replacement and infrastructure repairs
City of Muskegon & West Urban Properties	\$6.2 million	N/A	In 2021, partnered to build over 20 affordable rental homes which give middle-income families more housing options; In 2022, the same partnership reached an agreement that will provide approximately 100 new affordable homes throughout the city

N/A – Not Available

ECD – Estimated Completion Date

The following table summarizes recent economic development activity and announcements within Muskegon County:

Muskegon County Economic Development Activity			
Project Name	Investment	Job Creation	Scope of Work/Status
Fusion Fluid Equipment	\$7 million	35	In spring 2022, announced plans to expand production facility located in Whitehall Township; Plans include adding 52,000 square feet; No groundbreaking date has been set
HydroBlox Technologies and Goodwill Industries	N/A	N/A	In spring 2022, announced a joint venture for a new plant in the Muskegon area that diverts landfill-bound plastic into environmentally friendly stormwater products that filter and direct the flow of water
Cytiva/Globe Life Sciences Solutions USA	\$430 million	200	In summer 2022, purchased the former Bayer CropScience in Muskegon; Cytiva currently produces chromatography resins in Sweden and plans to expand so resins can be manufactured and marketed in the U.S.; Average wage of \$1,800 per week plus benefits; Production expected to begin in late 2025 or early 2026
Seal Bond	\$11.5 million	55	Expansion of a new 200,000 square-foot production facility completed in summer of 2022 at the Norton Shores location; Job creation over the next two years
Rolar Product	\$1.2 million	16	Expansion completed in summer of 2022 at Muskegon Heights location
Hilite International	\$9.6 million	108	Renovation and reconfiguration completed in 2021 of existing facility in Whitehall; The renovations will accommodate new office space, labs, and conference rooms
Smart Vision Lights	\$3.9 million	N/A	Facility expanded by 30,000 square feet in 2021; Located in the Airport Business Park Phase II in Norton Shore
Wesco	\$15 million	N/A	Completed renovations in 2022 on a 60,000 square-foot distribution center in Muskegon Township; The facility serves as the main deli and bakery commissary for all its 54 gas stations and convenience stores
La Colombe Coffee Roasters	\$1.75 million	55	Expansion plans announced in summer 2022; Moving into a 50,000 square-foot facility; Additional plans for a third 100,000 square-foot facility; Both facilities located in Norton Shores
MI Tri-Share Child Care	\$2.5 million		Program received funding for 2023; The program splits childcare costs between the state, employers enrolled in the program, and eligible employees; Goodwill Industries of West Michigan was designated as one of the facilitator hubs for administering the program in Muskegon County
Skymint	N/A	N/A	A new cannabis dispensary opened in 2022 in Muskegon
City of Muskegon Heights	N/A	N/A	In 2022, the city along with Greater Muskegon Economic Development announced the “Reaching New Heights” program was approved by downtown development authority; The intention of the program is to construct 50 affordable homes a year for five years; The first home was constructed in fall 2022 and the homes are priced between \$180,000 and \$250,000

N/A – Not Available

## Tourism

Muskegon County sits along Lake Michigan's shoreline and hosts around 1.5 million tourists per year and has an extensive vacation rental market. In the warmer months, the area is best known for its outdoor recreational activities such as miles of beaches, and over 60 miles of multiuse trails. The county also offers several state parks, county parks, nature preserves, festivals, and major paddle sport rivers. Tourists can also enjoy fishing, hiking, camping, sailing regattas, and pleasure boating. In the winter the area offers ice skating, cross-country skiing, and a luge track.

There are several entertainment options including restaurants, theaters, museums, arts and culture centers, historical architecture, and public art collections making it a destination to visit year-round.

With all the county has to offer, the tourism and entertainment sectors have a substantial impact on the local economy. In 2021, at the heels of the pandemic, the festivals, and arts and cultural institutions contributed nearly \$42 million to the economy and employed 102 full-time and 535 part-time employees.

## Beautification

Sidewalk widening is planned for Western Avenue and a small part of Second Street in downtown Muskegon. The project is part of the new social district, which encompasses 12 blocks and is designed to give the downtown area a year-round festival atmosphere. The sidewalk widening will increase space for outdoor dining and social activities. Curbs will be eliminated so the sidewalk is level with the street, and movable objects such as benches and planters will be used to separate the street and sidewalk. The project is expected to be complete in 2023.

The City of Muskegon sporadically issues an invitation for bids for demolition and site clearance projects. Through this program, vacant homes, buildings, sheds, and other structures are demolished and sites are cleared.

In 2021, the cities of Muskegon, Muskegon Heights, and Norton Shores conducted an online crowdfunding effort that raised \$50,000 for The Muskegon Rails Murals project. The funding raised by the cities qualified them to receive an additional \$50,000 from the Michigan Economic Development Corporation's Public Spaces Community Places program. The entranceways to the cities now display four original hand-painted murals on two rail bridges. A total of \$185,000 was invested in the project.

The City of Muskegon Heights was awarded \$250,000 in July 2022 for improvements at Rowan Park. Plans include a splash pad, fountain, restrooms, and a pedestrian promenade.

## Infrastructure

A \$1.8 million project on Terrace Street in downtown Muskegon is expected to be complete in 2023. The project will narrow a half mile of Terrace Street from Apple Avenue to Shoreline Drive and remove the median and two traffic signals to convert the road into a two-lane, two-way street. A bicycle path may be added later.

The City of Muskegon has a \$1.6 million reconstruction and water main replacement project planned that will include Houston Avenue between Third and Ninth streets. The project has been delayed until spring 2023.

Michigan Department of Transportation is planning a \$1.2 million project to remove the bridge over the Muskegon River tributary on Ottawa Street. The crumbling bridge was closed to traffic in 2021. Federal COVID relief funds are being used to cover the cost and the project is expected to be complete by 2024.

In fall 2022, the City of Muskegon announced it will build an extension to Olthoff Drive to provide access for the new Northern Biomedical Research site.

A \$60 million project that will connect users of the Coopersville Wastewater Treatment Plant in northern Ottawa County to the Muskegon County Wastewater Management System is expected to start construction in fall 2023. Once complete in 2026, area food producers will be able to take advantage of the unused capacity at the Muskegon County wastewater facility by connecting to the new line. Private investment is estimated at \$187 million and expected to create 145 new jobs over the next three to five years.

Southern Airways Express was selected by the U.S. Department of Transportation to provide essential air service at Muskegon County Airport. This service will provide 36 nonstop round-trip flights per week to Chicago O'Hare International Airport. Flights began October 1, 2022.

In May 2022, the Environmental Protection Agency awarded Muskegon Lakeshore Chamber of Commerce with a \$500,000 grant for use in Muskegon Lake redevelopment and restoration projects throughout the county.

In 2022, a \$589,000 road widening project in Fruitland Township was completed on a three-mile stretch of road on Duck Lake Road from Scenic Drive to Simonelli Road.

In fall 2022, the Muskegon County Road Commission announced they will be adding a left turn lane along Whitehall Road. The project will provide access to the Global Life Science Solutions USA (Cytiva) property and improve traffic flow.

In fall 2022, The Michigan Department of Transportation completed improvements on the Interstate 96 bridge over Norris Creek and Hile Road in Muskegon County. The \$3.6 million project included resurfacing, substructure repair, steel beam repair, and new expansion joints.

## VI. HOUSING SUPPLY ANALYSIS

This housing supply analysis considers both rental and for-sale housing. Understanding the historical trends, market performance, characteristics, composition, and current housing choices provide critical information as to current market conditions and future housing potential. The housing data presented and analyzed in this section includes primary data collected directly by Bowen National Research and secondary data sources including American Community Survey (ACS), U.S. Census housing information and data provided by various government entities and real estate professionals.

While there are a variety of housing alternatives offered in the overall market (City of Muskegon), we focused our analysis on the most common alternatives. The housing structures included in this analysis are:

- **Rental Housing** – Rental properties consisting of multifamily apartments (generally with five or more units within a structure) were identified and surveyed. An analysis of non-conventional rentals (typically with four or less units within a structure) was also conducted. In addition, a survey of short-term (recreational/seasonal) rentals was completed to analyze the effect this housing segment has on the overall rental market.
- **For-Sale Housing** – For-sale housing alternatives, both recent sales activity and currently available supply, were inventoried. This data includes single-family homes, condominiums, mobile homes, and other traditional housing alternatives. It includes stand-alone product as well as homes within planned developments or projects.
- **Senior Care Housing** – We surveyed senior care facilities that provide both shelter and care housing alternatives to seniors requiring some level of personal care (e.g., dressing, bathing, medical reminders, etc.) and medical care. This includes assisted living and nursing homes.

For the purposes of this analysis, most of the housing supply information is presented for the Primary Study Area (PSA, City of Muskegon) and the Secondary Study Area (SSA, Balance of Muskegon County). However, we do provide some data on the submarkets in this section. This analysis includes secondary Census housing data (renter- and owner-occupied), Bowen National Research's survey of area rental alternatives, and for-sale housing data (both historical sales and available housing alternatives) obtained from secondary data sources (Multiple Listing Service/Muskegon County Equalization Department). Planned and proposed housing were also considered for their potential impact on housing market conditions and demand.

Maps illustrating the location of various housing types are included throughout this section.

## A. OVERALL HOUSING SUPPLY (SECONDARY DATA)

This section of area housing supply is based on secondary data sources such as the U.S. Census, American Community Survey and ESRI, and is provided for the Primary Study Area (Muskegon), the Secondary Study Area (Balance of County), the selected submarkets, and the state of Michigan, when applicable. When possible, data from the 2020 Census is used in conjunction with ESRI estimates to provide the most up-to-date data. Note that some small variation of total numbers and percentages within tables may exist due to rounding.

### Housing Characteristics

The estimated distribution of the area housing stock by tenure for each study area for 2022 is summarized in the following table:

		Occupied and Vacant Housing Units by Tenure 2022 Estimates				
		Total Occupied	Owner Occupied	Renter Occupied	Vacant	Total
<b>Beachwood-Bluffton</b>	Number	655	596	59	187	842
	Percent	77.8%	91.0%	9.0%	22.2%	100.0%
<b>Campbell Field/ Nims</b>	Number	2,615	1,096	1,519	202	2,817
	Percent	92.8%	41.9%	58.1%	7.2%	100.0%
<b>Glenside/Lakeside</b>	Number	1,998	1,473	525	133	2,131
	Percent	93.8%	73.7%	26.3%	6.2%	100.0%
<b>Jackson Hill/Marquette</b>	Number	2,464	738	1,726	204	2,668
	Percent	92.4%	30.0%	70.0%	7.6%	100.0%
<b>McLaughlin/Angell/ Marsh Field</b>	Number	3,017	1,315	1,702	413	3,430
	Percent	88.0%	43.6%	56.4%	12.0%	100.0%
<b>Nelson</b>	Number	1,820	590	1,230	244	2,064
	Percent	88.2%	32.4%	67.6%	11.8%	100.0%
<b>Steele/Sheldon Park/ Oakview/East Muskegon</b>	Number	2,059	1,317	742	181	2,240
	Percent	91.9%	64.0%	36.0%	8.1%	100.0%
<b>Muskegon (PSA)</b>	Number	14,628	7,125	7,503	1,564	16,192
	Percent	90.3%	48.7%	51.3%	9.7%	100.0%
<b>Balance of County (SSA)</b>	Number	54,194	44,021	10,173	4,402	58,596
	Percent	92.5%	81.2%	18.8%	7.5%	100.0%
<b>Muskegon County</b>	Number	68,822	51,146	17,676	5,966	74,788
	Percent	92.0%	74.3%	25.7%	8.0%	100.0%
<b>Michigan</b>	Number	4,055,460	2,895,751	1,159,709	533,313	4,588,773
	Percent	88.4%	71.4%	28.6%	11.6%	100.0%

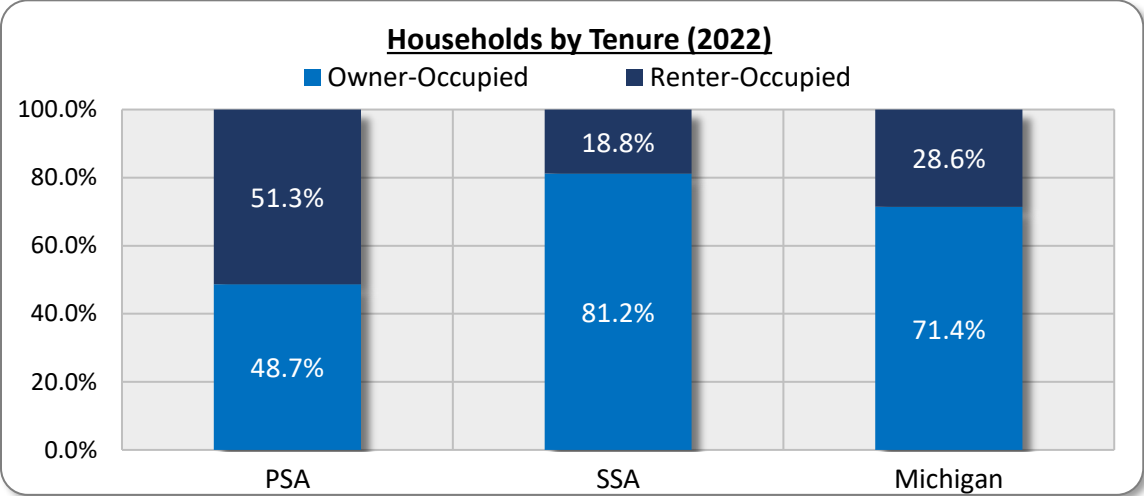
Source: 2020 Census; ESRI; Urban Decision Group; Bowen National Research

In total, there are an estimated 16,192 housing units within the PSA (Muskegon) in 2022. Based on ESRI estimates and 2020 Census data, of the 14,628 total *occupied* housing units in the PSA, 48.7% are owner occupied, while the remaining 51.3% are renter occupied. As such, the PSA has a considerably higher share of renter-occupied housing units when compared to the surrounding SSA (18.8%) and state (28.6%). Approximately 9.7% of the housing units within the PSA are classified as vacant, which is comparable to

the SSA (7.5%) and state (11.6%). Vacant units are comprised of a variety of units including abandoned properties, rentals, for-sale, and seasonal housing units.

Within the individual submarkets, the submarket with the highest share of owner-occupied units is the Beachwood-Bluffton Submarket, in which 91.0% of units are occupied by homeowners. The Jackson Hill/Marquette Submarket has the highest share of renter-occupied units, with 70.0% of units occupied by renters. The Beachwood-Bluffton Submarket has the highest share (22.2%) of vacant units, which is greatly influenced by the short-term housing market, as evidenced by the fact that over 80% of all vacant units in this submarket are classified as “Seasonal or Recreational” housing. Other submarkets with double-digit vacancy rates are the McLaughlin/Angell/Marsh Field Submarket (12.0%) and the Nelson Submarket (11.8%). These submarkets are also influenced by “Seasonal or Recreational” housing, as 83.9% of the units in the McLaughlin/Angell/Marsh Field Submarket and 50.5% of the vacant units in the Nelson Submarket are “Seasonal or Recreational” housing. These short-term housing alternatives limit the inventory available to more permanent residents. This topic is addressed further later in this section.

The following graph compares occupied units by tenure for the various study areas.



The following table compares key housing age and conditions of each study area and the state based on 2016-2020 American Community Survey (ACS) data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated for each study area by tenure. It is important to note that some occupied housing units may have more than one housing issue.



	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Beachwood-Bluffton	16	57.1%	348	67.1%	0	0.0%	0	0.0%	0	0.0%	8	1.6%
Campbell Field/Nims	684	58.1%	970	85.3%	37	3.1%	26	2.3%	66	5.6%	16	1.4%
Glenside/Lakeside	460	73.3%	1,091	89.4%	11	1.8%	0	0.0%	0	0.0%	6	0.5%
Jackson Hill/Marquette	529	34.6%	387	50.0%	8	0.5%	0	0.0%	0	0.0%	0	0.0%
McLaughlin/Angell/Marsh Field	1,134	74.4%	1,236	93.0%	15	1.0%	37	2.8%	32	2.1%	0	0.0%
Nelson	711	67.7%	525	86.5%	45	4.3%	10	1.6%	21	2.0%	0	0.0%
Steele/Sheldon Park/Oakview/East Muskegon	702	88.3%	1,108	92.1%	35	4.4%	0	0.0%	44	5.6%	7	0.6%
Muskegon (PSA)	4,235	62.9%	5,665	83.4%	151	2.2%	73	1.1%	163	2.4%	37	0.6%
Balance of County (SSA)	4,251	47.4%	19,377	44.4%	419	4.7%	565	1.3%	322	3.6%	195	0.4%
Muskegon County	8,486	54.0%	25,042	49.7%	570	3.6%	638	1.3%	485	3.1%	232	0.4%
Michigan	526,133	46.8%	1,373,485	48.1%	32,741	2.9%	31,181	1.1%	24,3376	2.1%	16,771	0.6%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

In the PSA (Muskegon), nearly two-thirds (62.9%) of the renter-occupied housing units and over four-fifths (83.4%) of owner-occupied housing units were built prior to 1970. As such, the housing stock in the PSA appears to be considerably older than the SSA (Balance of County), where only 47.4% of the renter-occupied housing units and 44.4% of the owner-occupied units were built prior to 1970. While the shares of renter households (2.2%) and owner households (1.1%) in the PSA that experience overcrowding are similar to the corresponding shares in the state (2.9% and 1.1%, respectively), the share of overcrowded renter households in the surrounding SSA (4.7%) is much higher than the share in the state (2.9%). While the shares of renter-occupied units (2.4%) and owner-occupied units (0.6%) in the PSA with incomplete plumbing or kitchens are similar to the state's shares, the share of *renter*-occupied units (3.6%) in the surrounding SSA with this housing condition is higher than that in the PSA (2.4%) and state (2.1%). The largest number of substandard housing units are within the Campbell Field/Nims submarket, representing over one-third of all substandard housing in the PSA.

Overall, the housing inventory in the PSA, regardless of tenure, is comparably older than the surrounding SSA and state. In addition, it appears that *renter* households in the PSA are more likely to be affected by housing deficiencies compared to homeowners. Regardless, the PSA (Muskegon) has more than 400 households living in overcrowded units and/or units that lack complete plumbing or kitchen facilities.

The following table compares key household income, housing cost, and housing affordability metrics of each study area and the state. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability						
	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
				Renter	Owner	Renter	Owner
<b>Beachwood-Bluffton</b>	\$75,000	\$245,192	\$509	7.1%	25.2%	7.1%	6.7%
<b>Campbell Field/Nims</b>	\$39,802	\$91,623	\$870	54.3%	18.8%	29.0%	7.3%
<b>Glenside/Lakeside</b>	\$51,935	\$111,318	\$888	32.8%	26.2%	18.0%	8.4%
<b>Jackson Hill/Marquette</b>	\$31,077	\$95,161	\$667	40.5%	19.9%	15.7%	5.2%
<b>McLaughlin/Angell/Marsh Field</b>	\$26,669	\$40,288	\$690	51.0%	24.2%	31.9%	5.0%
<b>Nelson</b>	\$25,858	\$138,318	\$687	67.0%	26.8%	28.6%	16.2%
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>	\$39,448	\$72,638	\$890	36.1%	6.2%	23.2%	2.7%
<b>Muskegon (PSA)</b>	\$35,671	\$91,085	\$756	48.1%	20.2%	24.8%	6.7%
<b>Balance of County (SSA)</b>	\$60,667	\$170,568	\$841	40.2%	17.4%	16.1%	6.2%
<b>Muskegon County</b>	\$55,010	\$160,847	\$804	43.6%	17.8%	19.8%	6.3%
<b>Michigan</b>	\$65,507	\$204,371	\$968	44.9%	18.8%	23.1%	7.4%

Source: American Community Survey (2016-2020); ESRI

\*Paying more than 30% of income toward housing costs

\*\*Paying more than 50% of income toward housing costs

The median household income of \$35,671 within the PSA (Muskegon) is less than the median household incomes for both the SSA (\$60,667) and state (\$65,507). The estimated median home value in the PSA of \$91,085 is substantially lower than the SSA's (\$170,568) and state's (\$204,371) estimated median home values. The average gross rent in the PSA (\$756) is lower than both the SSA (\$841) and state (\$968) average gross rents. Despite the lower gross rents and housing values in the PSA, the PSA has higher shares of housing cost burdened households among its renter households (48.1%) and owner households (20.2%) than the surrounding SSA and state. Overall, the PSA has an estimated 3,233 renter households and 1,374 owner households that are housing cost burdened. With an estimated total of 4,607 cost burdened households in the city of Muskegon, of which 2,124 are severe cost burdened, affordable housing alternatives should be part of future housing solutions.

## **B. HOUSING SUPPLY ANALYSIS (BOWEN NATIONAL SURVEY)**

### **1. Multifamily Rental Housing**

Between October of 2022 and January of 2023, Bowen National Research surveyed (both by telephone and in-person) numerous multifamily rental housing projects within the city of Muskegon and all of Muskegon County. While these rentals do not represent all multifamily rental housing projects in the market, they provide significant insight as to the market conditions of commonly offered multifamily rental product. We believe this survey represents a good base from which characteristics and trends of multifamily rental housing can be evaluated and from which conclusions can be drawn.

Projects identified, inventoried, and surveyed operate under a number of affordable housing programs including the Low-Income Housing Tax Credit (LIHTC), HUD Sections 8 and 202 and Public Housing programs, as well as market-rate. Definitions of each housing program are included in Addendum G: Glossary.

Managers and leasing agents at each project were surveyed to collect a variety of property information including vacancies, rental rates, design characteristics, amenities, utility responsibility, and other features. Each project was also rated based on quality and upkeep. Each surveyed property was photographed and mapped as part of this survey. Data collected during our survey is presented in aggregate format for the various study areas.

We identified and personally surveyed 51 multifamily apartment properties containing a total of 5,813 units within Muskegon County. Of these projects, 22 were in the PSA (Muskegon) with an overall total of 2,710 units. The remaining 29 surveyed projects in the surrounding SSA (Balance of Muskegon County) were used to provide a base of comparison. The survey was conducted to establish the overall strength of the local rental market and to identify potential housing needs in the subject market. The surveyed rentals within the PSA have a combined occupancy rate of 98.9%, an extremely high rate for multifamily rental housing. Typically, healthy, well-balanced markets have rental housing occupancy rates generally between 94% and 96%. As such, the PSA's multifamily rental market is operating at an exceedingly high occupancy level with very limited availability. Compounding the market's rental challenges is the fact that the surrounding SSA (Balance of Muskegon County) is operating at an even higher occupancy rate of 99.2%. As such, vacancies in the overall county are very limited. It should be noted that this survey only includes physical vacancies (vacant units ready for immediate occupancy) as opposed to economic vacancies (vacant units not immediately available for rent).

The following table summarizes the surveyed multifamily rental supply.

Multifamily Supply by Product Type				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
<b>PSA (Muskegon)</b>				
Market-Rate	9	1,453	25	98.3%
Market-Rate/Tax Credit	4	356	5	98.6%
Market-Rate/Government-Subsidized	1	124	0	100.0%
Tax Credit	3	151	0	100.0%
Government-Subsidized	5	626	0	100.0%
Total	22	2,710	30	98.9%
<b>SSA (Balance of County)</b>				
Market-Rate	15	2,081	25	98.8%
Market-Rate/Government-Subsidized	1	172	0	100.0%
Tax Credit	2	184	0	100.0%
Tax Credit/Government-Subsidized	3	129	0	100.0%
Market-Rate/Tax Credit/Government-Subsidized	1	84	0	100.0%
Government-Subsidized	7	453	0	100.0%
Total	29	3,103	25	99.2%

Overall, demand for multifamily rental housing in the PSA is very strong, as there does not appear to be many vacancies, regardless of the program type (e.g., market-rate, Tax Credit, government subsidized or some combination of these program types). All 30 vacancies in the PSA are among unrestricted market-rate units. All Tax Credit and government-subsidized units are occupied. As illustrated in the preceding table, the distribution of vacancies in the surrounding SSA mirror the PSA, as all 25 vacancies are among market-rate units. Despite these vacancies, the market-rate inventory in both the PSA and SSA are operating at very high occupancy levels. Therefore, demand for rental housing is strong even among non-assisted housing. Based on this survey of rental housing, there does not appear to be any weakness or softness among multifamily rentals in the county. As such, there appears to be a development opportunity for a variety of rental products, particularly for affordable rentals.

The following table summarizes the surveyed multifamily rental housing for each of the study areas, including the seven submarkets in the PSA (Muskegon).

Overall Market Performance by Area									
Data Set	Beachwood-Bluffton	Campbell Field/Nims	Glenside/Lakeside	Jackson Hill/Marquette	McLaughlin/Angell/Marsh Field	Nelson	Steele/Sheldon Park/Oakview/East Muskegon	Muskegon (PSA )	Balance of County (SSA)
Projects	-	6	-	8	2	5	1	22	29
Total Units	-	598	-	1,537	360	155	60	2,710	3,103
Vacant Units	-	5	-	19	0	6	0	30	25
Occupancy Rate	-	99.2%	-	98.8%	100.0%	96.1%	100.0%	98.9%	99.2%

As previously stated, healthy, well-balanced rental housing markets have occupancy levels generally between 94% and 96%. Typically, a market occupancy level over 97% is an indication of a possible housing shortage, which can lead to housing problems such as unusually rapid rent increases, people forced to live in substandard housing, households living in rent overburdened situations, and residents leaving the area to seek housing elsewhere. Conversely, occupancy rates below 94% may indicate some softness or weakness in a market, which may be the result of a saturated or overbuilt market, or one that is going through a decline due to economic downturns and corresponding demographic declines.

With an overall occupancy rate of 98.9%, the PSA (Muskegon) multifamily rental housing market appears to have an insufficient number of vacancies. This overall occupancy rate is slightly lower than the 99.2% occupancy rate in the SSA (Balance of County). Two of the seven submarkets are operating at 100% occupancy levels and a third submarket (Campbell Field/Nims) is operating at a 99.2% occupancy level. The lowest occupancy rate of 96.1% in the Nelson Submarket is still considered high and reflective of a market lacking sufficient rental housing. With only 30 vacant units identified among the 2,710 apartment units included in the survey, the PSA has a very small base of potential rental alternatives from which prospective renters can choose.

The following table illustrates the distribution of units and occupancy levels by the *different housing programs* in each study area. It should be noted that the total number of projects shown in this table does not match the totals from other portions of this section, as some projects operate under multiple program types and were counted multiple times in the table below.

Overall Market Performance by Program Type by Area									
Data Set	Beachwood Bluffton	Campbell Field/Nims	Glenside/Lakeside	Jackson Hill/Marquette	McLaughlin/Angell/Marsh Field	Nelson	Steele/Sheldon Park/Oakview/East Muskegon	Muskegon (PSA)	Balance of County (SSA)
<b>Market-Rate</b>									
Projects	-	3	-	6	-	4	1	14	17
Total Units	-	304	-	1,298	-	59	30	1,691	2,113
Vacant Units	-	5	-	19	-	6	0	30	25
Occupancy Rate	-	98.4%	-	98.5%	-	89.8%	100.0%	98.2%	98.8%
<b>Tax Credit (Non-Subsidized)</b>									
Projects	-	3	-	1	-	2	1	7	6
Total Units	-	208	-	53*	-	96	30	334	272
Vacant Units	-	0	-	-	-	0	0	0	0
Occupancy Rate	-	100.0%	-	-	-	100.0%	100.0%	100.0%	100.0%
<b>Government Subsidized</b>									
Projects	-	2	-	2	2	-	-	6	12
Total Units	-	86	-	239	360	-	-	685	718
Vacant Units	-	0	-	0	0	-	-	0	0
Occupancy Rate	-	100.0%	-	100.0%	100.0%	-	-	100.0%	100.0%

\*Units under construction (not included in total)

With only one exception, the occupancy levels by program type by submarket are extremely high, operating at occupancy rates of 98.4% or higher. The lone exception is within the Nelson Submarket, among its market-rate supply which is operating at an 89.8% occupancy rate. This is the result of just six vacant units among the 59 market-rate units in this submarket. Regardless of submarket, all affordable rental options operating under Tax Credit or government-subsidized programs are occupied. This is also true for the surrounding SSA (Balance of Muskegon County).

The following table summarizes the number of properties that maintain wait lists, and the length of their wait lists, within each of the PSA’s established submarkets. Note that some wait lists may be representative of people on multiple wait lists.

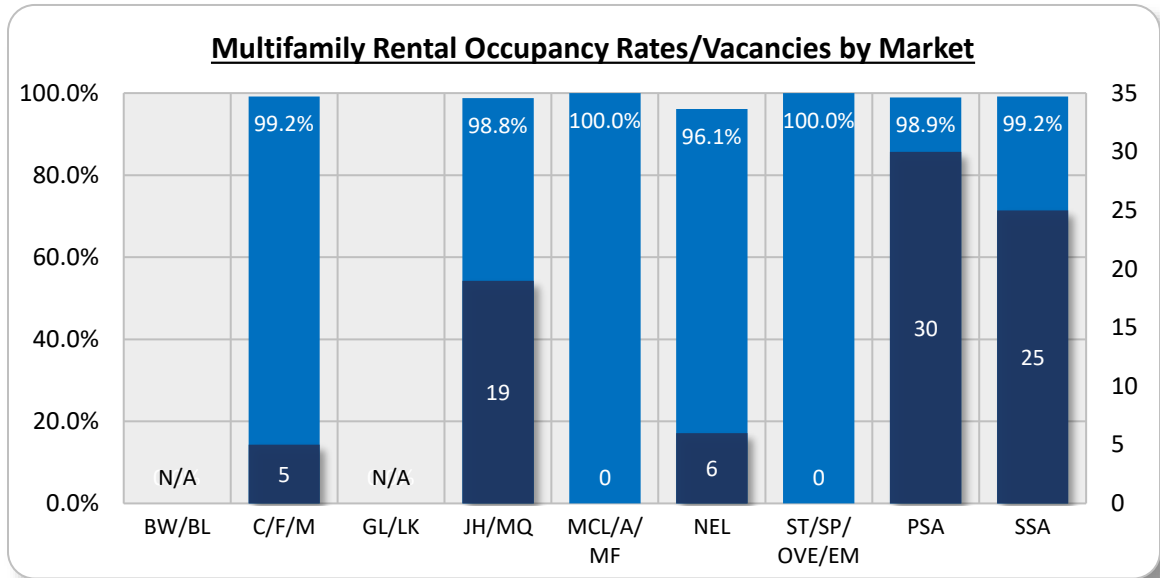
<b>Property Wait List Information by Property Type</b>					
	<b>MRR</b>	<b>GSS</b>	<b>TAX</b>	<b>MRT</b>	<b>MRG</b>
<b>Beachwood-Bluffton</b>					
No Properties Surveyed					
<b>Campbell Field/Nims</b>					
Properties w/ Wait List	1	1	1	2	-
Total Properties	1	2	1	2	-
Share of Properties	100.0%	50.0%	100.0%	100.0%	-
# Households	-	23	-	30	-
# Months	2-3	-	6	6-12	-
<b>Glenside/Lakeside</b>					
No Properties Surveyed					
<b>Jackson Hill/Marquette</b>					
Properties w/ Wait List	2	1	U/C	-	1
Total Properties	5	1	1	-	1
Share of Properties	40.0%	100.0%	-	-	100.0%
# Households	3	-	-	-	-
# Months	2-6	6	-	-	6
<b>McLaughlin/Angell/Marsh Field</b>					
Properties w/ Wait List	-	2	-	-	-
Total Properties	-	2	-	-	-
Share of Properties	-	100.0%	-	-	-
# Households	-	55	-	-	-
# Months	-	1	-	-	-
<b>Nelson</b>					
Properties w/ Wait List	1	-	1	0	-
Total Properties	3	-	1	1	-
Share of Properties	33.3%	-	100.0%	-	-
# Households	12	-	-	-	-
# Months	-	-	6	-	-
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>					
Properties w/ Wait List	-	-	-	1	-
Total Properties	-	-	-	1	-
Share of Properties	-	-	-	100.0%	-
# Households	-	-	-	75	-
# Months	-	-	-	-	-

MRR (market-rate), GSS (subsidized), TAX (Tax Credit), MRT=MRR+TAX, MRG=MRR+GSS  
 U/C – Property is Under Construction and not yet leasing.

Of the 22 properties surveyed within the PSA, 14 (63.6%) maintain wait lists. The wait lists exist among all housing program types, with wait lists maintained at four of the nine projects operating exclusively as market-rate product, four of five projects operating exclusively under a government-subsidized program, and two of three operating exclusively under the Tax Credit program. The greatest number of households on wait lists appear to be among the mixed-income market-rate and Tax Credit supply (denoted as MRT) with 105 households waiting for a unit and among the government-

subsidized supply (denoted as GSS) with a total of 78 households on a wait list. Many other product types reported their wait lists in terms of the number of months people have to wait for a unit, most of which ranges from six to twelve months in duration. Regardless, the relatively large shares of properties with wait lists and the length or duration of such lists indicate a very strong level of pent-up demand for rental housing in the PSA.

The following graph illustrates the occupancy rates and total vacancies by the seven submarkets, the PSA, and the SSA.



The remainder of the multifamily apartment analysis is broken out by product type (e.g., market-rate, Tax Credit, and government subsidized) for the PSA (Muskegon) versus the SSA (Balance of County) on the following pages.



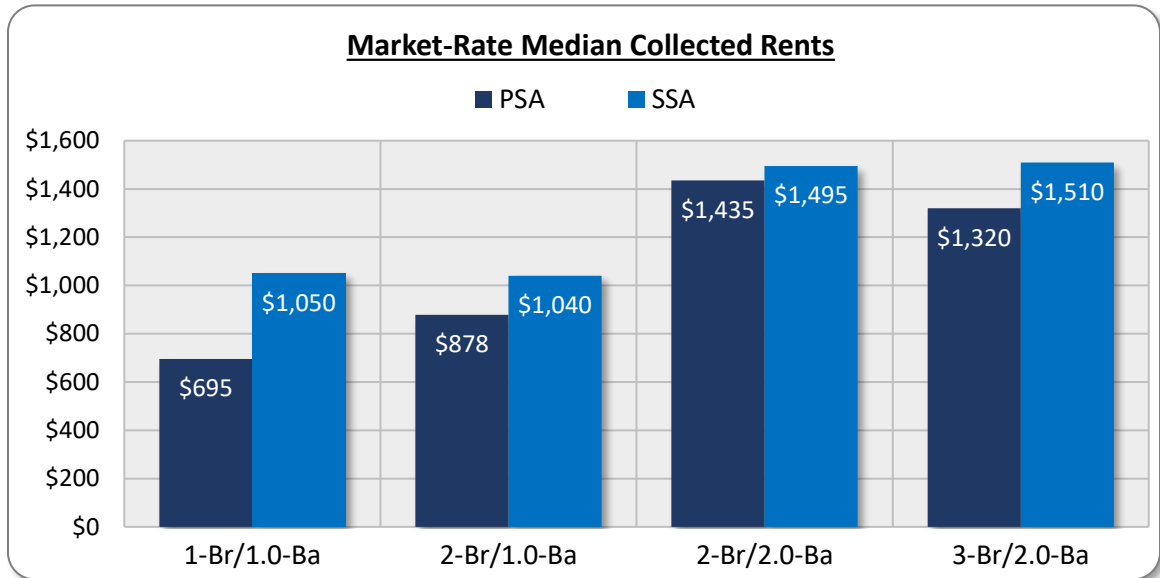
Market-Rate Housing

A total of 14 multifamily projects with at least some market-rate units were surveyed in the PSA. Overall, these properties contain 1,691 market-rate units. The following table summarizes the units by bedroom/bathroom type.

Market-Rate Multifamily Rentals by Bedroom/Bathroom						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
<b>PSA (Muskegon)</b>						
Studio	1.0	16	0.9%	1	6.3%	\$828
One-Bedroom	1.0	785	46.4%	9	1.1%	\$695
One-Bedroom	1.5	3	0.2%	2	66.7%	\$1,625
Two-Bedroom	1.0	566	33.5%	10	1.8%	\$878
Two-Bedroom	1.5	42	2.5%	0	0.0%	\$975
Two-Bedroom	2.0	129	7.6%	4	3.1%	\$1,435
Three-Bedroom	1.0	24	1.4%	2	8.3%	\$1,175
Three-Bedroom	1.5	53	3.1%	0	0.0%	\$1,066
Three-Bedroom	2.0	55	3.3%	0	0.0%	\$1,320
Four-Bedroom	1.5	18	1.1%	2	11.1%	\$1,300
<b>Total Market-Rate</b>		<b>1,691</b>	<b>100.0%</b>	<b>30</b>	<b>1.8%</b>	-
<b>SSA (Balance of County)</b>						
Studio	1.0	118	5.6%	3	2.5%	\$800
One-Bedroom	1.0	660	31.2%	6	0.9%	\$1,050
Two-Bedroom	1.0	452	21.4%	2	0.4%	\$1,040
Two-Bedroom	1.5	126	6.0%	1	0.8%	\$1,281
Two-Bedroom	2.0	570	27.0%	7	1.2%	\$1,495
Three-Bedroom	1.0	3	0.1%	0	0.0%	\$1,295
Three-Bedroom	1.5	58	2.7%	1	1.7%	\$1,300
Three-Bedroom	2.0	126	6.0%	5	4.0%	\$1,510
<b>Total Market-Rate</b>		<b>2,113</b>	<b>100.0%</b>	<b>25</b>	<b>1.2%</b>	-

The market-rate units in the PSA (Muskegon) are 98.2% occupied and such units in the surrounding SSA (Balance of County) are 98.8% occupied, which are very high occupancy rates for market-rate rentals. PSA vacancy rates by bedroom and bathroom type are low among most unit types, particularly among the most common bedroom types including one-bedroom/one-bathroom units (1.1% vacant), two-bedroom/one-bathroom units (1.8% vacant) and two-bedroom/two-bathroom units (3.1% vacant). Median collected rents for these same common unit types are \$695 for a one-bedroom/one-bathroom unit, \$878 for a two-bedroom/one-bathroom unit, and \$1,435 for a two-bedroom/two-bathroom unit. It is worth pointing out that the rent premium for the two-bedroom/two-bathroom units appears to be attributed to the fact that many of these particular units are more modern or recently remodeled and often offer heavily amenitized product. While a majority of market-rate rentals in the PSA have rents of \$878 and higher and would require a minimum annual household income of \$35,000, approximately 4,700 renter households representing nearly 70% of the renters in the market would not be able to afford the typical rent in this market.

The following graph illustrates median market-rate rents among common bedroom types offered in the PSA and SSA.



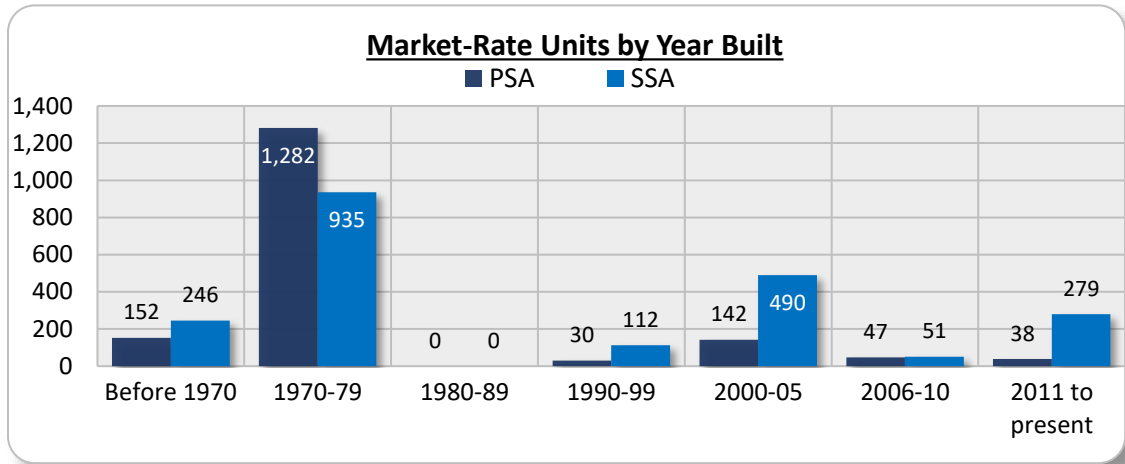
The following is a distribution of market-rate product surveyed by year built for the PSA and SSA:

Market-Rate Apartments by Year Built						
Year Built	PSA (Muskegon)			SSA (Balance of County)		
	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
Before 1970	2	152	2.6%	3	246	1.2%
1970 to 1979	5	1,282	1.2%	5	935	0.7%
1980 to 1989	0	0	0.0%	0	0	0.0%
1990 to 1999	1	30	0.0%	1	112	0.0%
2000 to 2005	2	142	3.5%	4	490	2.9%
2006 to 2010	2	47	0.0%	1	51	0.0%
2011 to 2022*	2	38	13.2%	3	279	0.4%

\*As of December

Most of the surveyed market-rate product in the PSA was built between 1970 and 1979, with the 1,282 units developed during this time representing 75.8% of the surveyed market-rate product. The vacancy rate of market-rate product by development period in the PSA is low among all periods except for the product built since 2011. Within the product built since 2011, there are only five vacant units resulting in the higher than typical vacancy rate. As a result, vacancies are low regardless of the age of product in the PSA.

The distribution of surveyed market-rate units in the PSA and SSA by development period is shown in the following graph.



\*As of December

Representatives of Bowen National Research personally visited the surveyed rental projects within the overall county and rated the exterior quality of each property on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e., aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the surveyed market-rate supply by quality rating.

Market-Rate Multifamily Rental Housing by Quality Level								
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.	Four+-Br.
Market-Rate Properties				Median Collected Rent				
PSA (Muskegon)								
A	3	170	4.7%	\$1,020	\$1,530	\$1,605	\$1,750	-
B+	1	20	5.0%	\$750	\$900	\$1,000	-	-
B	6	921	0.5%	-	\$695	\$878	\$1,300	-
B-	4	580	2.8%	-	\$750	\$915	\$1,040	\$1,300
SSA (Balance of County)								
A	1	217	0.0%	-	\$1,495	\$1,675	-	-
B+	3	150	4.0%	-	\$1,350	\$1,262	\$1,387	-
B	7	1,119	1.3%	-	\$1,120	\$1,281	\$1,510	-
B-	4	519	0.4%	\$650	\$835	\$950	\$1,400	-
C+	2	108	2.8%	\$800	\$750	\$1,050	\$1,295	-

The vast majority (90.0%) of the surveyed market-rate supply in the PSA consists of product in the "B" range of quality levels, with the remaining product consisting of "A" quality product. Vacancies are generally low among all quality levels. Interestingly, the lowest quality projects with "B" or "B-" ratings have the lowest vacancy rates of 0.5% and 2.8%, respectively. As a result, it is clear that lower quality product is still in high

demand. It is worth pointing out that there is a clear rent premium being achieved among higher-end quality product. This demonstrates that better quality product can achieve a rent premium and still operate at a high level of demand.

*Tax Credit Housing*

Tax Credit housing is developed under the Low-Income Housing Tax Credit (LIHTC) program. Typically, these projects serve households with incomes of up to 60% of Area Median Household Income (AMHI), though legislation in 2017 now allows for some units to target households with incomes of up to 80% of AMHI. A total of seven surveyed multifamily projects in the PSA (Muskegon) offer a total of 334 Low-Income Housing Tax Credit (LIHTC or Tax Credit) units. Some of the supply operates as mixed-income properties with market-rate units. It is worth noting that approximately one-third of the surveyed LIHTC units are age-restricted to households ages 55 and older. This share is generally in line with the local household base by age cohort. This section focuses only on the non-subsidized Tax Credit units, while the Tax Credit units operating with concurrent subsidies are discussed in the government-subsidized section of this report (starting on page VI-18).

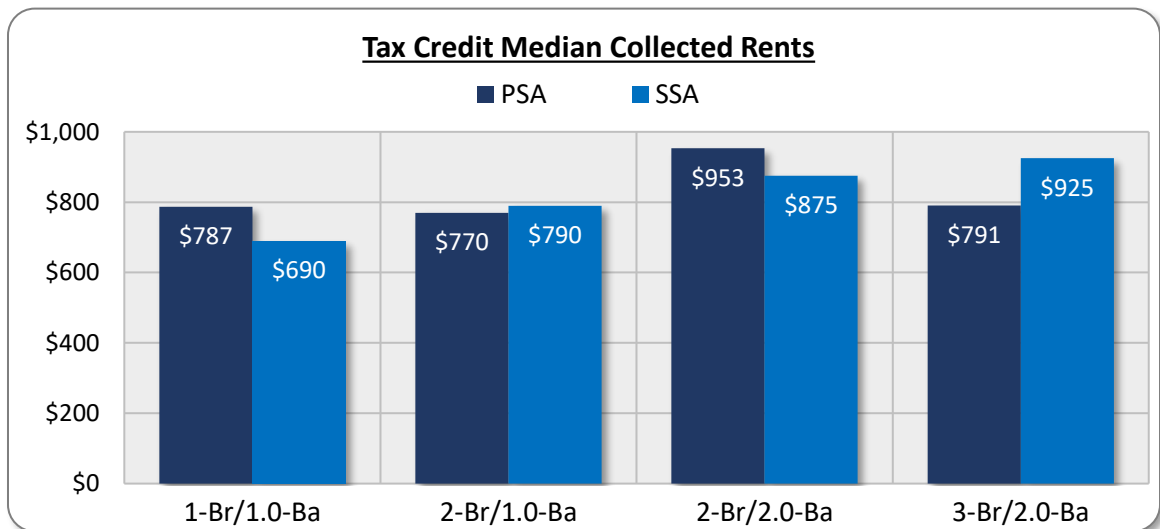
The following table summarizes the non-subsidized Tax Credit units surveyed by bedroom/bathroom type within the PSA and SSA.

Tax Credit (Non-Subsidized) Multifamily Rentals by Bedroom/Bathroom						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
<b>PSA (Muskegon)</b>						
One-Bedroom	1.0	142	42.5%	0	0.0%	\$787
Two-Bedroom	1.0	20	6.0%	0	0.0%	\$770
Two-Bedroom	1.5	42	12.6%	0	0.0%	\$708
Two-Bedroom	2.0	74	22.2%	0	0.0%	\$953
Three-Bedroom	2.0	56	16.8%	0	0.0%	\$791
<b>Total Tax Credit</b>		<b>334</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	-
<b>SSA (Balance of County)</b>						
One-Bedroom	1.0	118	43.4%	0	0.0%	\$690
Two-Bedroom	1.0	49	18.0%	0	0.0%	\$790
Two-Bedroom	2.0	40	14.7%	0	0.0%	\$875
Two-Bedroom	2.5	40	14.7%	0	0.0%	\$875
Three-Bedroom	2.0	10	3.7%	0	0.0%	\$925
Three-Bedroom	2.5	15	5.5%	0	0.0%	\$925
<b>Total Tax Credit</b>		<b>272</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	-

The non-subsidized Tax Credit units are 100.0% occupied within the PSA, as are the Tax Credit units in the SSA, which is evidence of the local market’s strong demand for affordable rental housing. Five of the seven Tax Credit projects maintain a wait list, with over 100 combined households on wait lists.

The 334 Tax Credit units in the PSA consist of a broad mix of unit types. While the largest share (42.5%) of units consists of one-bedroom units, a notable share (40.8%) consists of two-bedroom units and 16.8% consists of three-bedroom units. The distribution of Tax Credit units by bedroom type in the PSA is similar to other well-balanced markets. Within the PSA, the LIHTC units have median rents ranging from \$708 to no more than \$953, which are generally higher than most of the median rents of corresponding bedroom/bathroom units in the SSA. Regardless, the median rents of the Tax Credit supply in both the PSA and SSA are well below the median rents of the market-rate multifamily supply. As such, Tax Credit housing is a value in the market, which is likely contributing to its strong level of demand.

The following graph illustrates median Tax Credit rents among common bedroom types offered in the PSA and SSA.



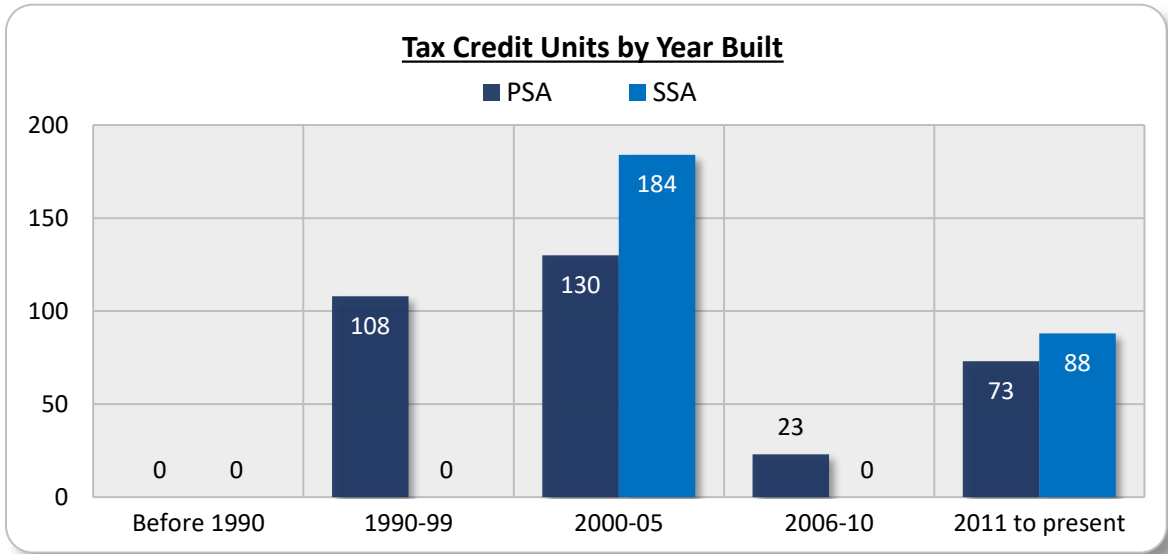
The following is a distribution of Tax Credit product surveyed by year built for the PSA and SSA (Note: The Tax Credit program started in 1986):

Tax Credit (Non-Subsidized) Apartments by Year Built						
Year Built	PSA (Muskegon)			SSA (Balance of County)		
	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
Before 1990	0	0	0.0%	0	0	0.0%
1990 to 1999	2	108	0.0%	0	0	0.0%
2000 to 2005	2	130	0.0%	2	184	0.0%
2006 to 2010	1	23	0.0%	0	0	0.0%
2011 to 2022*	2	73	0.0%	2	88	0.0%

\*As of December

Most of the surveyed Tax Credit product in the PSA was built between 1990 and 2005, with nearly three-quarters (71.3%) of all product developed during this time. Only 73 Tax Credit units were built in the PSA since 2011, though an additional 53 units are under construction and are expected to open in 2023.

The distribution of Tax Credit units in the PSA and SSA by year built is shown in the following graph:



\*Through December

Representatives of Bowen National Research personally visited the surveyed rental projects within the market and rated the exterior quality of each property on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e., aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the Tax Credit properties by quality rating.

<b>Tax Credit (Non-Subsidized) by Quality Rating</b>			
<b>Quality Rating</b>	<b>Projects</b>	<b>Total Units</b>	<b>Vacancy Rate</b>
<b>PSA (Muskegon)</b>			
B+	2	73	0.0%
B	4	231	0.0%
B-	1	30	0.0%
<b>SSA (Balance of County)</b>			
B+	1	62	0.0%
B	3	210	0.0%

All of the surveyed Tax Credit projects have a quality rating of B- or better, with most product rated a "B." Regardless of the quality of housing, all Tax Credit product is operating at full occupancy. This demonstrates the level of need for affordable housing alternatives in the market.

*Government-Subsidized Housing*

There was a total of six projects surveyed within PSA that offer at least some units that operate with a government subsidy. Government-subsidized housing typically requires residents to pay 30% of their adjusted gross income toward rent and generally qualifies households with incomes of up to 50% of Area Median Household Income (AMHI). The six projects with a subsidy include 685 units.

The government-subsidized units surveyed within the PSA and SSA are summarized as follows.

<b>Subsidized by Bedroom/Bathroom</b>					
<b>Bedroom</b>	<b>Baths</b>	<b>Units</b>	<b>Distribution</b>	<b>Vacancy</b>	<b>% Vacant</b>
<b>PSA (Muskegon)</b>					
<b>Government-Subsidized</b>					
One-Bedroom	1.0	625	91.2%	0	0.0%
Two-Bedroom	1.0	53	7.7%	0	0.0%
Two-Bedroom	1.5	7	1.0%	0	0.0%
<b>Total Subsidized</b>		<b>685</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>
<b>SSA (Balance of County)</b>					
<b>Subsidized Tax Credit</b>					
One-Bedroom	1.0	58	61.7%	0	0.0%
Two-Bedroom	1.0	32	34.0%	0	0.0%
Three-Bedroom	1.0	4	4.3%	0	0.0%
<b>Total Subsidized Tax Credit</b>		<b>94</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>
<b>Government-Subsidized</b>					
Studio	1.0	42	6.7%	0	0.0%
One-Bedroom	1.0	311	49.8%	0	0.0%
Two-Bedroom	1.0	205	32.9%	0	0.0%
Three-Bedroom	1.0	25	4.0%	0	0.0%
Three-Bedroom	1.5	34	5.4%	0	0.0%
Four-Bedroom	1.0	7	1.1%	0	0.0%
<b>Total Subsidized</b>		<b>624</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>

In the PSA, the subsidized Tax Credit units are 100.0% occupied. Given that most subsidized projects have long wait lists, very low-income renter households (making 50% or less of Area Median Household Income) have limited options available and likely must choose from either the non-subsidized multifamily housing options or non-conventional housing options, such as single-family homes and duplexes, or even mobile homes. Based on this analysis, it is clear that there is pent-up demand for subsidized housing in the county.

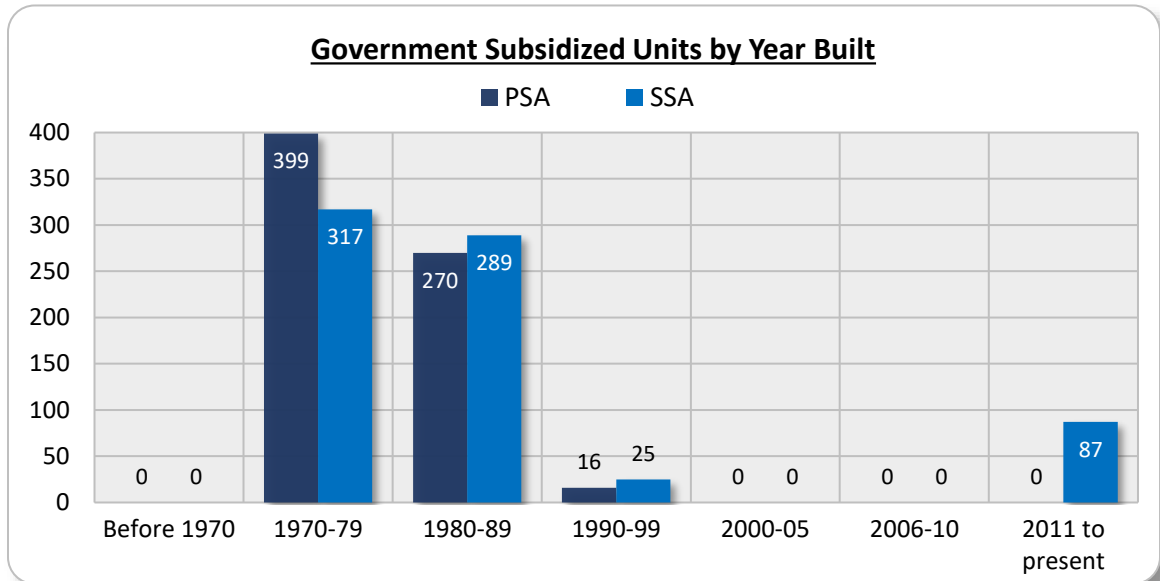


The following is a distribution of government-subsidized product surveyed by year built for the PSA and SSA:

Government-Subsidized by Year Built						
Year Built	PSA (Muskegon)			SSA (Balance of County)		
	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
Before 1970	0	0	0.0%	0	0	0.0%
1970 to 1979	3	399	0.0%	3	317	0.0%
1980 to 1989	2	270	0.0%	5	289	0.0%
1990 to 1999	1	16	0.0%	1	25	0.0%
2000 to 2005	0	0	0.0%	0	0	0.0%
2006 to 2010	0	0	0.0%	0	0	0.0%
2011 to 2022*	0	0	0.0%	3	87	0.0%

\*As of December

The development of government-subsidized product in the PSA primarily occurred prior to 1990, with virtually all (over 97%) of the units built during this time. Of the surveyed properties, no subsidized units have been added to the market over the past twenty years.



\*As of December

Representatives of Bowen National Research personally visited the surveyed rental projects within the county and rated the exterior quality of each property on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e., aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the subsidized housing supply by quality rating.

Government-Subsidized by Quality Ratings						
Quality Rating	PSA (Muskegon)			SSA (Balance of County)		
	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
B+	-	-	-	1	15	0.0%
B	1	59	0.0%	5	223	0.0%
B-	2	250	0.0%	2	189	0.0%
C+	2	176	0.0%	4	291	0.0%
C	1	200	0.0%	-	-	-

Most of the subsidized product in the PSA is considered to have a quality rating of “B-.” However, there are a few hundred units rated “C+” or lower, indicating that lower quality product exists in the market.

We also evaluated the potential number of existing subsidized affordable housing units that are at risk of losing their affordable status. A total of 12 properties in the PSA (Muskegon) operate as subsidized projects under a current HUD contract. Because these contracts have a designated renewal date, it is important to understand if these projects are at risk of an expiring contract in the near future that could result in the reduction of affordable rental housing stock (Note: Properties with HUD contract renewal or expiration dates within five years are shown in red).

Expiring HUD Contracts - Muskegon, Michigan					
Property Name	Total Units	Assisted Units	Expiration Date	Program Type	Target Population
Barclay Senior Village	70	70	1/13/2035	Sec 8 NC	Senior
Bayview Tower	200	200	6/30/2033	HFDA/8 NC	Senior
Carriage House	124	59	11/30/2035	LMSA	Family
Hickory Village Apartments	180	180	2/29/2032	LMSA	Senior
Park Woods Apartments	100	100	10/31/2024	Sec 8 NC	Family & Senior
Pioneer Arbour	16	16	5/6/2031	202/8 NC	Disabled
Pioneer House-Ucpa	13	12	9/30/2022	202/8 NC	Disabled
Woodside Haven	46	45	9/30/2023	PRAC/202	Senior
Christian Manor	42	42	7/24/2033	202/8 NC	Family
Whispering Timbers	18	18	6/30/2023	PRAC/811	Disabled
Quail Meadows Apartments	120	120	9/29/2041	HFDA/8 NC	Family
Ten21 Apartments	62	11	7/31/2041	811 PRA DEMO	Family

Source: HUDUser.gov Assistance & Section 8 Contracts Database (Updated 12.30.22); Bowen National Research

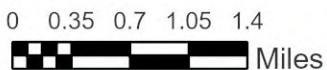
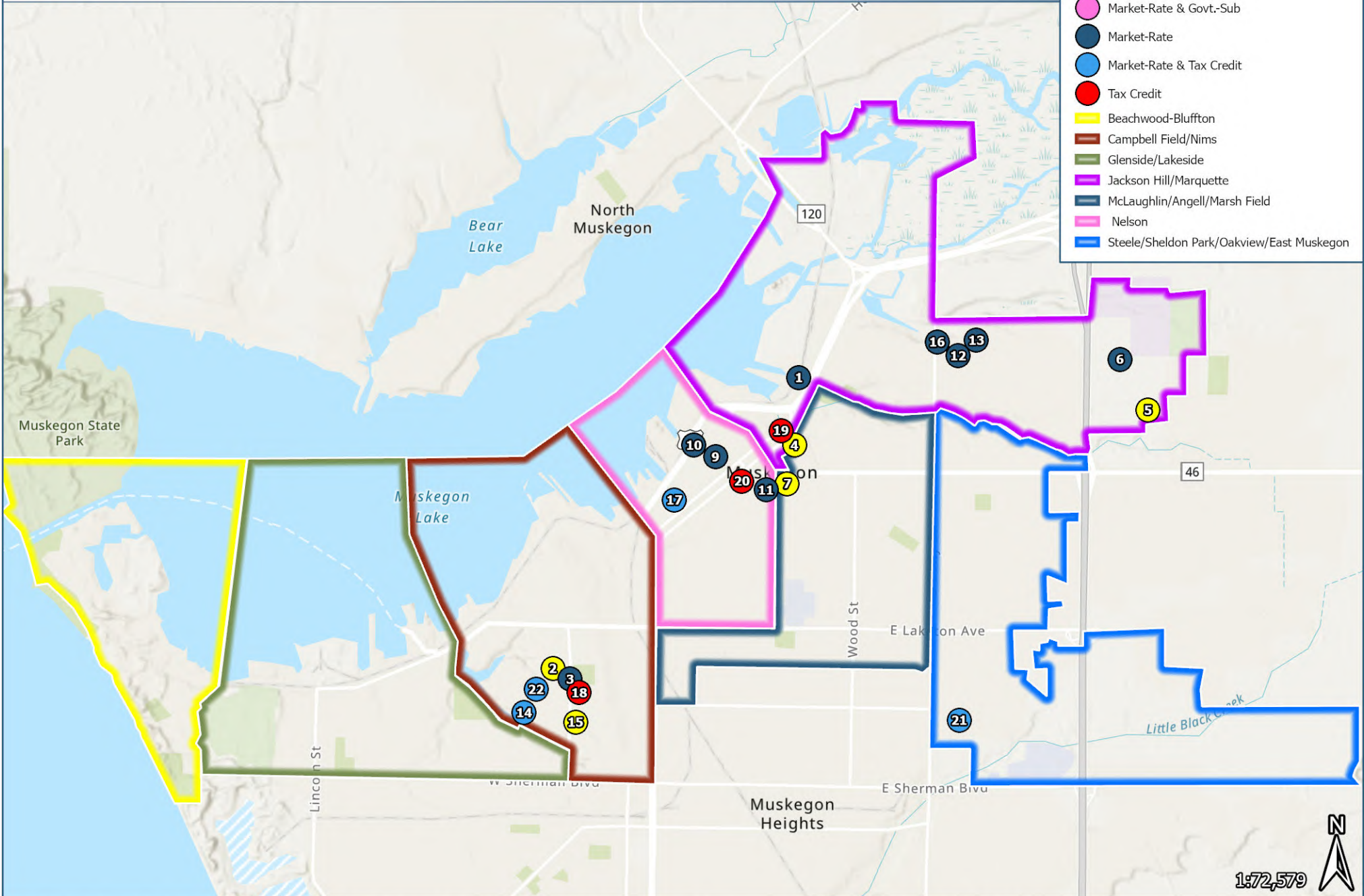
While all HUD supported projects are subject to annual appropriations by the federal government, it appears that there are four projects in the city that have overall renewal dates within the past year or within the next two years and are at *potential* risk of losing their government assistance in the near future. Given the high occupancy rates and wait lists among the market’s surveyed subsidized properties, it will be important for the area’s low-income residents that the projects with pending expiring HUD contracts be preserved in order to continue to house some of the market’s most economically vulnerable residents.

According to a representative with the Muskegon Housing Commission, there are approximately 180 Housing Choice Vouchers issued within the housing authority's jurisdiction. Housing authority representatives indicated that over the past four years, between 37% and 60% of issued vouchers are returned annually due to the inability of voucher holders to find available housing or properties that would accept vouchers. The waiting list is closed, and it is unknown when the waiting list will reopen. This reflects the continuing need for affordable housing alternatives and/or Housing Choice Voucher assistance.

Maps illustrating the location of all multifamily apartments surveyed within the market are included on the following pages.

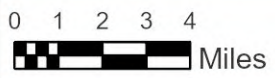
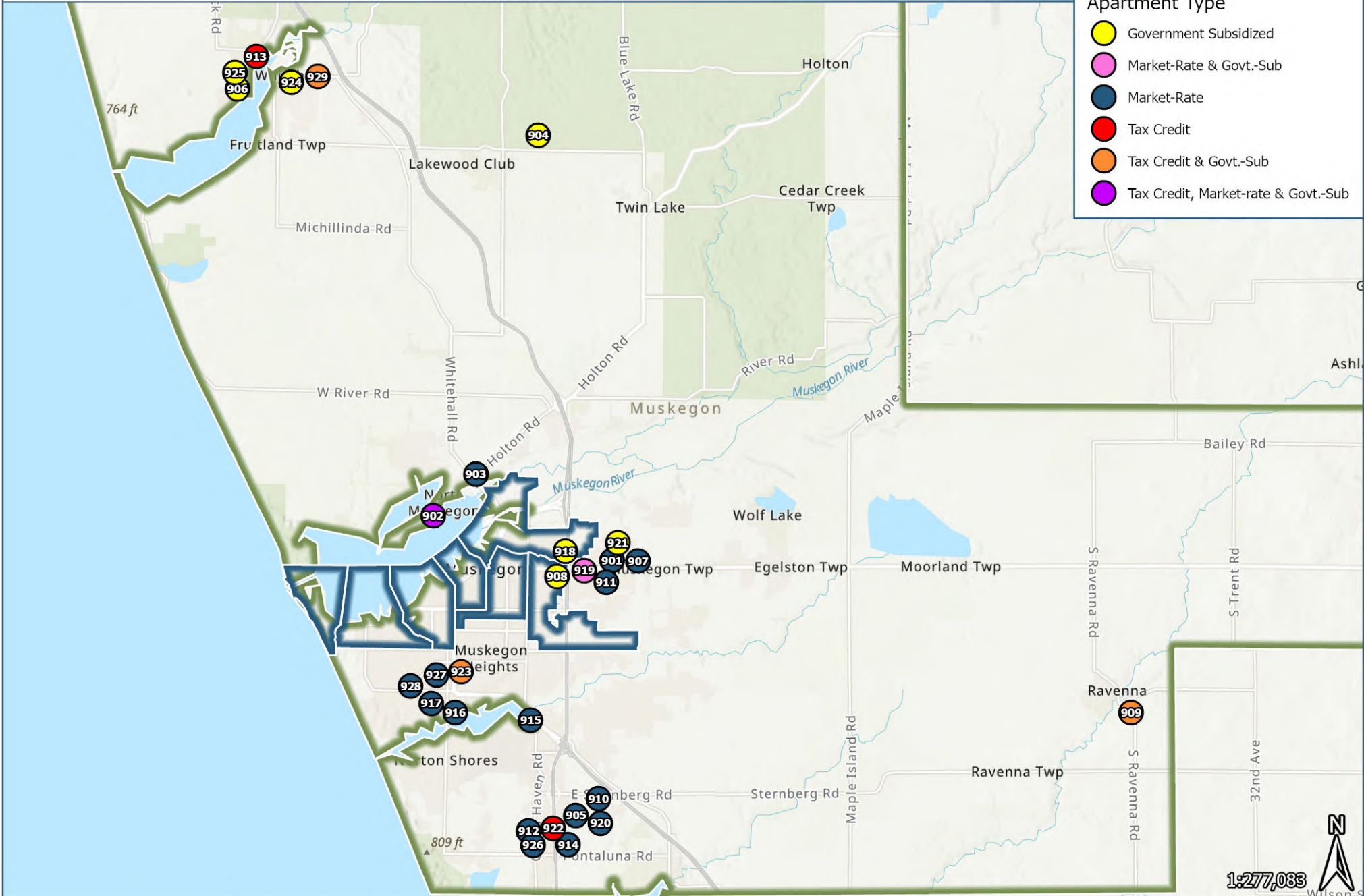
**Apartment Type**

- Government Subsidized
- Market-Rate & Govt.-Sub
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA  
 Additional Source(s): Bowen National Research

County (SSA)  
 Muskegon City (PSA)  
**Apartment Type**  
 Government Subsidized  
 Market-Rate & Govt.-Sub  
 Market-Rate  
 Tax Credit  
 Tax Credit & Govt.-Sub  
 Tax Credit, Market-rate & Govt.-Sub



## 2. Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. For the purposes of this particular inventory and analysis, we have assumed that rental properties consisting of four or less units or mobile homes are non-conventional rentals.

Renter-occupied units within structures of one to four units represent nearly 60% of all rental units in the PSA (Muskegon), while renter-occupied mobile homes, boats, and RVs represent less than 2.0%. The following summarizes the distribution of renter-occupied units by the number of units in a structure for the PSA (Muskegon) and SSA (Balance of Muskegon County).

<b>Renter-Occupied Housing by Units in Structure</b>				
<b>Units in Structure</b>	<b>PSA (Muskegon)</b>		<b>SSA (Balance of County)</b>	
	<b>Total Units</b>	<b>Percent</b>	<b>Total Units</b>	<b>Percent</b>
1 to 4 Units	3,971	59.0%	4,947	55.1%
5 or More Units	2,631	39.1%	3,325	37.1%
Mobile Homes/Boats/RVs	127	1.9%	701	7.8%
Total	6,729	100.0%	8,973	100.0%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

Within the PSA, the number of rental units (3,971) contained in structures with one to four units exceeds the number of rental units surveyed (2,710) as part of our Field Survey of Conventional Rentals, which primarily consists of properties with multiunit apartment buildings. With a large portion of the rental housing stock in the PSA consisting of non-conventional rentals, it is clear that this segment is significant and warrants additional analysis.

The following table summarizes monthly gross rents for area rental alternatives based on American Community Survey estimates. These rents are for all rental product types including apartments, non-conventional rentals, and mobile homes. Since more than half of all rentals in the market are considered non-conventional rentals, the rents in the following table provide insight as to likely rents for non-conventional rentals in the PSA and SSA.

Estimated Gross Rents by Market				
Monthly Gross Rent	PSA (Muskegon)		SSA (Balance of County)	
	Units	Share	Units	Share
< \$300	563	8.4%	451	5.0%
\$300 - \$500	779	11.6%	557	6.2%
\$500 - \$750	2,000	29.7%	2,252	25.1%
\$750 - \$1,000	2,112	31.4%	2,837	31.6%
\$1,000 - \$1,500	899	13.4%	1,964	21.9%
\$1,500 - \$2,000	85	1.3%	81	0.9%
\$2,000+	73	1.1%	73	0.8%
No Cash Rent	220	3.3%	756	8.4%
Total	6,731	100.0%	8,971	100.0%

Source: American Community Survey (2016-2020)

As the preceding table illustrates, the majority of rental units in the PSA and SSA have rents that are between \$500 and \$1,000.

Bowen National Research identified 55 non-conventional rentals in the PSA. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these rentals provide a good baseline to compare the rental rates, number of bedrooms, number of bathrooms, and other characteristics of non-conventional rentals.

The following table summarizes the sample survey of *available* non-conventional rentals identified in the PSA, by submarket.

Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
<b>Beachwood-Bluffton</b>				
One-Bedroom	-	-	-	-
Two-Bedroom	-	-	-	-
Three-Bedroom	1	\$1,500	\$1,500	\$0.52
Total	1			
<b>Campbell Field/Nims</b>				
One-Bedroom	5	\$650 - \$750	\$700	\$1.11
Two-Bedroom	5	\$800 - \$1,500	\$950	\$1.27
Three-Bedroom	5	\$900 - \$1,700	\$1,300	\$1.18
Total	15			
<b>Glenside/Lakeside</b>				
One-Bedroom	-	-	-	-
Two-Bedroom	3	\$750 - \$1,700	\$925	\$1.10
Three-Bedroom	-	-	-	-
Total	3			
<b>Jackson Hill/Marquette</b>				
None Identified				

(Continued)

Surveyed Non-Conventional Rental Supply				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
<b>McLaughlin/Angell/Marsh Field</b>				
One-Bedroom	5	\$650 - \$900	\$775	\$1.25
Two-Bedroom	6	\$718 - \$1,000	\$895	\$1.04
Three-Bedroom	6	\$1,050 - \$1,790	\$1,790	\$1.55
Total	17			
<b>Nelson</b>				
One-Bedroom	5	\$675 - \$875	\$775	\$1.28
Two-Bedroom	9	\$800 - \$1,200	\$950	\$1.11
Three-Bedroom	1	\$1,295 - \$1,295	\$1,295	\$1.02
Total	15			
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>				
One-Bedroom	-	-	-	-
Two-Bedroom	2	\$750 - \$850	\$800	\$0.82
Three-Bedroom	2	\$1,200 - \$1,300	\$1,250	\$1.09
Total	4			
<b>Muskegon (PSA)</b>				
One-Bedroom	15	\$650 - \$900	\$750	\$1.25
Two-Bedroom	26	\$718 - \$1,700	\$925	\$1.10
Three-Bedroom	14	\$900 - \$1,790	\$1,300	\$1.18
Total	55			

The identified non-conventional rentals in the PSA primarily consist of two-bedroom units, while smaller shares of one-bedroom and three-bedroom units were also identified and surveyed. While most units were within single-family homes, our survey of non-conventional rentals included several apartment units in four-plex or smaller structures and a few townhomes. Overall, non-conventional rents range from \$650 to \$1,790 in Muskegon. The average collected rents by bedroom type for surveyed units in the PSA are \$750 for a one-bedroom unit, \$925 for a two-bedroom unit, and \$1,300 for a three-bedroom unit. Collected rents range from \$1.10 to \$1.55 per square foot. General trends include an increase in average rent as the number of bedrooms increases.

Among the Muskegon submarkets, the most non-conventional rental units were identified and surveyed in McLaughlin/Angell/Marsh Field (17 units), Campbell Field/Nims (15 units), and Nelson (15 units). Based on a comparison of surveyed non-conventional rentals with market-rate rental units by bedroom type, it appears that the median rents at non-conventional properties exceed collected rents at most market-rate and Tax Credit properties. Therefore, it is unlikely that many low-income residents would be able to afford non-conventional rental housing in the area. A map delineating the location of identified non-conventional rentals currently available to rent in the PSA is on the following page.



**Price**

\$650

\$1,800

Beachwood-Bluffton

Campbell Field/Nims

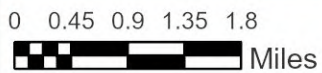
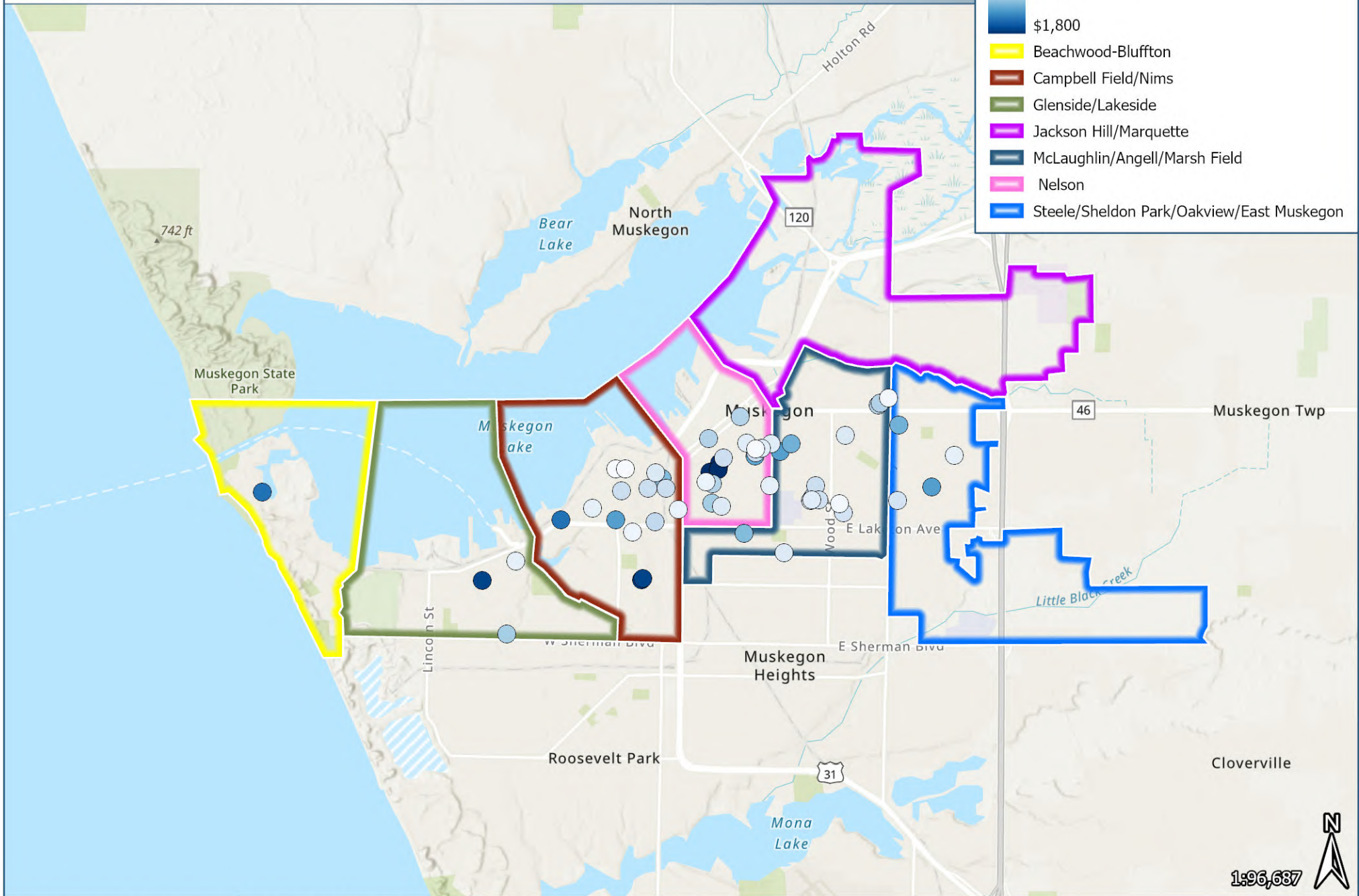
Glenside/Lakeside

Jackson Hill/Marquette

McLaughlin/Angell/Marsh Field

Nelson

Steele/Sheldon Park/Oakview/East Muskegon



### 3. Vacation Rental Housing

The PSA (Muskegon) is a popular tourist destination, particularly during the summer months, due to the proximity of Lake Michigan and Muskegon Lake. As such, short-term vacation rentals and second homes comprise a notable share of the PSA housing market and warrant additional analysis. This section of analysis attempts to estimate the number and share of short-term rentals and second homes in Muskegon, how this share has changed over time, the effect on the overall housing market, and the economic impact this industry has for the PSA.

In an effort to quantify the share that seasonal and recreational homes comprise of the overall housing market in the PSA and its submarkets, and how this share has changed over time, the following table illustrates the number of homes classified as “Seasonal or Recreational Units” by the U.S. Census and American Community Survey (ACS). While this data does not specifically identify whether a housing unit is a short-term rental or a second home, it provides a reasonably accurate estimate for the number of homes that are not readily available for long-term occupancy (rental or for-sale) in the market. While a rapid increase in the share of these homes in an area likely indicates a robust tourism base, it can contribute to housing shortages for permanent residents if long-term housing options are absorbed by this market.

		Muskegon Housing Units by Classification by Submarket				
		Seasonal/ Recreational Units	Total Housing Units	Vacant Housing Units	Seasonal/ Recreational % of Total Housing Units	Seasonal/ Recreational % of Vacant Housing Units
<b>Beachwood- Bluffton</b>	2010 (% of PSA)	113 (64.6%)	835 (5.2%)	204 (9.5%)	13.5% (N/A)	55.4% (N/A)
	2020 (% of PSA)	213 (51.2%)	814 (5.2%)	266 (12.1%)	26.2% (N/A)	80.1% (N/A)
	Change 2010-2020	100 (88.5%)	-21 (-2.5%)	62 (30.4%)	12.7* (94.1%)	24.7* (44.6%)
<b>Campbell Field/ Nims</b>	2010 (% of PSA)	27 (15.4%)	2,874 (17.8%)	411 (19.2%)	0.9% (N/A)	6.6% (N/A)
	2020 (% of PSA)	84 (20.2%)	2,578 (16.4%)	263 (11.9%)	3.3% (N/A)	31.9% (N/A)
	Change 2010-2020	57 (211.1%)	-296 (-10.3%)	-148 (-36.0%)	2.4* (266.7%)	25.3* (383.3%)
<b>Glenside/ Lakeside</b>	2010 (% of PSA)	12 (6.9%)	2,146 (13.3%)	186 (8.7%)	0.6% (N/A)	6.5% (N/A)
	2020 (% of PSA)	38 (9.1%)	1,972 (12.5%)	128 (5.8%)	1.9% (N/A)	29.7% (N/A)
	Change 2010-2020	26 (216.7%)	-174 (-8.1%)	-58 (-31.2%)	1.3* (216.7%)	23.2* (356.9%)
<b>Jackson Hill/ Marquette</b>	2010 (% of PSA)	5 (2.9%)	2,460 (15.3%)	189 (8.8%)	0.2% (N/A)	2.6% (N/A)
	2020 (% of PSA)	42 (10.1%)	2,621 (16.7%)	324 (14.7%)	1.6% (N/A)	13.0% (N/A)
	Change 2010-2020	37 (740.0%)	161 (6.5%)	135 (71.4%)	1.4* (700.0%)	10.4* (400.0%)
<b>McLaughlin/ Angell/ Marsh Field</b>	2010 (% of PSA)	11 (6.3%)	3,522 (21.9%)	571 (26.7%)	0.3% (N/A)	1.9% (N/A)
	2020 (% of PSA)	3 (0.7%)	3,514 (22.4%)	645 (29.3%)	0.0% (N/A)	0.5% (N/A)
	Change 2010-2020	-8 (-72.7%)	-8 (-0.2%)	74 (13.0%)	-0.3* (-100.0%)	-1.4* (-73.7%)
<b>Nelson</b>	2010 (% of PSA)	6 (3.4%)	1,988 (12.3%)	346 (16.2%)	0.3% (N/A)	1.7% (N/A)
	2020 (% of PSA)	36 (8.7%)	1,939 (12.3%)	291 (13.2%)	1.9% (N/A)	12.4% (N/A)
	Change 2010-2020	30 (500.0%)	-49 (-2.5%)	-55 (-15.9%)	1.6* (533.3%)	10.7* (629.4%)
<b>Steele/ Sheldon Park/ Oakview/ East Muskegon</b>	2010 (% of PSA)	0 (0.0%)	2,276 (14.1%)	232 (10.8%)	0.0% (N/A)	0.0% (N/A)
	2020 (% of PSA)	0 (0.0%)	2,284 (14.5%)	284 (12.9%)	0.0% (N/A)	0.0% (N/A)
	Change 2010-2020	0 (0.0%)	8 (0.4%)	52 (22.4%)	0.0* (0.0%)	0.0* (0.0%)
<b>Muskegon (PSA)</b>	2010 (% of PSA)	175 (100.0%)	16,103 (100.0%)	2,140 (100.0%)	1.1% (N/A)	8.2% (N/A)
	2020 (% of PSA)	416 (100.0%)	15,721 (100.0%)	2,202 (100.0%)	2.6% (N/A)	18.9% (N/A)
	Change 2010-2020	241 (137.7%)	-382 (-2.4%)	62 (2.9%)	1.5* (136.4%)	10.7* (130.5%)

Source: 2010 Census; American Community Survey (2016-2020) ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, the number of seasonal or recreational units in the PSA (Muskegon) increased by 137.7%, or 241 housing units, between 2010 and 2020, while the total number of housing units, regardless of type, decreased by 382 units (2.4%). As such, the share of seasonal/recreational units as a percentage of the total housing supply in the PSA increased from 1.1% in 2010 to 2.6% in 2020. Although this represents a moderate increase in the share of seasonal/recreational units in the PSA, the overall increase in the number of seasonal/recreational units combined with the reduction in the total number of housing units indicates that short-term rentals and secondary homes have absorbed a portion of the permanent housing supply in the PSA. In markets already experiencing a shortage of available permanent rentals and for-sale product, the continued absorption of housing stock by short-term rentals and secondary homes can magnify housing shortages. The data also illustrates that the share of vacant housing units that are classified as seasonal/recreational increased from 8.2% in 2010 to 18.9% in 2020, which represents an increase of 130.5% during this time period. While not all vacant properties are actually available to purchase or rent long-term due to reasons other than seasonal/recreational use (blighted/abandoned, legal processes, etc.), it is significant that the number of *non-seasonal* vacant properties in the PSA decreased by 179 units, or 9.1% between 2010 and 2020.

As of 2020, 71.4% of all seasonal/recreational units in the PSA are within the Beachwood-Bluffton (51.2%) and Campbell Field/Nims (20.2%) submarkets. The Nelson (8.7%), Glenside/Lakeside (9.1%), and Jackson Hill/Marquette submarkets also contain notable shares of seasonal/recreational units. Among individual submarkets, the largest increase between 2010 and 2020 in the *number* of seasonal/recreational units occurred in the Beachwood-Bluffton Submarket (100 units), while the largest increase by *percentage* of such units occurred in the Jackson Hill/Marquette Submarket (740.0%, or 37 units). As of 2020, the Beachwood-Bluffton Submarket has the largest share (26.2%) of seasonal/recreational units as a percentage of total housing units, and also has the largest share (80.1%) as a percentage of vacant housing units. In addition, nearly one-third of vacant housing units in the Campbell Field/Nims (31.9%) and Glenside/Lakeside (29.7%) submarkets are seasonal/recreational units. As such, it is likely that permanent housing shortages in these three submarkets are highly influenced by short-term rentals and second homes.

Although, the preceding data suggests that seasonal/recreational properties have increased as a share of the total housing market since 2010 and absorbed a moderate share of the permanent housing, particularly within individual submarkets, some of the reduction in the total housing units within the PSA is a result of the demolition of blighted or abandoned properties. This process is typically considered an improvement for a housing market because it creates opportunities for new residential

construction on lots that were previously uninhabitable. While the effect of seasonal/recreational units on the PSA housing market is not to the extent experienced in other areas with high levels of tourism, the conversion of permanent housing to accommodate short-term rentals should be closely monitored in the future to ensure adequate permanent housing is available for area residents.

Through services such as Airbnb, cozycozy.com and Rent Michigan Cabins, we conducted a review of *advertised* vacation rentals in the PSA (Muskegon) that were listed as *available* at points in time during November 2022 and January 2023. It is important to keep in mind that the number of listings provided at specific times fluctuates throughout the year, as do their rates. As such, this analysis provides a snapshot of products available during fall/winter 2022 and 2023. Through this research, we identified 41 available and marketed vacation rentals. A presentation and analysis of historical vacation rental activity and trends through AllTheRooms and Airbnb listings are provided starting on page VI-34.

The daily rental rates for the identified vacation rental units range from \$75 to \$495, which is equivalent to approximately \$2,281 to \$15,056 per month. Additionally, the time period we ran the query for was during weekdays (excluding the week of Christmas and New Year's Eve), which are typically less expensive than the daily rates for weekends and holidays. It should also be noted that the peak tourism season for the area is during the summer months, which typically have much higher daily rates when compared to the winter. While the calculated monthly equivalent would require each property to be rented every day during the month, which is not typical of short-term rentals, this illustrates that vacation rentals do not represent a viable or affordable permanent housing option for most households. These rates do, however, illustrate the premiums that such rentals can achieve and indicate the likely motivation to build vacation rentals and/or convert existing housing stock into a vacation rental. This is not unusual for a market like Muskegon, which is heavily influenced by tourism.

The following table illustrates the daily rates and equivalent *monthly* rent ranges by *number of bedrooms* for the surveyed vacation units.

<b>Surveyed Vacation Rental Supply by Bedroom Type - City of Muskegon (November 2022 and January 2023)</b>			
<b>Bedroom</b>	<b>Vacant Units</b>	<b>Daily Rate Range</b>	<b>Monthly Rent Equivalent</b>
<b>Beachwood-Bluffton</b>			
One-Bedroom	-	-	-
Two-Bedroom	4	\$108 - \$199	\$3,285 - \$6,053
Three-Bedroom	7	\$126 - \$199	\$3,833 - \$6,023
Four-Bedroom	2	\$175- \$495	\$5,323 - \$15,056
Total	13		
<b>Campbell Field/Nims</b>			
One-Bedroom	-	-	-
Two-Bedroom	2	\$125	\$3,802
Three-Bedroom	-	-	-
Four-Bedroom	1	\$177	\$5,384
Total	3		
<b>Glenside/Lakeside</b>			
One-Bedroom	2	\$75 - \$94	\$2,281 - \$2,859
Two-Bedroom	7	\$108 - \$185	\$3,285 - \$5,627
Three-Bedroom	10	\$130 - \$200	\$3,954 - \$6,083
Total	19		
<b>Jackson Hill/Marquette</b>			
One-Bedroom	1	\$99	\$3,011
Total	1		
<b>McLaughlin/Angell/Marsh Field</b>			
None Identified			
<b>Nelson</b>			
One-Bedroom	1	\$99	\$3,011
Two-Bedroom	1	\$139	\$4,228
Three-Bedroom	2	\$150 - \$187	\$4,563 - \$5,688
Four-Bedroom	1	\$287	\$8,730
Total	5		
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>			
None Identified			
<b>Muskegon Overall (PSA)</b>			
One-Bedroom	4	\$75 - \$99	\$2,281 - \$3,011
Two-Bedroom	14	\$108 - \$199	\$3,285 - \$6,053
Three-Bedroom	19	\$126 - \$200	\$3,833 - \$6,023
Four-Bedroom	4	\$175 - \$495	\$5,323 - \$15,056
Total	41		

Most of the available/advertised vacation rentals in the PSA are in the Glenside/Lakeside Submarket (19 units, 46.3% of all PSA vacation rentals) and the Beachwood-Bluffton Submarket (13 units, 31.7% of all PSA vacation rentals). The remaining submarkets had very few (five or less) vacation rentals available/advertised. The vast majority of such rentals had monthly equivalent rents of well over \$3,000.

While daily rental rates for short-term rentals fluctuate between weekdays and weekends, rates can also be affected by seasonality. The following table illustrates the average daily rate, average occupancy rate, and average monthly revenue for a short-term rental in the PSA over the last 12 months based on data collected from AllTheRooms.com. The top three months for each category are highlighted in red to illustrate the seasonal effect on rates in the PSA. Note that the data is for all bedroom types.

Muskegon Short-Term Rental Market Metrics by Month*			
Month	Average Daily Rate	Average Occupancy Rate	Average Monthly Revenue
January 2022	\$159	36.0%	\$947
February 2022	\$166	39.0%	\$1,629
March 2022	\$168	35.0%	\$1,556
April 2022	\$172	35.0%	\$1,586
May 2022	\$225	42.0%	\$2,391
June 2022	\$267	59.0%	\$3,496
July 2022	\$310	73.0%	\$4,670
August 2022	\$288	58.0%	\$3,980
September 2022	\$252	35.0%	\$2,298
October 2022	\$209	31.0%	\$1,700
November 2022	\$206	25.0%	\$1,387
December 2022	\$197	23.0%	\$1,214
January 2023**	\$175	17.0%	\$338

Source: AllTheRooms; Bowen National Research

\*Averages are for all active Airbnb listings (last 30 days) as of Jan 13, 2023

\*\*Through Jan 13, 2023

As the preceding illustrates, the peak season for short-term rentals in the PSA (Muskegon) appears to primarily occur between June and August. This is not surprising given that Lake Michigan and Muskegon Lake are two of the primary attractions in the area. The average daily rate for short-term rentals during these three months ranges from \$267 to \$310 and is considerably higher than most other months. The average occupancy rates during these peak months range from 58.0% to 73.0%, while the average occupancy rate during non-peak months ranges from 23.0% to 42.0%. This equates to an average monthly revenue of between \$947 (January 2022) and \$4,670 (July 2022), with nine months having an average monthly revenue of \$1,500 or more, and five months with an average monthly revenue exceeding \$2,200. This illustrates the financial motivation, especially during peak months, for many individuals to invest in short-term vacation rentals.

In addition to the aggregate short-term rental rate and occupancy metrics, data illustrating the number of active Airbnb listings by bedroom type is provided in the following table. While this data likely does not include all short-term rental options in the market, it is representative of the common characteristics of these units.

Muskegon Short-Term Rentals by Bedroom Type					
Bedroom Type	Number of Listings*	January 13, 2022 to January 13, 2023			
		Average Occupancy Rate	Average Daily Rate	Average Monthly Revenue	Peak Month Average Revenue
Studio/One-Bedroom	28	38.0%	\$110	\$655	\$2,113
Two-Bedroom	58	49.0%	\$164	\$1,417	\$3,418
Three-Bedroom	56	35.0%	\$262	\$1,732	\$4,851
Four-Bedroom	23	33.0%	\$401	\$2,505	\$6,023
Five-Bedroom+	6	29.0%	\$889	\$3,247	\$15,501
Total	171	40.0%	\$238	\$1,644	\$4,670

Source: AllTheRooms; Bowen National Research; \*Airbnb active listings (last 30 days) as of Jan 13, 2023.

As the preceding illustrates, there were approximately 171 active short-term Airbnb rental listings in the PSA (Muskegon) as of January 13, 2023. This includes a combination of available and rented housing units/rooms. Two-bedroom units comprise the largest share (33.9%) of short-term rentals in the PSA, while three-bedroom units (32.7%) and studio/one-bedroom units (16.4%) comprise the next largest shares. Among the most common bedroom type, two-bedroom units have an overall average monthly revenue of \$1,417. While this average is significantly higher than the average monthly rent among the two-bedroom non-conventional rentals surveyed (\$925), the average revenue of short-term rentals during the peak month (\$3,418) is nearly four-times the non-conventional average. This further illustrates the tremendous financial incentive for investors to own short-term rental properties and second homes in the area.

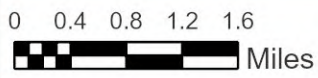
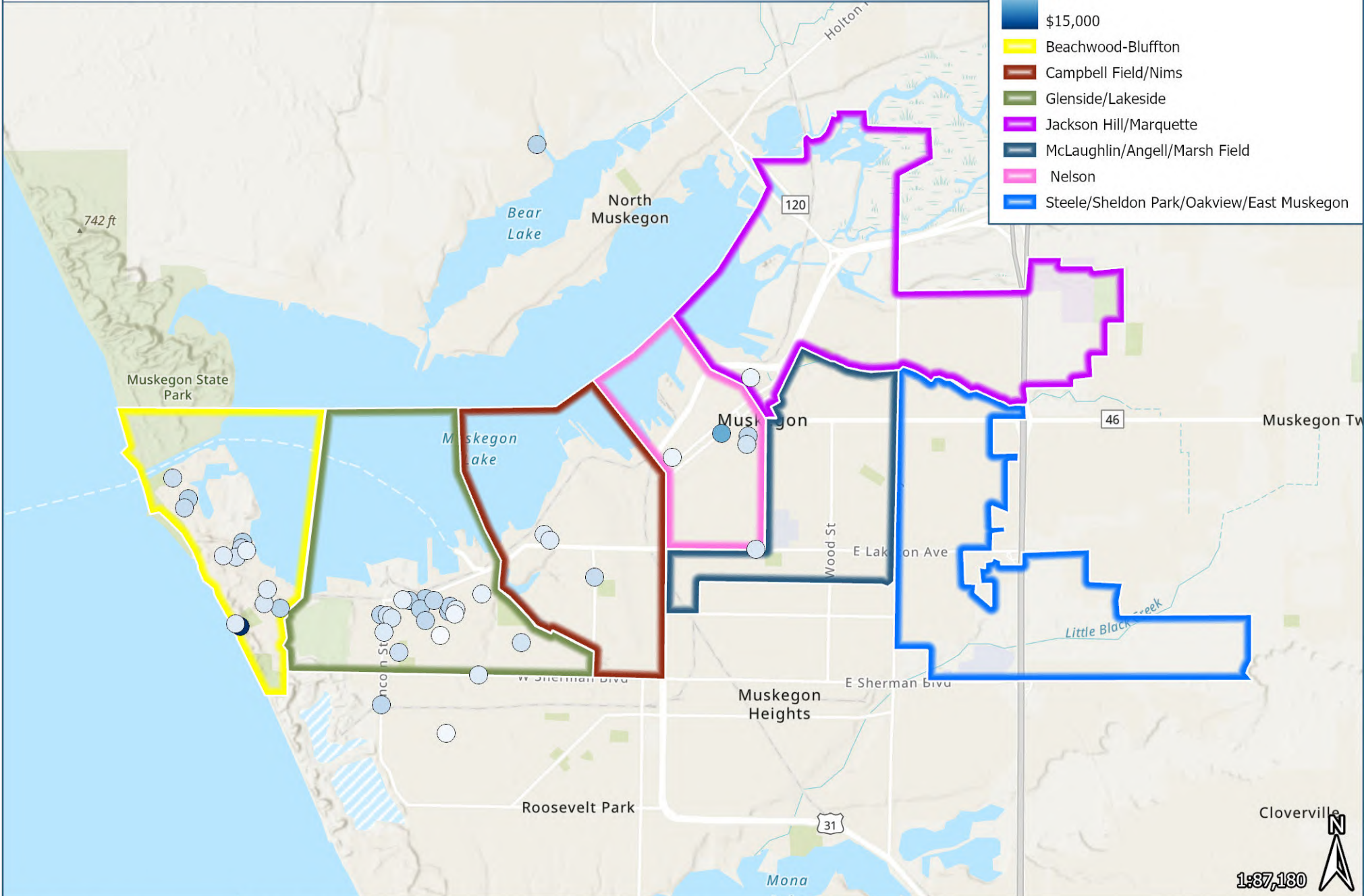
Overall, short-term vacation rentals have a positive influence on the tourism in Muskegon and provide owners a substantial incentive to build new units, convert existing permanent housing units, and rent second homes when not being personally utilized. The 2018 Economic Impact of Tourism in Michigan report concluded that visitors to Muskegon County spent approximately \$327 million within the county during 2018. As such, tourism and short-term rentals are an important part of the Muskegon and Muskegon County economy. While seasonal/recreational units only accounted for 2.6% of the overall housing units in Muskegon in 2020, this share has increased since 2010 (1.1%). Additionally, seasonal/recreational units represented nearly one-fifth (18.8%) of the *vacant* housing units in the PSA in 2020. As such, these short-term rental units can contribute to housing shortages in the PSA since most households, particularly low-income households, cannot afford these units as a permanent housing option. Therefore, it is critical that future housing developments provide for an adequate supply of income appropriate permanent housing for the full-

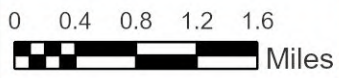
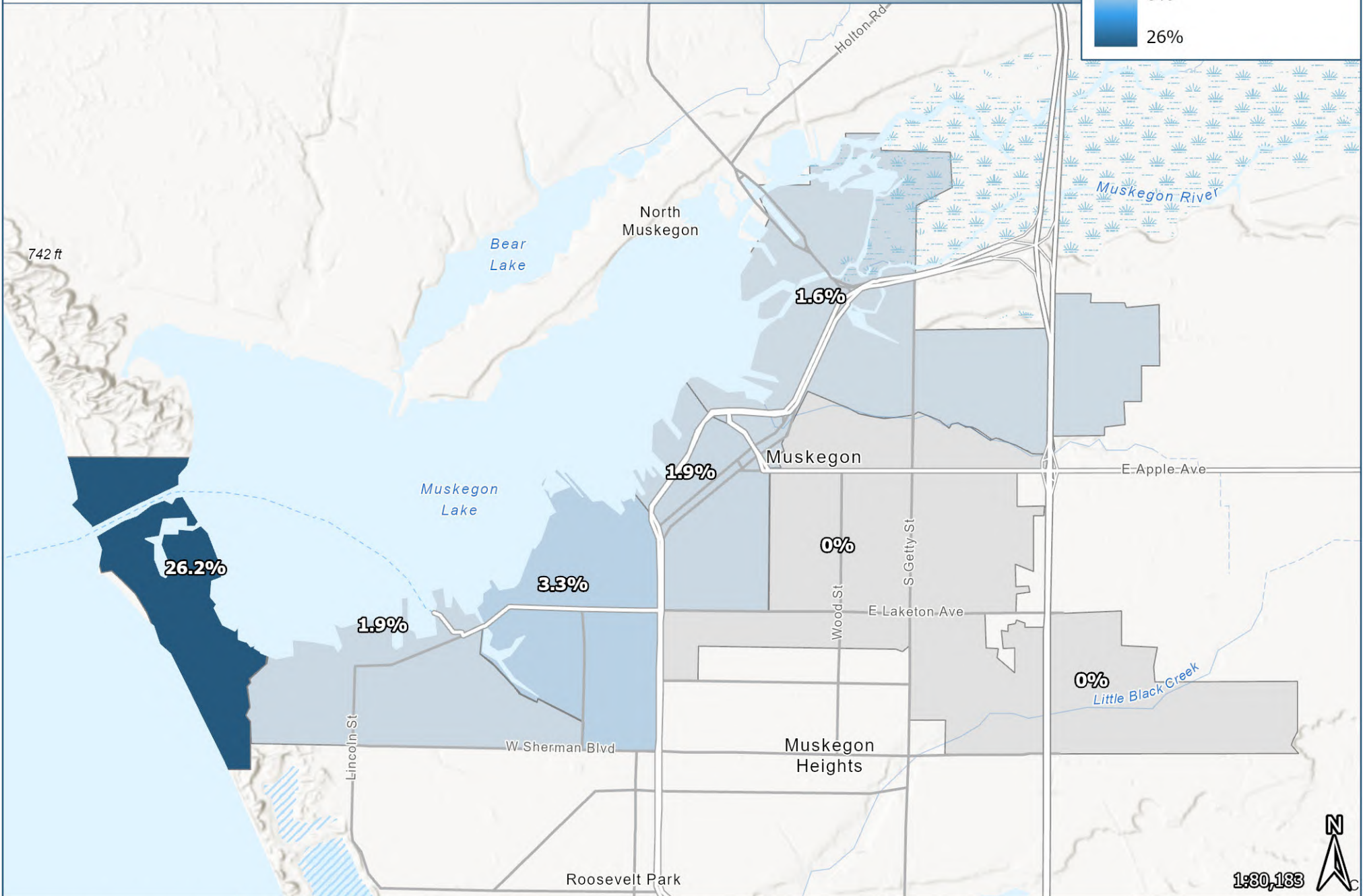


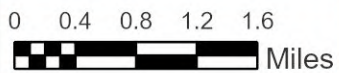
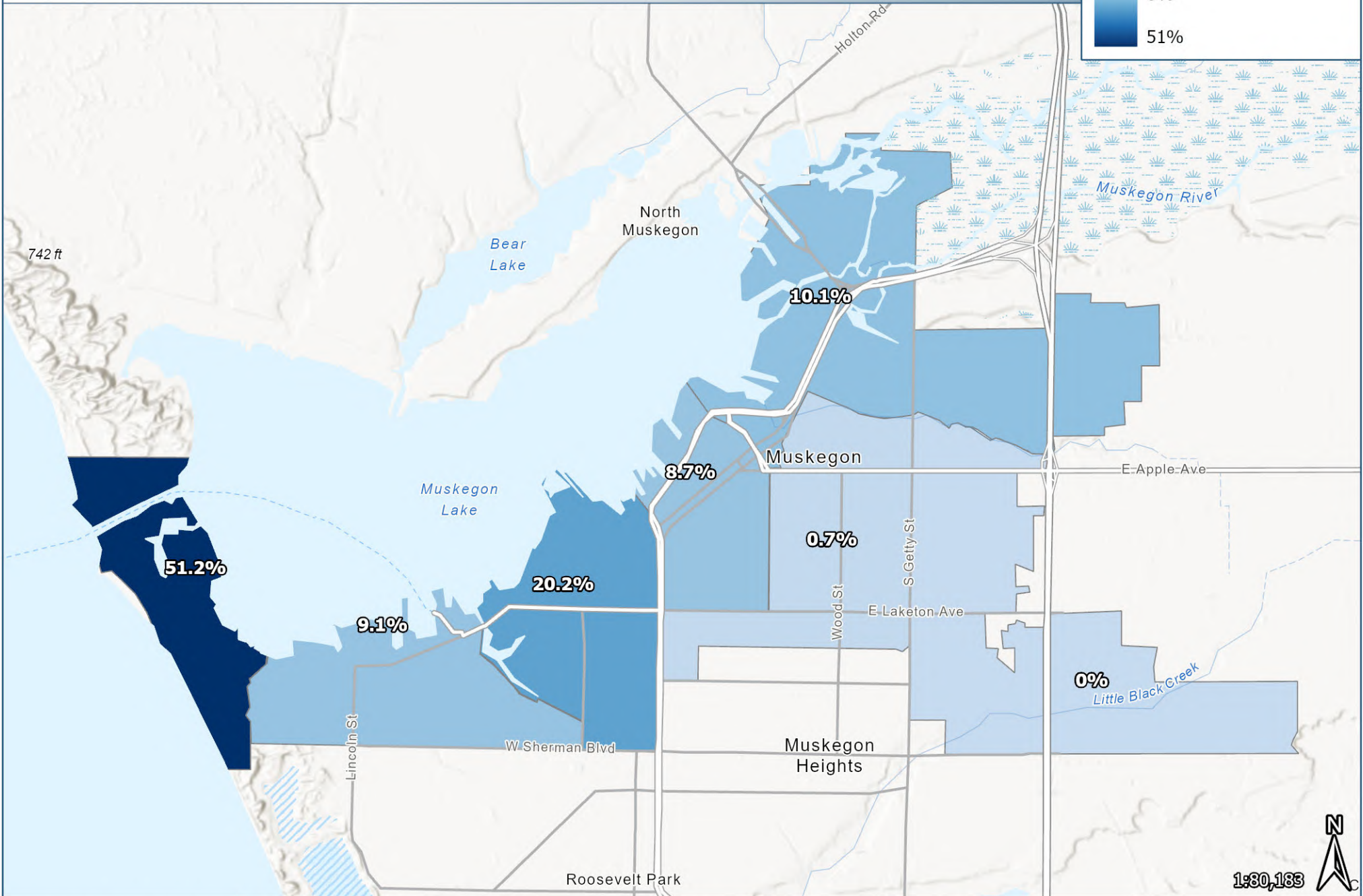
time residents and workforce of Muskegon while also providing rental housing options for the tourism industry in the area. A lack of affordable permanent housing options can limit the ability of employers to attract and retain employees and restrict residential growth in the PSA, while a lack of short-term rental options can limit tourism in the area.

A map delineating the location of identified short-term/vacation rentals in the area is on the following page, followed by maps illustrating various metrics associated with seasonal/recreational housing by submarket.

**Monthly Rental Rate**

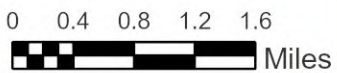
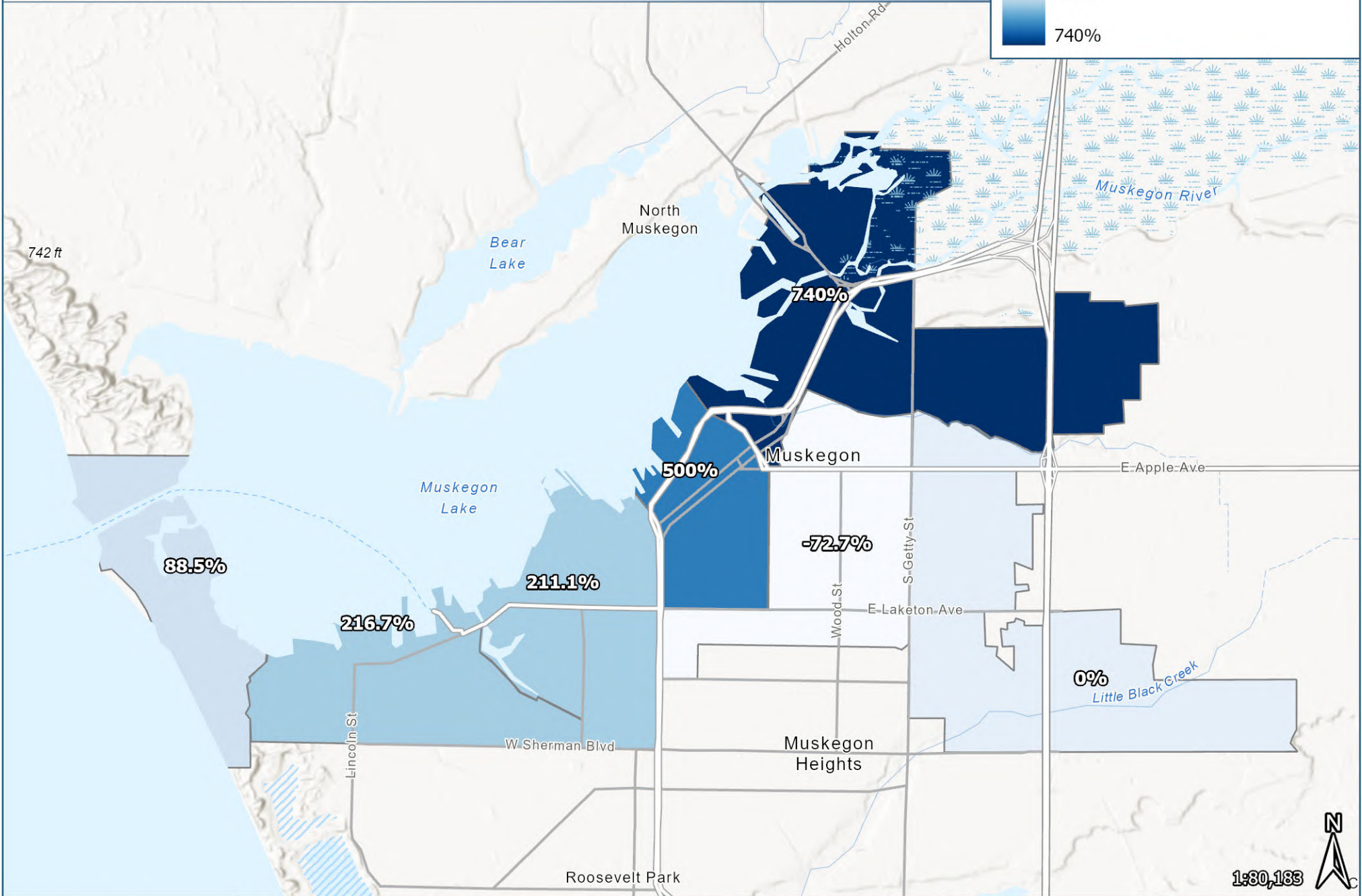






-73%

740%



## C. FOR-SALE HOUSING SUPPLY

### 1. Introduction

Bowen National Research obtained for-sale housing data from the Multiple Listing Service and the Muskegon County Equalization Department for the city of Muskegon. This included historical for-sale residential data and currently available for-sale housing stock. While this sales data does not include all for-sale residential transactions or supply in the city and county, it does consist of the majority of such product and therefore, it is representative of market norms for for-sale housing product.

The following table summarizes the available and recently sold (between January 2019 and November 2022) housing stock for the PSA (Muskegon) and SSA (Balance of County).

Sold/Currently Available For-Sale Housing Supply		
Status	Homes	Median Price
<b>PSA (Muskegon)</b>		
Sold*	2,105	\$109,900
Available**	84	\$149,900
<b>SSA (Balance of County)</b>		
Sold*	7,728	\$184,900
Available**	219	\$249,900

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

\*Sales from Jan. 1, 2019 to Nov. 23, 2022

\*\*As of Nov. 23, 2022

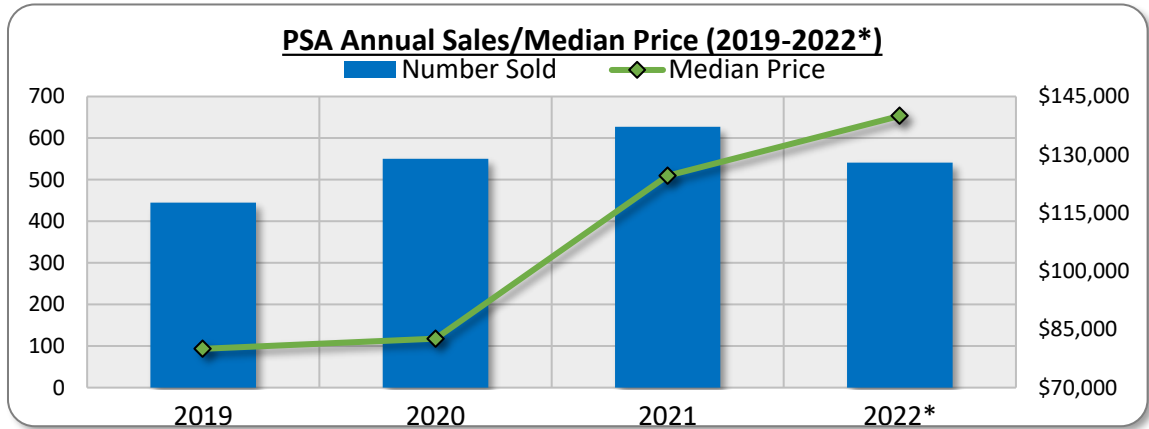
Within the PSA (Muskegon), the *available* for-sale housing stock consists of 84 units with a median list price of \$149,900, while the historical sales consist of 2,105 homes sold between January 2019 and November 2022 with a median sale price of \$109,900. The available for-sale homes in the PSA represent over one-third of the available supply in Muskegon County.

## 2. Historical For-Sale Analysis

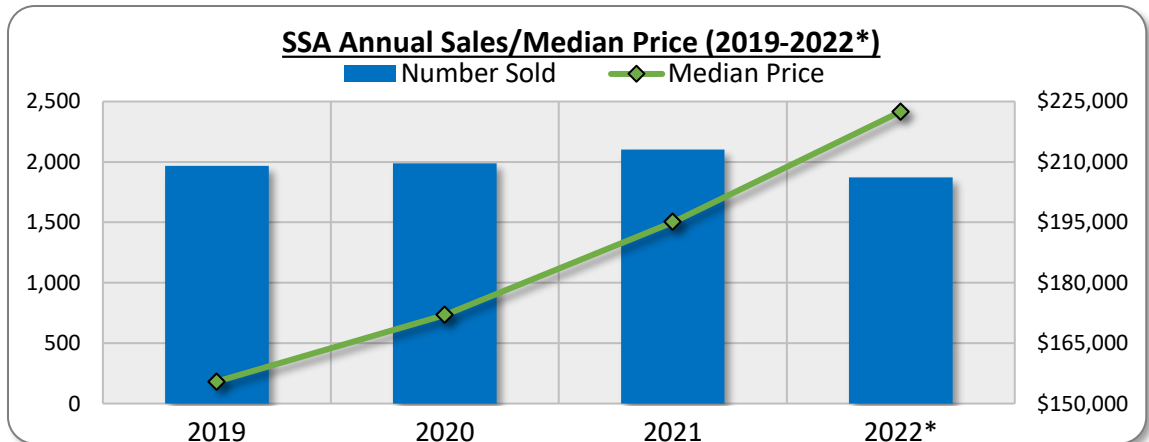
The following table illustrates the annual sales activity from 2019 to 2022 for the PSA (Muskegon) and SSA (Balance of County). Note that full-year projections for 2022 are included in parenthesis.

Sales History by Year (2019 through 2022*)				
Year	Number Sold	Percent Change	Median Sale Price	Percent Change
<b>PSA (Muskegon)</b>				
2019	445	-	\$80,000	-
2020	550	23.6%	\$82,649	3.3%
2021	627	14.0%	\$124,600	50.8%
2022*	483 (541)	(-13.7%)	\$140,000	12.4%
<b>SSA (Balance of County)</b>				
2019	1,966	-	\$155,475	-
2020	1,988	1.1%	\$172,000	10.6%
2021	2,103	5.8%	\$195,000	13.4%
2022*	1,671 (1,871)	(-11.0%)	\$222,500	14.1%

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department  
 \*As of Nov. 23, 2022



\*As of Nov. 23, 2023



\*As of Nov. 23, 2023

As the preceding table illustrates, home sales within the PSA (Muskegon) increased each full year between 2019 and 2021. Based on sales activity from January 2022 to November 2022, it appears that homes are selling at a slower rate in the PSA compared with past years. Note that the median sale price increased significantly in Muskegon between 2019 and 2022, including an increase of over 50% between 2020 and 2021. The number of sales and median sale price within the SSA (Balance of County) also increased in recent years, albeit at a lower rate of increase compared to the PSA.

The distribution of homes recently sold between January 2019 and November 2022 by *price* for the PSA and SSA is summarized in the following table.

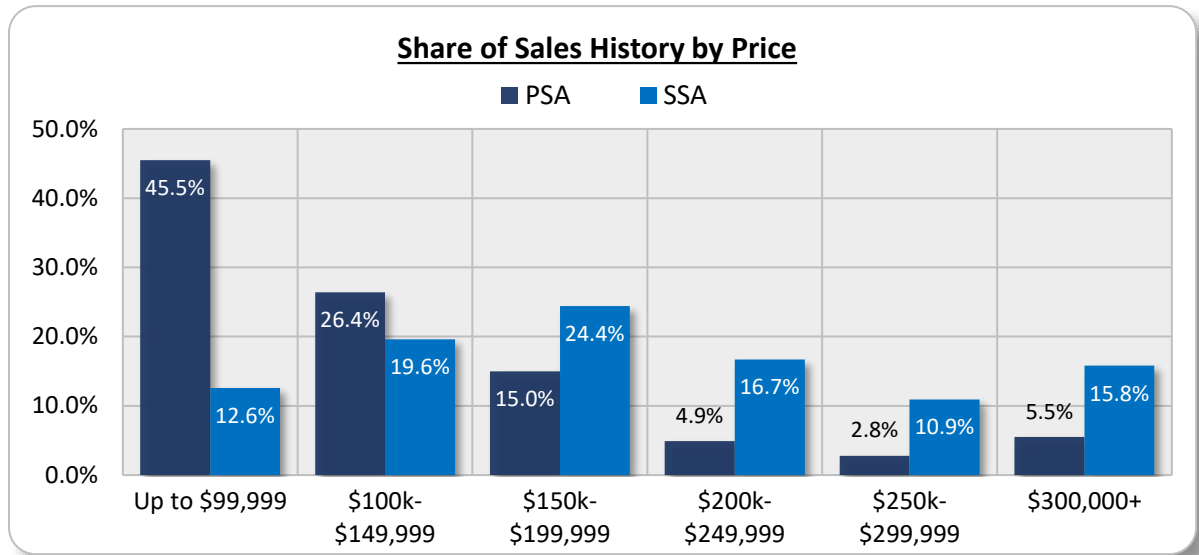
Sales History by Price (Jan. 1, 2019 to Nov. 23, 2022)						
Sale Price	PSA (Muskegon)			SSA (Balance of County)		
	Number Sold	Percent of Supply	Average Days on Market	Number Sold	Percent of Supply	Average Days on Market
Up to \$99,999	958	45.5%	32	973	12.6%	36
\$100,000 to \$149,999	555	26.4%	16	1,515	19.6%	23
\$150,000 to \$199,999	315	15.0%	16	1,884	24.4%	19
\$200,000 to \$249,999	104	4.9%	42	1,291	16.7%	27
\$250,000 to \$299,999	58	2.8%	106	844	10.9%	28
\$300,000+	115	5.5%	51	1,221	15.8%	39

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

As the preceding table illustrates, home sales by price point within the PSA were primarily concentrated among product priced less than \$100,000, representing over 45% of sold homes between January 2019 and November 2022. Homes within this price point were listed on MLS for an average of 32 days, while homes priced between \$100,000 and \$199,999 were listed on MLS for an average of 16 days. The very low number of days on market for homes priced below \$200,000 indicates high demand for homes at this price point. By comparison, homes that sold at \$200,000 or more represented only 13.2% of total home sales in the PSA during this period. Note that the median home price increased significantly in the PSA from 2019 to 2022. Due to this significant increase, it is expected that homes priced for less than \$100,000 will likely represent a much smaller share of overall home sales in the future.



The distribution of recent home sales by *price point* for the PSA and SSA is shown in the following graph.



The following table illustrates recent home sales for the PSA (Muskegon) and SSA (Balance of County) by *bedroom type*.

Sales History by Bedroom Type (Jan. 1, 2019 to Nov. 23, 2022)								
Bedrooms	Number Sold	Average Baths	Average Square Feet	Average Year Built	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
<b>PSA (Muskegon)*</b>								
One-Br.	49	1.0	861	1940	\$9,000 - \$207,000	\$90,000	\$110.55	51
Two-Br.	729	1.25	1,073	1946	\$10,000 - \$520,000	\$90,000	\$99.21	29
Three-Br.	925	1.5	1,446	1944	\$7,500 - \$1,050,000	\$122,400	\$94.88	25
Four-Br.	323	2.0	1,805	1941	\$10,000 - \$730,000	\$128,000	\$80.96	34
Five+-Br.	79	2.5	2,369	1927	\$25,000 - \$910,000	\$125,000	\$59.97	45
Total	2,105	1.5	1,393	1944	\$7,500 - \$1,050,000	\$109,900	\$92.19	29
<b>SSA (Balance of County)**</b>								
One-Br.	71	1.0	872	1957	\$8,000 - \$650,000	\$98,000	\$125.00	34
Two-Br.	1,433	1.5	1,139	1962	\$5,000 - \$820,000	\$130,000	\$131.82	28
Three-Br.	4,030	1.75	1,624	1971	\$23 - \$1,645,000	\$179,700	\$137.28	26
Four-Br.	1,740	2.5	2,268	1977	\$7,200 - \$3,100,000	\$235,000	\$146.91	29
Five+-Br.	454	3.5	3,253	1982	\$23,000 - \$6,000,000	\$320,000	\$156.34	45
Total	7,728	3/2.0	1,768	1971	\$23 - \$6,000,000	\$184,900	\$138.89	27

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

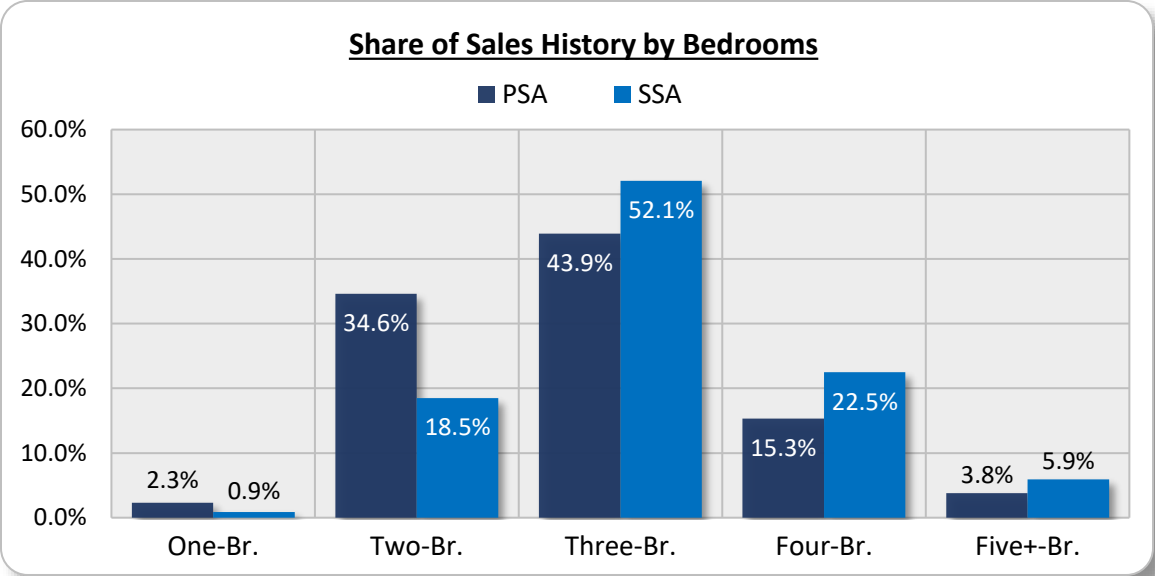
\*The PSA excludes 10 sales with no bedroom count information

\*\*The SSA excludes 16 sales with no bedroom count information

The homes sold by bedroom type in the PSA primarily consist of two- and three-bedroom housing units, as these units represented nearly 80% of all homes sold between January 2019 and November 2022. These homes also had the lowest average number of days on market (under 30 days).

The PSA housing market primarily consists of older homes, as the average year built for homes sold during the past few years was 1944. Homes sold in the PSA between January 2019 and November 2022 had a median sale price of \$109,900, reflective of a housing market with few newer construction alternatives. As shown on the following pages, modern homes have sold at much higher prices in the PSA.

The following graph illustrates the distribution of recent home sales by bedroom type within the PSA and SSA.



Recent home sales by *year built* in the PSA and SSA are shown in the following table:

Sales History by Year Built (Jan. 1, 2019 to Nov. 23, 2022)							
Year Built	Number Sold	Average Beds/Baths	Average Square Feet	Price Range	Median Sale Price	Median Price per Sq. Ft.	Average Days on Market
<b>PSA (Muskegon)*</b>							
Before 1950	1,191	3/1.5	1,339	\$9,500 - \$910,000	\$95,000	\$81.63	25
1950 to 1959	274	3/1.5	1,326	\$13,500 - \$444,000	\$113,500	\$104.03	17
1960 to 1969	101	3/1.75	1,552	\$13,000 - \$730,000	\$135,900	\$105.77	25
1970 to 1979	55	3/1.5	1,261	\$17,100 - \$431,650	\$120,000	\$110.00	22
1980 to 1989	15	3/2.0	1,507	\$62,900 - \$390,000	\$161,500	\$142.92	18
1990 to 1999	61	3/2.5	1,959	\$9,000 - \$830,000	\$200,000	\$160.72	31
2000 to 2009	72	3/2.5	1,864	\$100,000 - \$650,000	\$280,000	\$184.64	41
2010 to present	90	3/2.75	1,607	\$174,900 - \$1,050,000	\$259,319	\$175.00	121
Total	1,859	3/1.5	1,401	\$9,000 - \$1,050,000	\$114,000	\$96.16	29
<b>SSA (Balance of County)**</b>							
Before 1950	1,659	3/1.5	1,397	\$23 - \$1,449,000	\$130,000	\$108.13	28
1950 to 1959	1,363	3/1.5	1,501	\$9,900 - \$1,400,000	\$155,000	\$126.96	20
1960 to 1969	865	3/2.0	1,747	\$24,900 - \$1,369,000	\$180,000	\$139.22	22
1970 to 1979	712	3/2.0	1,846	\$15,200 - \$1,350,000	\$190,000	\$144.43	24
1980 to 1989	401	3/2.25	2,008	\$20,000 - \$1,000,000	\$220,000	\$142.94	27
1990 to 1999	952	3/2.5	2,072	\$18,500 - \$2,100,000	\$220,000	\$142.75	27
2000 to 2009	1,012	3/2.75	2,277	\$15,000 - \$2,575,000	\$250,150	\$161.82	31
2010 to present	667	3/2.5	1,895	\$40,000 - \$6,000,000	\$281,072	\$199.57	48
Total	7,631	3/2.0	1,774	\$23 - \$6,000,000	\$185,000	\$139.98	27

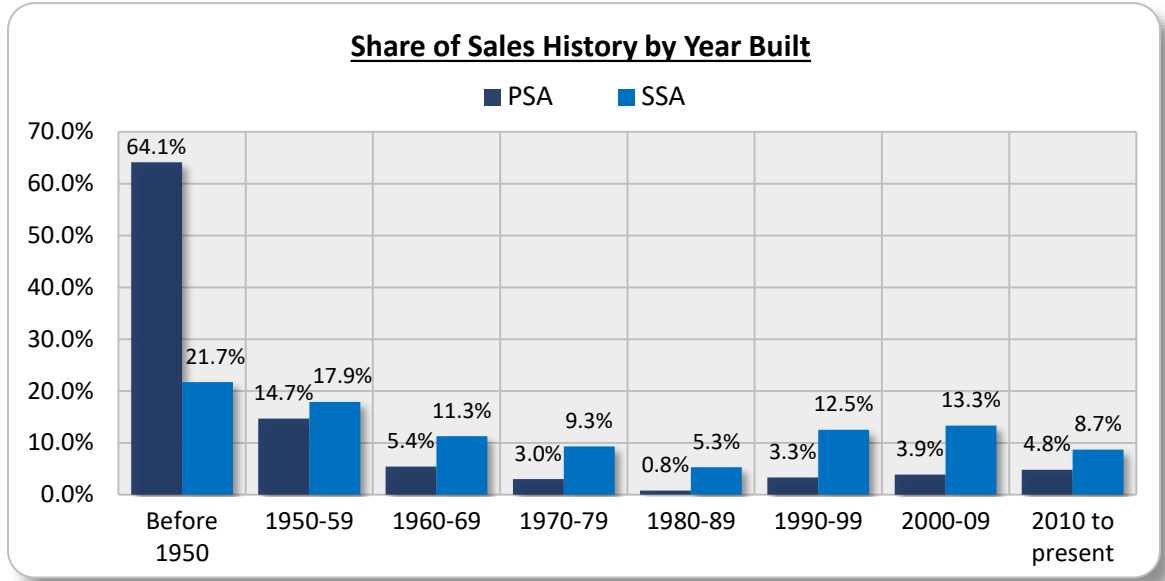
Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

\*The PSA excludes 24 sales with no year built information

\*\*The SSA excludes 48 sales with no year built information

As the preceding table illustrates, most recently sold product in the PSA was built prior to 1950 and had a median sale price below \$100,000. Product built in the PSA after 2010 had a median sale price above \$250,000 and had the longest average number of days on market. By comparison, the SSA (Balance of Muskegon County) had a much higher overall number and share of recently sold homes built in the year 2000 or later.

The distribution of recent home sales by *year built* in the PSA and SSA is shown in the following graph:

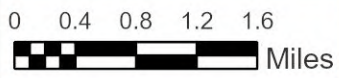
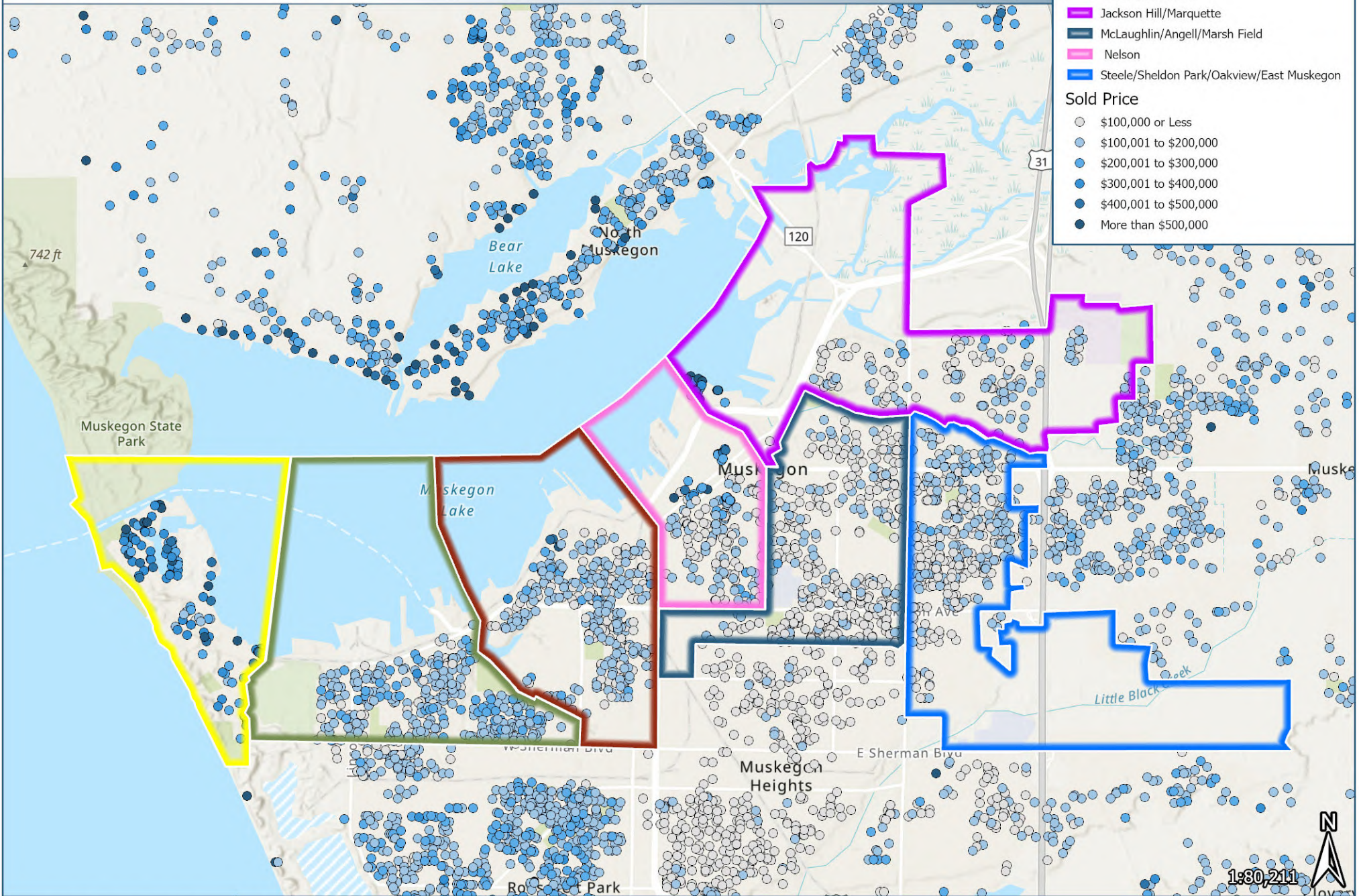


A map illustrating the location of all homes sold between January 2019 and November 2022 within the PSA is included on the following page.

- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon

**Sold Price**

- \$100,000 or Less
- \$100,001 to \$200,000
- \$200,001 to \$300,000
- \$300,001 to \$400,000
- \$400,001 to \$500,000
- More than \$500,000



### 3. Available For-Sale Housing Supply

Based on information provided by the Multiple Listing Service and the Muskegon County Equalization Department, we identified 84 housing units within the PSA (Muskegon) and 219 housing units within the SSA (Balance of County) that were listed as *available* for purchase as of November 2022. Most of the product we evaluated was single-family home listings, while a limited number of condominium units were also identified. While there are likely additional for-sale residential units available for purchase, such homes were not identified during our research due to the method of advertisement or simply because the product was not actively marketed. Regardless, the available inventory of for-sale product identified in this analysis provides a good baseline for evaluating the for-sale housing alternatives offered in the city of Muskegon and the balance of Muskegon County.

There are two inventory metrics most often used to evaluate the health of a for-sale housing market. This includes *Months Supply of Inventory* (MSI) and availability rate. Overall, based on the monthly absorption rate of 45 homes in the PSA, the 84 homes listed as available for purchase represent less than two months (1.9 months) of supply. Typically, healthy and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). The PSA’s less than two months of inventory is considered low and indicates limited available supply. The 84 homes available for sale in the city of Muskegon represent 1.2% of the 5,246 owner-occupied units in the city. Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase to allow for inner-market mobility and to enable the market to attract households. As such, the PSA appears to have a disproportionately low number of housing units available to purchase. As a result, we have conducted a more refined analysis of available supply by price point.

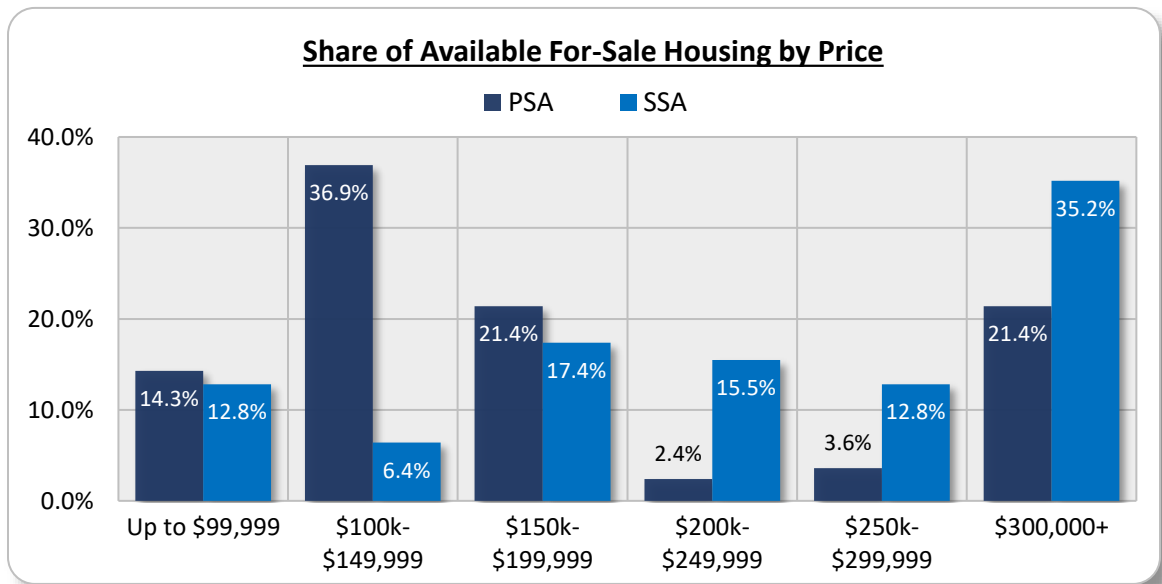
The following table summarizes the distribution of available for-sale residential units by *price point* for the PSA and SSA:

Available For-Sale Housing by Price (As of Nov. 23, 2022)						
List Price	PSA (Muskegon)			SSA (Balance of County)		
	Number Available	Percent of Supply	Average Days on Market	Number Available	Percent of Supply	Average Days on Market
Up to \$99,999	12	14.3%	71	28	12.8%	95
\$100,000 to \$149,999	31	36.9%	46	14	6.4%	84
\$150,000 to \$199,999	18	21.4%	31	38	17.4%	43
\$200,000 to \$249,999	2	2.4%	31	34	15.5%	52
\$250,000 to \$299,999	3	3.6%	39	28	12.8%	64
\$300,000+	18	21.4%	286	77	35.2%	90
Total	84	100.0%	97	219	100.0%	73

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

Over half (51.2%) of the available for-sale housing supply in the PSA (Muskegon) is priced below \$150,000. There is a total of 43 available homes in the PSA priced under \$150,000 that are generally affordable to low- and moderate-income households, including first-time homebuyers. Product priced between \$150,000 and \$299,999 is in high demand, as homes within this price point have been on the market for an average of less than 40 days. Comparatively, homes priced at \$300,000 and above have been on the market for an average of 286 days, which is a very high number of days on market. While available housing units priced at \$300,000 or higher in the PSA have an average number of days on market of 286, which is well above all other price ranges, it appears that this is influenced by several condominium listings for units that are planned for development or under construction that not ready for occupancy when they were listed. This, in turn, inflated the number of days they were listed and is not an accurate reflection of the demand for *existing* higher-priced product. When these particular listings are excluded, the average days on market for all other high priced homes (over \$300,000) decreases to 67 days, which is likely a more accurate reflection of the demand for such units. The surrounding SSA has a much higher share (35.2%) of available housing units priced at \$300,000 or higher, while less than 20% of the available SSA supply is priced below \$150,000.

The distribution of available homes in the PSA and SSA by *price point* are illustrated in the following graph:



The available for-sale housing by *bedroom type* in the PSA and SSA is summarized in the following table.

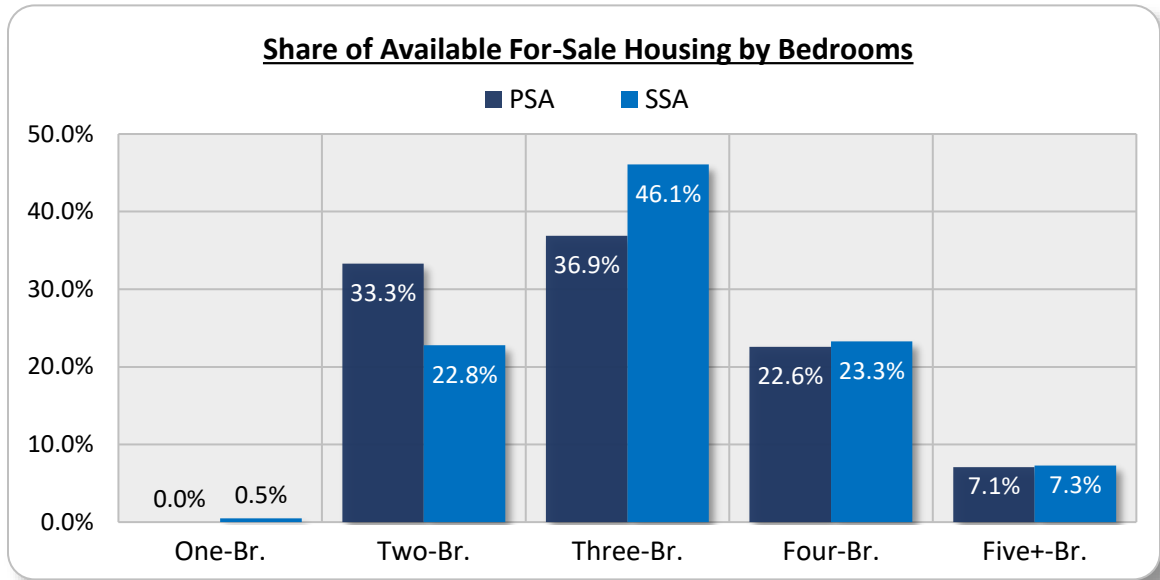
Available For-Sale Housing by Bedroom Type (As of Nov. 23, 2022)								
Bedrooms	Number Available	Average Baths	Average Square Feet	Average Year Built	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
<b>PSA (Muskegon)</b>								
Two-Br.	28	1.25	1,010	1931	\$54,900 - \$350,000	\$117,450	\$109.76	43
Three-Br.	31	1.5	1,414	1972	\$90,000 - \$795,000	\$199,900	\$177.71	168
Four-Br.	19	1.75	1,645	1953	\$104,900 - \$789,000	\$155,000	\$109.80	71
Five+-Br.	6	2.5	2,067	1939	\$99,000 - \$430,000	\$192,450	\$119.07	65
Total	84	1.5	1,378	1951	\$54,900 - \$795,000	\$149,900	\$127.51	97
<b>SSA (Balance of County)</b>								
One-Br.	1	1.5	1,192	2016	\$239,900	\$239,900	\$201.26	84
Two-Br.	50	1.5	1,181	1965	\$32,500 - \$510,000	\$169,900	\$148.08	89
Three-Br.	101	1.75	1,646	1978	\$25,000 - \$799,900	\$239,900	\$162.28	56
Four-Br.	51	2.25	2,198	1964	\$29,900 - \$3,375,000	\$299,900	\$150.00	88
Five+-Br.	16	3.75	3,402	1966	\$99,900 - \$2,200,000	\$582,500	\$178.06	86
Total	219	2.0	1,795	1971	\$25,000 - \$3,375,000	\$249,900	\$157.18	73

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

The 84 housing units listed for sale in the PSA (Muskegon) have an average year built of 1951, which is 20 years older than the average year built for housing units listed for sale in the SSA (Balance of County). The average size (1,378 square feet) of housing units available for sale in the PSA is also over 400 square feet smaller than housing units available in the SSA. Most housing units available for sale in the PSA have either two- or three-bedrooms and typically have less than two full bathrooms. The average days on market for available housing units in the PSA is over 90 days, due in large part to a new condominium development with three-bedroom units for sale. Note that all other bedroom types in the market have an average number of days on market ranging from 43 to 71 days, which is typical given current market conditions for existing housing units. The median list price for available homes in the PSA is \$149,900, reflective of the generally older and smaller homes offered for sale.



The distribution of available homes by *bedroom type* in the PSA and SSA are shown in the following graph:



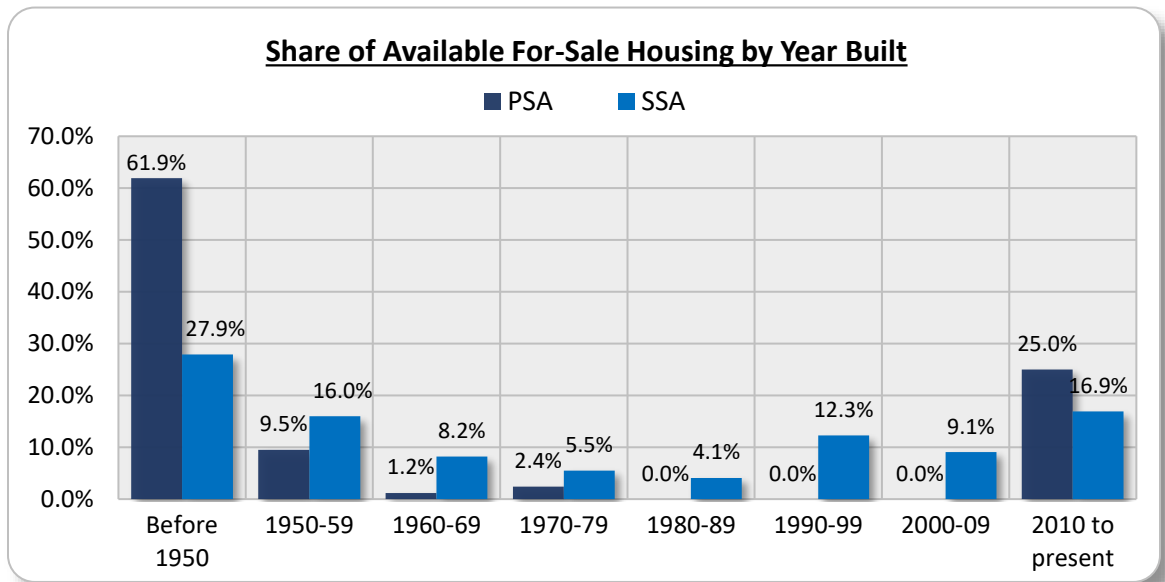
The distribution of available homes by *year built* for the PSA and SSA is summarized in the table below.

Available For-Sale Housing by Year Built (As of Nov. 23, 2022)							
Year Built	Number Available	Average Beds/Baths	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
<b>PSA (Muskegon)</b>							
Before 1950	52	3/1.25	1,269	\$54,900 - \$289,000	\$129,950	\$107.44	49
1950 to 1959	8	3/1.25	1,163	\$115,000 - \$179,900	\$137,950	\$129.76	28
1960 to 1969	1	2/2.0	1,824	\$149,500	\$149,500	\$81.96	71
1970 to 1979	2	4/1.75	1,575	\$115,000 - \$167,500	\$141,250	\$94.68	27
1980 to 1989	0	-	-	-	-	-	-
1990 to 1999	0	-	-	-	-	-	-
2000 to 2009	0	-	-	-	-	-	-
2010 to present	21	3/2.25	1,690	\$172,900 - \$795,000	\$619,000	\$395.53	249
<b>Total</b>	<b>84</b>	<b>3/1.5</b>	<b>1,378</b>	<b>\$54,900 - \$795,000</b>	<b>\$149,900</b>	<b>\$127.51</b>	<b>97</b>
<b>SSA (Balance of County)</b>							
Before 1950	61	3/1.5	1,510	\$25,000 - \$3,375,000	\$158,000	\$115.05	74
1950 to 1959	35	3/1.5	1,504	\$59,900 - \$799,900	\$197,450	\$147.17	71
1960 to 1969	18	3/1.75	1,936	\$29,900 - \$499,900	\$239,450	\$123.92	84
1970 to 1979	12	4/1.75	2,020	\$179,900 - \$875,000	\$229,400	\$142.70	66
1980 to 1989	9	3/2.0	2,070	\$160,000 - \$424,900	\$249,900	\$141.03	42
1990 to 1999	27	4/2.5	2,471	\$72,900 - \$2,500,000	\$389,900	\$175.54	50
2000 to 2009	20	3/2.5	2,212	\$178,900 - \$1,799,000	\$332,400	\$173.22	56
2010 to present	37	3/2.25	1,610	\$239,900 - \$529,900	\$347,900	\$217.51	104
<b>Total</b>	<b>219</b>	<b>3/2.0</b>	<b>1,795</b>	<b>\$25,000 - \$3,375,000</b>	<b>\$249,900</b>	<b>\$157.18</b>	<b>73</b>

Source: MLS (Multiple Listing Service)/Muskegon County Equalization Department

As shown in the preceding table, over 60% of the available for-sale housing product in the PSA was built before 1950, while 25% of available units consist of newer units built from 2010 to the present. Few available units in the PSA were built after 1950 or before 2010, indicative of an older housing market that recently started to add new units. The older homes (pre-1950) offered for sale in the PSA have a median list price of \$129,950 and a median price per square foot of \$107.44. The 21 newer units (2010 to present) listed for sale have a median list price of \$619,000 and a median price per square foot of \$395.53. The much higher median list price and price per square foot is reflective of a new condominium development in the city. The surrounding SSA has a more balanced supply of homes available for sale by year built and price point, including housing units constructed after 1950 and before 2010.

The distribution of available homes in the PSA and SSA by *year built* are shown in the following graph:



The following table summarizes key available for-sale supply information by submarket.

Submarket	Available For-Sale Housing by Submarket				
	Available Homes	Share of All Available Homes	Average Year Built	Median List Price	Average List Price
Beachwood-Bluffton	1	1.2%	2013	\$599,900	\$599,900
Campbell Field/Nims	19	22.6%	1977	\$619,000	\$417,142
Glenside/Lakeside	5	6.0%	1922	\$170,000	\$163,940
Jackson Hill/Marquette	10	12.0%	1989	\$193,750	\$335,630
McLaughlin/Angell/Marsh Field	28	33.3%	1942	\$122,450	\$150,832
Nelson	4	4.7%	1907	\$242,000	\$235,725
Steele/Sheldon Park/Oakview/East Muskegon	17	20.2%	1935	\$135,000	\$133,217
<b>Muskegon (PSA)</b>	<b>84</b>	<b>100.0%</b>	<b>1951</b>	<b>\$149,900</b>	<b>\$239,732</b>

Source: MLS (Multiple Listings Service) / Muskegon County Equalization

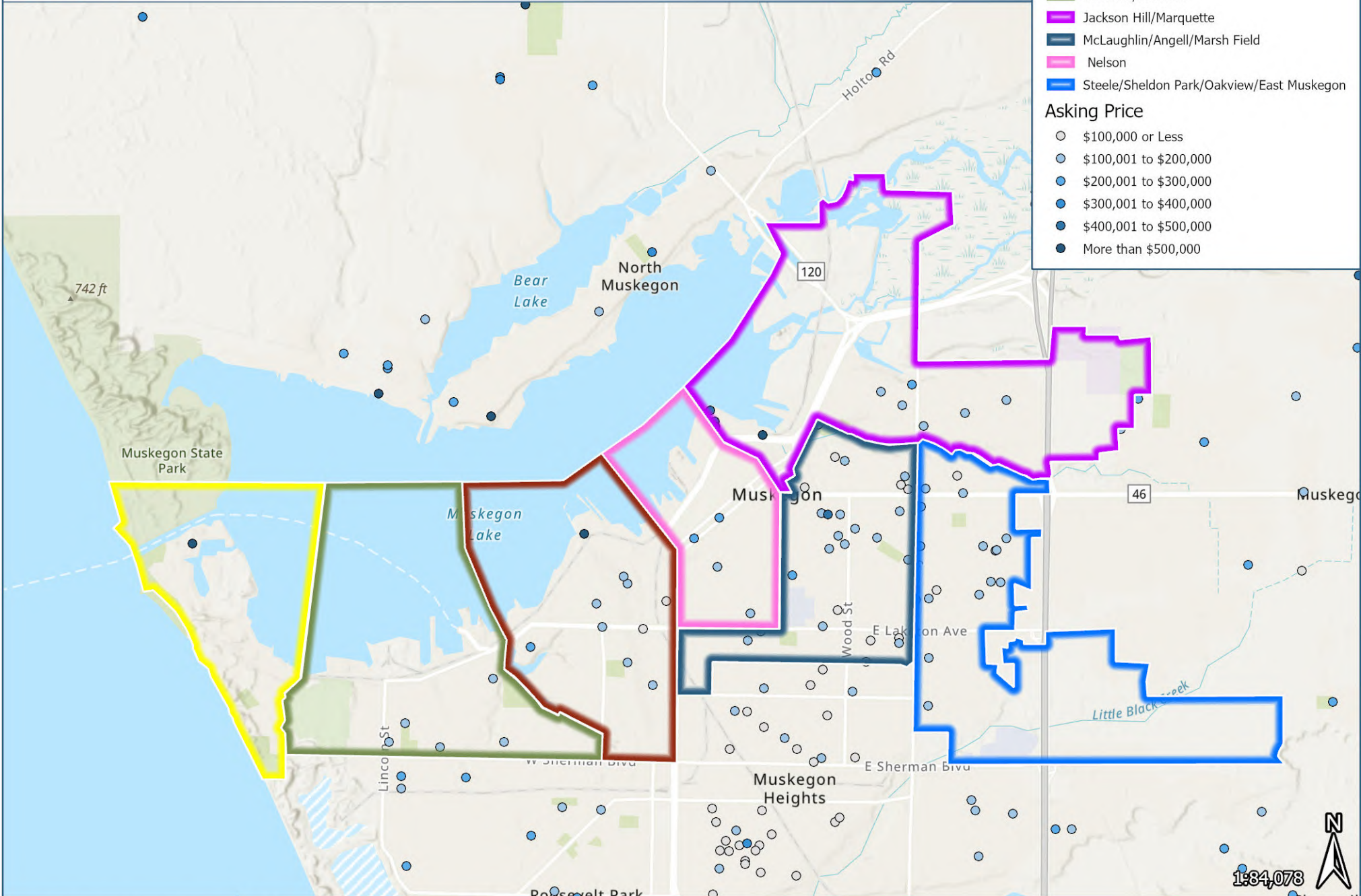
As illustrated in the preceding table, most of the available for-sale housing supply is located in the McLaughlin/Angell/Marsh Field Submarket (28 units, 33.3% of PSA supply), Campbell Field/Nims Submarket (19 units, 22.6% of the PSA supply), and Steele/Sheldon Park/Oakview/East Muskegon Submarket (17 units, 20.2% of the PSA supply). While the majority (four) of the submarkets have median list prices of less than \$200,000, two submarkets have median list prices of \$599,900 or higher (\$599,900 in the Beachwood-Bluffton Submarket and \$619,000 in the Campbell Field/Nims Submarket). The lower median list prices by submarket are generally within areas with the oldest product. Therefore, while it may be possible for lower-income households to be able to afford to buy a house, many of these homes are more than 70 years old and likely require notable repairs, modernization or weatherization that many lower-income households could not afford. As such, many of such homes do not represent a viable option for many of the area's lower-income households.

A map illustrating the location of available for-sale homes in the PSA (Muskegon) is included on the following page.

- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon

**Asking Price**

- \$100,000 or Less
- \$100,001 to \$200,000
- \$200,001 to \$300,000
- \$300,001 to \$400,000
- \$400,001 to \$500,000
- More than \$500,000



#### **D. SENIOR CARE HOUSING ALTERNATIVES**

Muskegon, like similar communities throughout the country, has a diverse population that has a variety of housing needs specific to certain populations. Some of these special needs populations include seniors requiring care. This portion of the Housing Needs Assessment provides an overview of housing alternatives available to meet specific needs of these seniors.

Unlike traditional rental housing alternatives, senior care housing, such as nursing homes or assisted living, often draw support from a relatively large geographic area such as a county or region. For the purpose of this analysis, we surveyed senior care housing alternatives in the PSA (Muskegon) and SSA (Balance of County). The overall county has a relatively large senior population that requires a variety of senior housing alternatives to meet its diverse needs. Among seniors, generally age 65 or older, some individuals are either seeking a more leisurely lifestyle or need assistance with Activities of Daily Living (ADLs), such as assistance with bathing, dressing and medication reminders. As part of this analysis, we evaluated two levels of care that typically respond to older adults seeking, or who need, alternatives to their current living environment. They include assisted living and nursing care. These housing types, from least assisted to most assisted, are summarized below. We have also surveyed independent living and congregate care (independent living with basic housekeeping or laundry services and meals) facilities as part of this analysis.

*Assisted Living* – The Michigan Department of Licensing and Regulatory Affairs (LARA) licenses senior care facilities throughout the state. The different types of licensing include Adult Foster Care (AFC) and Homes for the Aged (HFA). An AFC is for facilities with 20 or fewer people and serves adults in need of foster care services for 24 hours per day, five or more days a week, or for two or more consecutive weeks. Additionally, an AFC can be licensed under various size umbrellas: Family Home (1-6 persons), Small Group (1-6 persons), Medium Group (7-12 persons) and Large Group (13-20 persons). An HFA is for seniors ages 55 and older and is for 21 or more people, unless they operate as part of a nursing home. For the purposes of this analysis, we refer to these facilities as “assisted living” and we have only surveyed Homes for the Aged and Large Group homes. It is also important to note that Michigan offers unlicensed senior care and that on-site services are provided by outside home health agencies.

*Nursing Homes* – A nursing home provides nursing care and related services for people who need nursing, medical, rehabilitation or other special services. These facilities are licensed by the Michigan Department of Licensing and Regulatory Affairs (LARA) and may be certified to participate in the Medicaid and/or Medicare programs. Certain nursing homes may also meet specific standards for sub-acute care or dementia care.

We referenced the Medicare.com and the Michigan Department of Licensing and Regulatory Affairs (LARA) websites for all licensed senior care facilities and cross referenced this list with other senior care facility resources. As such, we believe that we identified most licensed facilities in the county, though not all were surveyed as part of this Housing Needs Assessment.

We identified and surveyed 21 senior care facilities in the county. While these do not represent all senior care facilities in the county, they are representative of market norms and represent a good base from which to evaluate the senior care housing market. Overall, these facilities that were surveyed contain a total of 1,192 beds. The following table summarizes the surveyed facilities by property type.

Surveyed Senior Care Facilities – Muskegon County					
Project Type	Projects	Beds	Vacant	Occupancy Rate	National Occupancy Rate*
Independent Living	2	138	12	91.3%	83.9%
Congregate Care	1	97	0	100.0%	--
Assisted Living-Home for the Aged	7	470	174	63.0%	78.8%**
Assisted Living-Large Group Homes	6	163	42	74.2%	78.8%**
Nursing Homes	5	324	77	76.2%	78.5%
Total	21	1,192	305	74.4%	81.4%

\*Source: National Investment Center (NIC) for Senior Housing & Care (2<sup>nd</sup> Quarter of 2022)

\*\*Assisted Living occupancy rate covers all types of housing within this category.

Congregate Care national occupancy rate not available.

Note that family homes, small group homes, and medium group homes were excluded from this survey.

The subject county is reporting overall occupancy rates that range from 63.0% (assisted living-home for the aged) to 100.0% (congregate care). Independent Living units in the county are occupied at a rate (91.3%) that is above the national average for these type of units (83.9%) as of the second quarter of 2022, while occupancy at assisted-living units in the county are below the national average rate of 78.8%. Occupancy at county nursing homes (76.2%) is slightly below the national occupancy rate for this type of housing (78.5%). Facility representatives at the assisted living and nursing care facilities stated that occupancy rates have remained low since COVID. Additionally, some facilities have not been updated and/or they have beds or wings offline due to staffing shortages or renovations. Specifically, among the large group homes, five of these facilities are 100.0% occupied, with the remaining facility only 41.7% occupied and the operator was unable to provide a reason. Occupancy rates for independent living and congregate care units indicate that there is a strong level of demand for such housing in the county and that it appears the existing inventory may not be meeting the *current* demands of these senior care market segments. However, with the projected growth among seniors over the next several years, there may be an opportunity to develop additional senior care housing in the market.

The monthly fees for senior care housing are shown in the following table. Note that some housing options that charge daily rates were converted to monthly rates.

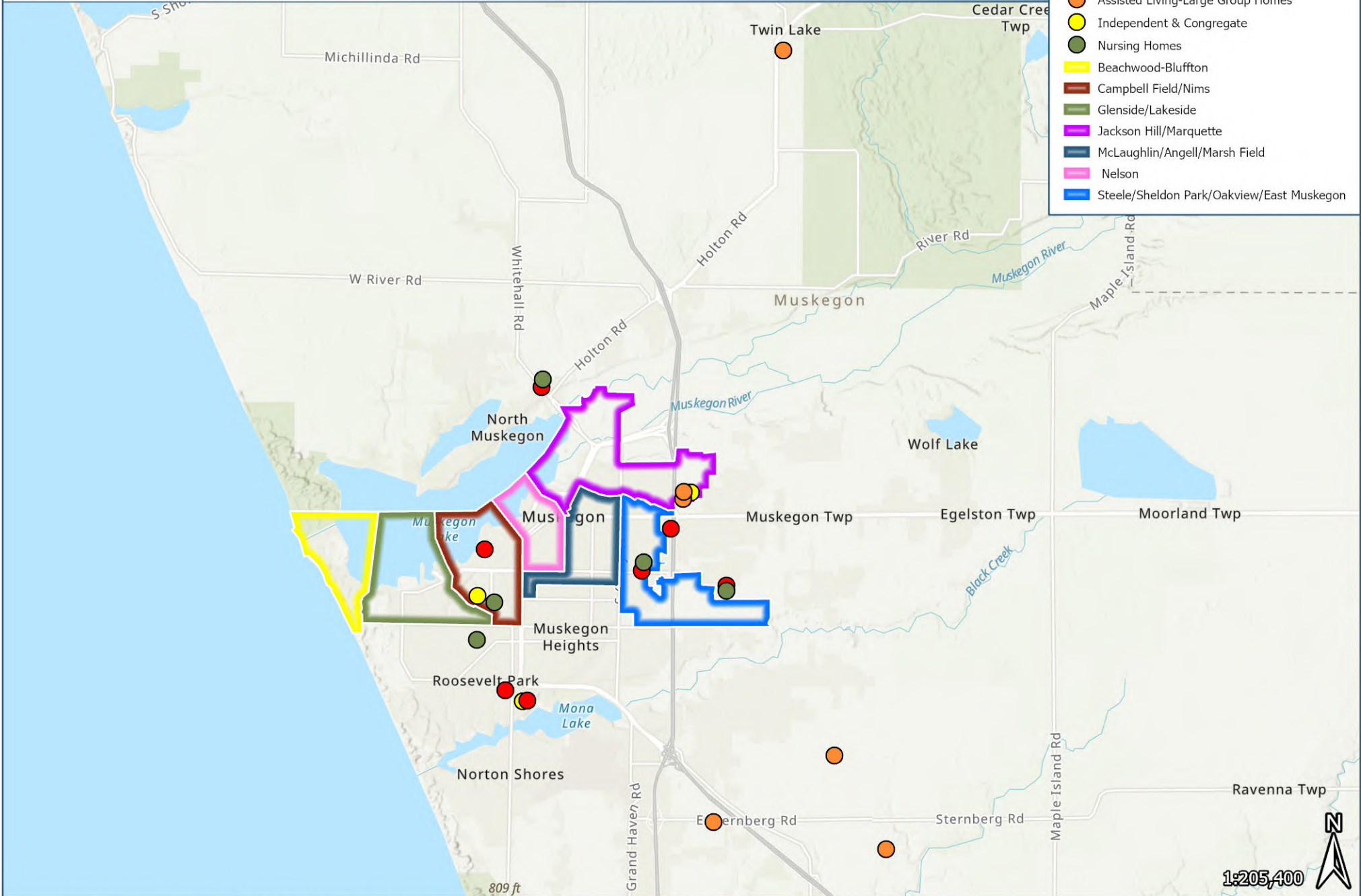
Surveyed Senior Care Facilities – Base Monthly Rates	
Project Type	Room/Bed Rates
Independent Living	\$1,240-\$2,725
Congregate Care	\$1,617-\$2,470
Assisted Living-Home for the Aged	\$1,975-\$6,045
Assisted Living-Large Group	\$3,192-\$5,211
Nursing Homes	\$9,308-\$11,376

These rental rates should be considered as a base of comparison for future senior projects considered in the PSA and surrounding SSA. It is important to note that many of the senior care facilities with services (e.g., assisted living and nursing care) accept Medicaid payments from eligible residents, which reduces their costs.

A map illustrating the location of surveyed senior care facilities in the overall market area is on the following page.

**Senior Care**

- Assisted Living-Home for the Aged
- Assisted Living-Large Group Homes
- Independent & Congregate
- Nursing Homes
- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon





## E. PLANNED & PROPOSED

In order to assess housing development potential, we evaluated recent residential building permit activity and identified residential projects in the development pipeline within the city and county. Understanding the number of residential units and the type of housing being considered for development in the market can assist in determining how these projects are expected to meet the housing needs of the market.

The following tables illustrate single-family and multifamily building permits issued within the city of Muskegon and Muskegon County for the past 10 years (2022 data was not available):

Housing Unit Building Permits for Muskegon, MI:										
Permits	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Multifamily Permits	0	0	0	0	0	0	0	0	0	16
Single-Family Permits	4	5	4	33	19	13	16	42	43	18
Total Units	4	5	4	33	19	13	16	42	43	34

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

Housing Unit Building Permits for Muskegon County, MI:										
Permits	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Multifamily Permits	2	16	9	0	0	0	12	0	2	26
Single-Family Permits	136	168	172	241	233	257	221	339	266	302
Total Units	138	184	181	241	233	257	233	339	268	328

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

Residential permit activity in the city of Muskegon has not exceeded 43 residential units in any year since 2012 (2022 data not available). However, the total number of permitted units issued in 2019 through 2021 have been the most in the city over this 10-year period. All of these units in the city have been single-family units. Muskegon County residential permit activity has generally trended upward over the past decade, with the number of residential units permitted in the county exceeding 260 units annually between 2019 and 2021. Single-family residential units permitted over the past several years have far outpaced multifamily units. The relatively large and greater pace of residential development activity in both the city of Muskegon and Muskegon County overall is evidence of the continued interest in development within the area.

We conducted interviews with representatives of area building and permitting departments and conducted extensive online research to identify residential projects either planned for development or currently under construction within the city limits of Muskegon.

### Multifamily Rental Housing

From interviews with planning representatives that responded to our inquiries, and from extensive online research and the observations of our analyst while in the field, it was determined there are seven rental housing projects planned or proposed within the Muskegon city limits. These developments are summarized in the following table. Note that the status of some projects may have changed since the information was collected:

Muskegon (City Limits)				
Project Name & Address	Type	Units	Developer	Status/Details
880 Street Apartments 880 First Street <b>Muskegon</b>	Affordable Workforce	57	800 First Street, LLC	<b>Planned:</b> Project will be restricted to households at 80% to 120% of AMHI; To break ground spring 2023; ECD 2024
Harbor 31 Commons I&II 100 Viridian Drive <b>Muskegon</b>	Market-rate	134	Harbor 31, LLC	<b>Planned:</b> Each phase will consist of 75 units; Start date delayed due to permit issues; Dirt being moved
Viridian Place Viridian Drive <b>Muskegon</b>	Market-rate	48	Harbor 31, LLC	<b>Planned:</b> Decision has not been made on how many units will serve as rentals; Select units will be for-sale
Lake View Lofts Phase II 351 West Western Avenue <b>Muskegon</b>	Market-rate	105	351 Phase II, LLC	<b>Planned:</b> Phase II to break ground 2023; One- and two-bedrooms; ECD 2025
Name Unknown 1700 Oak Avenue <b>Muskegon</b>	Market-rate	100	Phoenix Reclamation	<b>Proposed:</b> Redevelopment of former Muskegon General Hospital; No other information available
Foundry Square 372 Morris Avenue <b>Muskegon</b>	Market-rate	130	Great Lakes Development Group	<b>Proposed:</b> To be built in phases; ECD 2025; No other information available
Watermark Lofts II 930 Washington Avenue <b>Muskegon</b>	Market-rate	188	ANM Group and P&G Holdings LLC	<b>Proposed:</b> Plans to construct additional units at existing 33-unit property; Property acquired by another company after plans were made; Unknown if this project will move forward

AMHI – Area Median Household Income  
ECD - Estimated completion date

### Senior Living

From interviews with planning representatives that responded to our inquiries, and from extensive online research and the observations of our analyst while in the field, it was determined there is one senior rental housing project under construction within the Muskegon city limits. This development is summarized in the following table. Note that the status of this project may have changed since the information was collected:

Muskegon (City Limits)				
Project Name & Address	Type	Units	Developer	Status/Details
Trilogy Health Services 650 Terrace Street <b>Muskegon</b>	Market-rate	25	Harbor 31, LLC	<b>Under Construction:</b> In addition to independent living, development will offer assisted living, memory care and nursing care units; ECD fall 2023

ECD - Estimated completion date

## For-Sale Housing

According to planning and building representatives, there are seven for-sale housing projects planned, proposed, or under construction within the Muskegon city limits. These projects are summarized in the following table. Note that the status of some projects may have changed since the information was collected.

<b>Muskegon (City Limits)</b>				
<b>Project Name &amp; Address</b>	<b>Product Type</b>	<b>Units</b>	<b>Developer</b>	<b>Status/Details</b>
Veridian Shores Phase I 150 Viridian Drive <b>Muskegon</b>	Single-family	30	Harbor 31, LLC	<b>Under Construction:</b> Phase I under construction; Phase II in early stages of planning; Three-bedrooms; Square feet 1,844; Starting \$695,000 to \$795,000
Hartshorn Village 1000 West Western Avenue <b>Muskegon</b>	Single-family/ Condominiums	38/61	Ryan Leestma	<b>Under Construction:</b> Ryan Leestma is new developer; Purchased development after construction had begun; Future phases planned
Lakeside Dunes at Muskegon Country Club 2801 Lakeshore Drive <b>Muskegon</b>	Single-family	34	Redwater Collection	<b>Under construction:</b> Two- to five-bedrooms; Square feet from 1,600 to 2,688; ECD spring 2023
Meadows at Harbor 31 Viridian Drive <b>Muskegon</b>	Townhomes	21	Harbor 31, LLC	<b>Planned:</b> To begin construction late 2022 early 2023; Starting \$695,000 and \$795,000; ECD 2026
Viridian Place Viridian Drive <b>Muskegon</b>	Townhomes	48	Harbor 31, LLC	<b>Planned:</b> Decision has not been made on how many units will be for-sale; Select units will be for rent; Starting \$695,000 and \$795,000; ECD
Docks Waterworks Road and Wilcox Avenue <b>Muskegon</b>	Combination	240	Damfino Development, LLC	<b>Planned:</b> Plans include 143 condominiums, 67 townhomes and 30 condominiums; Early stages of planning
Adelaide Pointe 1204 and 1148 West Western Avenue <b>Muskegon</b>	Condominiums	300	Ryan Leestma	<b>Proposed:</b> Phase I to break ground 2025; Two- and three-bedrooms; Square feet from 1,565 to 1,860; Total build out ECD 2033

ECD - Estimated completion date

Based on the preceding tables, there are seven multifamily rental projects and seven for-sale housing projects within some level of planning or development within Muskegon city limits. There is also one senior care project within the city limits that is in the development pipeline. We have included the units either under construction or likely to be developed within these projects in the housing gap estimates included in Section VIII of this report.

## VII. OTHER HOUSING MARKET FACTORS

### INTRODUCTION

Factors other than demography, employment, and supply (all analyzed earlier in this study) can affect the strength or weakness of a given housing market. The following additional factors influence a housing market's performance, and are discussed relative to the PSA (Muskegon) and compared with the county, state and national data, when applicable:

- Personal Mobility
- Migration Patterns
- Development Opportunities
- Development Costs & Government Regulations
- Special Needs Populations

### A. PERSONAL MOBILITY

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a housing market. If traffic jams create long commuting times or public transit service is not available for carless people, their quality of life is diminished. Factors that lower resident satisfaction weaken housing markets. Typically, people travel frequently outside of their residences for three reasons: 1) to commute to work, 2) to run errands or 3) to recreate.

#### Commuting Mode and Time

The following tables show two commuting pattern attributes (mode and time) for the PSA (Muskegon), the PSA submarkets, the SSA (Balance of Muskegon County), and the state of Michigan.

		Commuting Mode						
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Beachwood-Bluffton	Number	366	45	0	0	5	12	428
	Percent	85.5%	10.5%	0.0%	0.0%	1.2%	2.8%	100.0%
Campbell Field/Nims	Number	1,822	361	19	17	20	50	2,289
	Percent	79.6%	15.8%	0.8%	0.7%	0.9%	2.2%	100.0%
Glenside/Lakeside	Number	1,683	270	2	18	2	106	2,081
	Percent	80.9%	13.0%	0.1%	0.9%	0.1%	5.1%	100.0%
Jackson Hill/Marquette	Number	2,554	215	26	80	44	62	2,981
	Percent	85.7%	7.2%	0.9%	2.7%	1.5%	2.1%	100.0%
McLaughlin/Angell/ Marsh Field	Number	1,707	425	2	34	19	17	2,204
	Percent	77.5%	19.3%	0.1%	1.5%	0.9%	0.8%	100.0%
Nelson	Number	754	143	32	16	67	35	1,047
	Percent	72.0%	13.7%	3.1%	1.5%	6.4%	3.3%	100.0%
Steele/Sheldon Park/ Oakview/East Muskegon	Number	1,734	263	0	54	99	99	2,249
	Percent	77.1%	11.7%	0.0%	2.4%	4.4%	4.4%	100.0%
Muskegon (PSA)	Number	10,621	1,722	82	219	256	382	13,282
	Percent	80.0%	13.0%	0.6%	1.6%	1.9%	2.9%	100.0%
Balance of County (SSA)	Number	52,736	6,028	150	546	352	2,096	61,908
	Percent	85.2%	9.7%	0.2%	0.9%	0.6%	3.4%	100.0%
Muskegon County	Number	63,357	7,750	232	765	608	2,478	75,190
	Percent	84.3%	10.3%	0.3%	1.0%	0.8%	3.3%	100.0%
Michigan	Number	3,679,169	392,960	58,641	99,939	57,845	272,106	4,560,660
	Percent	80.7%	8.6%	1.3%	2.2%	1.3%	6.0%	100.0%

Source: U.S. Census Bureau, 2016-2020 American Community Survey

		Commuting Time						
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Beachwood-Bluffton	Number	115	198	37	39	29	12	430
	Percent	26.7%	46.0%	8.6%	9.1%	6.7%	2.8%	100.0%
Campbell Field/Nims	Number	826	877	253	257	26	50	2,289
	Percent	36.1%	38.3%	11.1%	11.2%	1.1%	2.2%	100.0%
Glenside/Lakeside	Number	547	956	222	141	109	106	2,081
	Percent	26.3%	45.9%	10.7%	6.8%	5.2%	5.1%	100.0%
Jackson Hill/Marquette	Number	999	1,261	514	127	18	62	2,981
	Percent	33.5%	42.3%	17.2%	4.3%	0.6%	2.1%	100.0%
McLaughlin/Angell/ Marsh Field	Number	809	823	348	100	107	17	2,204
	Percent	36.7%	37.3%	15.8%	4.5%	4.9%	0.8%	100.0%
Nelson	Number	440	453	76	43	0	35	1,047
	Percent	42.0%	43.3%	7.3%	4.1%	0.0%	3.3%	100.0%
Steele/Sheldon Park/ Oakview/East Muskegon	Number	907	767	320	33	122	99	2,248
	Percent	40.3%	34.1%	14.2%	1.5%	5.4%	4.4%	100.0%
Muskegon (PSA)	Number	4,644	5,336	1,768	741	411	382	13,282
	Percent	35.0%	40.2%	13.3%	5.6%	3.1%	2.9%	100.0%
Balance of County (SSA)	Number	17,594	27,328	8,213	3,792	2,885	2,096	61,908
	Percent	28.4%	44.1%	13.3%	6.1%	4.7%	3.4%	100.0%
Muskegon County	Number	22,238	32,664	9,981	4,533	3,296	2,478	75,190
	Percent	29.6%	43.4%	13.3%	6.0%	4.4%	3.3%	100.0%
Michigan	Number	1,200,068	1,657,698	845,660	311,580	273,549	272,106	4,560,661
	Percent	26.3%	36.3%	18.5%	6.8%	6.0%	6.0%	100.0%

Source: U.S. Census Bureau, 2016-2020 American Community Survey

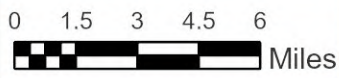
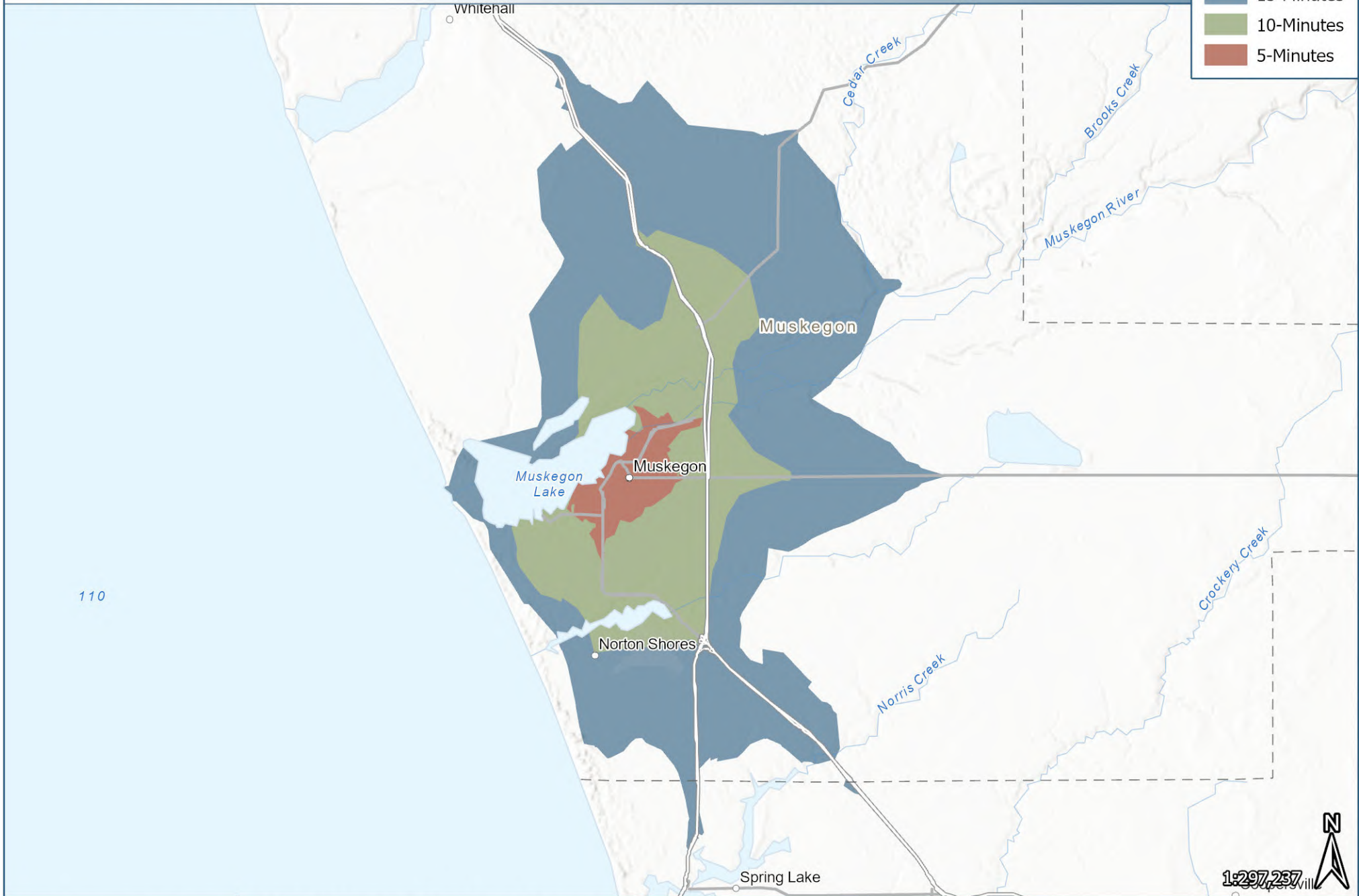
Noteworthy observations from the preceding tables follow:

- Within the PSA (Muskegon), 93.0% of commuters either drive alone or carpool to work. This represents a higher share of such commuting modes when compared to the state of Michigan (89.3%) but a slightly lower share than the SSA (94.9%). While the shares of PSA commuters that utilize public transportation (0.6%) or walk to work (1.6%) are slightly less than the corresponding shares for the state (1.3% and 2.2%, respectively), the share of PSA commuters that work from home (2.9%) is considerably less than the share for the state (6.0%).
- Among individual submarkets, the share of commuters who utilize public transportation is highest within the Nelson Submarket (3.1%), while the share of individuals who walk to work is highest in the Jackson Hill/Marquette (2.7%) and Steele/Sheldon Park/Oakview/East Muskegon (2.4%) submarkets. The largest share of individuals that work from home is within the Glenside/Lakeside Submarket (5.1%). It is also notable that 6.4% of individuals in the Nelson Submarket utilize “other” means of transportation to commute to work.
- Generally, commute times to work in the PSA are shorter than those on the statewide level. Approximately three-fourths (75.2%) of PSA commuters have travel times of less than 30 minutes to work, which is a much higher share of short commute times when compared to the state (62.6%) and is slightly higher than the SSA (72.5%). Over one-third (35.0%) of PSA residents have travel times of less than 15 minutes and 40.2% have travel times between 15 and 30 minutes. Only 3.1% of PSA commuters have travel times of 60 minutes or more, which represents a smaller share when compared to the SSA (4.7%) and state (6.0%).
- Among individual submarkets, 85.3% of commuters in the Nelson Submarket have commute times less than 30 minutes, which is the largest share of short commute times among any submarket. Conversely, 15.8% of commuters in the Beachwood-Bluffton Submarket have commute times of 45 minutes or more, which is the largest share of lengthy commute times of any submarket in the PSA.

Based on the preceding analysis, it is clear that a significant share of PSA (Muskegon) residents has relatively short commutes and they rely on their own vehicles or carpools to work. A drive-time map showing travel times from the geographic center of the PSA (Muskegon) follows this page.

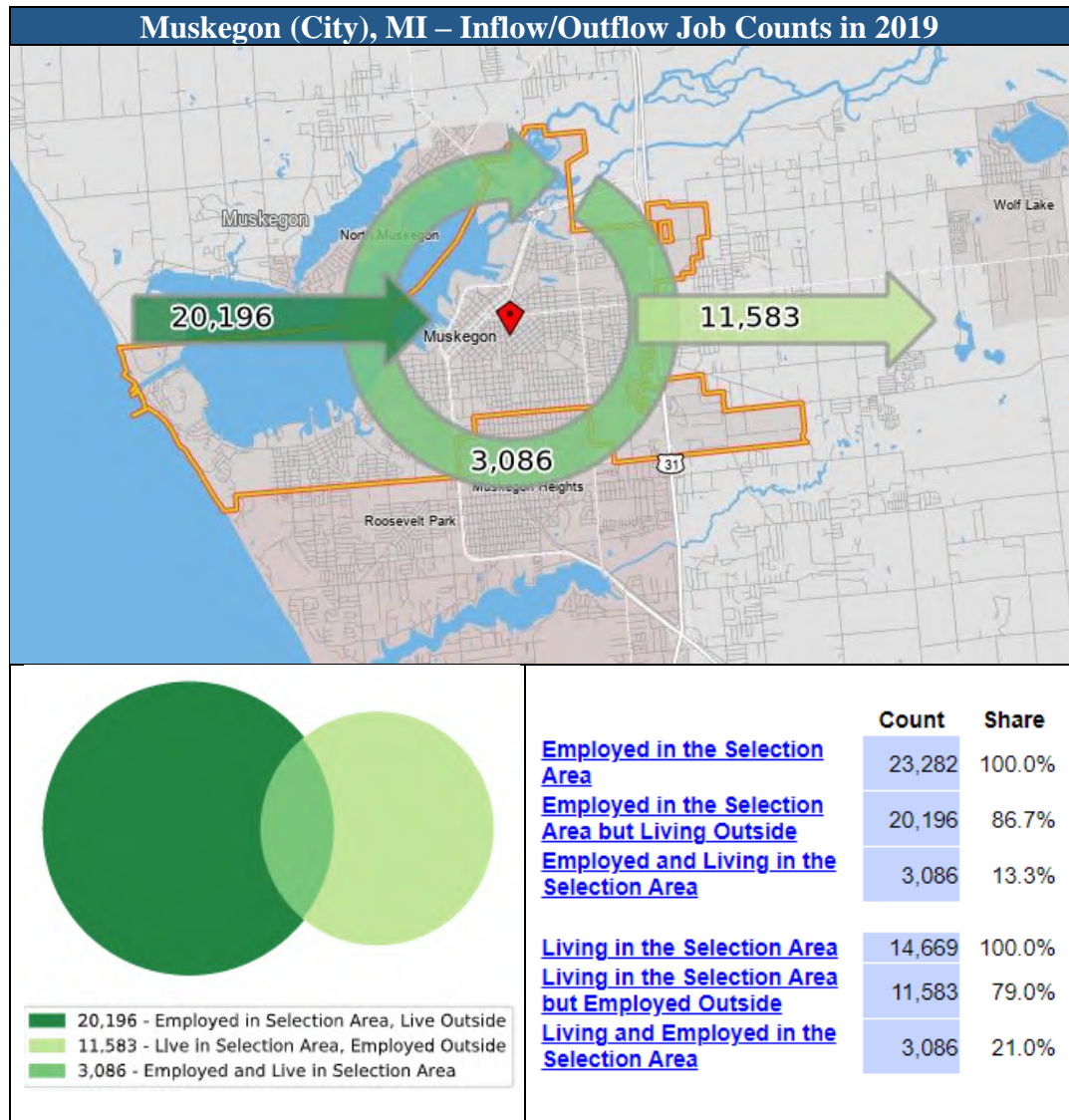
**Drive-Time**

- 15-Minutes
- 10-Minutes
- 5-Minutes



## Commuting Patterns

According to 2019 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES), of the 14,669 employed residents of the PSA (Muskegon), 11,583 (79.0%) are employed outside the city limits, while the remaining 3,086 (21.0%) are employed within Muskegon. In addition, 20,196 people commute into the PSA from surrounding areas for employment. These 20,196 non-residents account for well over four-fifths (86.7%) of the people employed in the city and represent a notable base of potential support for future residential development. The following illustrates the number of jobs filled by in-commuters and residents, as well as the number of resident out-commuters.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)



Characteristics of the commuting flow in Muskegon in 2019 are illustrated in the following table.

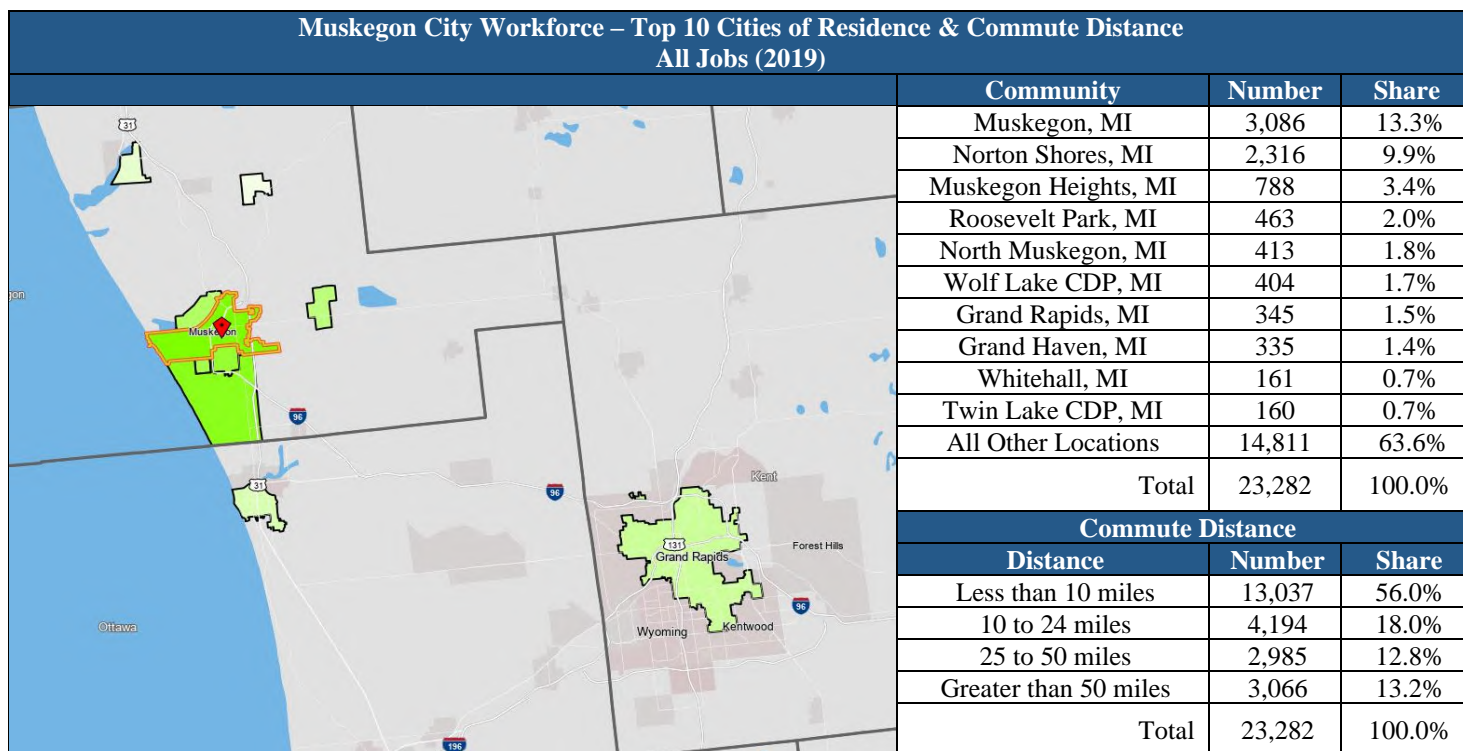
Muskegon City, MI: Commuting <i>Flow</i> Analysis by Earnings, Age and Industry Group (2019, All Jobs)						
Worker Characteristics	Resident Outflow		Workers Inflow		Resident Workers	
	Number	Share	Number	Share	Number	Share
Ages 29 or younger	3,491	30.1%	4,311	21.3%	777	25.2%
Ages 30 to 54	5,901	50.9%	10,864	53.8%	1,686	54.6%
Ages 55 or older	2,191	18.9%	5,021	24.9%	623	20.2%
<i>Earning &lt;\$1,250 per month</i>	3,253	28.1%	3,573	17.7%	730	23.7%
<i>Earning \$1,251 to \$3,333</i>	4,705	40.6%	6,854	33.9%	1,418	45.9%
<i>Earning \$3,333+ per month</i>	3,625	31.3%	9,769	48.4%	938	30.4%
Goods Producing Industries	3,703	32.0%	4,193	20.8%	706	22.9%
Trade, Transportation, Utilities	1,952	16.9%	2,989	14.8%	260	8.4%
All Other Services Industries	5,928	51.2%	13,014	64.4%	2,120	68.7%
<b>Total Worker Flow</b>	<b>11,583</b>	<b>100.0%</b>	<b>20,196</b>	<b>100.0%</b>	<b>3,086</b>	<b>100.0%</b>

Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Note: Figures do not include contract employees and self-employed workers

Based on the preceding data, people that commute into the PSA (Muskegon) for employment are more likely to be middle-aged (30 to 54 years), earn higher wages (\$3,333 or more per month), and work primarily in the other services industries. Of the county's 20,196 in-commuters, over half (53.8%) are between the ages of 30 and 54 years, nearly half (48.4%) earn \$3,333 or more per month (\$40,000 or more annually), and nearly two-thirds (64.4%) work in the other services industries. Resident outflow workers, by comparison, tend to be slightly younger than inflow workers, earn more moderate wages, and are more likely than inflow workers to work in the goods producing industries, although a slight majority (51.2%) work in the other services industries. Of the three worker flow types, resident workers have the highest share (54.6%) of middle-aged workers (between 30 and 54 years of age), the greatest share (45.9%) of workers earning moderate wages (between \$15,000 and \$40,000 annually), and a vast majority work in the other services industries (68.7%).

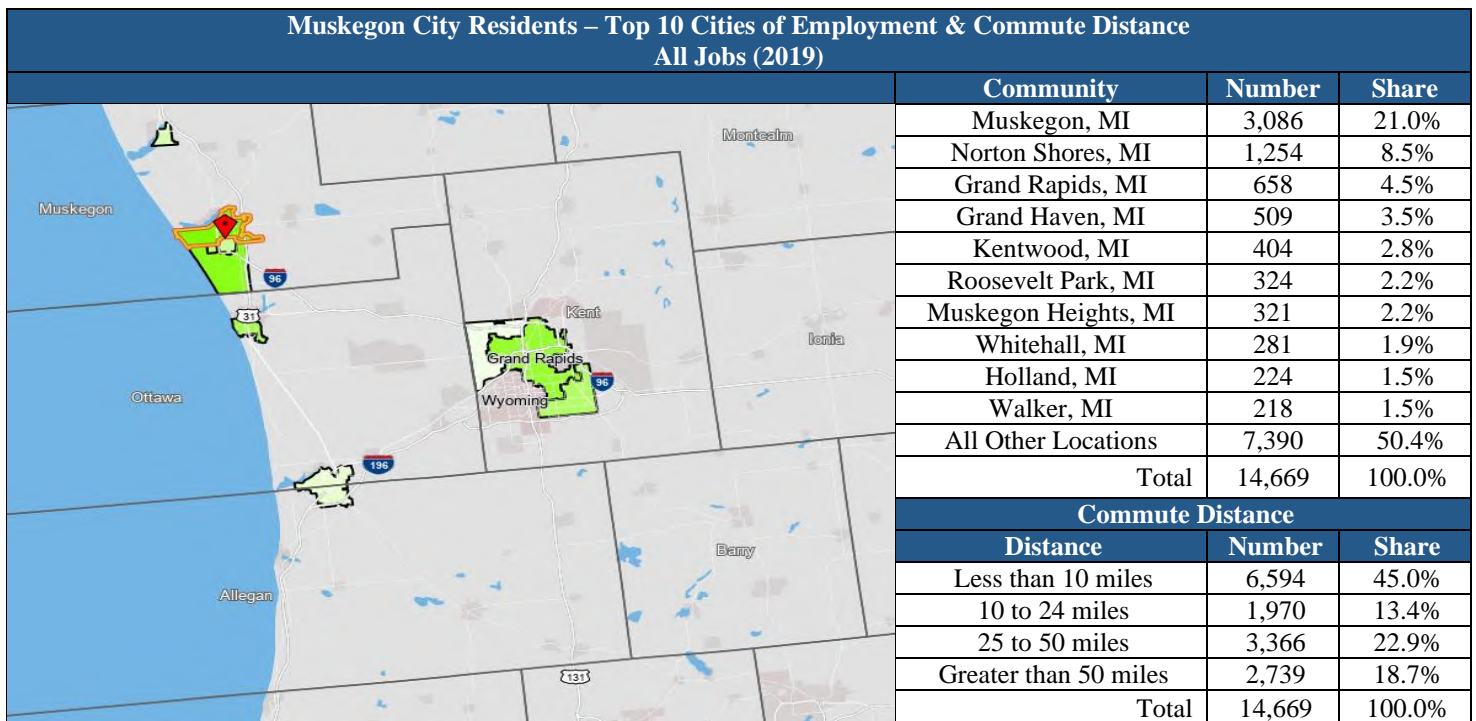
The following map and corresponding tables illustrate the physical *home* location of people working in the PSA (Muskegon), as well as the distribution of commute distance for the Muskegon workforce.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Statistics provided by LODES indicate that 13.3% of the PSA (Muskegon) workforce are residents of the city. Norton Shores (9.9%), Muskegon Heights (3.4%), and Roosevelt Park (2.0%) contribute the next largest shares of Muskegon workers. This is not surprising since these three localities immediately border the PSA to the south. While the top 10 *cities* only account for 36.4% of the PSA workforce, it is notable that 85.7% of workers in the PSA originate from within Muskegon County and the bordering counties (Ottawa, Kent, Newaygo, and Oceana), which illustrates the regional draw for local employers. In terms of commute distances, nearly three-fourths (74.0%) of the PSA workforce has commute distances less than 25 miles, while 12.8% have commutes between 25 and 50 miles. Approximately, 13.2% of PSA workers, or 3,066 individuals, have commutes in excess of 50 miles. These inflow workers, especially those with lengthy commutes, represent a base of potential support for future residential development.

The following map and corresponding tables illustrate the physical *work* location (city) of PSA (Muskegon) residents, as well as the commute distances for these workers.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Of the 14,669 employed residents of the PSA (Muskegon), over one-fifth (21.0%) are employed within Muskegon. Norton Shores (8.5%), Grand Rapids (4.5%), and Grand Haven (3.5%) employ the next largest shares of PSA residents. Of the top 10 cities of employment for PSA residents, five are within Muskegon County (Muskegon, Norton Shores, Roosevelt Park, Muskegon Heights, and Whitehall), two are within Ottawa County (Grand Haven and Holland), and three are within Kent County (Grand Rapids, Kentwood, and Walker). In total, 79.9% of employed PSA residents work within Muskegon County or the bordering counties (Ottawa, Kent, Newaygo, and Oceana). This contributes to the fact that nearly three-fifths (58.4%) of PSA residents commute less than 25 miles to work, while 22.9% have commutes between 25 and 50 miles. Nearly one-fifth (18.7%) of PSA residents, or 2,739 individuals, commute more than 50 miles to work. This represents a slightly smaller number of outflow workers with lengthy commute distances (over 50 miles) when compared to the inflow workers for the city.

## B. MIGRATION PATTERNS

Unlike the preceding section that evaluated workers' commuting patterns, this section addresses where people *move* to and from, referred to as migration patterns. For the purposes of this analysis, the Census Bureau's Population Estimates Program (PEP) is considered the most reliable source for the total *volume* of domestic migration. To evaluate migration *flows* between counties and mobility patterns by age and income at the county level, we use the U.S. Census Bureau's migration estimates published by the American Community Survey (ACS) for 2020. It is important to note that while county administrative boundaries are likely imperfect reflections of commuter sheds, moving across a county boundary is often an acceptable distance to make a meaningful difference in a person's local housing and labor market environment. The data provided by the PEP is intended to provide general insight regarding the contributing factors of population change (natural increase, domestic migration, and international migration), and as such, gross population changes within this data should not be compared among other tables which may be derived from alternate data sources such as the Decennial Census or American Community Survey (ACS).

The following table illustrates the cumulative change in total population for Muskegon County (data not available on city level) between April 2010 and July 2020.

Estimated Components of Population Change for Muskegon County, MI April 1, 2010 to July 1, 2020							
Population		Change*		Components of Change			
2010	2020	Number	Percent	Natural Increase	Domestic Migration	International Migration	Net Migration
172,202	173,883	<b>1,681</b>	<b>1.0%</b>	3,728	-2,888	846	-2,042

Source: U.S. Census Bureau, Population Division, October 2021

\*Includes a residual (-5) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population growth within Muskegon County from 2010 to 2020 was primarily driven by natural increase (more births than deaths) and supplemented by international migration. The data also illustrates that domestic migration (people moving in and out of the county) during this time period was negative. As such, the population of Muskegon County would have declined between 2010 and 2020 without the positive influence of natural increase. Natural increase typically occurs in areas where there is a comparably high share of the population under the age of 45, which is the age cohort most likely to establish a family and have children. In 2010, nearly three-fifths (58.7%) of the Muskegon County population were under the age of 45. Between 2010 and 2022, this population cohort declined by 3.3% (3,307 people), and it is projected that this cohort will decline by an additional 2.2% (2,165 people) over the next five years. As such, it is likely that there will be a reduction in the rate of natural increase in the county between 2022 and 2027. This is likely a contributing factor to the moderate projected decrease (0.1%) in population for the county over the next five years.

The following table details the *shares* of domestic in-migration by three select age cohorts for Muskegon County from 2011 to 2020.

Muskegon County, Michigan Domestic County Population In-Migrants by Age, 2011 to 2020		
Age	2011-2015	2016-2020
1 to 24	38.1%	37.8%
25 to 64	57.9%	54.1%
65+	4.0%	8.1%
Median Age (In-state migrants)	28.6	28.9
Median Age (Out-of-state migrants)	32.1	27.7
Median Age (Muskegon County)	39.6	39.8

Source: U.S. Census Bureau, 2015 & 2020 5-Year ACS Estimates (S0701); Bowen National Research

The previous table illustrates that from 2011 to 2015, nearly three-fifths (57.9%) of domestic in-migrants to Muskegon County were between the ages of 25 and 64, while 38.1% of domestic in-migrants were under the age of 25. By 2020, the shares of in-migrants for these age cohorts decreased to 54.1% and 37.8%, respectively. Conversely, the share of in-migrants ages 65 and older increased from 4.0% to 8.1% between 2015 and 2020. While the median age of in-state migrants increased slightly from 28.6 years to 28.9 years, the median age of out-of-state migrants decreased by 13.7% (32.1 years to 27.7 years). Regardless of origin, in-migrants of Muskegon County are comparatively younger than the existing population of the county, which had a median age of 39.8 years in 2020.

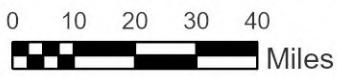
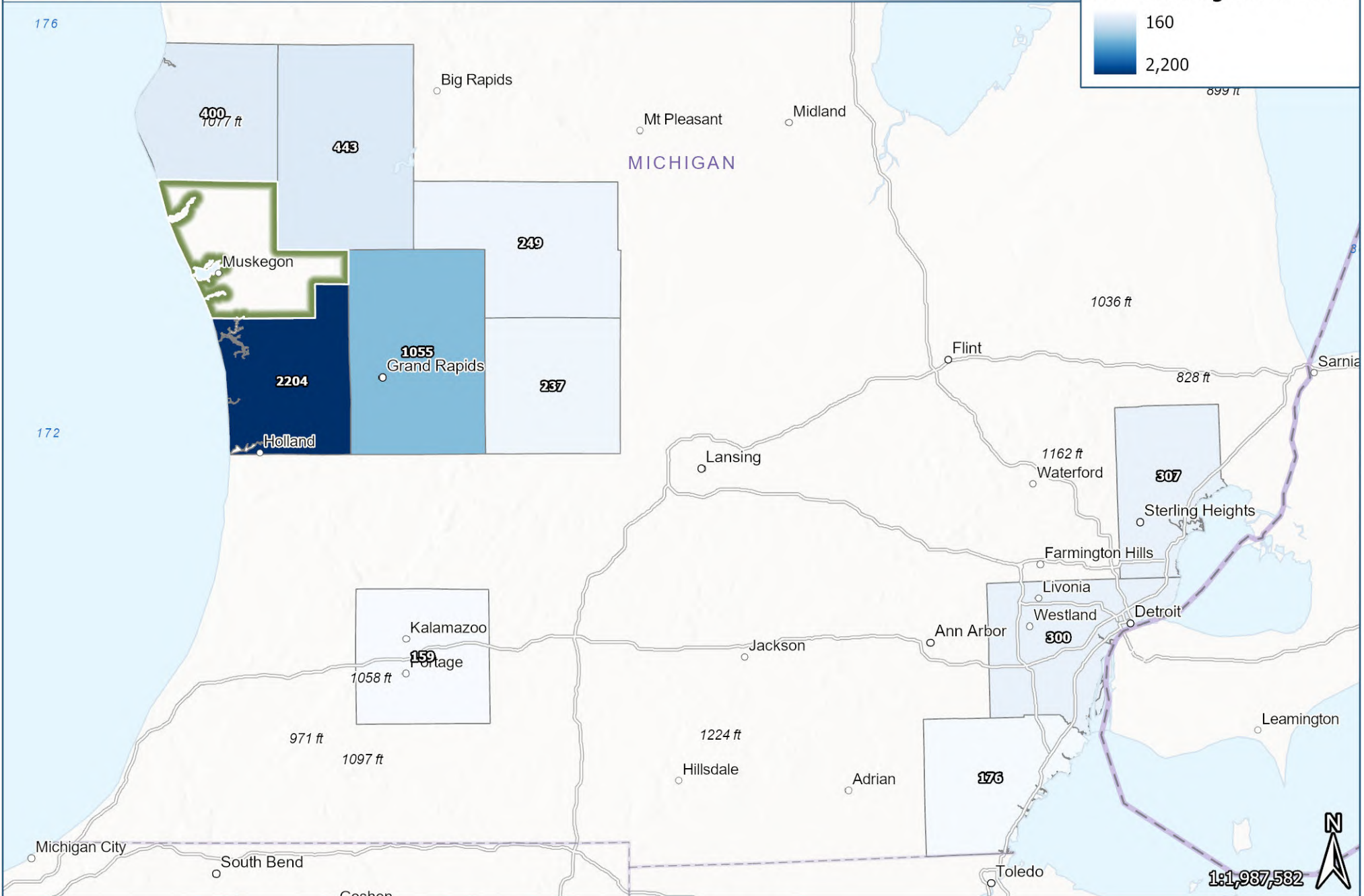
To further illustrate Muskegon County migration patterns, the following table summarizes the top 10 counties from which Muskegon County both attracts and loses residents. Note that the table only includes regional counties contained within Michigan and bordering states.

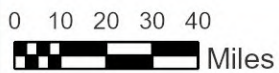
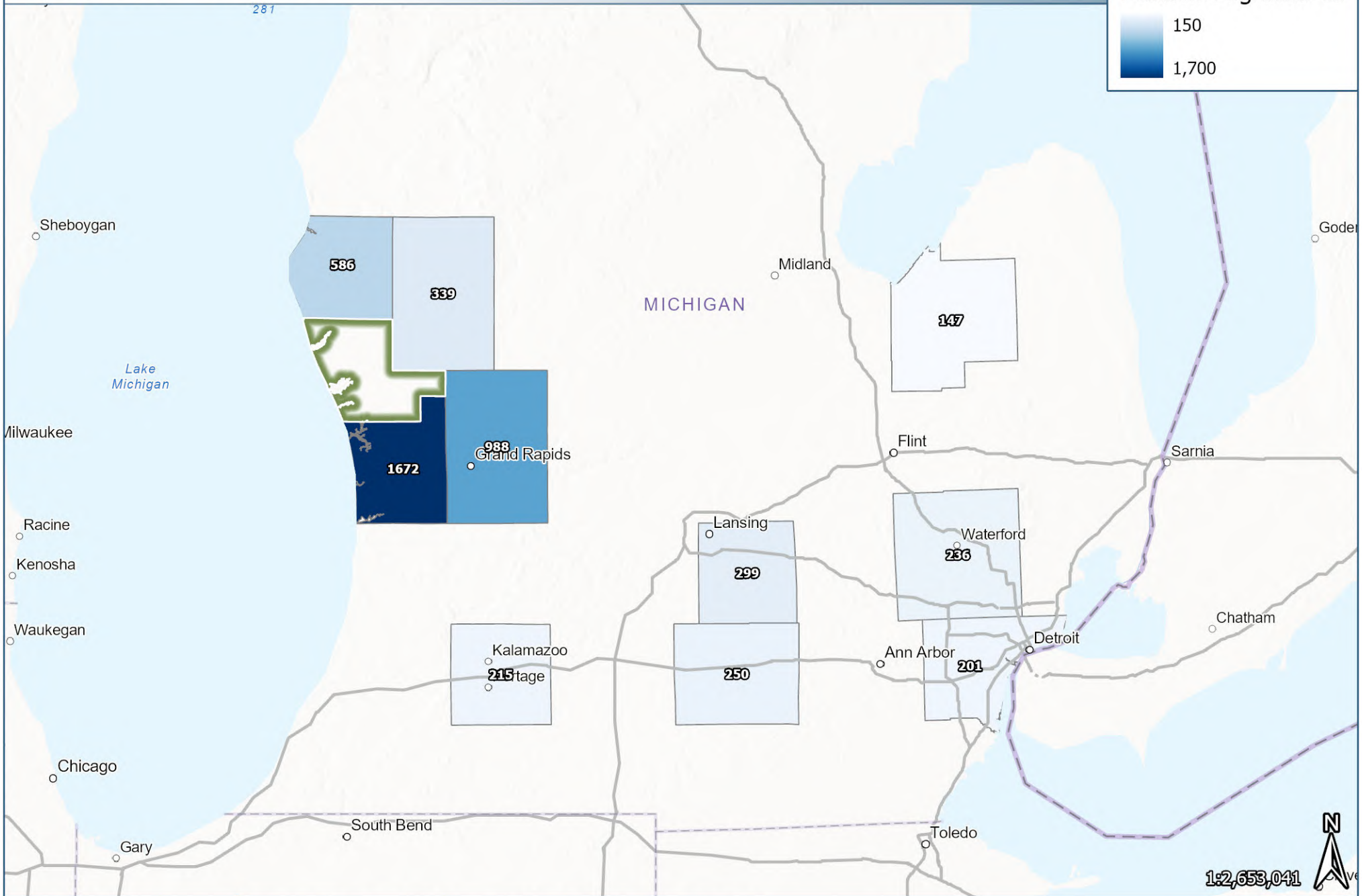
Muskegon County: County-to-County Population Migration Top 10 Origin and Destination Counties (Regional Only)					
In-Migration			Out-Migration		
Importing County	Number	Percent	Exporting County	Number	Percent
Ottawa County, MI	2,204	24.3%	Ottawa County, MI	1,672	18.7%
Kent County, MI	1,055	11.7%	Kent County, MI	988	11.1%
Newaygo County, MI	443	4.9%	Oceana County, MI	586	6.6%
Oceana County, MI	400	4.4%	Newaygo County, MI	339	3.8%
Macomb County, MI	307	3.4%	Ingham County, MI	299	3.3%
Wayne County, MI	300	3.3%	Jackson County, MI	250	2.8%
Montcalm County, MI	249	2.7%	Oakland County, MI	236	2.6%
Ionia County, MI	237	2.6%	Kalamazoo County, MI	215	2.4%
Monroe County, MI	176	1.9%	Wayne County, MI	201	2.3%
Kalamazoo County, MI	159	1.7%	Tuscola County, MI	147	1.6%
All Other Counties	3,525	38.9%	All Other Counties	3,997	44.8%
<b>Total In-Migration</b>	<b>9,055</b>	<b>100.0%</b>	<b>Total Out-Migration</b>	<b>8,930</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2019 5-Year American Community Survey; Bowen National Research

As the preceding table illustrates, the top 10 in-migration counties account for over three-fifths (60.9%) of the total inflow for the county, while the top 10 out-migration counties account for 55.2% of the outflow. The top county for both in-migration and out-migration (Ottawa County) borders Muskegon County to the south and has the largest positive net migration (532) among the top 10 counties. Kent County, Newaygo County, and Oceana County, all of which directly border Muskegon County, are among the top four counties for both in-migration and out-migration. Aside from Oceana County, which has negative net migration (186), each of the top four counties has a positive influence on the population of Muskegon County. Overall, the PSA had an average positive net migration of 125 persons per year in recent years (2015 to 2019), which contrasts the components of population change data that encompasses a 10 year time period (2010 to 2020). This likely indicates that Muskegon County had a recent shift toward positive net migration. In order to offset the previously illustrated reduction in natural increase and to sustain these positive migration trends within the county, it is important that there is a sufficient supply of housing available in the market at a variety of affordability levels.

Maps illustrating immigration flow by county to Muskegon County and emigration flow by county from Muskegon County for 2019 are shown on the following pages.







While the data contained in the previous pages illustrates the overall net migration trends of Muskegon County and gives perspective about the general location where these individuals migrate to and from, it is also important to understand the income levels of in-migrants as it directly relates to affordability of housing. The following table illustrates the income distribution by mobility status for Muskegon County in-migrants.

Geographic mobility by *per-person* income is distributed as follows:

Muskegon County: Income Distribution by Mobility Status for Population Age 15 Years+								
2020 Inflation Adjusted Individual Income	Same House		Moved Within Same County		Moved From Different County, Same State		Moved From Different State	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$10,000	18,451	16.4%	1,025	15.4%	529	14.7%	350	50.9%
\$10,000 to \$14,999	9,244	8.2%	736	11.0%	547	15.2%	32	4.7%
\$15,000 to \$24,999	19,582	17.4%	1,225	18.4%	613	17.1%	106	15.4%
\$25,000 to \$34,999	15,482	13.7%	1,516	22.7%	590	16.4%	67	9.8%
\$35,000 to \$49,999	18,571	16.5%	738	11.1%	555	15.5%	17	2.5%
\$50,000 to \$64,999	14,403	12.8%	652	9.8%	170	4.7%	0	0.0%
\$65,000 to \$74,999	5,210	4.6%	433	6.5%	216	6.0%	35	5.1%
\$75,000+	11,865	10.5%	340	5.1%	371	10.3%	80	11.6%
Total	112,808	100.0%	6,665	100.0%	3,591	100.0%	687	100.0%

Source: U.S. Census Bureau, 2020 5-Year American Community Survey (B07010); Bowen National Research

According to data provided by the American Community Survey, a substantial portion of the population that moved to Muskegon County from a different Michigan county or from another state earned less than \$25,000 per year. Note that this data was provided for the county *population* (not households) ages 15 and above for which income was reported. As such, it is likely that a significant share of the population earning less than \$25,000 per year consists of children (between 15 and 17 years of age) and young adults considered to be dependents within a larger family.

Specifically, this lower income segment (<\$25,000) represented slightly over half (50.9%) of the Muskegon County population that moved to the county from a different Michigan county or from another state. Those that moved from a different state had the largest share (71.0%) of individuals making less than \$25,000 per year, which is a significantly higher share than the corresponding share (41.9%) among Muskegon County residents that remained in the same house year over year. By comparison, a far lower share (21.0%) of the population that moved within the past year, regardless of origin county or state, earned more than \$50,000 annually.

Based on our evaluation of the components of population change between 2010 and 2020 and 2019 ACS county-to-county migration flow, the population increase in Muskegon County in the previous decade was primarily the result of natural increase and international migration. It appears, however, that domestic migration has increased more recently while natural increase has likely declined to an extent. As such, domestic migration will play an increasingly important role in

maintaining, or increasing, the population base of the county. A majority of the recent in-migrants to Muskegon County are between the ages of 25 and 64 years, earn low to moderate wages, and originate from nearby Michigan counties. As such, future housing supply will need to account for both the age and income levels of these migrants in order for the county to fully benefit from migration.

### **C. DEVELOPMENT OPPORTUNITIES**

Housing markets expand when the number of households increase, either from immigration or from new household formations. In order for a given market to grow, households must find acceptable and available housing units (either newly created or pre-existing). If acceptable units are not available, households will not enter the housing market and the market may stagnate or decline. Rehabilitation of occupied units does not expand housing markets, although it may improve them. For new housing to be created, land and/or existing buildings (suitable for residential use) must be readily available, properly zoned, and feasibly sized for development. The absence of available residential real estate can prevent housing market growth unless unrealized zoning densities (units per acre) are achieved on existing properties.

Market growth strategies that recommend additional or newly created housing units should have one or more of the following real estate options available: 1) land without buildings, including surface parking lots (new development), 2) unusable buildings (demolition-redevelopment), 3) reusable non-residential buildings (adaptive-reuse), and 4) vacant reusable residential buildings (rehabilitation). Reusable residential buildings should be unoccupied prior to acquisition and/or renovation, in order for their units to be newly created within the market. In addition to their availability, these real estate offerings should be zoned for residential use (or capable of achieving same) and of a feasible size for profitability.

Through online and on-the-ground research conducted in December of 2022, Bowen National Research identified and inspected sites that could support potential residential development in Muskegon. Real estate listings and information from the county equalization department was also used to supplement information collected for this report. It should be noted that these potential housing development properties were selected without complete knowledge of availability, price, or zoning status and that the vacancy and for-sale status was not confirmed. Although this search was not exhaustive, it does represent a list of some of the most obvious real estate opportunities in the PSA (Muskegon). The investigation resulted in 18 properties being identified within the Muskegon city limits. Of the 18 total properties, six (6) properties contain at least one existing building that is not necessarily vacant and may require demolition, new construction or adaptive reuse. The remaining 12 properties were vacant or undeveloped parcels of land that could potentially support residential development. It should be noted that our survey of potential development opportunities in Muskegon consists of properties that were actively marketed for sale at the time of this report as well as those identified in person while conducting on-the-ground research.

Information on housing development opportunity sites in the city of Muskegon is presented in the following table.

Potential Housing Development Sites – Muskegon, Michigan						
Map Code	Street Address	City	Year Built	Building Size (Square Feet)	Land Size (Acres)	Zoning*
1	360 W. Western Ave.	Muskegon	1890/2013	25,965	0.18	FBC-DT: Downtown
2	Black Creek Rd.	Muskegon	-	-	10.56	I-2: General Industrial
3	930 W. Sherman Blvd.	Muskegon	1960	27,993	4.13	B-2: Convenience Comparison Business
4	136 W. Webster Ave.	Muskegon	1900	14,501	0.43	FBC-NC: Neighborhood Core
5	1700 Oak Ave.	Muskegon	1985	75,023	25.48	MC: Medical Care
6	731 Yuba St.	Muskegon	-	-	2.71	I-1: Light Industrial
7	2034 Lakeshore Dr.	Muskegon	N/A	1,500	0.27	LFBC-LHC: Lakeside Heavy Commercial
8	1380 Beidler St.	Muskegon	-	-	0.32	FBC-UR: Urban Residential
9	1195 W. Western Ave.	Muskegon	-	-	0.91	FBC-NE: Neighborhood Edge
10	1822 Terrace St.	Muskegon	-	-	0.39	B-4 General Business District
11	1700 Messler St.	Muskegon	1988	2,373	23.20	I-2: General Industrial
12	921 W. Western Ave.	Muskegon	-	-	2.60	FBC-NE: Neighborhood Edge
13	387-401 Morris Ave.	Muskegon	-	-	1.13	FBC-DT: Downtown
14	1974 Peck St.	Muskegon	-	-	0.36	B-4: General Business District
15	2157 Hudson St.	Muskegon	-	-	0.19	R-1: Single-Family Low Density Residential
16	1070 Terrace St.	Muskegon	-	-	0.20	FBC-NC: Neighborhood Core
17	1687 Elwood St.	Muskegon	-	-	0.34	R-3: Single-Family High Density Residential
18	1415-1427 Dudley Ave.	Muskegon	-	-	0.47	R-2: Single-Family Medium Density Residential

\*FBC – Form Based Code; LFBC – Lakeside Form Based Code

In summary, there appears to be a relatively low number of *available* potential residential development sites (properties capable of delivering new housing units) within the city of Muskegon. Our cursory investigation for sites within the PSA (both land and buildings) identified 18 properties that are potentially capable of accommodating future residential development via new construction or adaptive reuse. The 18 identified properties listed in the preceding table represent 73.87 acres of land and 147,355 square feet of existing structure area. Note that three of the identified properties consist of over 10 acres of land each, providing the ability to develop larger residential projects that may include a single-family home subdivision or multifamily housing. A total of six properties have at least one existing building or structure, which range in size from 1,500 square feet to, in one instance, over 75,000 square feet, potentially enabling the redevelopment of such structures into single-family or multifamily projects. However, not all of these properties may be feasible to redevelop as housing due to overall age, condition, or structural makeup (availability and feasibility of identified properties were beyond the scope of this study).

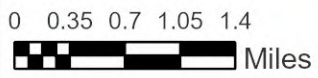
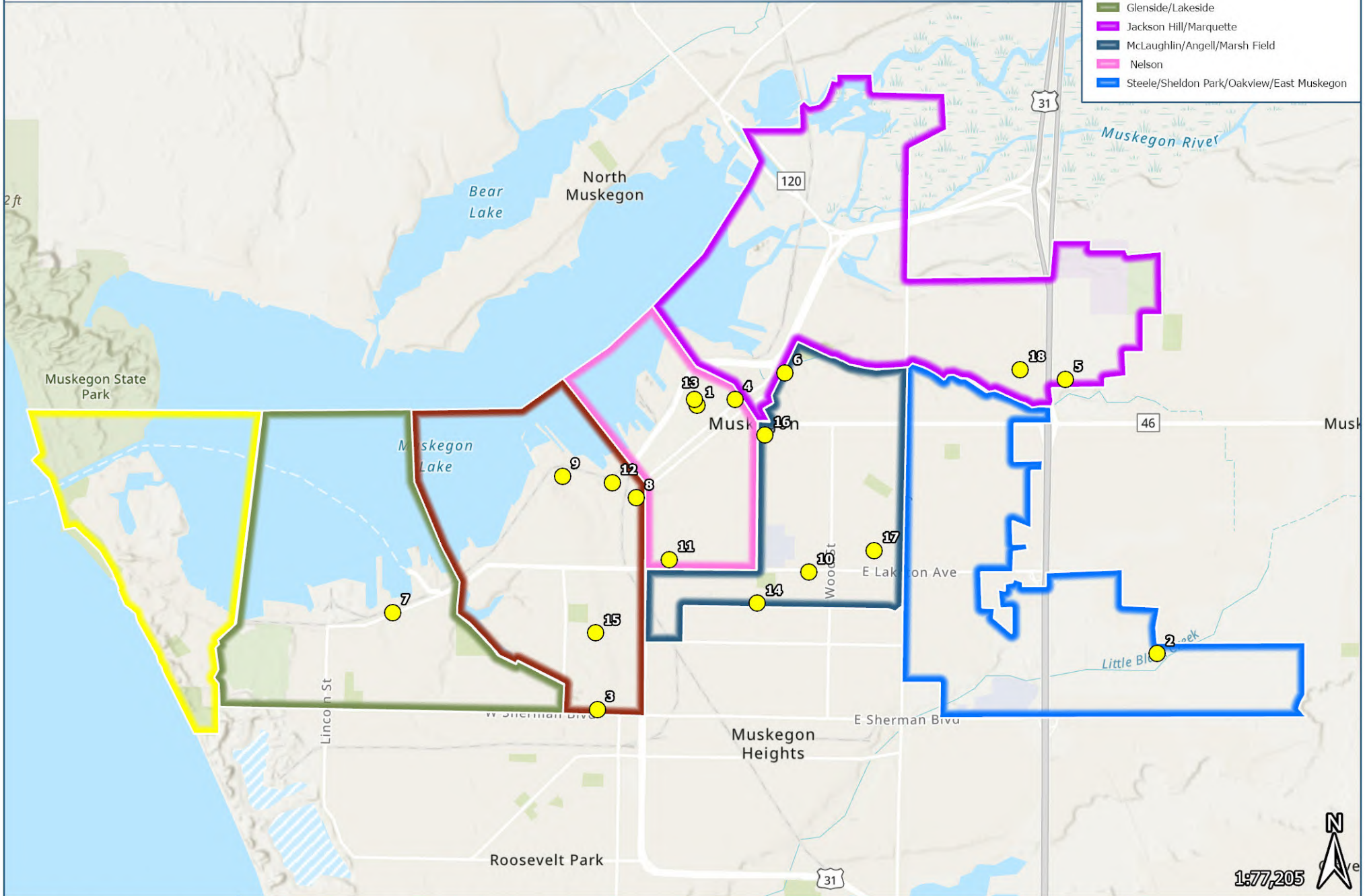
As this analysis has identified housing development sites within the PSA (Muskegon) to support an increase of residential development, the location within the PSA where new residential units will have the greatest chance of success is the next critical question. Note that eight of the 18 properties identified as part of this analysis are within areas that have a form based zoning code. The City of Muskegon established form based zoning codes for areas within or near downtown and the lakeshore to allow for flexibility regarding current and future land uses in these

areas. As these areas are specifically targeted for form based zoning, it is likely that potential development parcels with a form based zoning code may be desirable areas for residential development. As such, sites within or near these areas are likely most conducive to new residential units due to the proximity of area services.

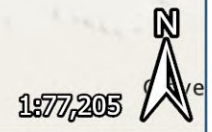
It is critical to point out that the properties identified in this section likely do not represent all properties that are available for residential development. There are likely many sites, both parcels and buildings, within the PSA that could be placed on the market and made available for development. Future housing strategies may involve public outreach efforts to encourage property owners to notify a designated organization (e.g., local government or economic development representatives, a land bank authority, local Habitat for Humanity officials, local housing authority representatives, etc.) of properties that may be made available for purchase and subsequent development opportunities.

A map illustrating the location of the 18 potential housing development opportunity properties is on the following page. The Map Code number in the summary table on page VII-16 is used to locate each property.

- Dev. Opps
- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon



Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA  
 Additional Source(s): Bowen National Research



#### **D. DEVELOPMENT COSTS AND GOVERNMENT REGULATIONS**

This section evaluates potential financial barriers to residential development in the city of Muskegon. For the purposes of this analysis, potential barriers to development include land costs, labor costs, utility installation costs, property taxes, assessments, and development costs, all of which can impact whether or not a residential project is built. A summary of financial factors influencing residential development in Muskegon is provided in this section.

*Land costs*, including acquisition costs and taxes, factor into the development of real estate and could be a potential barrier to development. When land costs are bundled into construction costs, a greater picture emerges of overall development costs. Availability of land suitable for development, which typically includes access to utilities and municipal water and sewer, also affects land costs.

A common barrier to development is the *lack of available land* within a municipality for a large-scale residential project, especially within established communities. As outlined in the Development Opportunities section of this report, there is a relatively small supply of vacant land currently listed for sale in the city. In addition, the type of vacant parcel needed for a large-scale residential project typically has to meet several criteria in order to be shovel-ready, including availability of utilities, a location outside of a designated flood zone, and proximity to community services. Once these factors are considered, the number of available parcels suitable for development greatly diminishes. This in turn drives up prices for land that meets most or all of these criteria. The Development Opportunities analysis contained in this section of the report only identified three parcels of land that were over 10 acres in size. Note that none of these parcels are currently zoned for residential use. Two of the three parcels have an industrial zoning designation, while the remaining parcel is zoned for medical use. Due to the lack of available vacant land for large-scale residential development, unless other larger parcels were identified, it is highly likely that demolition of an existing building or the adaptive reuse of an older building or structure would have to take place.

*Labor costs* and availability of skilled and qualified labor are also important factors for development costs. The city of Muskegon is part of the Muskegon MSA according to the Bureau of Labor Statistics (BLS). According to BLS data, the median annual wage for construction and extraction occupations in the Muskegon MSA is \$56,980. This is a higher mean annual wage for these occupations than the mean annual wage offered in the Grand Rapids-Wyoming MSA (\$51,640) and the state of Michigan (\$54,910). Median annual wages for construction and extraction occupations in the Muskegon MSA range from \$38,580 for painters, construction and maintenance workers to \$72,940 for first-line supervisors. Note that construction and extraction occupations only account for approximately 35 out of every 1,000 jobs in the Muskegon MSA and also account for a slightly higher share (approximately 36 out of every 1,000 jobs) statewide. The construction sector accounts for a very low share of the area and state job market, likely contributing to a shortage of skilled and qualified workers for construction projects. This

shortage of skilled and qualified workers can often result in increased costs for construction projects, which in turn can result in higher rents and home prices. This labor shortage in the construction sector appears to be an ongoing trend impacting much of the United States.

The following table illustrates the employment number, share, and corresponding typical annual wages for detailed occupations within the construction and extraction sector for the Muskegon MSA, the adjacent Grand Rapids-Wyoming MSA, and the state of Michigan. The highest mean wage is illustrated in red text. Note that only data for detailed occupational groups available for each area are shown in the following table.

Typical Wages by Detailed Construction & Extraction Occupations									
Occupation Type	Muskegon, Michigan MSA			Grand Rapids-Wyoming, Michigan MSA			Michigan		
	Employment		Annual Mean Wage	Employment		Annual Mean Wage	Employment		Annual Mean Wage
	Number	Share		Number	Share		Number	Share	
First-Line Supervisors of Construction Trades and Extraction Workers	170	8.5%	\$72,940	2,180	11.8%	\$69,410	14,680	10.1%	\$72,240
Carpenters	190	9.5%	\$46,420	2,520	13.7%	\$48,240	16,000	11.1%	\$50,920
Cement Masons and Concrete Finishers	50	2.5%	\$50,670	760	4.1%	\$48,920	4,880	3.4%	\$50,310
Construction Laborers	230	11.6%	\$40,400	2,980	16.1%	\$41,060	26,080	18.0%	\$42,570
Operating Engineers and Other Construction Equipment Operators	150	7.5%	\$58,570	970	5.3%	\$55,650	10,230	7.1%	\$58,460
Electricians	430	21.6%	N/A	2,830	15.3%	\$53,900	22,330	15.4%	\$62,810
Painters, Construction and Maintenance	70	3.5%	\$38,580	840	4.6%	\$41,330	4,820	3.3%	\$41,970
Plumbers, Pipefitters, and Steamfitters	180	9.0%	\$64,190	1,530	8.3%	\$59,230	12,650	8.7%	\$63,460
Sheet Metal Workers	110	5.5%	\$54,150	490	2.7%	\$49,700	3,470	2.4%	\$55,370
Structural Iron and Steel Workers	30	1.5%	\$56,990	250	1.4%	\$55,020	2,150	1.5%	\$59,600
Total	1,990	100.0%	\$56,980	18,460	100.0%	\$51,640	144,770	100.0%	\$54,910

Source – Bureau of Labor Statistics (BLS) – May 2021

N/A – estimates not released.

Note: Construction and Extraction occupations not related to building construction were not listed in the table

Based on a competitive analysis of wages in the construction sector depicted in the preceding table, the Muskegon MSA typically has higher wages for construction occupations than the adjacent Grand Rapids-Wyoming MSA and lower wages than the state of Michigan. Higher median wages for construction occupations may be the result of a lack of construction workers in the MSA relative to demand for ongoing and planned construction projects. This may result in higher residential development costs in the Muskegon area.

*Utility costs for natural gas and electric service*, specifically the cost to tap into or run utility service at a specific location, also factors into overall development costs. Fees paid by the developer or contractor to establish natural gas and electric service are typically passed on to the buyer upon completion of a single-family house, condominium unit, or townhouse. The total price of a new residential home or unit often includes tap fees for water, sewer, electric and natural gas utilities, which can vary by location. In Muskegon, electric service is provided by Consumers Energy and natural gas service is provided by DTE Energy.

Rates assessed by Consumers Energy for residential electric service customers includes a system access charge of \$8.00 per month as well as additional surcharges. Electric usage is billed at \$0.100079 per kilowatt-hour for off-peak usage between June and September, \$0.149255 per kilowatt-hour for on-peak usage between June and September, and \$0.098734 per kilowatt-hour for all usage between October and May. DTE Energy assesses a minimum monthly customer charge of \$13.50 and a monthly Infrastructure Recovery Mechanism (IRM) surcharge of \$2.19 to residential natural gas customers. The natural gas usage rate for residential customers, which includes a base rate, gas cost recovery rate and assorted surcharges, is billed at \$0.94790 per 100 cubic feet (Ccf).

The [Muskegon Water & Sewer Department](#) assesses *water and sewer tap fees* to new customers living within city limits as well as those customers residing in adjacent and nearby areas of the county. Residential water and sewer tap fees assessed by the Water & Sewer Department are \$1,000 for each service up to a 3/4-inch meter. Water tap fees for meters larger than 3/4-inch, as well as all commercial installation services, are assessed based on the cost of project time and materials along with a 25% overhead charge. Residential and commercial water usage is billed at \$2.06 per 100 cubic feet. Residential sewer is billed at \$5.22 per 100 cubic feet and commercial sewer is billed at \$6.53 per 100 cubic feet. Residential customers are also billed a monthly \$3.50 sanitation fee and \$5.00 lead service line fee. (Source: [Muskegon Utility Fees and Charges](#)). Muskegon has similar tap fees and lower utility usage rates compared to other municipal water/sewer operators in west Michigan communities. Note that several Michigan communities have increased water/sewer usage rates due to a state requirement that lead water pipes be replaced over a 20-year period.

*Government Development Fees* in the form of permit fees charged by city, town, or county governments also factor into development costs. The City of Muskegon Building and Inspection Services Department assesses residential and commercial building permit fees based on the overall value of the project. Building fees range from \$55.00 for a \$1,000 project to \$23,049 for a \$5,000,000 project. Commercial projects are subject to an additional 65% fee for plan review (Source: [Building Permit Fee Schedule](#)). Electrical, mechanical, and plumbing permits have a base fee of \$65.00 plus additional fees for the number and type of components to be inspected. Permit inspections are also subject to a \$60.00 hourly inspection rate and a 25% plan review fee for commercial projects.



The following table shows overall building permit fees for a residential construction project with a \$300,000 valuation in Muskegon, as well as in adjacent cities and townships.

Permit Fees for a \$300,000 structure (Muskegon County)				
Location	Building Permit Fee	Electrical Permit Fees*	Mechanical Permit Fees*	Plumbing Permit Fees*
<b>Muskegon</b>	<b>\$2,430</b>	<b>\$170</b>	<b>\$170</b>	<b>\$170</b>
Muskegon Heights	\$2,424	\$145	\$145	\$145
North Muskegon	\$2,090	\$115	\$115	\$115
Norton Shores & Roosevelt Park**	\$2,424	\$115	\$115	\$115
Muskegon Township	\$1,843	\$305	\$305	\$305

Note: Permit fees rounded to the nearest dollar.

\*Electrical, plumbing, and mechanical permit fees include base fee, minimum hourly rate, and final inspection fee. Unit charges not included in total.

\*\*City of Norton Shores administers building permitting services for Roosevelt Park

The City of Muskegon has higher building permit fees and corresponding permit fees for electrical, mechanical and plumbing components compared with adjacent cities. However, the differences in overall fees are not significant compared to adjacent communities. Most of Muskegon’s permitting fees are lower than the fees in Muskegon Township. The residential permitting process and the corresponding documentation that is required appear to be typical when compared with adjacent communities in Muskegon County. Based on our review of the residential building permit process and fees, it does not appear that these factors represent deterrents or barriers to residential development.

*Taxes and assessments* applied to the development of real estate can also factor into overall development costs. Property taxes vary by county in Michigan. Each county establishes its general tax rate for all residents, then additional taxes and assessments are applied based on municipality, school district location, and special tax districts (if applicable). According to information provided by the Michigan Department of Treasury-Taxes, the base property tax rate in the city of Muskegon (Muskegon City School District) is 45.69 mills for homestead properties and 63.62 mills for a non-homestead property. For property with a *taxable* value of \$100,000, the property taxes would be \$4,569 for a principal residence (homestead property) and \$6,362 for a second home, rental property, or commercial property (non-homestead property). Note that these are millage rates for the 2021 tax year. Tax rates for the 2022 tax year will be published in August 2023.

The following table shows a comparison of property tax millage rates for the city of Muskegon along with adjacent locations in Muskegon County:

<b>Tax Millage Rates (2021) for Select Locations and School Districts – Muskegon County</b>			
<b>Location</b>	<b>School District</b>	<b>Tax Millage Rate (Homestead)</b>	<b>Tax Millage Rate (Non-Homestead)</b>
<b>Muskegon</b>	<b>Muskegon City SD</b>	<b>45.69</b>	<b>63.62</b>
	<b>Orchard View Schools</b>	<b>45.40</b>	<b>63.58</b>
	<b>Reeths Puffer Schools</b>	<b>45.09</b>	<b>63.27</b>
Muskegon Township	Muskegon City SD	41.72	59.65
	Orchard View Schools	39.83	58.01
	Reeths Puffer Schools	39.52	57.70
North Muskegon	North Muskegon Public Schools	43.60	61.48
Muskegon Heights	City of Muskegon Heights SD	57.72	75.73
	Mona Shores SD	52.21	70.39
Roosevelt Park	Mona Shores SD	45.93	64.11
Norton Shores	Mona Shores SD	40.23	58.41
	Muskegon City SD	43.65	61.58
	Grand Haven City SD	38.37	56.55
Fruitport Township	Fruitport Community Schools	31.55	49.73
	Mona Shores SD	32.20	50.38

Source: Michigan Property Tax Estimator (Michigan Department of Treasury)  
SD – School District

Millage tax rates for homestead properties (primary residences) for adjacent locations in Muskegon County range from a low of 31.55 mills in Fruitport Township (Fruitport Community Schools) to a high of 57.72 mills in the city of Muskegon Heights (City of Muskegon Heights School District). Using the same \$100,000 taxable property value as an example, the annual base property tax bill for a primary residence would range from \$3,155 to \$5,772 within adjacent locations. Note that the Muskegon property tax rate is at the high end of the range for adjacent locations in Muskegon County. With the exception of the lowest and highest tax rates for adjacent locations, there does not appear to be a significant difference in tax millage rates for the remaining adjacent locations in the county. Overall, we do not believe property taxes in Muskegon are excessively high compared to adjacent locations in the county and likely do not have a significant influence on residential development.

#### New Construction Costs

In order to make a valid and accurate comparison between the cost of construction and sale prices of completed homes in Muskegon, it is necessary to look at the differences between the two figures. One way to make this comparison is by looking at the sales market for recently built residential homes. According to data provided by the Muskegon County Equalization Department for closed home sales between January 1, 2019 and December 2, 2022, the median sale price for a home in the city of Muskegon was \$109,900 during this period. Note that this period reflects sales activity before and during the COVID-19 pandemic and that the median figure is likely not reflective of the current housing market. For this reason, we have also obtained current listing data for homes in Muskegon County. MLS

listing data obtained in November 2022 indicates that the median list price for a home in the city of Muskegon is \$149,900. Note that these median sales figures include all homes sold in the city regardless of age or condition.

Focusing on newer homes built within the last 10 years, the median sale price for a newer home sold between January 2019 and December 2022 was \$256,250 and the median list price for a newer home was approximately \$402,500 in November 2022. The median list price was approximately \$228 per square foot, while the sale price to list price ratio was 100% during this period, meaning that newer housing units in Muskegon typically sold for the asking price. This period was reflective of a strong housing market for new construction that favored sellers.

Current listing data reflects three types of newer homes listed for sale in Muskegon: 1) Entry level new construction on infill lots is presently listed for \$170,000 to \$220,000 at approximately \$160 per square foot. 2) Upper level/luxury homes in newer subdivisions are listed for \$330 per square foot 3) New condominium units in a lakeside development are listed from \$600,000 to \$950,000. Note that homes listed for sale on infill lots between \$170,000 and \$220,000 are being offered to prospective buyers in partnership with the City of Muskegon and a local developer. This public/private partnership involves approximately \$3,000,000 in federal relief funding provided to the City to construct 25 homes. The \$3,000,000 in funding provided by the City will be matched by the developer (Dave Dusendang of West Urban Properties). These new homes will be available to income-qualified households earning at or below 120% of Area Median Income (Source: MLive.com – January 24, 2022). As the purpose of this analysis is a focus on the entry-level housing market, we will focus on this housing market segment for the remaining portion of this analysis.

According to RS Means construction data, it costs approximately \$200,000 (\$166.67 per square foot) to build a new, average-quality, two-story, three-bedroom/2.5-bath, 1,200 square-foot, single-family dwelling with a basement. This cost, which has been adjusted to reflect regional attributes, includes average interior finishes, a wood frame exterior, a detached garage, site work, central air conditioning, and contractor fees. The \$200,000 cost does not include the cost of land, city fees, financing, insurance, architecture fees, or profit. The inclusion of any or all of these additional features significantly increases the overall cost of a new home. Note that newer entry-level homes in the city are listed between \$170,000 and \$220,000. The estimated cost to *build* a new entry-level home is within the range of newer entry-level homes currently listed on the market. However, newer homes listed for sale also include the price of land, additional fees, and developer profit. Based on this analysis, it would appear a new entry-level single-family home would need to be priced at \$260,000 and above to make it financially viable for a developer to construct entry-level housing in the city without funding or assistance from government, a nonprofit partner, a philanthropic/foundation or other resources.

Note that residential construction throughout the United States is currently affected by cost of materials, labor shortages, and the significant increase in mortgage interest rates due in part to the COVID-19 pandemic. Data supplied by RS Means for residential construction costs may not be reflective of current materials and labor shortages. A [CBRE report](#) published in August 2022 estimated that construction costs are forecasted to increase approximately 14% year-over-year nationwide. In addition, significant increases in mortgage interest rates have increased borrowing costs for prospective homebuyers. This leaves homebuilders and developers with a reduced pool of income-qualified buyers to purchase homes. The combination of increased borrowing costs for prospective homebuyers and increasing costs of materials and labor for building homes make construction of entry-level homes more difficult to achieve. For these reasons, the price of a new home or apartment building may not be reflective of current conditions. Therefore, estimated costs for construction of residential buildings and homes should be depicted as being on the low end given these recent materials costs and labor shortages.

### Residential Zoning

According to the Centers for Disease Control and Prevention (CDC) Housing Reference Manual, *zoning is essentially a means of ensuring that a community's land uses are compatible with the health, safety, and general welfare of the community.* The city of Muskegon has traditional and form-based zoning districts for properties within its jurisdiction. A review of zoning regulations that permit some level of residential development in Muskegon is below:

### *Zoning Districts – City of Muskegon*

City of Muskegon – Zoning Districts	
Zoning Category	Description
<b>R-1</b> Single-Family Low Density Residential	Allows one-family detached dwellings. Existing multiple-family dwellings permitted to remain.
<b>R-2</b> Single-Family Medium Density Residential	
<b>R-3</b> Single Family High Density Residential	
<b>RT</b> Two-Family Residential	Designed to be a transitional land use located along major throughfares compatible with one-family residential densities. One- and two-family dwellings permitted within this zoning district.
<b>RM-1</b> Low Density Multiple-Family Residential	Provides sites for multiple-family dwellings and related uses serving as transitional areas between lower density residential zones and non-residential zoning districts. All principal land uses permitted in R-1, R-2, R-3, and RT districts are also permitted in the RM-1 district.
<b>RM-2</b> Medium Density Multiple-Family Residential	Serves as a transitional area between non-residential areas, one- and two-family residential districts, and the RM-1 district. All principal land uses permitted in R-1, R-2, R-3, RT, and RM-1 districts are also permitted in the RM-2 district.
<b>RM-3</b> High Density Multiple Family Residential	Located in areas in and adjacent to the Muskegon Central Business District. Multiple-family dwellings permitted in this zoning district.
<b>MHP</b> Mobile Home Park District	Established to provide for higher density single-family detached dwelling units intended to serve as an alternative housing type to other forms of residential development.

Source: City of Muskegon Zoning Ordinance

Note: Commercial and industrial zoning districts that do not allow for residential development were excluded from this analysis.

**City of Muskegon – Zoning Designations – Codified Ordinances**

<b>Zoning Category</b>	<b>Description</b>
<b>B-1</b> Limited Business District	Provides for limited basic, daily shopping and/or service needs for the convenience of persons residing in adjacent residential areas or neighborhoods. Residential uses are permitted upon issuance of a Certificate of Occupancy based on minimum lot requirements of the RM-1 zoning district.
<b>B-2</b> Convenience and Comparison Business District	Designed for the convenience and community shopping needs of Muskegon area residents. Residential uses are permitted upon issuance of a Certificate of Occupancy based on minimum lot requirements of the RM-2 zoning district.
<b>B-3</b> Central Business District	Regulates land and building uses to create a shopping, living, cultural, governmental, office, heritage, and institutional focus point for the City of Muskegon and the surrounding area. Multiple-family residential uses permitted as a special use type.
<b>B-4</b> General Business	Provides for a wide variety of business activities generally incompatible with uses in other business/commercial zoning districts. Residential uses are permitted upon issuance of a Certificate of Occupancy based on minimum lot requirements of the RM-3 zoning district.
<b>B-5</b> Central Government Service District	Provides for a wide variety of uses associated with county and city government services, businesses, and residential uses appropriate for the downtown area. Single-family detached dwellings and residential apartments on upper floors that make up no more than 50% of a building are permitted. Multiple-family residential uses (non-mixed-use) permitted as a special use.
<b>LR</b> Lakefront Recreation District	Provides for areas abutting Muskegon Lake, Muskegon River, and Lake Michigan to be utilized for public and private recreational facilities. Residential development projects are permitted as a special use in this zoning district.

Source: City of Muskegon Zoning Ordinance

Note: Commercial and industrial zoning districts that do not allow for residential development were excluded from this analysis.

Several residential zoning designations represent the most likely development opportunities for residential structures in Muskegon. The R-1, R-2, and R-3 zoning designations allow for single-family residential development while the RM-1, RM-2, and RM-3 zoning districts allow for multifamily residential development. Note that the RT zoning district allows for both single-family detached and duplex dwellings and is designed to be a transitional zone between low density and high density development. The commercial zoning designations (B-1, B-2, B-3, B-4, B-5) primarily allow for commercial land uses. However, residential land uses are either permitted by right or as a special use within these zoning districts. The LR zoning district, designed primarily for recreational land uses, also allows residential development as a special use.

Lot area requirements, setbacks and building height restrictions for each zoning district that allows residential development is listed in the following table:

City of Muskegon – Lot Area, Setbacks and Building Height Requirements by Zoning District						
Zoning Category	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width	Front Yard Setback**	Side Yard Setback***	Rear Yard Setback^	Maximum Building Height^^
<b>R-1</b> Single-Family Low Density Residential	6,000	50 ft.	15–30 ft.	6–8 ft.	30 ft.	2 stories/35 ft.
<b>R-2</b> Single-Family Medium Density Residential	4,000	40 ft.	10-30 ft.	6-7 ft.	20 ft.	2 stories/35 ft.
<b>R-3</b> Single Family High Density Residential	3,000	30 ft.	10-30 ft.	5 ft.	15 ft.	2 stories/35 ft.
<b>RT</b> Two-Family Residential	8,712	75 ft.	15-30 ft.	8-14 ft.	30 ft.	2 stories/35 ft.
<b>RM-1</b> Low Density Multiple-Family Residential	10,890	100 ft.	20-30 ft.	8-16 ft.	30 ft.	3 stories/50 ft.
<b>RM-2</b> Medium Density Multiple-Family Residential	14,520	125 ft.	20-30 ft.	8-20 ft.	30 ft.	4 stories/60 ft.
<b>RM-3</b> High Density Multiple Family Residential	21,780	150 ft.	20-30 ft.	8-24 ft.	30 ft.	5 stories/80 ft.
<b>MHP</b> Mobile Home Park District	4,400-5,500*	--	25–35ft.	25-35 ft.	25-35 ft.	2 stories/25 ft.
<b>B-1</b> Limited Business District	4,000	40 ft.	10-30 ft.	8-14 ft.	10 ft.	2 stories/35 ft.
<b>B-2</b> Convenience & Comparison Business District	10,980	100 ft.	10-30 ft.	8-14 ft.	10 ft.	2 stories/35 ft.
<b>B-3</b> Central Business District	4,000	30 ft.	10-30 ft.	None	10 ft.	6 stories/90 ft.
<b>B-4</b> General Business District	10,890	100 ft.	10-30 ft.	8-14 ft.	10 ft.	2 stories/35 ft.
<b>B-5</b> Central Government Service District	10,890	40 ft.	10-30 ft.	8-20 ft.	10 ft.	4 stories/60 ft.
<b>LR</b> Lakefront Recreation District	21,780	150 ft.	10-30 ft.	8-20 ft.	10 ft.	4 stories/60 ft.

Source: City of Muskegon Zoning Ordinance

Note: Commercial and industrial zoning districts that do not allow for residential development were excluded from this analysis.

\*Minimum lot area in MHP district can be reduced provided that remaining area in park is dedicated to open space.

\*\*Front yard setbacks based on street type (e.g., lot adjacent to expressway has a deeper setback than lot adjacent to a residential street).

\*\*\*Range for side yard setbacks reflects one-story (low) and multi-story dwellings (high).

^Residential parcels that are at least 100 ft. in length require a 30 ft. rear setback (regardless of zoning district).

^^Maximum building height in an established zoning district is 3 stories or 45 feet if compatible with existing homes within 600 feet.

Minimum lot requirements among zoning districts that allow residential development favor relatively high density, even among zoning districts labeled as low density. The minimum lot size for the Single-Family Low Density District (R-1) is only 6,000 square feet, which would allow for lots with 50 feet of width and 120 feet of depth and equate to a density of around seven units per acre. The R-2 and R-3 zoning districts allow for smaller minimum lot areas and smaller minimum lot widths. Setbacks for the single-family residential zoning districts (R-1, R-2, R-3) are relatively narrow and allow for a large portion of the lot to be occupied by a building or structure. The multifamily residential zoning districts (RM-1, RM-2, RM-3) have larger minimum lot sizes and larger lot widths to accommodate larger residential buildings. The RM-3 zoning district also allows for five-story residential buildings which would allow for the development of mid-rise apartment buildings. The commercial zoning districts (B-1, B-2, B-3, B-4, B-5) were primarily created for retail and business use. However, a variety of residential land uses are either permitted by right or by special use. Note that the Central Business District (B-3) zoning district allows for six-story buildings to be constructed and lack side setbacks, thereby maximizing development on lots within this district.

### *Planned Unit Development (PUD) Regulations*

Zoning districts in the city of Muskegon may allow mixed-use development via Planned Unit Development (PUD) regulations. According to Article XXI – Section 2101 of the City of Muskegon Zoning Ordinance, the purpose of a PUD includes the following:

- Permit flexibility in the regulation of land development.
- Encourage innovation in land use and variety of design, layout, and types of structures constructed.
- Provide adequate housing, employment, and shopping opportunities particularly suited to the needs of Muskegon residents.
- Encourage the use, reuse, and improvement of existing sites and buildings when uniform regulations contained in zoning districts do not provide adequate protection and safeguards for the site and surrounding area.
- Intended to accommodate developments with mixed or varied uses.
- Allow some degree of flexibility in application of standards and regulations.

The zoning regulations for Planned Unit Development further notes that plans should meet criteria established for the zoning district where the parcel is located and that the proposed land use should be consistent with the City’s land use plans. Approved PUDs must start construction within one year of approval and be completed within five years.

### *Form Based Code*

The City of Muskegon established a [form based code](#) within downtown Muskegon and adjacent areas. According to the City, this form based code was established in part *because the conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments*. Instead of adopting a use-based approach, form based codes are established based on physical form (e.g., buildings and structures). Form based codes adopted by the City of Muskegon are named after locations rather than land uses, as would be the case with traditional zoning districts. A summary of form based codes established in the City is listed in the following table.

City of Muskegon – Form Based Codes	
Category	Description
<b>FBC-DT</b> Downtown	Mixed-use buildings at sidewalk level for the promotion of commerce and shopping. Buildings contain street-level retail uses with residential units and offices on upper floors.
<b>FBC-MS</b> Mainstreet	Similar mixed-use characteristics with the Downtown form based code. However, residential units and services may be on the ground floor of buildings.
<b>FBC-MSW</b> Mainstreet Waterfront	Similar mixed-use characteristics with the Mainstreet form based code. Buildings required to have upper floor setbacks in order to preserve lakeshore views.
<b>FBC-NC</b> Neighborhood Core	Wide variety of building types that can accommodate residential, retail, service, and office uses. Buildings located at street level and near key intersections. Transitional area between urban high-density neighborhoods and existing residential neighborhoods in the city.
<b>FBC-NE</b> Neighborhood Edge	Wide variety of building types within compact pedestrian-friendly blocks. Building types include a mix of small-to-medium residential buildings as well as retail and office buildings.
<b>FBC-UR</b> Urban Residential	Residential building types within compact pedestrian-friendly blocks. Small retailers may be situated at corner locations. Adjacent to single-family residential districts.

Source: City of Muskegon Form Based Code

All form based codes in the preceding table encourage mixed land uses, whether in the same building or contained within the same city block. These form based codes also encourage a built environment that promotes pedestrian access, as many codes describe street level access for buildings as well as pedestrian-friendly design. These codes also take into consideration land uses within surrounding neighborhoods, as some codes are meant to be transitional zones between lower and higher density areas.

#### *Lakeside Form Based Code*

The City of Muskegon also established a [lakeside form based code](#) within the northeast portion of the Lakeside neighborhood. This form based code area is primarily situated along Lakefront Boulevard and Muskegon Lake. A summary of the lakeside form based codes is including in the following table:

City of Muskegon – Lakeside Form Based Codes	
Zoning Category	Description
<b>LFBC-LC</b> Lakeside Commercial	Mixed uses set along sidewalks to help promote walkability and commerce along Lakeshore Drive. Medium to large building footprints with storefronts.
<b>LFBC-LHC</b> Lakeside Heavy Commercial	Allows for a mix of more intense commercial land uses (e.g., auto repair, research and development). Medium to large building footprints with various frontages based on business type.
<b>LFBC-LMR</b> Lakeside Mixed Residential	A mix of commercial and residential uses to help promote walkability and commerce. Small to medium building footprints include detached homes and retail storefronts.
<b>LFBC-LR</b> Lakeside Residential	Variety of residential building types with a range of setbacks within a compact walkable area. Attached and detached residential buildings with small to medium building footprints.

Source: City of Muskegon Lakeside Form Based Code

Similar to the form based codes established in downtown Muskegon, the lakeside form based codes promote walkability and retail storefronts within a compact neighborhood. These form based codes were developed to enhance the neighborhood’s lakeshore location, enacting building setback requirements to preserve lakefront views. Each of the four lakeside form based codes targets different building types, ranging from single-family detached homes to larger commercial buildings.



## Conclusion

Based on the preceding analysis, it does not appear that residential development costs associated with labor costs, utility costs, government fees, or taxes/assessments are significantly higher in the city of Muskegon than adjacent areas of Muskegon County or within the overall state of Michigan. However, the lack of available land and buildable sites in the city appears to be a barrier to development. Note that a search for development opportunities in the city only uncovered 18 properties. While this is not a complete inventory or accounting of all available land for sale in the city, it does show that builders and developers of residential real estate have few options when selecting sites for development. Despite this, it is worth noting that a public/private partnership between the City of Muskegon and a local developer is currently building new single-family homes on infill lots in the city. These new homes are listed between \$170,000 and \$220,000 and are being offered to prospective buyers that earn up to 120% of Area Median Income. This project was made possible by utilizing federal relief funds along with a matching contribution by the developer. While costs associated with the items evaluated in this section ultimately add to the overall development costs of residential product, likely making it difficult for developers to construct housing that is affordable to low- or moderate-income households, we do not believe such costs serve as a major deterrent to residential development in the city. However, based on our estimates, it does appear that it would be difficult for developers to construct for-sale product with sale prices below \$260,000 without some type of assistance and/or concessions from the private or public sectors.

The City of Muskegon also has a variety of traditional zoning and form based codes in place to properly guide residential development in the city. In particular, the form based codes enacted in the downtown and lakefront areas of the city focus on building and structural form rather than individual land uses. These form based codes encourage walkability within a compact, mixed-use environment. Lastly, both the traditional zoning and form based codes place importance on transitional areas between lower and higher density built environments. Overall, current residential zoning and codes in Muskegon appear to be diverse and flexible, supporting a variety of residential development opportunities, while also supporting pedestrian walkability and access, preserving lake views, complimentary of commercial uses, and sensitive to the transitional nature between neighborhoods. While most zoning and codes within communities could benefit from refinement, it does not appear that Muskegon's zoning and codes are detrimental to residential development or preservation. The city will want to consider possible changes to building and zoning to meet ongoing or future housing objectives or issues within the city or specific neighborhoods.

## F. SPECIAL NEEDS POPULATIONS

As part of this analysis, we collected and evaluated data relative to a variety of special needs populations in the city of Muskegon. The following table summarizes the various special needs populations that were considered in this report.

Special Needs Populations	
Group	Number
Disabled	5,501
Elderly/Frail Elderly	5,677
Unaccompanied Youth	15

Sources: U.S. Census Bureau, 2016-2020 American Community Surveys (S1810 and S0102 ) and Norton Shores, Muskegon City and Muskegon County CoC Point-In-Time Survey

Based on the preceding table, the largest number of special needs persons evaluated in this report is the elderly/frail elderly population, followed closely by the population of persons with a disability. These two special needs population segments each represent over 5,500 people in the city. However, there is likely significant overlap between the elderly and disabled populations, as a significant share of elderly persons have one or more disabilities. Note that the unaccompanied youth population in the preceding table (15 persons) represents a six-year average from the entire Continuum of Care that the city of Muskegon is part of, which also includes Norton Shores and Muskegon County.

The challenges experienced by these groups are unique. As such, all of these special needs populations should be kept in mind as policies, programs and incentives are developed to meet the overall housing needs in Muskegon. These groups are evaluated further in the following narratives.

### Disabled

Persons with disabilities, particularly those within the typical range of working ages, are vulnerable to becoming homeless due to the fact that such persons often cannot find housing to meet their specific needs. It can also be difficult to secure housing that is affordable as persons with a disability often experience limited earning capacity. Based on 2016-2020 ACS data, the rate of disabilities among Muskegon's population was an estimated 16.6% which reflects an estimated 5,501 people in the city with at least one disability. An individual with a disability is defined by the Americans with Disabilities Act (ADA) as a person who has a physical or mental impairment that substantially limits one or more major life activity, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment. The ADA does not specifically name all of the impairments that are covered. Although the ACS data does not identify persons with disabilities as defined by the ADA Amendments Act, the ACS data provides the most current estimates of the population with self-reported disabilities. Its sample size is also large enough to enable state and county estimates.

The American Community Survey (ACS) identifies people with disabilities by asking questions pertaining to six different areas of functionality. The following table summarizes the number of noninstitutionalized persons with a disability in the city of Muskegon by age group.

<b>Noninstitutionalized Population with Disabilities by Age – City of Muskegon</b>			
<b>Age</b>	<b>Total Population</b>	<b>Number of Population With At Least One Type of Disability</b>	<b>Share of Population With At Least One Type of Disability</b>
Under 5 years	2,564	0	0%
5 to 17 years	6,165	319	5.2%
18 to 34 years	8,611	846	9.8%
35 to 64 years	11,474	2,645	23.1%
65 to 74 years	2,566	777	30.3%
75 years and older	1,779	914	51.4%
<b>Total</b>	<b>33,159</b>	<b>5,501</b>	<b>16.6%</b>

Source: 2016-2020 American Community Survey (Table S1810) 5-Year Estimates

The overall population with at least one disability in the city of Muskegon correlates significantly with age. Note that among the population ages 75 and older, over 50% of this population group has at least one type of disability, while 30.3% of the population between 65 and 74 years of age has at least one type of disability.

Noninstitutionalized population with disabilities by race for the city of Muskegon is shown in the following table:

<b>Noninstitutionalized Population with Disabilities by Race – City of Muskegon</b>			
<b>Race</b>	<b>Total Population</b>	<b>Number of Population With At Least One Type of Disability</b>	<b>Share of Population With At Least One Type of Disability</b>
White	19,432	3,546	18.2%
Black or African American	9,928	1,552	15.6%
American Indian and Alaska Native	207	51	24.6%
Asian	208	11	5.3%
Native Hawaiian and other Pacific Islander	20	0	0%
Some other race	417	38	9.1%
Two or more races	2,947	303	10.3%
<b>Total</b>	<b>33,159</b>	<b>5,501</b>	<b>16.6%</b>

Source: 2016-2020 American Community Survey (Table S1810) 5-Year Estimates

Over 24% of the American Indian and Alaska Native population has at least one type of disability. However, the total share of American Indian and Alaska Native population is less than 1% in the city of Muskegon. Approximately 15.6% of the Black or African American population has at least one type of disability, but it should be noted that the total Black or African American population comprises 29.9% of the total population. The White population has an 18.2% share of persons with a disability and comprises a 58.6% share of the total population. While there is a distinct difference in disability population shares by race in the city of Muskegon, it is important to note that these shares are likely skewed by the low populations of certain races along with the fact that this data set represents a five-year estimate.

People with disabilities may have limits on their education, employment opportunities, and often their quality of life. As the earning potential of some individuals with a disability could be limited, the access to affordable housing alternatives and certain services are important to this special needs population. Persons that are blind, disabled, or over age 65 can qualify for Supplemental Security Income (SSI). In Michigan, a total of 265,956 persons received SSI in 2020 (via Social Security Office of Retirement and Disability Policy Supplemental Security Income State Data), with over 92% of recipients being disabled. In Muskegon County, a total of 5,973 persons received SSI as of December 2020. Of the 5,973 SSI recipients in Muskegon County, 16% of recipients were aged 65 and older and 97% of recipients were blind or had a disability. As of January 2022, the federal SSI monthly benefit for individuals in non-metropolitan areas such as Muskegon County is \$855 (\$841 SSI payment plus \$14 state supplement), which is an *annual* payment of \$10,260. According to Priced Out – Technical Assistance Collaborative (see table below), the \$10,260 annual figure is only 20.5% of the estimated median income for Muskegon County. As such, the cost of a typical one-bedroom rental unit is approximately 89% of the monthly SSI payment in Muskegon County, making such housing unaffordable to most people receiving such benefits.

Note that the state of Michigan also pays a state supplement to persons that receive a federal SSI payment. The state supplement amount is a payment of \$855 for an individual or a payment ranging from \$570 to \$1,020 for a person staying in a family or personal care home. Note that the state supplement only supplies the difference between federal SSI and the maximum eligible amount set by the state. For example, an individual that already receives the maximum federal SSI payment of \$841 would only receive \$14 from the state of Michigan, which is the difference between the \$855 state supplement and the \$841 federal maximum amount (Source: [Michigan Department of Health and Human Services-SSI Payment Levels](#)).

Rental housing affordability by persons on a fixed SSI income is shown in the following table for select areas:

Rental Housing Affordability for Persons on a Fixed Income by Housing Market Area (2022)				
Housing Market Area	SSI Monthly Payment	SSI as Percent of Median Income	Percent SSI for One-Bedroom Apartment	Percent SSI for Efficiency Apartment
Muskegon County	\$855	20.5%	89%	79%
Michigan	\$855	17.4%	92%	82%
National	\$875.41	16.7%	141%	129%

Source: Priced Out - Technical Assistance Collaborative (<https://www.tacinc.org/resources/priced-out/>)

The monthly federal SSI benefit of \$841 for a recipient in Muskegon County is near or below the cost of most rental housing alternatives in the market, making it difficult for most people receiving only SSI assistance to reasonably afford most rental alternatives.

In addition to federal SSI payments, persons with a disability in Muskegon County are eligible for housing assistance from the U.S. Department of Housing and Urban Development (HUD) and local housing authorities. Persons with a disability in Muskegon County can also receive help and treatment from mental health advocacy and rehabilitation organizations based in the county. A summary of these organizations is listed below:

- Pioneer Resources is a nonprofit organization in Muskegon that provides services for seniors as well as individuals with a disability. Services include, but are not limited to, employment training and opportunities, supported housing and low-income housing, transportation services, recreational programs and camps, and autism services.
- The Arc Muskegon is a social services organization that provides multiple services in Muskegon including support services for people with developmental and intellectual disabilities.

Based on research and analysis of the housing supply in the city of Muskegon, only three properties (Pioneer Arbor, Pioneer House, and Whispering Timbers) were identified that contain at least some units specifically designated for persons with disabilities. It is notable that Pioneer House has a HUD contract with an expiration date of September 30, 2022, and Whispering Timbers has a HUD contract that expires on September 23, 2023. While there may be other properties that include some units designated for the disabled, it appears that the overall supply of affordable housing specifically designated for persons with disabilities in the city of Muskegon as well as Muskegon County is extremely limited.

Note that several programs exist at the state and federal level that could potentially create additional housing opportunities for disabled persons. A Targeting Program through the Department of Health and Human Services requires 10% of all the rental units developed using the Low-Income Housing Tax Credit (LIHTC) program be reserved for persons with a disability. The SOAR Initiative is managed by the Housing and Homeless Services Division in the Michigan Department of Health and Human Services to assist individuals that are enrolling in the program to receive SSI benefits.

#### Elderly and Frail Elderly

Based on data provided by ESRI, it is projected that Muskegon has an estimated 5,677 elderly persons ages 65 and older, reflecting 14.8% of the city's population. This is a slightly lower share of elderly persons compared with Muskegon County (18.8%) and the state of Michigan (18.8%). Many of these elderly persons live independently and do not rely on any supportive services, as 57.8% of households headed by a person aged 65 and older lives in owner-occupied housing. While many of the city's elderly population can live independently, a notable portion of the elderly population has physical or mental limitations that create challenges to live without some level of assistance and/or appropriate housing. This portion of the elderly population is referred to as *frail elderly*.

Frail elderly is generally defined as an older individual who is unable to perform at least three Activities of Daily Living (ADLs). According to a fact sheet published by HUD, ADLs include eating, bathing, grooming, dressing, and transferring. The U.S. Centers for Disease Control and Prevention’s *Summary Health Statistics for U.S. Population National Health Interview Survey 2018* states that 3.9% of persons between the ages of 65 and 74 require assistance with at least three ADLs and 11.6% of persons aged 75 or older require ADL assistance nationally. Applying these shares to the city of Muskegon’s population of persons aged 65 and older yields an estimated 880 elderly persons requiring ADL assistance. These 880 persons are categorized as *frail elderly* and require either home health care services or senior care housing to meet their specific needs. A percentage of the population that requires ADL assistance will use home healthcare and assistance from family and friends to remain in their current residence. However, a portion of the population that requires ADL assistance is likely to respond to senior housing that meets their specific needs. As this base of seniors continues to grow over the next decade, additional housing to meet their specific needs should be an area of focus for future housing development alternatives.

The distribution of households ages 65 and older by income is illustrated in the following table:

Households by Income (Age 65 and Older) - City of Muskegon								
	<\$10,000	\$10,000 - \$20,000	\$20,000 - \$30,000	\$30,000 - \$40,000	\$40,000 - \$50,000	\$50,000 - \$60,000	\$60,000 - \$100,000	\$100,000+
2010	400 (13.0%)	975 (31.8%)	737 (24.0%)	427 (13.9%)	196 (6.4%)	122 (4.0%)	159 (5.2%)	51 (1.7%)
2022	374 (9.4%)	925 (23.3%)	759 (19.1%)	534 (13.4%)	378 (9.5%)	202 (5.1%)	490 (12.3%)	313 (7.9%)
2027	366 (8.3%)	916 (20.8%)	753 (17.1%)	559 (12.7%)	388 (8.8%)	263 (6.0%)	700 (15.9%)	460 (10.5%)
Change 2022-2027	-8 (-2.1%)	-9 (-1.0%)	-6 (-0.8%)	25 (4.7%)	10 (2.6%)	61 (30.2%)	210 (42.9%)	147 (47.0%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

In Muskegon, senior households within the income cohorts \$30,000 and higher are projected to increase between 2022 and 2027. Median household income among senior households in Muskegon was \$29,071 in 2022. By 2027, it is projected that median household income for senior households will be \$32,996, a 13.5% increase over the 2022 figure. Senior households with annual incomes of at least \$60,000 are projected to increase by 357 (44.4%), while senior households with incomes of \$30,000 or less are projected to decrease by 23 (1.1%) between 2022 and 2027. Despite the projected increase in higher income senior households during this period, note that over 45% of senior households are projected to earn less than \$30,000 by 2027. These low-income elderly households are more likely to qualify for and need Tax Credit and subsidized senior-oriented housing.

Senior households (ages 65 and older) by size for selected years are shown in the following table:

		Persons Per Household (Age 65 and Older) - City of Muskegon					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
<b>Renters</b>	2022	1,172 (74.9%)	179 (11.4%)	92 (5.9%)	59 (3.8%)	63 (4.0%)	1,565 (100.0%)
	2027	1,356 (74.3%)	216 (11.8%)	107 (5.2%)	68 (3.7%)	76 (4.2%)	1,824 (100.0%)
	Change 2022-2027	184 (15.7%)	37 (20.8%)	16 (17.0%)	9 (15.0%)	14 (22.2%)	260 (16.6%)
<b>Owners</b>	2022	879 (36.5%)	760 (31.5%)	310 (12.9%)	267 (11.1%)	193 (8.0%)	2,410 (100.0%)
	2027	953 (36.9%)	809 (34.1%)	329 (12.7%)	282 (10.9%)	207 (8.0%)	2,581 (100.0%)
	Change 2022-2027	74 (8.4%)	49 (6.4%)	18 (5.9%)	15 (5.6%)	14 (7.5%)	170 (7.1%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

As illustrated in the preceding table, over 70% of *renter* households ages 65 and older in Muskegon lived alone, while less than 40% of *owner* households ages 65 and older lived alone in 2022. Projections indicate growth (15.7%) of one-person senior renter households in Muskegon between 2022 and 2027. By comparison, senior *owner* households are projected to increase at rates ranging from 5.6% to 8.4% depending on household size.

Among the city’s population with a disability age 65 and older, ambulatory, cognitive, and independent living difficulties are the most common types of disabilities. The following table summarizes the number of persons with a disability in Muskegon by type of disability. It should be noted that because survey respondents could indicate that they have more than one disability, the totals of the individual categories exceed the actual total based on ACS 2016-2020 data.

City of Muskegon – Population by Type of Disability				
Type of Disability	Total Population With Disability	Prevalence (Total Population)	Age 65+ Population With Disability	Prevalence (Age 65+ Population)
Hearing	839	2.5%	451	10.4%
Vision	724	2.2%	230	5.3%
Cognitive	2,214	7.2%	377	8.7%
Ambulatory	3,071	10%	1,107	25.5%
Self-Care	1,003	3.3%	350	8.1%
Independent Living	1,935	7.9%	791	18.2%

Source: American Community Survey (ACS) Table S1810 5-Year Estimates

The older adult (age 65 and older) population in the city of Muskegon has a higher prevalence of disability types relative to the overall population. Of note, over 25% of the older adult population has an ambulatory disability compared with 10% of the overall population. In addition, 18% of those with an independent living disability in Muskegon are age 65 and older. Such persons may have limited earning capacity, creating financial challenges and making it more difficult to afford housing.

The distribution of households ages 60 and older by race is illustrated in the following table:

Population 60 Years and Older - City of Muskegon			
Race	Total Share of Population Estimates	Total Number of Population Estimates	Share of Population 60 Years and Older
White	57.2%	21,345.3	71.2%
Black or African American	31.7%	11,829.5	26.5%
American Indian and Alaskan Native	0.8%	298.5	0.8%
Asian	0.6%	223.9	0.4%
Native Hawaiian and Other Pacific Islander	Less than 0.1%	Less than 1	0.2%
Some other race	1.2%	447.8	0.3%
Two or more races	8.5%	3,171.9	0.7%
<b>Total</b>	<b>100.0%</b>	<b>37,317</b>	<b>19.0% (7,083)</b>

Source: ACS Table S0102 Five Year estimates Population 60 Years and Over

As illustrated in the preceding table, over 70% of the older adult population (age 60 years and older) in the city of Muskegon is White, while over 25% of the older adult population in the city is Black or African American. All other races represent 2.4% of the older adult population in Muskegon. With the exception of the white population, the share of the population 60 years and older for all other race categories is equal to or lower than the total population and share estimates.

#### Unaccompanied Youth – Youth Aging Out of Foster Care

Child welfare systems throughout the country exist to seek other housing alternatives for youth who cannot return to their current family situation. As such, many youths in the foster care system “age out” at 18 without a place to call home and lack many life skills. School House Connection, a national expert in education of children and youth experiencing homelessness, defines unaccompanied youth as *young people experiencing homelessness who are not in the physical custody of a parent or guardian*.

The Michigan Department of Health and Human Services (MDHHS) administers foster care services in the state. MDHHS statistics noted that there were approximately 10,107 children in the foster care system statewide as of December 2022, 395 of which were in Muskegon County (3.9% share of statewide total). Based on data reported by the Annie E. Casey Foundation Kids County Data Center, children in foster care in Michigan in 2019 between the ages 16 and 20 years old represented 12% of all persons in foster care. Applying this share to the 395 estimated people in Muskegon County in foster care results in approximately 47 persons in foster care in Muskegon County that are between the ages of 16 and 20 that may soon age out of foster care and face potential housing challenges.

The MDHHS made note in their Children’s Services Agency Annual Progress and Services Report that, to assist the children aging out of the state’s foster care system, MDHHS has been in contact with the state’s counties that have the highest rate of children 16 and older who would be eligible for the federal initiative that



provides national Foster Youth to Independence (FYI) vouchers. MDHHS reached out to the Michigan State Housing Development Authority and the selected counties' leadership about the possibility of collaborating to offer vouchers to qualified candidates.

MDHHS also offers benefits such as continued caseworkers for support, healthcare coverage, training in independent living skills, additional time to complete high school or secondary education, extensions to foster care payments, and counseling services to children who receive extended foster care up to age 21 in the state.

The Point in Time (PIT) count conducted for the homeless population includes unaccompanied youth as a category. In the Norton Shores, Muskegon City, and County Continuum of Care (CoC), a total of 91 unaccompanied youth were identified as part of PIT counts conducted between 2015 and 2020. This reflects an average of 15 unaccompanied youth per year during the six-year period.

A summary of unaccompanied youth counted in the Norton Shores, Muskegon City, and Muskegon County CoC is listed in the following table:

Homeless Unaccompanied Youth Norton Shores, Muskegon City & County CoC 516				
Year	Unaccompanied Youth (under age 18)	Unaccompanied Youth (ages 18 to 24)	Total Unaccompanied Youth Population (under age 25)	Unsheltered Unaccompanied Youth (under 25)
2015	4	32	36	2
2016	1	17	18	2
2017	0	4	4	2
2018	0	13	13	4
2019	0	11	11	5
2020	0	9	9	2

Source: 2015-2020 PIT Counts MI CoC 516

The unaccompanied homeless youth statistics provided between 2015 and 2020 indicated that 17 of the 91 unaccompanied youth were unsheltered. In addition, five of the unaccompanied youth were under the age of 18 during the six-year survey period. Note that existing organizations in Muskegon County provide care and shelter for individuals, families, and children under the age of 18. Muskegon Rescue Mission provides food, clothing, and temporary shelter to homeless people of all ages in the city of Muskegon.

## VIII. HOUSING GAP ESTIMATES

### INTRODUCTION

This section of our report provides five-year housing gap estimates for both rental and for-sale housing within the PSA (Muskegon). The assessment includes demand from a variety of sources and focuses on the housing demand potential of Muskegon, though consideration is given to potential support that may originate from outside the city.

Housing to meet the needs of both current and future households in the market will most likely involve multifamily, duplex, and single-family housing alternatives. There are a variety of financing mechanisms that can support the development of housing alternatives such as federal and state government programs, as well as conventional financing through private lending institutions. These different financing alternatives often have specific income and rent/price restrictions, which affect the market they target.

We evaluated the market’s ability to support rental and for-sale housing based on five levels of income/affordability. While there may be overlap among these levels due to program targeting and rent/price levels charged, we have established specific income stratifications that are exclusive of each other in order to eliminate double counting demand. We used HUD’s published income and rent limits for the Muskegon County, Michigan MSA.

The following table summarizes the income segments used in this analysis to estimate potential housing demand.

Household Income/Wage & Affordability Levels				
Percent AMHI	Income Range*	Hourly Wage**	Affordable Rents***	Affordable Prices^
≤30%	≤ \$21,450	≤ \$10.31	≤ \$536	≤ \$71,500
31%-50%	\$21,451-\$35,750	\$10.32-\$17.19	\$537-\$894	\$71,501-\$119,167
51%-80%	\$35,751-\$57,200	\$17.20-\$27.50	\$895-\$1,430	\$119,168-\$190,667
81%-120%	\$57,201-\$85,800	\$27.51-\$41.25	\$1,431-\$2,145	\$190,668-\$286,000
121%+	\$85,801+	\$41.26+	\$2,146+	\$286,001+

AMHI – Area Median Household Income

\* Based on HUD limits for the Muskegon County, Michigan MSA (4-person limit)

\*\* Assumes full-time employment 2,080 hours/year (Assumes one wage earner household)

\*\*\* Based on assumption tenants pay up to 30% of income toward rent

^Based on assumption homebuyer can afford to purchase home priced three times annual income after 10% down payment

While different state and federal housing programs establish income and rent restrictions for their respective programs, in reality, there is potential overlap between windows of affordability between the programs. Further, those who respond to a certain product or program type vary. This is because housing markets are highly dynamic, with households entering and exiting by tenure and economic profile. Further, qualifying policies of property owners and management impact the households that may respond to specific project types.

As such, while a household may prefer a certain product, ownership/management qualifying procedures (i.e., review of credit history, current income verification, criminal background checks, etc.) may affect housing choices that are available to households.

Regardless, we have used the preceding income segmentations as the ranges that a typical project or lending institution would use to qualify residents, based on their household income. Ultimately, any new product added to the market will be influenced by many decisions made by the developer and management. This includes eligibility requirements, design type, location, rents/prices, amenities, and other features. As such, our estimates assume that the rents/prices, quality, location, design, and features of new housing product are marketable and will appeal to most renters and homebuyers.

#### 1. Rental Housing Gap Estimates

The primary sources of demand for new rental housing include the following:

- Household Growth
- Units Required for a Balanced Market
- Replacement of Substandard Housing
- External (Outside City) Commuter Support
- Step-Down Support

Since the focus of this report is on the specific housing needs of Muskegon, we have focused the rental housing demand estimates on the metrics that only impact the PSA (Muskegon).

##### New Renter Household Growth

The first source of demand is generally easily quantifiable and includes the net change in renter households between the baseline year of 2022 and the projection year of 2027.

##### Units Required for a Balanced Market

The second demand component considers the number of units a market requires to offer balanced market conditions, including some level of vacancies. Healthy markets require approximately 4% to 6% of the rental market to be available in order to allow for inner-market mobility and encourage competitive rental rates. Markets with vacancy rates below a healthy rate often suffer from rapid rent increases, minimal tenant turnover (which may result in deferred maintenance), and residents being forced into housing situations that do not meet their housing needs. Markets with low vacancy rates often require additional units, while markets with high vacancy rates often indicate a surplus of rental housing. The vacancy rates by program

type and/or affordability level used to determine if there is a deficit or surplus of rental units are based on our survey of area rental alternatives. We used a vacancy rate of 5% to establish balanced market conditions.

#### Replacement of Substandard Housing

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing and/or are overcrowded) or units expected to be removed from the housing stock through demolitions. Based on Census demographic data included in this report, approximately 2.4% of renter households in Muskegon are living in substandard housing (e.g., lacking complete plumbing or are overcrowded). Lower income households more often live in substandard housing conditions than higher income households, which we have accounted for in our gap estimates.

#### External Commuter Support

Market support can originate from households not currently living in the market. This is particularly true for people who work in Muskegon but commute from outside of the city and would consider moving to Muskegon, if adequate and affordable housing that met residents' specific needs was offered. Currently, there are few *available* rental housing options in the market. As such, external market support will likely be created if new housing product is developed in Muskegon.

Based on our experience in evaluating rental housing in markets throughout the country, it is not uncommon for new product to attract as much as 30% of its support from outside the city limits. As a result, we have assumed that a portion of the demand for new housing will originate from the 20,196 commuters traveling into the PSA (Muskegon) from areas outside of the city.

#### Step-down Support

It is not uncommon for households of a certain income level (typically higher income households) to rent a unit at a lower rent despite the fact they can afford a higher rent unit. Using housing cost and income data reported by American Community Survey (ACS), we have applied a portion of this step-down support to lower income demand estimates.

**Note:** In terms of the development pipeline, we only included residential rental units that are confirmed as planned or under construction. Conversely, we have excluded projects that have not secured financing, are under preliminary review, or have not established a specific project concept (e.g., number of units, rents, target market, etc.). Any vacant housing units are accounted for in the “Balanced Market” portion of our demand estimates.

The following table summarizes the PSA’s (Muskegon) rental housing gaps by affordability level.

<b>Muskegon, Michigan</b>					
<b>Rental Housing Gap Estimates (2022-2027)</b>					
<b>Percent of Median Income</b>	<b>≤ 30%</b>	<b>31%-50%</b>	<b>51%-80%</b>	<b>81%-120%</b>	<b>121%+</b>
<b>Household Income Range</b>	<b>≤ \$21,450</b>	<b>\$21,451-\$35,750</b>	<b>\$35,751-\$57,200</b>	<b>\$57,201-\$85,800</b>	<b>\$85,801+</b>
<b>Monthly Rent Range</b>	<b>≤ \$536</b>	<b>\$537-\$894</b>	<b>\$895-\$1,430</b>	<b>\$1,431-\$2,145</b>	<b>\$2,146+</b>
Household Growth	-398	-74	184	118	193
Balanced Market*	154	86	64	25	21
Replacement Housing**	147	41	15	5	2
External Market Support^	424	238	177	267	269
Step-Down Support	58	30	-5	160	-243
Less Pipeline Units	0	0	-32	-280	-35
<b>Overall Units Needed</b>	<b>385</b>	<b>321</b>	<b>403</b>	<b>295</b>	<b>207</b>

\*Based on Bowen National Research’s survey of area rentals

\*\*Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for Muskegon

Based on the preceding demand estimates, it is clear that there is some level of rental housing demand among all household income levels within the PSA (Muskegon) over the five-year projection period. Overall, there is a housing need for approximately 1,611 additional rental units in the city over the next five years. The housing gaps range from a low of 207 units needed with rents that are priced at \$2,146 or higher to a high of 403 units needed with rents between \$895 and \$1,430. Without the addition of new rental product similar to the numbers cited in the preceding table, the area will not meet the growing and changing housing needs of the market.

Based on the demographics of the market, including projected household growth estimates and projected changes in household compositions (e.g., household size, ages, etc.), it appears that approximately one-quarter to one-third of the demand for new rental housing could be specifically targeted to meet the needs of area seniors, though a project could be built to meet the housing needs of both seniors and families concurrently. For general-occupancy projects, a unit mix of around 25% to 35% one-bedroom units, 40% to 60% two-bedroom units, and 10% to 20% three-bedroom units should be the general goal for future rental housing. Senior-oriented projects should consider unit mixes closer to 50% for both one- and two-bedroom units each. Additional details of the area’s rental housing supply are included in Section VI and may serve as a guide for future rental housing development design decisions.

It is critical to understand that these estimates represent potential units of demand by targeted income level. The actual number of rental units that can be supported will ultimately be contingent upon a variety of factors including the location of a project, proposed features (i.e., rents, amenities, bedroom type, unit mix, square footage, etc.), product quality, design (i.e., townhouse, single-family homes, or garden-style units), management and marketing efforts. As such, each targeted segment outlined in the previous table may be able to support more or less than the number of units shown in the table. The potential number of units of support should be considered a general guideline to residential development planning.

## 2. For-Sale Housing Gap Estimates

This section of the report addresses the gap for for-sale housing alternatives in the PSA (Muskegon). Like the rental housing demand analysis, the for-sale housing analysis considers individual household income segments and corresponding housing price ranges.

Naturally, there are cases where a household can afford a higher down payment to purchase a more expensive home. There are also cases in which a household purchases a less expensive home although they could afford a higher purchase price. The actual support for new housing will ultimately be based on a variety of product factors such as price points, square footages, amenities, design, quality of finishes, and location. Considering these variations, this broad analysis provides the basis in which to estimate the *potential* demand of new for-sale housing within the PSA (Muskegon).

There are a variety of market factors that impact the demand for new homes within an area. In particular, area and neighborhood perceptions, quality of school districts, socioeconomic characteristics, mobility patterns, demolition and revitalization efforts, and availability of existing homes all play a role in generating new home sales. Support can be both internal (households moving within the market) and external (households new to the market).

Overall, we have considered the following specific sources of demand for new for-sale housing in the PSA (Muskegon).

- Household Growth
- Units Required for a Balanced Market
- Replacement of Substandard Housing
- External (Outside City) Commuter Support
- Step-Down Support

### New Household Growth

In this report, owner household growth projections from 2022 to 2027 are based on ESRI estimates. This projected growth was evaluated for each of the targeted income segments. It should be noted that changes in the number of households within a specific income segment do not necessarily mean that households are coming to or leaving the market, but instead, many of these households are likely to experience income growth or loss that would move them into a higher or lower income segment. Furthermore, should additional for-sale housing become available, either through new construction or conversion of rental units, demand for new for-sale housing could increase.

### Units Required for a Balanced Market

Typically, healthy for-sale housing markets should have approximately 2% to 3% of its inventory vacant. Such vacancies allow for inner-market mobility, such as households upsizing or downsizing due to changes in family composition or income, and for people to move into the market. When markets have too few vacancies, housing prices often escalate at an abnormal rate, homes can get neglected, and potential homebuyers can leave a market. Conversely, an excess of homes can lead to stagnant or declining home prices, property neglect, or lead to such homes being converted to rentals. For the purposes of this analysis, we have assumed up to a 3.0% vacancy rate for a balanced market and accounted for for-sale housing units currently available for purchase in the market.

### Replacement of Substandard Housing

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing or are overcrowded) or units expected to be removed from the housing stock through demolitions. Based on Census data, approximately 1.2% of owner households in Muskegon live in substandard housing (e.g., lack complete indoor plumbing or are overcrowded). This share has been adjusted among lower and higher income households.

### External Market Support

Market support can originate from households *not* currently living in the market but that commute into it for work on a regular basis. As shown in Section VII of this report, approximately 20,196 people commute into Muskegon. These people represent potential future residents that may move to the city if adequate, desirable, and marketable housing was developed in

the city. For the purposes of this analysis, we have used a conservative demand ratio of up to 30% to estimate the demand that could originate from outside of Muskegon.

**Step-Down Support**

It is not uncommon for households of a certain income level (typically higher income households) to purchase a home at a lower price point despite the fact they can afford a higher priced home. Using housing cost and income data reported by American Community Survey (ACS), we have applied a portion of this step-down support to lower income demand estimates.

**Note:** In terms of the development pipeline, we only included for-sale residential units currently in the development pipeline that are planned or under construction and do not have a confirmed buyer, such as a condominium unit or a spec home, in our demand estimates. Conversely, we have excluded single-family home lots that may have been platted or are being developed, as such lots do not represent actual housing *units* that are available for purchase. Any vacant housing units are accounted for in the “Balanced Market” portion of our demand estimates.

The following table summarizes the PSA’s (Muskegon) for-sale housing gaps by affordability level.

<b>Muskegon, Michigan</b>					
<b>For-Sale Housing Gap Estimates (2022-2027)</b>					
<b>Percent of Median Income</b>	<b>≤ 30%</b>	<b>31%-50%</b>	<b>51%-80%</b>	<b>81%-120%</b>	<b>121%+</b>
<b>Household Income Range</b>	<b>≤ \$21,450</b>	<b>\$21,451-\$35,750</b>	<b>\$35,751-\$57,200</b>	<b>\$57,201-\$85,800</b>	<b>\$85,801+</b>
<b>Price Point</b>	<b>≤ \$71,500</b>	<b>\$71,501-\$119,167</b>	<b>\$119,168-\$190,667</b>	<b>\$190,668-\$286,000</b>	<b>\$286,001+</b>
Household Growth	-143	-147	-208	260	324
Balanced Market*	15	30	15	-32	-34
Replacement Housing**	28	17	10	4	3
External Market Support^	320	285	230	177	340
Step-Down Support	18	-9	117	4	-127
Less Pipeline Units	0	0	0	0	-184
<b>Overall Units Needed</b>	<b>238</b>	<b>176</b>	<b>164</b>	<b>413</b>	<b>322</b>

\*Based on MLS inventory of available homes

\*\*Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for Muskegon

The overall for-sale housing gap in the PSA (Muskegon) is for approximately 1,313 units over the five-year projection period. While all home price segments and affordability levels have some level of need, the greatest gap (413 units) appears to be for housing priced between \$190,668 and \$286,000. There is also a notable gap for product priced at \$286,001 and higher (322 units). While there are notable gaps for product priced under \$119,168, it will likely be difficult for developers to build product at this lower price level. However, some older existing homes in the market could be repaired and modernized and sold in the market at these lower price points. The lack of product at higher price levels will increase demand for lower priced units, as



many buyers may “step down” to a lower price point. This will place greater pressure on the market’s lower priced product and create greater challenges to lower income households and first-time homebuyers who already have limited housing alternatives that are affordable to them.

In most markets, if there is support for new housing at a particular price point or concept and such product is not offered in a specific area, households may leave the area and seek this housing alternative elsewhere, defer their purchase decision, or seek another housing alternative. Additionally, households considering relocation to the PSA (Muskegon) may not move to the PSA if the housing product offered does not meet their needs in terms of pricing, quality, product design, or location. As such, the PSA housing stock may not be able to meet current or future demand, which may limit the market’s ability to serve many of the households seeking to purchase a home in the PSA, particularly moderate and higher income households. Regardless, we believe opportunities exist to develop a variety of product types at a variety of price points. The addition of such housing will better enable the PSA to attract and retain residents (including local employees), as well as seniors, families, and younger adults.

In terms of product design, we believe a variety of product could be successful in Muskegon. Based on current and projected demographics, as well as the available inventory of for-sale housing, we believe a combination of one- and two-bedroom condominium units could be successful, particularly if they are located in or near the more walkable areas of Muskegon, for example. Additionally, detached or attached single-story cottage-style condominium product, primarily consisting of two-bedroom units, could be successful in attracting/serving area seniors, particularly those seeking to downsize from their single-family homes. Larger, traditional detached single-family homes catering to families could be successful in this market, particularly product serving moderate and higher income households, though affordable for-sale housing product for lower income and first-time homebuyer households would also do well in this market. Such product should primarily consist of three-bedroom units, with a smaller share of four-bedroom units. The for-sale housing supply of Muskegon is summarized in Section VI and can provide additional details of project concept considerations for future for-sale product in the city.

Overall, there is potential support for a variety of residential development alternatives in the PSA (Muskegon). It is important to understand that the housing demand estimates shown in this report assume no major changes occur in the local economy and that the demographic trends and projections provided in this report materialize. As such, our demand estimates should be considered conservative and serve as a baseline for development potential. Should new product be developed, it is reasonable to believe that people will consider moving to Muskegon, assuming the housing is aggressively marketed throughout the region.

## IX. COMMUNITY INPUT RESULTS AND ANALYSIS

### A. INTRODUCTION

To gain information, perspective and insight about the city of Muskegon’s housing issues and the factors influencing housing decisions by its residents, developers and others, Bowen National Research conducted targeted surveys of three specific groups: Stakeholders, Employers, and Residents/Commuters. These surveys were conducted during December of 2022 through January of 2023 and questions were customized to solicit specific information relative to each segment of the market that was surveyed.

The surveys were conducted through the SurveyMonkey.com website. The city of Muskegon and Muskegon County heavily promoted the surveys through various efforts including social media, print media and television ads, and these efforts were instrumental in producing an exceptional response rate with valuable insight. In total, nearly 1,800 survey responses were received from a broad cross section of the community. The following is a summary of the three surveys conducted by our firm.

***Stakeholder Survey*** – A total of 39 respondents representing community leaders (stakeholders) from a broad field of expertise participated in a survey that inquired about common housing issues, housing needs, barriers to development, and possible solutions or initiatives that could be considered to address housing on a local level.

***Employer Survey*** – A total of 64 respondents representing some of the area’s largest employers participated in a survey that inquired about general employee composition, housing situations and housing needs. The survey also identified housing issues and the degree housing impacts local employers.

***Resident/Commuter Survey*** – A total of 1,695 respondents participated in a survey that inquired about current housing conditions and needs, the overall housing market of Muskegon, and factors that influence the interest level of non-residents to move to Muskegon. Respondents included city of Muskegon residents, Muskegon County residents, and non-resident commuters.

While survey respondents lived throughout the county and beyond (e.g., non-resident commuters), we focused some of our summary of findings as they relate to the city of Muskegon, when possible and applicable.

The survey instruments used for community input are included in Addendum E.

Key findings from the surveys are included on the following pages.

## B. STAKEHOLDER SURVEY RESULTS

A total of 39 area stakeholders from a broad range of organization types participated in the housing survey, with the following results (note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer).

Stakeholder respondents were asked to provide the type of organization they represent. Note that respondents were able to select more than one type of organization. A total of 39 respondents provided input to this question with the following distribution:

Stakeholder Respondents by Organization Type			
Type	Number	Type	Number
Business/Employer/Private Sector	10	Housing Organization	2
Landlord/Property Management	10	Education/Higher Education/University	1
Local Government/Municipal Official	10	Faith Organization	1
Nonprofit Organization	8	Housing Authority	1
Housing Developer	5	Agency on Aging/Senior Services	1
Economic Development Organization	2	Other	6

Stakeholder respondents were asked to provide the area they serve. A total of 24 respondents provided input to this question with the following distribution:

- Muskegon (city): **10 (41.7%)**
- Muskegon County: **8 (33.3%)**
- Norton Shores: **3 (12.5%)**
- Muskegon Heights: **1 (4.2%)**
- Whitehall: **1 (4.2%)**
- Other area of Muskegon County: **1 (4.2%)**

Stakeholder respondents were asked to provide the degree that certain housing types are needed by price point within the market. A total of 24 respondents provided feedback to this question with the following results:

Housing Needs by Price Point			
Housing Type (Price Point)	Weighted Score*	Housing Type (Price Point)	Weighted Score*
Rental Housing (\$500-\$999/month)	87.5	Rental Housing (\$1,000-\$1,499/month)	56.8
Senior Care (incomes/assets < \$25,000)	85.2	For-Sale Housing (\$200,000-\$249,999)	54.8
For-Sale Housing (Less than \$150,000)	83.3	For-Sale Housing (\$250,000-\$349,999)	46.3
Rental Housing (Less than \$500/month)	79.2	Rental Housing (\$1,500 or more/month)	36.1
For-Sale Housing (\$150,000-\$199,999)	76.2	For-Sale Housing (\$350,000 or more)	33.8
Senior Care (incomes/assets > \$25,000)	72.5		

\*High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0

Stakeholder respondents were asked to provide the need for housing for specific populations within the market. A total of 24 respondents provided insight to this question with the following results:

Housing Needs by Population Served			
Population	Weighted Score*	Population	Weighted Score*
Family Housing (2+ Bedrooms)	92.9	Senior Living (Independent Living)	75.0
Housing for Millennials (Ages 25 to 39)	83.7	Senior Living (Assisted Living, Nursing Care)	66.7
Low-Income Workforce (< \$30,000)	82.3	Rentals that Accept Housing Choice Vouchers	66.7
Moderate Workforce (\$30,000-\$60,000)	77.3	Higher Income Workforce (\$60,000+)	60.0
Single-Person (Studio/One-Bedroom)	76.2		

\*High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0

Stakeholder respondents were asked to provide the level of demand for specific housing styles in the market. A total of 23 respondents provided feedback to this question with the following results:

Housing Needs by Style			
Housing Style	Weighted Score*	Housing Style	Weighted Score*
Ranch Homes/Single Floor Plan Units	82.1	Mixed-Use/Units Above Retail (Downtown Housing)	60.7
Traditional Two-Story Single-Family Homes	71.3	Condominiums	47.6
Multifamily Apartments	68.2	Accessory Dwelling Units/Tiny Houses	45.0
Low-Cost Fixer-Uppers (Single-Family Homes)	66.7	Single-Room Occupancy (SRO)	41.7
Duplex/Triplex/Townhomes	62.0	Manufactured/Mobile Homes	35.0

\*High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0

In addition to the housing types listed in the preceding table, two respondents noted through an open-ended response that there was a need for *safe, affordable, and ADA accessible HUD subsidized housing for lower income households.*

Stakeholder respondents were asked to identify the most common housing issues experienced in the market. A total of 24 respondents provided insight to this question with the following distribution:

Housing Issues Experienced	
Issue	Share of Respondents
Rent Affordability	95.8%
Limited Availability	87.5%
Home Purchase Affordability	83.3%
Investors Buying Properties and Increasing Rents/Prices	45.8%
Lack of Down Payment for Purchase	37.5%
High Cost of Maintenance/Upkeep	37.5%
Lack of Rental Deposit (or First/Last Month Rent)	33.3%
Absentee Landlords	33.3%
Substandard Housing (quality/condition)	29.2%
High Cost of Renovation	29.2%
Failed Background Checks	25.0%
Overcrowded Housing	16.7%
Foreclosure	8.3%
Lack of Access to Public Transportation	8.3%

Stakeholder respondents were asked to rank the priority that should be given to specific housing construction types in the market. A total of 24 respondents provided insight to this question with the following results:

Priority of Housing Construction Types (Per Stakeholder Respondents)	
Construction Type	Weighted Score*
Repair/Renovation/Revitalization of Existing Housing	85.4
Clear Blighted/Unused Structures to Create Land for New Development	72.8
New Construction	68.5
Adaptive Reuse (i.e., Warehouse Conversion to Residential)	65.5
Mixed-Use	65.5

\*High Priority = 100.0, Moderate Priority = 50.0, Low Priority = 25.0

Stakeholder respondents were asked to identify common barriers or obstacles (all that apply) that exist in the market that limit residential development. A total of 24 respondents provided feedback to this question. The following is a list of the most commonly cited barriers per stakeholder respondents:

Common Barriers/Obstacles to Residential Development (Per Stakeholder Respondents)		
Barrier/Obstacle	Number of Respondents	Share of Respondents
Cost of Labor/Materials	18	75.0%
Development Costs	14	58.3%
Financing	12	50.0%
Crime/Perception of Crime	11	45.8%
Local Government Regulations ("red tape")	8	33.3%
Cost of Infrastructure	7	29.2%
Housing Converting to Short-Term/Vacation Rentals	7	29.2%
Neighborhood Blight	7	29.2%
Community Support	6	25.0%
Land/Zoning Regulations	6	25.0%

Stakeholder respondents were asked to identify up to five initiatives that they believe represents the best options to reduce or eliminate the area's greatest barriers to residential development. A total of 24 respondents provided insight to this question with the following results:

Best Options to Reduce Barriers/Obstacles to Residential Development (Per Stakeholder Respondents)		
Initiatives to Reduce Barriers/Obstacles	Number of Respondents	Share of Respondents
Educate the Public on the Importance of Different Types of Housing	9	37.5%
Collaboration Between Public and Private Sectors	8	33.3%
Establishment of a Housing Trust Fund (focuses on preservation/development of affordable housing)	7	29.2%
Government Assistance with Infrastructure	7	29.2%
Removal of City Fines/Fees/Liens on Existing Homes to Encourage Transactions	7	29.2%
Waive/Lower Development Fees	7	29.2%
Expand Grant Seeking Efforts	6	25.0%
Government Sale of Public Land/Buildings at Discount or Donated	6	25.0%
Revisit/Modify Zoning (e.g., density, setbacks, etc.)	6	25.0%

Stakeholder respondents were given a list of initiatives and asked to identify three that should be areas of focus for the market. A total of 24 respondents provided insight to this question with the following results:

Top Areas of Focus for the Market (Per Stakeholder Respondents)		
Initiatives	Number of Respondents	Share of Respondents
Renovate/Repurpose Buildings for Housing	14	58.3%
Removal/Mitigation of Residential Blight	12	50.0%
Critical Home Repair	10	41.7%
Develop New Housing	8	33.3%
Accessibility to Key Community Services (e.g., healthcare, childcare, etc.)	6	25.0%
Address Crime	6	25.0%

Stakeholder respondents were asked to approximate the degree that housing negatively impacts local residents. A total of 23 respondents provided insight to this question with the following results:

Housing Impacts on Local Residents (Per Stakeholder Respondents)	
Impact	Weighted Score*
Causes People to Live in Substandard Housing	86.4
Prevents Seniors from Living in Housing that Fits Their Needs	79.5
Causes People to Live in Housing They Cannot Afford	75.0
Limits the Ability of Families to Grow/Thrive	75.0
Causes People to Live in Unsafe Housing or Neighborhoods	73.8

\*Significant Impact = 100.0, Minor Impact = 50.0, No Impact = 0.0

Stakeholder respondents were asked to identify priorities to assist *renters* in the area. A total of 24 respondents provided feedback to this question. The following table summarizes the top responses from stakeholders. Note that respondents could select up to five answers.

Top Priorities to Assist Renters (Per Stakeholder Respondents)		
Assistance Type	Number of Respondents	Share of Respondents
Properties that Meet Code/Life Safety Compliance	12	50.0%
Renter Security Deposit Assistance	10	41.7%
Housing Resource Center	10	41.7%
Rental Housing Inspection Program	9	37.5%
Rental Registry	9	37.5%
Credit Repair Assistance	8	33.3%
Housing Placement Service	8	33.3%

Stakeholder respondents were asked to identify priorities to assist *homeowners* or buyers in the area. A total of 24 respondents provided feedback to this question. The following table summarizes the top responses from stakeholders. Note that respondents could select up to five answers.

Top Priorities to Assist Homeowners (Per Stakeholder Respondents)		
Assistance Type	Number of Respondents	Share of Respondents
Property Maintenance Education	15	62.5%
Homebuyer Downpayment Assistance	14	58.3%
Home Repair Assistance	14	58.3%
Credit Repair Assistance	12	50.0%
Foreclosure Avoidance Education	11	45.8%
Homebuyer/Homeowner Education	9	37.5%
Home Weatherization Assistance	8	33.3%

Stakeholder respondents were asked to provide any additional information about housing challenges in the market in the form of an open-ended response. A total of six respondents provided additional insight. Some key points from the responses are summarized below.

- Everyone should have the opportunity for a path to home ownership. Additionally, ownership benefits the local government through increased tax revenue.
- Most of the Muskegon area population lives below poverty. Gentrification in low-income neighborhoods is driving out long-time residents.
- Significant need for barrier-free, affordable housing for residents under 60 years of age.
- More focus on accessible housing at various price points for those with disabilities.
- Use of data-driven decisions regarding housing development based on income levels in the area and more emphasis on the homeless in the community.
- Additional workforce housing to encourage residency in place of commuting.

Stakeholder respondents were asked if they are knowledgeable of the homeless population or other special needs populations with regards to housing in the area. A total of 23 respondents provided feedback with the following distribution:

- Yes: **13 (56.5%)**
- No: **10 (43.5%)**

Stakeholder respondents were then asked to rank the need for specialized housing types (emergency shelters, group homes, permanent supportive housing, and traditional housing) for specific special needs populations in the area. A total of 20 respondents provided insight to this question with the following weighted results:

Need for Housing Types Among Special Needs Populations (Per Stakeholder Respondents)				
Housing Type	Target Population (Weighted Score*)			
	Disabled	Unaccompanied Youth	Homeless	Veterans
Emergency Shelter	67.6	76.7	80.6	76.7
Group Homes	70.6	75.0	48.1	52.1
Permanent Supportive Housing	93.8	75.0	57.7	82.7
Transitional Housing	66.1	78.3	71.4	68.8

\*High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0, No Need = 0.0

Based on the survey results, each special needs population in the area would benefit from different specialized housing to varying degrees. Those with disabilities appear to be most in need of permanent supportive housing. While unaccompanied youth would likely benefit from a variety of options according to respondents, transitional housing received the highest rating. The homeless population of the area appears to be most in need of emergency shelters, while veterans would likely benefit most from permanent supportive housing.

Stakeholder respondents were asked to provide, in their opinion, the obstacles to the development of housing for homeless and/or special needs populations in the area. A total of 13 respondents provided insight to this question. Some key obstacles cited by stakeholders included topics related to the following:

- Lack of funding and cost to construct/operate
- Lack of staffing
- Coordination of grant funding to support ongoing services
- Muskegon has access to many of these resources, which results in individuals relocating from neighboring counties.

Stakeholder respondents were then asked to provide recommendations to address the needs of the homeless population and/or special needs populations in the area. A total of 12 respondents provided additional insight to this question. Some key recommendations from stakeholders include the following:



- Repurposing of manufacturing plants and abandoned property with the land bank.
- Property repair and maintenance training programs to bring property up to code and allow participants the opportunity to purchase the subject property.
- Reduce the number of redundant inspections from multiple entities
- Increased sourcing of financial aid, grants, etc.
- Targeted survey of special needs families to accurately assess current needs.
- Creation of “room to rent” or “shared living” program that provides tax or cash incentives for homeowners that house individuals with barriers to independent living.
- Additional programs that offer financial support and counseling.
- Additional resources targeted to young disabled individuals.
- Funding to improve housing in disrepair to provide for more entry-level home purchases.
- Specialized loan programs with private and public institutions designed for special needs populations.
- Quality portable housing services (with lighting, outdoor spaces, covered parking) that can be moved to where people reside.

## Stakeholder Summary

### Muskegon, Michigan Summary of Stakeholder Survey Results

Category	Top Needs / Issues	Consensus
Housing Needs by Price Point	<ul style="list-style-type: none"> <li>• Rental Housing (\$500-\$999/month)</li> <li>• Senior Care (incomes/assets &lt; \$25,000)</li> <li>• For-Sale Housing (Less than \$150,000)</li> </ul>	<b>87.5*</b> <b>85.2*</b> <b>83.3*</b>
Housing Needs by Population	<ul style="list-style-type: none"> <li>• Family Housing (2+ Bedrooms)</li> <li>• Housing for Millennials (Ages 25 to 39)</li> <li>• Low-Income Workforce (&lt; \$30,000)</li> </ul>	<b>92.9*</b> <b>83.7*</b> <b>82.3*</b>
Housing Needs by Style	<ul style="list-style-type: none"> <li>• Ranch Homes/Single Floor Plan Units</li> <li>• Traditional Two-Story Single-Family Homes</li> </ul>	<b>82.1*</b> <b>71.3*</b>
Housing Issues Experienced	<ul style="list-style-type: none"> <li>• Rent Affordability</li> <li>• Limited Availability</li> <li>• Home Purchase Affordability</li> </ul>	<b>95.8%</b> <b>87.5%</b> <b>83.3%</b>
Priority by Construction Type	<ul style="list-style-type: none"> <li>• Repair/Renovation/Revitalization of Existing Housing</li> <li>• Clear Blighted/Unused Structures to Create Land for New Development</li> </ul>	<b>85.4*</b> <b>72.8*</b>
Residential Barriers	<ul style="list-style-type: none"> <li>• Cost of Labor/Materials</li> <li>• Development Costs</li> <li>• Financing</li> </ul>	<b>75.0%</b> <b>58.3%</b> <b>50.0%</b>
Reduction of Barriers	<ul style="list-style-type: none"> <li>• Educate the Public on the Importance of Different Types of Housing</li> <li>• Collaboration Between Public and Private Sectors</li> </ul>	<b>37.5%</b> <b>33.3%</b>
Areas of Focus	<ul style="list-style-type: none"> <li>• Renovating/Repurposing Buildings for Housing</li> <li>• Removal/Mitigation of Residential Blight</li> </ul>	<b>58.3%</b> <b>50.0%</b>
Housing Impact on Residents	<ul style="list-style-type: none"> <li>• Causes People to Live in Substandard Housing</li> <li>• Prevents Seniors from Living in Housing That Fits Their Needs</li> <li>• Causes People to Live in Housing They Cannot Afford</li> <li>• Limits the Ability of Families to Grow/Thrive</li> <li>• Causes People to Live in Unsafe Housing or Neighborhoods</li> </ul>	<b>86.4*</b> <b>79.5*</b> <b>75.0*</b> <b>75.0*</b> <b>73.8*</b>
Renter Assistance Priorities	<ul style="list-style-type: none"> <li>• Properties That Meet Code/Life Safety Compliance</li> <li>• Renter Security Deposit Assistance</li> <li>• Housing Resource Center</li> </ul>	<b>50.0%</b> <b>41.7%</b> <b>41.7%</b>
Homeowner Assistance Priorities	<ul style="list-style-type: none"> <li>• Property Maintenance Education</li> <li>• Homebuyer Down payment Assistance</li> <li>• Home Repair Assistance</li> <li>• Credit Repair Assistance</li> </ul>	<b>62.5%</b> <b>58.3%</b> <b>58.3%</b> <b>50.0%</b>
Housing Type Need for Special Needs Populations	<ul style="list-style-type: none"> <li>• Permanent Supportive Housing (Disabled)</li> <li>• Transitional Housing (Unaccompanied Youth)</li> <li>• Emergency Shelter (Homeless)</li> <li>• Permanent Supportive Housing (Veterans)</li> </ul>	<b>93.8*</b> <b>78.3*</b> <b>80.6*</b> <b>82.7*</b>

\*Denotes weighted score

### **C. EMPLOYER SURVEY RESULTS**

A total of 64 representatives from area employers responded to the housing survey, with the following results (Note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer).

Employer respondents were asked to describe the primary business activity of their company. The employers that participated in the survey are representative of a diverse group of organizations which work within a multitude of sectors that include government entities, manufacturing, professional positions (e.g., accounting, legal, etc.), restaurant, healthcare, retail, education, construction, recreation, technology and industrial distribution.

Employer respondents were asked to approximate the number of people they employ locally. A total of 62 respondents provided feedback to this question. Based on the survey responses, approximately 2,980 individuals are employed by these companies with the following distribution of firms by number of employees:

- 1 to 25 Employees: **32 (51.6%)**
- 26 to 50 Employees: **9 (14.5%)**
- 51 to 100 Employees: **11 (17.8%)**
- 101 to 500 Employees: **10 (16.1%)**

Employer respondents were asked to approximate the number of employees by employment status (part-time, full-time, seasonal). A total of 63 respondents provided feedback to this question with the following distribution:

- Part-Time: **19.2%**
- Full-Time: **73.2%**
- Seasonal: **7.6%**

Employer respondents were asked to approximate the percentage of their employees who reside in Muskegon County. A total of 60 respondents provided feedback to this question. *On average*, respondents indicated that approximately **80.0%** of their respective employees are Muskegon County residents.

Employer respondents were asked to estimate the number of *new jobs by annual wages* that their company will create over the next three years. A total of 59 respondents provided insight to this question. The following table summarizes the employer responses and provides the estimated total number of new jobs by annual salary.

Estimated New Jobs Created by Employers by Annual Salary (Next Three Years)	
Annual Salary	Estimated Total Number of New Jobs
Less than \$25,000	71
\$25,000 to \$50,000	818
\$51,000 to \$75,000	193
\$76,000 to \$100,000	34
Over \$100,000	8
<b>Estimated Total of New Jobs Created by Employers</b>	<b>1,124</b>

As the preceding table illustrates, employer respondents estimate job creation over the next three years of up to 1,124 new jobs. The majority of jobs (72.8%) estimated to be created within the county are expected to pay annual salaries between \$25,000 and \$50,000. It is important to note, however, that these are estimates provided by respondents based on current economic conditions, and these estimates can change for a variety of reasons at any point in time.

Employer respondents were asked if they have had difficulty attracting or retaining employees due to housing related issues in the past couple of years. A total of 63 respondents provided feedback to this question with the following distribution:

- Yes: **25 (39.7%)**
- No: **23 (36.5%)**
- Unknown: **15 (23.8%)**

Employer respondents were asked to identify the three most common housing issues/challenges experienced by their employees. Employers could select options from a list of common housing issues that was provided. A total of 63 respondents provided feedback to this question. The following table illustrates the most common responses:

Top Housing Issues Experienced by Employees – Per Employer Respondents	
Issue	Share of Respondents
Unaffordable Rental Housing	68.3%
Unaffordable For-Sale Housing	46.0%
Lack of Available Housing	42.9%
Lack of Deposit/Down Payment	31.8%
Housing is Far from Work	19.1%
Lack of Quality Housing	19.1%

Per our employer survey, unaffordable housing (both rental and for-sale) were the top housing issues/challenges within the city. In fact, it appears that Muskegon lacks available housing altogether.

Employer respondents were then asked how the housing issues that their employees or prospective employees experience are impacting the company. Employers could select from a list of impact options that was provided. A total of 62 respondents provided feedback to this question. The following table illustrates the top five responses:

Top Five Responses from Employers Resulting from Housing Issues	
Response	Share of Respondents
Difficulty Attracting Employees	45.2%
Adversely Impacts Productivity	32.3%
Adversely Impacts Company Morale	29.0%
Difficulty Retaining Employees	27.4%
Unknown	27.4%

Clearly, the lack of available housing within the city has directly impacted area employers, as most employer respondents indicated that housing issues/challenges within the area have made it difficult for them to attract employees.

Employer respondents were then asked if additional housing was provided in Muskegon County that adequately served the needs of employees, to what degree would this increase the likelihood that their company would employ more people over the next three years. All 64 respondents supplied answers to this question with the following distribution:

- Much More Likely: **12 (18.7%)**
- Somewhat Likely: **25 (39.1%)**
- Not Likely/No Impact: **10 (15.6%)**
- Unknown: **17 (26.6%)**

Employer respondents were asked if housing was not an issue, how many additional employees would their company hire in the next three years. A total of 63 respondents provided insight to this question. Although 44 of the 63 respondents (69.8%) indicated that they “did not know” the effect, **13** respondents indicated that they would hire more staff, ranging between **199 and 309** additional employees.

Employer respondents were asked if their company currently provides any type of housing assistance to employees and to specify the type provided. A total of 63 respondents provided feedback to this question with the following insight:

- **50 of the 63** respondents (**79.4%**) indicated that they do not provide any type of housing assistance.
- **Six** respondents (**9.5%**) indicated that they provide housing relocation/assistance.
- **Four** respondents (**6.3%**) indicated that they provide a housing subsidy for eligible employees.
- **Two** respondents (**3.2%**) indicated that they provide housing counseling/down payment assistance.

Employer respondents were then asked what type of assistance, if any, would they consider providing to their employees to assist with housing. A total of 63 respondents provided insight to this question with the following distribution:

Potential Employer Provided Housing Assistance Programs	
Program	Share*
Rental Security Deposit Assistance	20.6%
Housing Counseling/Placement Services	17.5%
Homebuyer Down Payment Assistance	17.5%
Housing Relocation Reimbursement	14.3%
Housing Relocation Services/Assistance	12.7%
Rental Assistance/Subsidy	11.1%
Partnering In/Developing Employee Housing	7.9%
Unknown	4.8%
Increased Wages/Salary	1.6%
None	50.8%

\*Share of employer respondents that indicated they would consider providing the program.

Employer respondents were asked to indicate the level of importance of future government housing programs, policies or incentives that could be implemented to assist employees with housing or addressing the market's housing issues. A total of 63 respondents provided feedback to this question. The following table provides a weighted summary of the responses:

Housing Programs, Policies, and Initiatives by Degree of Importance	
Program	Weighted Score*
New Housing Development/Redevelopment	74.1
Homebuyer Assistance	70.2
Renter Assistance	68.2
Housing Assistance for Public Employees (Police, Fire, Teachers, Etc.)	62.5
Development of More Public Housing	58.5
Direct Government Investment in Land for Workforce Housing (Land Banking)	53.9

\*Most Important = 100.0, Somewhat Important = 50.0, Least Important = 25.0

Employer respondents were asked, in terms of product pricing, what are the three most needed housing price points for their employees. Employers could select from a list of pricing options that was provided. A total of 63 respondents provided feedback to this question, with the results illustrated below:

Most Needed Housing Price Points for Employees	
Type of Housing Product (Price)	Share of Respondents
Entry Level/Workforce For-Sale Housing (Below \$200,000)	76.2%
Moderate Market-Rate Rental Housing (\$750-\$1,250/month)	63.5%
Affordable Rental Housing (Under \$750/month)	63.5%
Moderate For-Sale Housing (\$200,000-\$300,000)	41.3%
Higher-End Market-Rate Rental Housing (Above \$1,250/month)	3.2%
Higher-End For-Sale Housing (Above \$300,000)	3.2%

Employer respondents were then asked, in terms of product type, what are the most needed types of housing for their employees. Employers could select from a list of housing product types that was provided. All 64 respondents provided feedback to this question, with the results illustrated below:

Most Needed Housing Types for Employees	
Type of Housing Product	Share of Respondents
Single-Family Homes (Owner)	78.1%
Single-Family Homes (Rental)	50.0%
Multifamily Apartments	45.3%
Duplex/Townhome (Rental)	26.6%
Condominiums (Owner)	23.4%
Duplex/Townhome (Owner)	23.4%
Mobile Homes	12.5%
Condominiums (Rental)	9.4%
Short-Term/Seasonal Housing	6.3%
Dormitories/Shared Living	6.3%

Employer respondents were asked to provide any additional comments regarding housing issues and needs that impact employees within Muskegon County. A total of 23 respondents provided feedback in the form of an open-ended response. Feedback from respondents included topics related to increased inspection of rental homes, foreclosure assistance, the need for safer, quality affordable housing and additional policing to create safer neighborhoods.

### Employer Summary

Muskegon, Michigan Summary of Employer Survey Results		
Category	Top Needs / Issues	Consensus
Housing Issues for Employees	<ul style="list-style-type: none"> <li>Unaffordable Rental Housing</li> <li>Unaffordable For-Sale Housing</li> <li>Lack of Available Housing</li> </ul>	<b>68.3%</b> <b>46.0%</b> <b>42.9%</b>
Impacts for Employers	<ul style="list-style-type: none"> <li>Difficulty Attracting Employees</li> <li>Adversely Impacts Productivity</li> </ul>	<b>45.2%</b> <b>32.3%</b>
Effects of Adequate Housing Supply	<ul style="list-style-type: none"> <li>Somewhat Likely to Hire New Employees</li> <li>Additional Employees Hired</li> </ul>	<b>39.1%</b> <b>199 to 309</b>
Employer Housing Assistance	<ul style="list-style-type: none"> <li>Do Not Currently Provide Housing Assistance to Employees</li> <li>Provide Some Type of Housing Assistance</li> </ul>	<b>79.4%</b> <b>19.0%</b>
Housing Assistance Program Consideration	<ul style="list-style-type: none"> <li>Rental Security Deposit Assistance</li> <li>Housing Counseling/Placement Services</li> <li>Homebuyer Down Payment Assistance</li> </ul>	<b>20.6%</b> <b>17.5%</b> <b>17.5%</b>
Housing Program or Policy Importance	<ul style="list-style-type: none"> <li>New Housing Development/Redevelopment</li> <li>Homebuyer Assistance</li> <li>Renter Assistance</li> </ul>	<b>74.1*</b> <b>70.2*</b> <b>68.2*</b>
Housing Needs by Price	<ul style="list-style-type: none"> <li>Entry Level/Workforce For-Sale Housing (Below \$200,000)</li> <li>Moderate Market-Rate Rental Housing (\$750-\$1,250/month)</li> <li>Affordable Rental Housing (Under \$750/month)</li> </ul>	<b>76.2%</b> <b>63.5%</b> <b>63.5%</b>
Housing Needs by Product Type	<ul style="list-style-type: none"> <li>Single-Family Homes (Owner)</li> <li>Single-Family Homes (Rental)</li> <li>Multifamily Apartments</li> </ul>	<b>78.1%</b> <b>50.0%</b> <b>45.3%</b>

\*Denotes weighted score

## **D. RESIDENT/COMMUTER SURVEY RESULTS**

A total of 1,695 individuals responded to the housing survey with the following results. Note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer.

### Current Housing Situation

Respondents were asked what part of the county they currently live in or if they commute to the county for work. A total of 1,695 respondents provided feedback to this question with the following distribution:

<b>Respondents by Area of Residence/Commuter Status</b>		
<b>Response</b>	<b>Number of Respondents</b>	<b>Share of Respondents</b>
Within the City of Muskegon	889	52.5%
Outside Muskegon, But Within the County	713	42.1%
Outside County, But Commute to County for Work	64	3.8%
Do Not Reside or Commute to County	29	1.7%

Respondents that indicated that they live outside the county but commute to the county for work (commuters) were asked to provide the ZIP code of their residence. A total of 62 respondents provided feedback to this question with the following distribution of responses:

<b>Commuters by ZIP Code (Area) of Residence</b>		
<b>ZIP Code (Area)</b>	<b>Number of Respondents</b>	<b>Share of Respondents</b>
49456 (Spring Lake, MI)	10	16.1%
49417 (Grand Haven, MI)	6	9.7%
49404 (Coopersville, MI)	5	8.1%
49428 (Jenison, MI)	3	4.8%
49534 (Grand Rapids, MI)	3	4.8%
49448 (Nunica, MI)	2	3.2%
49424 (Holland, MI)	2	3.2%
49301 (Ada, MI)	2	3.2%
49426 (Hudsonville, MI)	2	3.2%
49337 (Newaygo, MI)	2	3.2%
All Other ZIP Codes	25	40.3%



Respondents were asked if they rent or own their place of residence. A total of 790 *Muskegon (city) residents* responded to this question with the following distribution:

Muskegon Resident Respondents by Tenure		
Tenure	Number of Respondents	Share of Respondents
Own	477	60.4%
Rent	232	29.4%
Live With Family/Friends	56	7.1%
Caretaker (Does Not Pay Rent)	4	0.5%
Homeless	6	0.8%
Other	15	1.9%

Respondents were asked to approximate their total monthly housing expenses (including rent/mortgage costs, utilities, taxes, insurance, etc.). A total of 786 *Muskegon (city) residents* provided insight to this question with the following distribution:

Muskegon Respondents by Monthly Housing Expenses		
Total Monthly Housing Expenses	Number of Respondents	Share of Respondents
\$0 (No Expense)	23	2.9%
Up to \$250	17	2.2%
\$251 to \$500	67	8.5%
\$501 to \$750	90	11.5%
\$751 to \$1,000	134	17.0%
\$1,001 to \$1,250	116	14.8%
\$1,251 to \$1,500	124	15.8%
\$1,501 to \$1,750	76	9.7%
\$1,751 to \$2,000	59	7.5%
Over \$2,000	80	10.2%
Total	786	100.0%

A list of common housing issues was supplied and respondents were asked to specify whether they have experienced, or are currently experiencing, any of the issues as they relate to their place of residence. A total of 771 *Muskegon (city) residents* provided feedback to this question with the following distribution:

Housing Issues Experienced (Per Muskegon Survey Respondents)		
Housing Issue	Number of Respondents	Share of Respondents
Cost Burdened (Paying More Than 30% of Income Toward Housing Cost)	222	28.8%
Credit Score Was Not High Enough for a Lease and/or Mortgage	112	14.5%
Did Not Have Sufficient Deposit or Down Payment	107	13.9%
Had To Move In With Family and/or Friends	98	12.7%
Overcrowded Housing	62	8.0%
Substandard Housing (I Couldn't Afford to Maintain)	58	7.5%
Substandard Housing (Landlord Did Not Maintain)	54	7.0%
Expiring Lease or Eviction	52	6.7%
Homelessness	52	6.7%
Housing or Lending Discrimination	31	4.0%
Landlords Won't Accept Housing Choice Vouchers	19	2.5%
Foreclosure	15	1.9%
None	391	50.7%

### Current Housing Market

Respondents were asked if they are familiar with the housing conditions in the city of Muskegon. A total of 1,123 respondents indicated they were familiar with the housing conditions, of which 617 (54.9%) are residents of Muskegon (city), 457 (40.7%) are residents of Muskegon County (outside the city), and 49 (4.4%) commute to the county for work.

Respondents were asked how they would describe the overall housing market in the city of Muskegon. A total of 952 respondents provided feedback to this question with the following distribution:

Muskegon Housing Market Rating (Per Survey Respondents)						
Rating	Muskegon Residents		Muskegon County Residents		Muskegon County Commuters	
	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents
Good, No Issues	15	2.9%	6	1.5%	1	2.4%
Fair, Some Issues	180	34.7%	118	30.0%	14	34.1%
Poor, Many Issues	314	60.6%	258	65.6%	24	58.5%
No Opinion	9	1.7%	11	2.8%	2	4.9%
Total	518	100.0%	393	100.0%	41	100.0%

Respondents were asked to identify, in their opinion, the top three issues that negatively impact the Muskegon housing market. Respondents could select options from a list and/or provide an open-ended response. A total of 529 *Muskegon (city) residents* provided feedback to this question. The following table illustrates the top 10 issues cited by respondents:

Top 10 Issues Negatively Impacting the Muskegon Housing Market (Per Survey Respondents)		
Issue	Number of Respondents	Share of Respondents
High Prices or Rents	329	62.2%
Not Enough Housing/Rental Options (Few Vacancies)	202	38.2%
Neglected/Blighted Properties/Neighborhood (Poor Condition)	195	36.9%
Mismatch Between Local Jobs/Wages and Housing Costs	138	26.1%
Owners Unable to Afford Home Maintenance/Upkeep	103	19.5%
Housing Being Converted to Short-Term/Vacation Rentals	73	13.8%
Lack Of Quality Schools	60	11.3%
High Crime	53	10.0%
Excessive/Rising Utility Costs	45	8.5%
Property/Income Taxes	44	8.3%

Respondents were given an opportunity to provide open-ended feedback to the previous question. A total of 38 *Muskegon (city) residents* provided feedback related to issues negatively impacting the local housing market. Topics included *earlier intervention for those facing eviction, lengthy wait lists for HUD housing, conversion of housing stock to short-term/vacation rentals, high density of housing, lack of urban healthcare clinics and grocery stores, absentee landlords, lack of walkable neighborhoods, lack of parks, and gentrification.*

Respondents were asked if they believe it is difficult for people to find suitable housing in the city of Muskegon. A total of 960 respondents provided feedback to this question with the following distribution:

Level of Difficulty Locating Suitable Housing in Muskegon (Per Survey Respondents)						
Rating	Muskegon Residents		Muskegon County Residents		Muskegon County Commuters	
	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents
Yes	308	58.9%	232	58.9%	22	51.2%
Somewhat	182	34.8%	129	32.7%	19	44.2%
No	20	3.8%	13	3.3%	1	2.3%
I Don't Know	13	2.5%	20	5.1%	1	2.3%
Total	523	100.0%	394	100.0%	43	100.0%

For the respondents that answered “Yes” or “Somewhat” to the previous question, the respondents were then asked to provide the reason they believe it is difficult for people to find suitable housing in Muskegon. Respondents were given a list of reasons to choose from and/or given the option to provide an open-ended response. A total of 498 *Muskegon (city) residents* provided insight to this question with the following distribution of responses:

Reasons for Difficulty in Locating Suitable Housing in Muskegon (Per Survey Respondents)		
Reason	Number of Respondents	Share of Respondents
Housing Not Affordable	406	81.5%
Not Enough Housing (Limited Availability)	258	51.8%
Undesirable Location/Neighborhood	216	43.4%
Poor Quality of Housing	196	39.4%
Lack of Down Payment or Rental Deposit	189	38.0%
Lack of Housing to Meet Specific Needs (such as number of bedrooms)	165	33.1%
Age of Housing (too old)	117	23.5%
Previous Record of Felony/Incarceration/Eviction	96	19.3%
Discrimination	92	18.5%
Landlords Not Accepting Housing Choice Vouchers	82	16.5%
Other	58	11.6%
Lack of Advertising/Resources to Find Available Housing	55	11.0%

Among the Muskegon (city) resident respondents that selected “Other” and provided an open-ended response, reasons cited by the respondents included the topics of *limited support for landlords, prevalence of short-term rentals, lack of low-income housing and housing for those under 55 years of age, accessible housing for elderly and the disabled, absentee landlords and investors purchasing housing stock, neighborhood safety, and availability of workforce housing.*

Respondents were asked to rate the degree of need (High, Minimal, No Need) for certain *housing types* in Muskegon. A total of 522 *Muskegon (city) resident* respondents provided insight to this question. The following table provides a *weighted* summary of respondent feedback.

Degree of Need for Housing Types in Muskegon (Per Survey Respondents)			
Housing Type	Weighted Score*	Housing Type	Weighted Score*
Family Housing (2+ Bedrooms)	87.2	Senior Care Facilities (Assisted Living/Nursing Care)	62.2
Housing for Ages 25 to 40	80.9	For-Sale Housing (\$100,000-\$200,000)	59.3
For-Sale Housing (Less than \$100,000)	80.3	Senior Condominiums (For-Sale Housing)	49.7
Rental Housing (\$500-\$1,000/month)	77.5	Communal Housing (Shared Living Space)	37.8
Rental Housing (Less than \$500/month)	77.3	Rental Housing (\$1,001-\$1,500/month)	30.4
Rentals that Accept Housing Choice Vouchers	70.3	For-Sale Housing (\$201,000-\$300,000)	24.1
Senior Apartments (Independent Living)	67.3	For-Sale Housing (Over \$300,000)	15.2
Single-Person (Studio/One-Bedroom)	67.0	Rental Housing (Over \$1,500/month)	14.8

\*High Need = 100.0, Minimal Need = 25.0, No Need = 0.0

Respondents were asked to rate the degree of need (High, Minimal, No Need) for certain *housing styles* in Muskegon. A total of 516 *Muskegon (city) resident* respondents provided feedback to this question. The following table provides a *weighted* summary of respondent feedback.

Degree of Need for Housing Styles in Muskegon (Per Survey Respondents)	
Housing Style	Weighted Score*
Modern Move-In Ready Single-Family Homes	81.7
Ranch Homes/Single Floor Plan Units	75.4
Apartments	71.8
Low Cost Fixer-Uppers (single-family homes)	66.3
Duplex/Triplex/Townhomes	64.9
Single-Room Occupancy (SRO)	45.6
Accessory Dwelling Unit (Above Garage, Income Suite, Etc.)	44.2
Condominiums	40.1

\*High Need = 100.0, Minimal Need = 25.0, No Need = 0.0

Muskegon (city) resident respondents were asked to share any other comments or concerns about housing in the city of Muskegon. A total of 172 resident respondents provided additional feedback in the form of an open-ended response. While many of the topics of the responses were cited in previous questions, some additional comments and concerns were mentioned. Topics included *tenant and homebuyer education programs, parking concerns for apartment developments, more housing options for middle-income families, excessive application fees and property research fees, more emphasis on the rehabilitation of houses, quality of rental properties, and quality of infrastructure (streets, water, and sewer).*

#### Interest in Living in Muskegon

Respondents that currently do not live in Muskegon County were asked if they would have any interest relocating to specific areas of the county if housing were available. A total of 44 *non-residents of Muskegon County* provided responses to this question.

Non-Resident Interest in Relocating to Areas of Muskegon County		
Area	Number of Respondents	Share of Respondents
Muskegon	4	9.1%
Muskegon Heights	0	0.0%
Norton Shores	8	18.2%
Ravenna	5	11.4%
Whitehall	2	4.5%
Other Area of County	4	9.1%
I do not want to live in Muskegon County	21	47.7%
Total	44	100.0%

According to the survey results, 9.1% of respondents who live outside Muskegon County indicated they would have interest relocating to the city of Muskegon if adequate housing were available. Nearly one-fifth (18.2%) of respondents indicated they would have interest relocating to Norton Shores, while nearly half (47.7%) indicated they do not have an interest in relocating to Muskegon County, regardless of area. Although this question was designed to elicit a response from non-residents of the county, 56 current residents of Muskegon County (outside the

city of Muskegon) responded to the question (not depicted in the previous table). Of these, 8.9% (five respondents) indicated they would have an interest in relocating to the city of Muskegon.

*Non-residents of Muskegon County* were then asked what style of housing they would be interested in living in within Muskegon County. A total of 23 non-resident respondents provided feedback with the following distribution. Note that respondents could select more than one type of housing style.

Preferred Housing Style (Per Survey Respondents)		
Housing Style	Number of Respondents	Share of Respondents
Modern, Move-In Ready Single-Family Home	17	73.9%
Ranch Homes or Single Floor Plan Unit	11	47.8%
Duplex/Triplex/Townhome	7	30.4%
Low-Cost Fixer-Upper	5	21.7%
Condominium	4	17.4%
Apartment	2	8.7%
Senior Living	1	4.3%
Single-Room Occupancy	0	0.0%
Accessory Dwelling Unit (income suite)	0	0.0%

*Non-residents of Muskegon County* were then asked how many bedrooms they would require if they moved to Muskegon County. A total of 23 respondents provided insight to this question with the following results.

Bedrooms Required (Per Survey Respondents)		
Number of Bedrooms	Number of Respondents	Share of Respondents
Studio	0	0.0%
One-Bedroom	0	0.0%
Two-Bedroom	6	26.1%
Three-Bedroom	14	60.9%
Four-Bedroom+	3	13.0%

*Non-residents of Muskegon County* were then asked what they would be willing to pay per month, including all utility costs, to live in Muskegon County. A total of 23 respondents provided feedback to this question with the following distribution.

Monthly Housing Expenses Willing to Pay (Per Survey Respondents)		
Total Housing Expenses	Number of Respondents	Share of Respondents
No Expense	1	4.3%
Up to \$500	0	0.0%
\$501 - \$750	1	4.3%
\$751 - \$1,000	3	13.0%
\$1,001 - \$1,250	7	30.4%
\$1,251 - \$1,500	5	21.7%
\$1,501 - \$2,000	4	17.4%
Over \$2,000	2	8.7%

Non-residents of Muskegon County were then asked if anything, besides housing, could be addressed, added, or changed in Muskegon County to increase the likelihood of them locating to Muskegon County. A total of 11 respondents provided feedback and responses included *more restaurants and evening entertainment, more support for small businesses, reduction in crime and an increase in police presence, better paying jobs, more bike paths, playgrounds, and parks, more grocery stores, lower taxes, and improvement in the local school districts.*

#### Demographic Distribution

Respondents were asked to provide their age. The distribution of responses for Muskegon residents, Muskegon County residents, and commuters is illustrated in the following table.

Survey Respondent Age Distribution						
Age Range	Muskegon Residents		Muskegon County Residents		Muskegon County Commuters	
	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents
17 years or less	1	0.1%	0	0.0%	0	0.0%
18 to 22 years	8	0.9%	1	0.1%	0	0.0%
23 to 29 years	49	5.5%	22	3.1%	5	7.8%
30 to 39 years	101	11.4%	81	11.4%	9	14.1%
40 to 49 years	131	14.7%	91	12.8%	14	21.9%
50 to 59 years	104	11.7%	106	14.9%	8	12.5%
60 to 75 years	165	18.6%	138	19.4%	7	10.9%
76 years or older	21	2.4%	14	2.0%	0	0.0%
Declined/Blank	309	34.8%	260	36.5%	21	32.8%

Respondents were asked to provide their ethnicity. The distribution of responses for Muskegon residents, Muskegon County residents, and commuters is illustrated in the following table.

Survey Respondent Ethnicity Distribution						
Age Range	Muskegon Residents		Muskegon County Residents		Muskegon County Commuters	
	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents
American Indian/Alaskan Native	8	0.9%	3	0.4%	1	1.6%
Asian/Pacific Islander	5	0.6%	0	0.0%	0	0.0%
Black/African American	120	13.5%	27	3.8%	2	3.1%
Hispanic/Latino	11	1.2%	7	1.0%	2	3.1%
White/Caucasian	374	42.1%	376	52.7%	30	46.9%
Declined/Blank	357	40.2%	296	41.5%	27	42.2%
Other	14	1.6%	4	0.6%	2	3.1%

Respondents were asked to estimate the gross annual income of all residents living in their household. The distribution of responses for Muskegon residents, Muskegon County residents, and commuters is illustrated in the following table.

Survey Respondent Age Distribution						
Age Range	Muskegon Residents		Muskegon County Residents		Muskegon County Commuters	
	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents	Number of Respondents	Share of Respondents
Less than \$15,000	59	6.6%	17	2.4%	0	0.0%
\$15,000-\$24,999	59	6.6%	18	2.5%	0	0.0%
\$25,000-\$39,999	91	10.2%	52	7.3%	1	1.6%
\$40,000-\$59,999	107	12.0%	75	10.5%	7	10.9%
\$60,000-\$74,999	58	6.5%	56	7.9%	5	7.8%
\$75,000-\$99,999	70	7.9%	85	11.9%	7	10.9%
\$100,000-\$149,999	61	6.9%	69	9.7%	13	20.3%
\$150,000-\$199,999	29	3.3%	24	3.4%	7	10.9%
\$200,000 or more	18	2.0%	22	3.1%	2	3.1%
Declined/Blank	337	37.9%	295	41.4%	22	34.4%



Resident/Commuter Summary

**Muskegon, Michigan  
Summary of Resident/Commuter Survey Results**

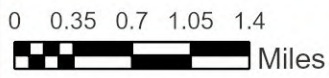
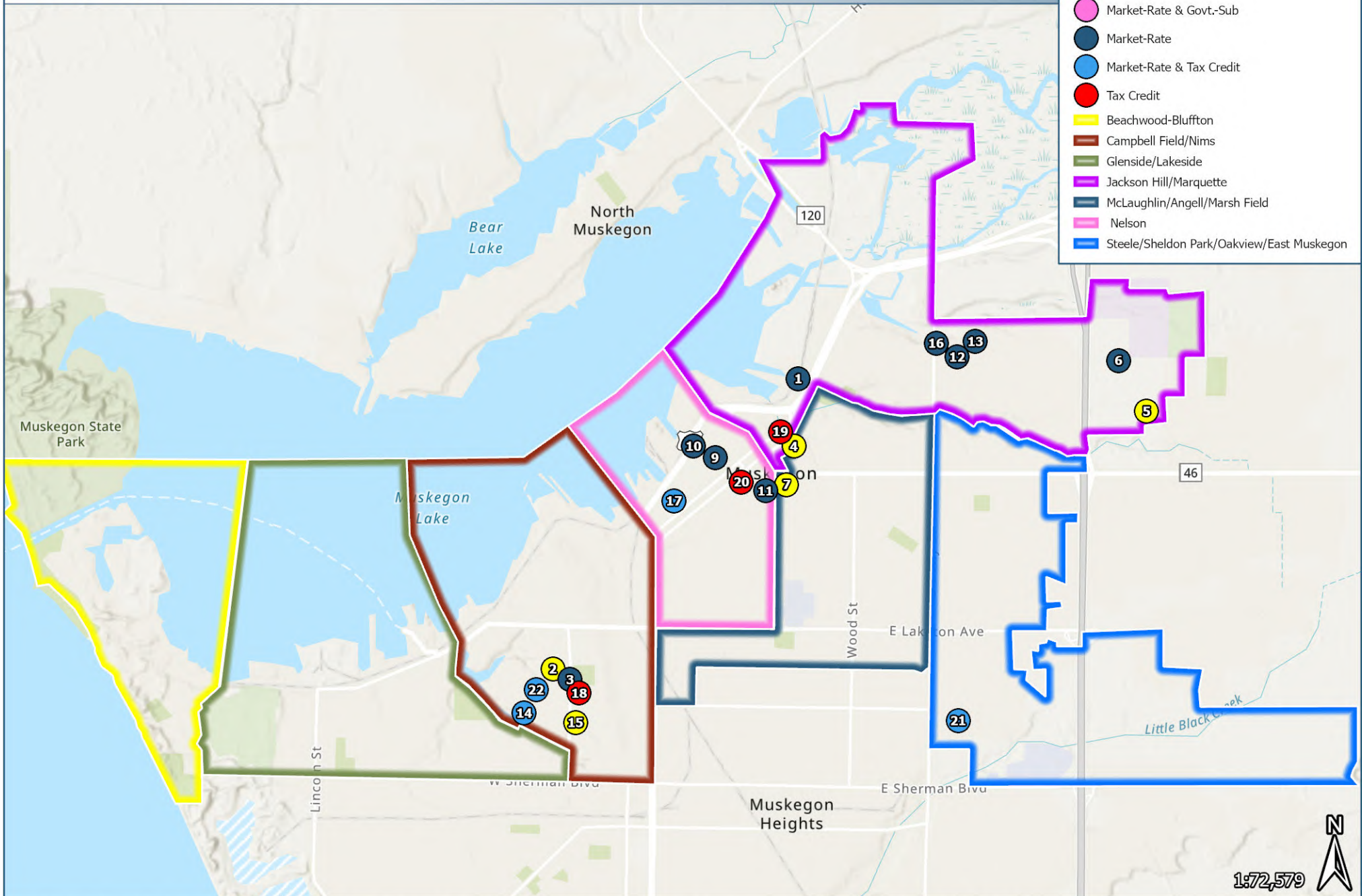
<b>Category</b>	<b>Top Needs / Issues</b>	<b>Consensus</b>
Top Housing Issues Experienced	<ul style="list-style-type: none"> <li>• Cost Burdened (Paying 30% or More of Income Toward Housing Costs)</li> <li>• Credit Score Not High Enough For a Lease and/or Mortgage</li> <li>• Did Not Have Sufficient Deposit or Down Payment</li> </ul>	<b>28.8%</b> <b>14.5%</b> <b>13.9%</b>
Housing Market Rating (per Resident Respondents)	<ul style="list-style-type: none"> <li>• Poor, Many Issues</li> <li>• Fair, Some Issues</li> <li>• Good, No Issues</li> </ul>	<b>60.6%</b> <b>34.7%</b> <b>2.9%</b>
Top Issues Negatively Impacting Housing Market	<ul style="list-style-type: none"> <li>• High Prices or Rents</li> <li>• Not Enough Housing/Rental Options (Few Vacancies)</li> <li>• Neglected/Blighted Properties/Neighborhood (Poor Condition)</li> </ul>	<b>62.2%</b> <b>38.2%</b> <b>36.9%</b>
Difficulty Locating Suitable Housing (per Resident Respondents)	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Somewhat</li> <li>• No</li> </ul>	<b>58.9%</b> <b>34.8%</b> <b>3.8%</b>
Top Reasons for Difficulty Finding Housing	<ul style="list-style-type: none"> <li>• Housing Not Affordable</li> <li>• Not Enough Housing (Limited Availability)</li> <li>• Undesirable Location/Neighborhood</li> </ul>	<b>81.5%</b> <b>51.8%</b> <b>43.4%</b>
Top Housing Types Needed	<ul style="list-style-type: none"> <li>• Family Housing (2+ Bedrooms)</li> <li>• Housing for Ages 25 to 40</li> <li>• For-Sale Housing (Less than \$100,000)</li> </ul>	<b>87.2*</b> <b>80.9*</b> <b>80.3*</b>
Top Housing Styles Needed	<ul style="list-style-type: none"> <li>• Modern Move-In Ready Single-Family Homes</li> <li>• Ranch Homes/Single Floor Plan Units</li> <li>• Apartments</li> </ul>	<b>81.7*</b> <b>75.4*</b> <b>71.8*</b>

\*Denotes a weighted score (High Need = 100.0, Moderate Need = 50.0, Minimal Need = 25.0, No Need = 0.0)

ADDENDUM A:  
FIELD SURVEY OF  
CONVENTIONAL RENTALS

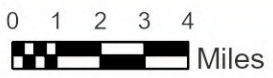
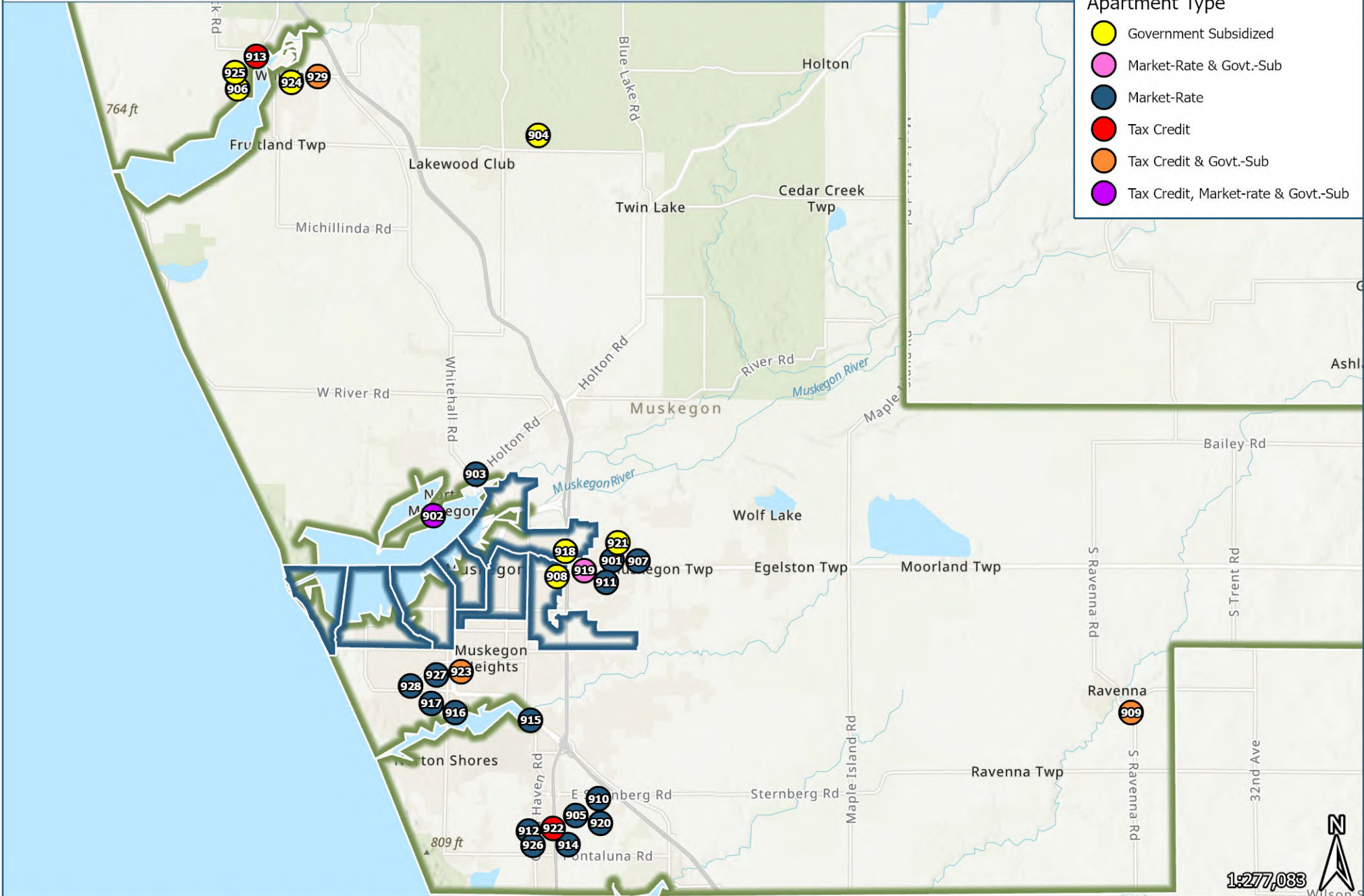
**Apartment Type**

- Government Subsidized
- Market-Rate & Govt.-Sub
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Beachwood-Bluffton
- Campbell Field/Nims
- Glenside/Lakeside
- Jackson Hill/Marquette
- McLaughlin/Angell/Marsh Field
- Nelson
- Steele/Sheldon Park/Oakview/East Muskegon



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA  
 Additional Source(s): Bowen National Research


















County (SSA)  
 Muskegon City (PSA)  
**Apartment Type**  
 Government Subsidized  
 Market-Rate & Govt.-Sub  
 Market-Rate  
 Tax Credit  
 Tax Credit & Govt.-Sub  
 Tax Credit, Market-rate & Govt.-Sub




















Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS  
 Additional Source(s): Bowen National Research





Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate
1	Amazon Apts.	MRR	A	1889	132	3	97.7%
2	Barclay Senior Village	GSS	B-	1980	70	0	100.0%
3	Barclay Village Apts. & Townhomes	MRR	B-	1979	162	0	100.0%
4	Bayview Tower	GSS	C	1980	200	0	100.0%
5	Carriage House of Muskegon	MRG	B	1971	124	0	100.0%
6	Glen Oaks	MRR	B	1973	667	0	100.0%
7	Hartford Terrace	GSS	C+	1974	160	0	100.0%
8	Hickory Village	GSS	B-	1974	180	0	100.0%
9	Lakeview Lofts I	MRR	A	2019	20	0	100.0%
10	Leonard Apts.	MRR	A	2022	18	5	72.2%
11	Muskegon Hamilton	MRR	B+	1929	20	1	95.0%
12	Muskegon Townhouses	MRR	B-	1970	213	0	100.0%
13	Oakhill Village & Townhomes	MRR	B-	1972	175	16	90.9%
14	Park Terrace	MRT	B	2003	150	0	100.0%
15	Pioneer Arbour	GSS	C+	1991	16	0	100.0%
16	Regency Apts.	MRR	B	2007	46	0	100.0%
17	Renaissance Place	MRT	B	2008	24	0	100.0%
18	Royale Glen Townhomes	TAX	B	1994	78	0	100.0%
19	Samaritas Affordable Living Muskegon	TAX	B+	2022	0	0	
20	Ten21	TAX	B+	2021	73	0	100.0%
21	Trinity Village	MRT	B-	1993	60	0	100.0%
22	Village at Park Terrace (IL)	MRT	B	2003	122	5	95.9%
901	Arbor Crossing	MRR	B	1996	112	0	100.0%
902	Berkshire Muskegon	TMG	B+	2018	84	0	100.0%
903	Beverly Hills	MRR	B-	1965	138	0	100.0%
904	Blue Lake Residences	GSS	B	1970	70	0	100.0%
905	Catalina Shores	MRR	B+	2004	88	5	94.3%
906	Channel View Apts.	GSS	B	1982	56	0	100.0%
907	Chesapeake Landing	MRR	B	2004	88	7	92.0%
908	Christian Manor	GSS	B-	1985	42	0	100.0%
909	Creekside Apts.	TGS	C+	1982	31	0	100.0%
910	Darley Village	MRR	B	2006	51	0	100.0%
911	Eastwood Village	MRR	C+	1968	69	3	95.7%
912	Hamptons of Norton Shores	MRR	B	2002	104	2	98.1%
913	Harbour Pointe Apts.	TAX	B	2003	34	0	100.0%
914	Harmony Lake	MRR	A	2022	217	0	100.0%


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	


Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate
915	Hidden Cove	MRR	B-	1971	54	0	100.0%
916	Lake Forest	MRR	B	1975	252	0	100.0%
917	Mona Shores	MRR	C+	1965	39	0	100.0%
918	Park Woods	GSS	C+	1979	100	0	100.0%
919	Pine Grove Manor	MRG	B-	1973	172	0	100.0%
920	Platinum Pines	MRR	B+	2017	55	1	98.2%
921	Quail Meadows	GSS	C+	1980	120	0	100.0%
922	Reserve at Norton Shores	TAX	B	2005	150	0	100.0%
923	Roosevelt Apts.	TGS	B	1929	50	0	100.0%
924	Shawl Apts. I	GSS	C+	1983	40	0	100.0%
925	Shawl Apts. II	GSS	B	1991	25	0	100.0%
926	Shoreline Landing	MRR	B	2003	210	0	100.0%
927	Shores of Roosevelt Park	MRR	B-	1973	302	2	99.3%
928	Tiffany Woods	MRR	B	1970	302	5	98.3%
929	Whitehall Apts. II	TGS	B	1983	48	0	100.0%


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	


















<b>1</b>	<b>Amazon Apts.</b> 550 W. Western Ave., Muskegon, MI 49440	Contact: Nicole Phone: (231) 725-0040
		<p>Total Units: 132 UC: 0 Occupancy: 97.7% Stories: 5 w/Elevator Year Built: 1889</p> <p>BR: 0, 1, 2, 3 Vacant Units: 3 Waitlist: None AR Year:</p> <p>Target Population: Family Yr Renovated: 2002</p> <p>Rent Special: None</p> <p>Notes: Rent range due to renovations &amp; floorplan</p>


<b>2</b>	<b>Barclay Senior Village</b> 1931 Barclay St, Muskegon, MI 49441	Contact: Julie Phone: (231) 331-8027
		<p>Total Units: 70 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1980</p> <p>BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:</p> <p>Target Population: Senior 62+ Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: HUD Section 8</p>


<b>3</b>	<b>Barclay Village Apts. &amp; Townhomes</b> 2081 Barclay St., Muskegon, MI 49440	Contact: Julie Phone: (231) 755-3939
		<p>Total Units: 162 UC: 0 Occupancy: 100.0% Stories: 2,3 Year Built: 1979</p> <p>BR: 1, 2, 3 Vacant Units: 0 Waitlist: 2-3 mos AR Year:</p> <p>Target Population: Family Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: Rent range due to garden units with balconies &amp; upgrades</p>


<b>4</b>	<b>Bayview Tower</b> 864 Spring St, Muskegon, MI 49442	Contact: Grinell Phone: (231) 726-6984
		<p>Total Units: 200 UC: 0 Occupancy: 100.0% Stories: 8 w/Elevator Year Built: 1980</p> <p>BR: 1, 2 Vacant Units: 0 Waitlist: 1 mos AR Year:</p> <p>Target Population: Senior 62+ Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: HUD Section 8</p>


<b>5</b>	<b>Carriage House of Muskegon</b> 1890 Carriage Rd, Muskegon, MI 49442	Contact: Ashton Phone: (231) 773-2811
		<p>Total Units: 124 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1971</p> <p>BR: 1, 2, 3 Vacant Units: 0 Waitlist: MRR; 6 mos AR Year:</p> <p>Target Population: Family Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: Garen unit rent range due to floor level; Market-rate (65 units); HUD Section 8 (59 units)</p>


<ul style="list-style-type: none"> <li> Comparable Property</li> <li> Senior Restricted</li> <li> (MRR) Market-Rate</li> <li> (MRT) Market-Rate &amp; Tax Credit</li> <li> (MRG) Market-Rate &amp; Government-Subsidized</li> <li> (MIN) Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul>	<ul style="list-style-type: none"> <li> (MIG) Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (TAX) Tax Credit</li> <li> (TGS) Tax Credit &amp; Government-Subsidized</li> <li> (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li> (TIN) Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li> (TMG) Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul>	<ul style="list-style-type: none"> <li> (TIG) Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (INR) Income-Restricted (not LIHTC)</li> <li> (ING) Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li> (GSS) Government-Subsidized</li> <li> (ALL) Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul>
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6	<b>Glen Oaks</b> 410 Glen Oaks Dr., Muskegon, MI 49440	Contact: Pam Phone: (231) 773-4142
	Total Units: 667    UC: 0    Occupancy: 100.0%    Stories: 3    Year Built: 1973 BR: 1, 2    Vacant Units: 0    Waitlist: 3 HH    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Rents change daily	

7	<b>Hartford Terrace</b> 1080 Terrace St, Muskegon, MI 49442	Contact: Angie Phone: (231) 722-2647
	Total Units: 160    UC: 0    Occupancy: 100.0%    Stories: 11    w/Elevator    Year Built: 1974 BR: 1    Vacant Units: 0    Waitlist: 55 HH    AR Year: Target Population: Family, Senior, Disabled    Yr Renovated: Rent Special: None Notes: Public Housing	


8	<b>Hickory Village</b> 1890 Carriage Rd, Muskegon, MI 49442	Contact: Ashton Phone: (231) 773-2811
	Total Units: 180    UC: 0    Occupancy: 100.0%    Stories: 2    w/Elevator    Year Built: 1974 BR: 1    Vacant Units: 0    Waitlist: 6 mos    AR Year: Target Population: Senior 62+    Yr Renovated: Rent Special: None Notes: HUD Section 8	


9	<b>Lakeview Lofts I</b> 351 W Western Ave, Muskegon, MI 49440	Contact: Josh Phone: (312) 451-6629
	Total Units: 20    UC: 0    Occupancy: 100.0%    Stories: 6    w/Elevator    Year Built: 2019 BR: 2    Vacant Units: 0    Waitlist: 12 HH    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Preleasing 11/2018, opened 7/2019, stabilized occupancy 11/2019	


10	<b>Leonard Apts.</b> 292 W Western Ave, Muskegon, MI 49440	Contact: Courtney Phone: (231) 241-8170
	Total Units: 18    UC: 0    Occupancy: 72.2%    Stories: 6    w/Elevator    Year Built: 2022 BR: 1, 2    Vacant Units: 5    Waitlist: None    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Preleasing 7/2021, 1st units opened 6/2022, still in lease-up	


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	




11	<b>Muskegon Hamilton</b> 81 Hamilton Ave, Muskegon, MI 49440	Contact: Georgia Strube Phone: (231) 288-1644
	Total Units: 20    UC: 0    Occupancy: 95.0%    Stories: 3    Year Built: 1929 BR: 0, 1, 2    Vacant Units: 1    Waitlist: None    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes:	


12	<b>Muskegon Townhouses</b> 919 Marquette Ave., Muskegon, MI 49440	Contact: Latrisha Phone: (231) 222-9458
	Total Units: 213    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1970 BR: 1, 2, 3    Vacant Units: 0    Waitlist: 2-6 mos    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Higher rent for units with w/d	


13	<b>Oakhill Village &amp; Townhomes</b> 1000 Marquette Ave, Muskegon, MI 49442	Contact: Lois Phone: (231) 598-4480
	Total Units: 175    UC: 0    Occupancy: 90.9%    Stories: 1,2    Year Built: 1972 BR: 1, 2, 3, 4    Vacant Units: 16    Waitlist: None    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes:	


14	<b>Park Terrace</b> 1290 W. Hackley Ave., Muskegon, MI 49441	Contact: Amber Phone: (231) 759-1449
	Total Units: 150    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2003 BR: 1, 2, 3    Vacant Units: 0    Waitlist: 30 HH    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Market-rate (80 units); Tax Credit (70 units)	


15	<b>Pioneer Arbour</b> 2300 Barclay St, Muskegon, MI 49441	Contact: Bridgette Phone: (231) 220-2313
	Total Units: 16    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1991 BR: 1, 2    Vacant Units: 0    Waitlist: 23 HH    AR Year: Target Population: Disabled    Yr Renovated: Rent Special: None Notes: HUD section 202	


<ul style="list-style-type: none"> <li><span style="color: green;">✔</span> Comparable Property</li> <li><span style="color: blue;">◆</span> Senior Restricted</li> <li><span style="background-color: blue; color: white; padding: 2px;">(MRR)</span> Market-Rate</li> <li><span style="background-color: cyan; color: white; padding: 2px;">(MRT)</span> Market-Rate &amp; Tax Credit</li> <li><span style="background-color: pink; color: white; padding: 2px;">(MRG)</span> Market-Rate &amp; Government-Subsidized</li> <li><span style="background-color: darkblue; color: white; padding: 2px;">(MIN)</span> Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: olive; color: white; padding: 2px;">(MIG)</span> Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: red; color: white; padding: 2px;">(TAX)</span> Tax Credit</li> <li><span style="background-color: orange; color: white; padding: 2px;">(TGS)</span> Tax Credit &amp; Government-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(TMI)</span> Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li><span style="background-color: brown; color: white; padding: 2px;">(TIN)</span> Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li><span style="background-color: purple; color: white; padding: 2px;">(TMG)</span> Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: magenta; color: white; padding: 2px;">(TIG)</span> Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: lightgreen; color: white; padding: 2px;">(INR)</span> Income-Restricted (not LIHTC)</li> <li><span style="background-color: lightblue; color: white; padding: 2px;">(ING)</span> Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li><span style="background-color: yellow; color: black; padding: 2px;">(GSS)</span> Government-Subsidized</li> <li><span style="background-color: lavender; color: white; padding: 2px;">(ALL)</span> Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul>
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<b>16</b>	<b>Regency Apts.</b> 860 Marquette Ave, Muskegon, MI 49442	Contact: Pam Phone: (231) 225-4120
		<p>Total Units: 46    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2007</p> <p>BR: 2, 3    Vacant Units: 0    Waitlist: Yes    AR Year:</p> <p>Target Population: Family    Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes:</p>


<b>17</b>	<b>Renaissance Place</b> 570 W. Clay Ave., Muskegon, MI 49440	Contact: Nancy Phone: (231) 728-5300
		<p>Total Units: 24    UC: 0    Occupancy: 100.0%    Stories: 3    w/Elevator    Year Built: 2008</p> <p>BR: 2    Vacant Units: 0    Waitlist: Yes    AR Year:</p> <p>Target Population: Senior 55+    Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: Market-rate (1 unit); Tax Credit (23 units)</p>


<b>18</b>	<b>Royale Glen Townhomes</b> 1085 Royal Glen Dr, Muskegon, MI 49441	Contact: Yvonne Phone: (231) 759-7030
		<p>Total Units: 78    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1994</p> <p>BR: 2, 3    Vacant Units: 0    Waitlist: 6 mos    AR Year:</p> <p>Target Population: Family    Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: Tax Credit</p>


<b>19</b>	<b>Samaritas Affordable Living Muskegon</b> 785 Spring St, Muskegon, MI 49440	Contact: Sheila Morris Phone: (231) 900-1414
		<p>Total Units: 0    UC: 53    Occupancy:    Stories: 4    w/Elevator    Year Built: 2022</p> <p>BR: 1    Vacant Units: 0    Waitlist: None    AR Year:</p> <p>Target Population: Senior 55+    Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: Tax Credit; Opened 12/2022; No units preleased yet, just taking applications</p>


<b>20</b>	<b>Ten21</b> 1021 Jefferson St, Muskegon, MI 49440	Contact: Ashley Phone: (231) 769-2440
		<p>Total Units: 73    UC: 0    Occupancy: 100.0%    Stories: 3    Year Built: 2021</p> <p>BR: 1, 2    Vacant Units: 0    Waitlist: 6 mos    AR Year:</p> <p>Target Population: Family    Yr Renovated:</p> <p>Rent Special: None</p> <p>Notes: Opened 9/2021, stabilized occupancy 2/2021</p>


<ul style="list-style-type: none"> <li> Comparable Property</li> <li> Senior Restricted</li> <li> (MRR) Market-Rate</li> <li> (MRT) Market-Rate &amp; Tax Credit</li> <li> (MRG) Market-Rate &amp; Government-Subsidized</li> <li> (MIN) Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul>	<ul style="list-style-type: none"> <li> (MIG) Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (TAX) Tax Credit</li> <li> (TGS) Tax Credit &amp; Government-Subsidized</li> <li> (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li> (TIN) Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li> (TMG) Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul>	<ul style="list-style-type: none"> <li> (TIG) Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (INR) Income-Restricted (not LIHTC)</li> <li> (ING) Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li> (GSS) Government-Subsidized</li> <li> (ALL) Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul>
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21	<b>Trinity Village</b> 2205 Valley St., Muskegon, MI 49444	Contact: Pam Phone: (231) 722-7205
	Total Units: 60    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 1993 BR: 1, 2, 3    Vacant Units: 0    Waitlist: 75 HH    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Market-rate (30 units); Tax Credit (30 units)	

22	<b>Village at Park Terrace (IL)</b> 1350 W. Hackley Ave., Muskegon, MI 49440	Contact: Mary Phone: (231) 755-6560
	Total Units: 122    UC: 0    Occupancy: 95.9%    Stories: 3    w/Elevator    Year Built: 2003 BR: 1, 2    Vacant Units: 5    Waitlist: Tax Credit; 6-12 mos    AR Year: Target Population: Senior 55+    Yr Renovated: Rent Special: \$1,000 rent credit after 90 days Notes: Market-rate (62 units); Tax Credit (60 units)	


901	<b>Arbor Crossing</b> 834 S Sheridan Dr, Muskegon, MI 49442	Contact: Patti Phone: (231) 777-4907
	Total Units: 112    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 1996 BR: 1, 2, 3    Vacant Units: 0    Waitlist: None    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Former Tax Credit property; Rents change daily	


902	<b>Berkshire Muskegon</b> 292 1st St, Muskegon, MI 49440	Contact: Diolinda Phone: (231) 722-9520
	Total Units: 84    UC: 0    Occupancy: 100.0%    Stories: 3    w/Elevator    Year Built: 2018 BR: 1, 2    Vacant Units: 0    Waitlist: 55 HH    AR Year: Target Population: Senior 55+    Yr Renovated: Rent Special: None Notes: Market-rate (7 units); Tax Credit (62 units); Tax Credit & PBV (15 units)	


903	<b>Beverly Hills</b> 415 Mitzi St., Muskegon, MI 49440	Contact: Rebecca Phone: (231) 744-1968
	Total Units: 138    UC: 0    Occupancy: 100.0%    Stories: 2.5    Year Built: 1965 BR: 0, 1, 2, 3    Vacant Units: 0    Waitlist: 15 HH    AR Year: Target Population: Family    Yr Renovated: Rent Special: None Notes: Rent range due to upgraded units & floorplan	


<ul style="list-style-type: none"> <li><span style="color: green;">✔</span> Comparable Property</li> <li><span style="color: blue;">◆</span> Senior Restricted</li> <li><span style="background-color: blue; color: white; padding: 2px;">(MRR)</span> Market-Rate</li> <li><span style="background-color: cyan; color: white; padding: 2px;">(MRT)</span> Market-Rate &amp; Tax Credit</li> <li><span style="background-color: pink; color: white; padding: 2px;">(MRG)</span> Market-Rate &amp; Government-Subsidized</li> <li><span style="background-color: darkblue; color: white; padding: 2px;">(MIN)</span> Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: olive; color: white; padding: 2px;">(MIG)</span> Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: red; color: white; padding: 2px;">(TAX)</span> Tax Credit</li> <li><span style="background-color: orange; color: white; padding: 2px;">(TGS)</span> Tax Credit &amp; Government-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(TMI)</span> Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li><span style="background-color: darkred; color: white; padding: 2px;">(TIN)</span> Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li><span style="background-color: purple; color: white; padding: 2px;">(TMG)</span> Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: magenta; color: white; padding: 2px;">(TIG)</span> Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(INR)</span> Income-Restricted (not LIHTC)</li> <li><span style="background-color: lightgreen; color: white; padding: 2px;">(ING)</span> Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li><span style="background-color: yellow; color: black; padding: 2px;">(GSS)</span> Government-Subsidized</li> <li><span style="background-color: lightpurple; color: black; padding: 2px;">(ALL)</span> Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul>
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<b>904</b>	<b>Blue Lake Residences</b> 7190 Progress Rd, Twin Lake, MI 49457	Contact: Vickie Phone: (231) 893-1164
Picture Not Available	Total Units: 70 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1970	
	BR: 2, 3, 4 Vacant Units: 0 Waitlist: Yes AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: HUD Section 8	


<b>905</b>	<b>Catalina Shores</b> 5970 Avalon Drive, Muskegon, MI 49444	Contact: Michelle Phone: (231) 798-9700
	Total Units: 88 UC: 0 Occupancy: 94.3% Stories: 2,3 Year Built: 2004	
	BR: 1, 2, 3 Vacant Units: 5 Waitlist: None AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: Rent range due to floorplan	


<b>906</b>	<b>Channel View Apts.</b> 8050 Cook St, Montague, MI 49437	Contact: Jeanie Phone: (231) 893-2739
	Total Units: 56 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1982	
	BR: 1, 2, 3 Vacant Units: 0 Waitlist: 12 mos AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: RD 515 (56); Has RA (31 units); Accepts HCV (0 currently); RD 515, has RA (31 units)	


<b>907</b>	<b>Chesapeake Landing</b> 2690 Chesapeake Dr, Muskegon, MI 49442	Contact: Hunter Phone: (231) 777-2100
	Total Units: 88 UC: 0 Occupancy: 92.0% Stories: 2 Year Built: 2004	
	BR: 1, 2, 3 Vacant Units: 7 Waitlist: None AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: Rents change daily	


<b>908</b>	<b>Christian Manor</b> 1480 McLaughlin Ave, Muskegon, MI 49442	Contact: Kate Phone: (231) 777-3788
	Total Units: 42 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1985	
	BR: 0 Vacant Units: 0 Waitlist: None AR Year:	
	Target Population: Family Yr Renovated:	
	Rent Special: None	
	Notes: HUD Section 8	


 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

909	<b>Creekside Apts.</b> 3796 S Ravenna Rd, Ravenna, MI 49451		Contact: Christine Phone: (231) 853-6356	
		Total Units: 31    UC: 0    Occupancy: 100.0% BR: 1, 2    Vacant Units: 0 Target Population: Family Rent Special: None Notes: Tax Credit: RD 515, has RA (29 units)	Stories: 2 Waitlist: 53 HH	Year Built: 1982 AR Year: Yr Renovated: 1999


910	<b>Darley Village</b> 2245 Darley Dr., Muskegon, MI 49444		Contact: Skylar Phone: (231) 799-0077	
		Total Units: 51    UC: 0    Occupancy: 100.0% BR: 1, 2    Vacant Units: 0 Target Population: Senior 55+ Rent Special: None Notes: Offers month to month leasing only	Stories: 1,2    w/Elevator Waitlist: 15 HH	Year Built: 2006 AR Year: Yr Renovated:


911	<b>Eastwood Village</b> 2243 E. Apple Avenue Ste B, Muskegon, MI 49440		Contact: Taylor Phone: (231) 773-9777	
		Total Units: 69    UC: 0    Occupancy: 95.7% BR: 0, 2, 3    Vacant Units: 3 Target Population: Family Rent Special: None Notes:	Stories: 3 Waitlist: None	Year Built: 1968 AR Year: Yr Renovated:


912	<b>Hamptons of Norton Shores</b> 909 Hamptons Ct, Norton Shores, MI 49441		Contact: Darcy Phone: (231) 798-5000	
		Total Units: 104    UC: 0    Occupancy: 98.1% BR: 1, 2, 3    Vacant Units: 2 Target Population: Family Rent Special: None Notes: Rent range due to floorplan	Stories: 2 Waitlist: None	Year Built: 2002 AR Year: Yr Renovated:


913	<b>Harbour Pointe Apts.</b> 8673 Ferry St., Montague, MI 49437		Contact: Gwen Phone: (231) 893-7344	
		Total Units: 34    UC: 0    Occupancy: 100.0% BR: 1, 2    Vacant Units: 0 Target Population: Senior 55+ Rent Special: None Notes: Tax Credit: HOME Funds (9 units); Rent range for HOME funds	Stories: 3    w/Elevator Waitlist: 3 HH	Year Built: 2003 AR Year: Yr Renovated:


✓ Comparable Property ♦ Senior Restricted (MRR) Market-Rate (MRT) Market-Rate & Tax Credit (MRG) Market-Rate & Government-Subsidized (MIN) Market-Rate & Income-Restricted (not LIHTC)	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized (TAX) Tax Credit (TGS) Tax Credit & Government-Subsidized (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC) (TIN) Tax Credit & Income-Restricted (not LIHTC) (TMG) Tax Credit, Market-Rate & Government-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized (INR) Income-Restricted (not LIHTC) (ING) Income-Restricted (not LIHTC) & Government-Subsidized (GSS) Government-Subsidized (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
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<b>914</b>	<b>Harmony Lake</b> 6334 Harvey St, Fruitport Township, MI 49444	Contact: Lisa Phone: (231) 730-4000
		Total Units: 217 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 2022 BR: 1, 2 Vacant Units: 0 Waitlist: 17 HH AR Year: 2022 Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to floor level & view


<b>915</b>	<b>Hidden Cove</b> 3975 Grand Haven Rd., Norton Shores, MI 49440	Contact: Britney Phone: (231) 798-7290
		Total Units: 54 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1971 BR: 2, 3 Vacant Units: 0 Waitlist: 1 HH AR Year: Target Population: Family Yr Renovated: 2000 Rent Special: None Notes:


<b>916</b>	<b>Lake Forest</b> 581 Lake Forest Ln., Muskegon, MI 49440	Contact: Quinn Phone: (231) 780-2166
		Total Units: 252 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1975 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 5 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rents change daily


<b>917</b>	<b>Mona Shores</b> 3711 Henry St, Norton Shores, MI 49441	Contact: Kathy Phone: (231) 759-2222
		Total Units: 39 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1965 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes:


<b>918</b>	<b>Park Woods</b> 924 Shonat St, Muskegon Township, MI 49442	Contact: Tiffany Phone: (231) 773-3234
		Total Units: 100 UC: 0 Occupancy: 100.0% Stories: 2,3 w/Elevator Year Built: 1979 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 24-36 mos AR Year: Target Population: Family, Senior 62+ Yr Renovated: Rent Special: None Notes: HUD Section 8


<ul style="list-style-type: none"> <li> Comparable Property</li> <li> Senior Restricted</li> <li> (MRR) Market-Rate</li> <li> (MRT) Market-Rate &amp; Tax Credit</li> <li> (MRG) Market-Rate &amp; Government-Subsidized</li> <li> (MIN) Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul>	<ul style="list-style-type: none"> <li> (MIG) Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (TAX) Tax Credit</li> <li> (TGS) Tax Credit &amp; Government-Subsidized</li> <li> (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li> (TIN) Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li> (TMG) Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul>	<ul style="list-style-type: none"> <li> (TIG) Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (INR) Income-Restricted (not LIHTC)</li> <li> (ING) Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li> (GSS) Government-Subsidized</li> <li> (ALL) Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul>
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919	Pine Grove Manor 1764 E Apple Ave, Muskegon, MI 49442		Contact: Missy Phone: (231) 773-5563	
		Total Units: 172 UC: 0 Occupancy: 100.0% Stories: 9 w/Elevator Year Built: 1973 BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year: Target Population: Senior 62+ Yr Renovated: Rent Special: None Notes: Market-rate (25 units); HUD Section 8 (147 units)		



920	Platinum Pines 5850 Quarterline Rd, Muskegon, MI 49444		Contact: Gary Phone: (231) 747-0016	
		Total Units: 55 UC: 0 Occupancy: 98.2% Stories: 2 Year Built: 2017 BR: 1, 2, 3 Vacant Units: 1 Waitlist: None AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Rent range due to unit location & floorplan		



921	Quail Meadows 725 Meadow Ct, Muskegon, MI 49442		Contact: Bonnie Phone: (231) 777-3013	
		Total Units: 120 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1980 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 14-120 mos AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: HUD Section 8		



922	Reserve at Norton Shores 1523 Norton Shores Ln, Norton Shores, MI 49444		Contact: Nikki Phone: (231) 799-0909	
		Total Units: 150 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 2005 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 25 HH AR Year: Target Population: Family Yr Renovated: Rent Special: None Notes: Tax Credit		



923	Roosevelt Apts. 525 W Summit Ave, Muskegon Heights, MI 49444		Contact: Lisa Phone: (231) 557-9225	
		Total Units: 50 UC: 0 Occupancy: 100.0% Stories: 2,3 Year Built: 1929 BR: 1, 2 Vacant Units: 0 Waitlist: Tax Credit; 63 HH AR Year: 2017 Target Population: Family, Homeless Yr Renovated: Rent Special: None Notes: Tax Credit (26 units); HUD Section 8 (24 units)		



<ul style="list-style-type: none"> <li> Comparable Property</li> <li> Senior Restricted</li> <li> (MRR) Market-Rate</li> <li> (MRT) Market-Rate &amp; Tax Credit</li> <li> (MRG) Market-Rate &amp; Government-Subsidized</li> <li> (MIN) Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul>	<ul style="list-style-type: none"> <li> (MIG) Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (TAX) Tax Credit</li> <li> (TGS) Tax Credit &amp; Government-Subsidized</li> <li> (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li> (TIN) Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li> (TMG) Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul>	<ul style="list-style-type: none"> <li> (TIG) Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (INR) Income-Restricted (not LIHTC)</li> <li> (ING) Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li> (GSS) Government-Subsidized</li> <li> (ALL) Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul>
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







	<b>Shawl Apts. I</b> 225 Hall St, Whitehall, MI 49461		Contact: Christina Phone: (231) 894-9464	
		Total Units: 40    UC: 0    Occupancy: 100.0% BR: 1    Vacant Units: 0 Target Population: Senior 62+ Rent Special: None Notes: HUD Section 8	Stories: 1 Waitlist: 30 mos	Year Built: 1983 AR Year: Yr Renovated:

	<b>Shawl Apts. II</b> 8363 Cook St, Montague, MI 49437		Contact: Christina Phone: (231) 894-9464	
		Total Units: 25    UC: 0    Occupancy: 100.0% BR: 1    Vacant Units: 0 Target Population: Senior 62+ Rent Special: None Notes: HUD Section 202	Stories: 1 Waitlist: 50 HH	Year Built: 1991 AR Year: Yr Renovated:

	<b>Shoreline Landing</b> 959 Flette St., Norton Shores, MI 49441		Contact: Mary Phone: (231) 799-8808	
		Total Units: 210    UC: 0    Occupancy: 100.0% BR: 1, 2, 3    Vacant Units: 0 Target Population: Family Rent Special: None Notes: Rent range based on floorplan & units with attached garage	Stories: 2,3 Waitlist: 36 HH	Year Built: 2003 AR Year: Yr Renovated:


















	<b>Shores of Roosevelt Park</b> 3050 Maple Grove Rd, Muskegon, MI 49441		Contact: Kristen Phone: (231) 903-0094	
		Total Units: 302    UC: 0    Occupancy: 99.3% BR: 0, 1, 2    Vacant Units: 2 Target Population: Family Rent Special: None Notes: Rent range due to upgrades & floor level	Stories: 3 Waitlist: None	Year Built: 1973 AR Year: Yr Renovated:

	<b>Tiffany Woods</b> 3298 Roosevelt Rd., Muskegon, MI 49440		Contact: Stacey Phone: (231) 780-3105	
		Total Units: 302    UC: 0    Occupancy: 98.3% BR: 1, 2, 3    Vacant Units: 5 Target Population: Family Rent Special: None Notes: Rent range due to upgrades & floor level	Stories: 2.5 Waitlist: None	Year Built: 1970 AR Year: Yr Renovated:

 Comparable Property  Senior Restricted  (MRR) Market-Rate  (MRT) Market-Rate & Tax Credit  (MRG) Market-Rate & Government-Subsidized  (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized  (TAX) Tax Credit  (TGS) Tax Credit & Government-Subsidized  (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)  (TIN) Tax Credit & Income-Restricted (not LIHTC)  (TMG) Tax Credit, Market-Rate & Government-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  (INR) Income-Restricted (not LIHTC)  (ING) Income-Restricted (not LIHTC) & Government-Subsidized  (GSS) Government-Subsidized  (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
---	---	--



<b>929</b>	<b>Whitehall Apts. II</b> 1123 E Colby St, Whitehall, MI 49461	Contact: Jamie Phone: (231) 894-8236
Picture Not Available	Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1983 BR: 1, 2, 3    Vacant Units: 0    Waitlist: 67 HH    AR Year: 2021 Target Population: Family    Yr Renovated: Rent Special: None Notes: Tax Credit; HUD Section 8; RD 515, has no RA	

 Comparable Property	 (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	 (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income-Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Government-Subsidized	 (ING) Income-Restricted (not LIHTC) & Government-Subsidized
 (MRT) Market-Rate & Tax Credit	 (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	 (GSS) Government-Subsidized
 (MRG) Market-Rate & Government-Subsidized	 (TIN) Tax Credit & Income-Restricted (not LIHTC)	 (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
 (MIN) Market-Rate & Income-Restricted (not LIHTC)	 (TMG) Tax Credit, Market-Rate & Government-Subsidized	

Source: Michigan State Housing Development Authority  
Effective: 01/2022

Monthly Dollar Allowances

		Garden						Townhome					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	21	25	29	33	37	41	37	43	47	50	53	57
	+Base Charge	13	13	13	13	13	13	13	13	13	13	13	13
	Bottled Gas	57	67	78	90	101	112	100	118	127	136	145	154
	Electric	31	37	50	63	77	90	45	53	69	86	102	118
	Heat Pump	0	0	0	0	0	0	0	0	0	0	0	0
	Oil	53	63	74	84	95	106	95	111	120	128	137	145
Cooking	Natural Gas	2	3	4	5	6	7	2	3	4	5	6	7
	Bottled Gas	6	7	10	13	16	19	6	7	10	13	16	19
	Electric	7	8	12	15	19	22	7	8	12	15	19	22
Other Electric	26	30	42	54	66	77	31	37	51	66	80	95	
+Base Charge	10	10	10	10	10	10	10	10	10	10	10	10	
Air Conditioning	4	5	6	8	10	11	4	5	7	9	11	13	
Water Heating	Natural Gas	5	6	9	12	15	18	7	8	12	15	19	22
	Bottled Gas	15	17	25	33	41	48	18	22	31	41	51	60
	Electric	18	21	27	33	39	45	23	27	34	41	49	56
	Oil	14	16	24	31	38	45	17	20	29	39	48	57
Water	21	23	38	61	84	106	21	23	38	61	84	106	
Sewer	24	27	45	73	100	127	24	27	45	73	100	127	
Trash Collection	18	18	18	18	18	18	18	18	18	18	18	18	
Internet*	20	20	20	20	20	20	20	20	20	20	20	20	
Cable*	20	20	20	20	20	20	20	20	20	20	20	20	
Alarm Monitoring*	0	0	0	0	0	0	0	0	0	0	0	0	

\* Estimated- not from source

ADDENDUM B:  
NON-CONVENTIONAL &  
VACATION RENTAL SURVEYS

## Non-Conventional Rentals

Address	City	ZIP	Type	Price	Square Foot	Price Per Square Foot	Bed	Bath	Year Built
<b>Beachwood-Bluffton</b>									
1634 West Harbour Towne Circle	Muskegon	49441	Condominium	\$1,500	2,880	\$0.52	3	3.0	2001
<b>Campbell Field/Nims</b>									
816 West Grand Avenue	Muskegon	49441	Single-Family Home	\$1,150	903	\$1.27	2	1.0	1930
1519 Lakeshore Drive	Muskegon	49441	Apartment	\$1,500	900	\$1.67	2	1.0	1927
1848 Franklin Street	Muskegon	49441	Single-Family Home	\$700	675	\$1.04	1	1.0	1930
790 West Southern Avenue	Muskegon	49441	Apartment	\$900	900	\$1.00	3	1.0	1910
861 Washington Avenue	Muskegon	49441	Apartment	\$800	-	-	2	1.0	1900
1136 Washington Avenue	Muskegon	49441	Apartment	\$650	-	-	1	1.0	1870
2161 Hudson Street	Muskegon	49441	Townhome	\$1,700	1,440	\$1.18	3	2.5	2022
2163 Hudson Street	Muskegon	49441	Townhome	\$1,700	1,440	\$1.18	3	2.5	2022
1776 Division Street	Muskegon	49441	Single-Family Home	\$950	864	\$1.10	2	1.0	1900
1692 McGraft Street	Muskegon	49441	Apartment	\$750	-	-	1	1.0	1930
1765 Barclay Street	Muskegon	49441	Apartment	\$1,300	1,100	\$1.18	3	2.0	1800
1068 Washington Avenue	Muskegon	49441	Apartment	\$650	400	\$1.63	1	1.0	1945
1093 West Southern Avenue	Muskegon	49441	Apartment	\$900	-	-	3	1.0	1949
695 West Dale Avenue	Muskegon	49441	Apartment	\$725	655	\$1.11	1	1.0	1971
914 West Southern Avenue	Muskegon	49441	Apartment	\$900	-	-	2	1.0	1935
<b>Glenside/Lakeside</b>									
2204 McCracken Street	Muskegon	49441	Single-Family Home	\$1,700	1,176	\$1.45	2	1.0	1899
1847 Letart Avenue	Muskegon	49441	Apartment	\$1,050	-	-	2	1.0	1990
2063 Estes Street	Muskegon	49441	Apartment	\$750	-	-	2	1.0	1898

(Continued)

### Non-Conventional Rentals

Address	City	ZIP	Type	Price	Square Foot	Price Per Square Foot	Bed	Bath	Year Built
<b>Jackson Hill/Marquette (None Identified)</b>									
<b>McLaughlin/Angell/Marsh Field</b>									
392 Merrill Avenue	Muskegon	49441	Single-Family Home	\$1,790	1,152	\$1.55	3	2.0	2022
1229 Peck Street	Muskegon	49441	Apartment	\$775	800	\$0.97	2	1.0	-
265 West Muskegon Avenue	Muskegon	49440	Condominium	\$995	559	\$1.78	2	1.0	1995
116 Strong Avenue	Muskegon	49441	Single-Family Home	\$900	605	\$1.49	1	1.0	1920
1641 Park Street	Muskegon	49441	Apartment	\$1,050	900	\$1.17	3	1.0	-
205 Merrill Avenue	Muskegon	49441	Apartment	\$775	650	\$1.19	1	1.0	1948
1191 6th Street	Muskegon	49440	Apartment	\$1,000	1,000	\$1.00	2	1.0	1900
86 Strong Avenue	Muskegon	49441	Apartment	\$775	675	\$1.15	1	1.0	1800
1515 Peck Street	Muskegon	49441	Single-Family Home	\$750	600	\$1.25	1	1.0	1900
1253 3rd Street	Muskegon	49441	Single-Family Home	\$650	-	-	1	1.0	1920
392 Merrill Avenue	Muskegon	49441	Single-Family Home	\$1,790	1,152	\$1.55	3	2.0	2022
143 Strong Avenue	Muskegon	49441	Single-Family Home	\$1,250	1,337	\$0.93	3	2.0	1920
408 Washington Avenue	Muskegon	49441	Single-Family Home	\$1,790	1,152	\$1.55	3	2.0	2022
459 Washington Avenue	Muskegon	49441	Single-Family Home	\$1,790	1,152	\$1.55	3	2.0	2022
1663 7th Street	Muskegon	49441	Single-Family Home	\$795	950	\$0.84	2	1.0	1800
487 West Grand Avenue	Muskegon	49441	Apartment	\$718	790	\$ 0.91	2	1.0	1930
1507 Park Street	Muskegon	49441	Single-Family Home	\$1,000	912	\$1.10	2	1.0	1900

(Continued)

### Non-Conventional Rentals

Address	City	ZIP	Type	Price	Square Foot	Price Per Square Foot	Bed	Bath	Year Built
<b>Nelson</b>									
45 Iona Avenue	Muskegon	49442	Single-Family Home	\$1,295	1,274	\$1.02	3	1.5	1950
1848 Commerce Street	Muskegon	49441	Single-Family Home	\$1,150	1,600	\$0.72	2	1.5	-
1223 Terrace Street	Muskegon	49442	Apartment	\$1,200	1,000	\$1.20	2	1	-
1701 McIlwraith Street	Muskegon	49442	Single-Family Home	\$850	622	\$1.36	2	1.5	1915
319 East Forest Avenue	Muskegon	49442	Apartment	\$875	500	\$1.75	1	1	1900
493 Catherine Avenue	Muskegon	49442	Apartment	\$800	850	\$0.94	2	1	1926
791 Amity Avenue	Muskegon	49442	Apartment	\$675	-	-	1	1	1923
282 East Forest Avenue	Muskegon	49442	Single-Family Home	\$950	836	\$1.14	2	1	1940
1620 Terrace Street	Muskegon	49442	Triplex	\$800	900	\$0.89	2	1	1967
273 East Forest Avenue	Muskegon	49442	Apartment	\$775	605	\$1.28	1	1	1950
739 Allen Avenue	Muskegon	49442	Single-Family Home	\$1,000	900	\$1.11	2	1	1935
1511 Pine Street	Muskegon	49442	Single-Family Home	\$900	700	\$1.29	2	1	1940
1975 Jiroch Street	Muskegon	49442	Single-Family Home	\$795	720	\$1.10	1	1	1920
1636 Manz Street	Muskegon	49442	Apartment	\$675	360	\$1.88	1	1	1800
736 Allen Avenue	Muskegon	49442	Single-Family Home	\$1,000	900	\$1.11	2	1	1930
<b>Steele/Sheldon Park/Oakview/East Muskegon</b>									
1095 Fleming Avenue	Muskegon	49442	Single-Family Home	\$1,300	896	\$1.45	3	1.5	1961
866 East Isabella Avenue	Muskegon	49442	Single-Family Home	\$1,200	1,629	\$0.74	3	1.0	1940
861 East Forest Avenue	Muskegon	49442	Single-Family Home	\$850	948	\$0.90	2	1.0	-
1249 Francis Avenue	Muskegon	49442	Apartment	\$750	996	\$ 0.75	2	1.0	-

Vacation Rentals						
Address	City	Nightly Rate	Monthly*	Bed	Bath	Sleeps
<b>Beachwood-Bluffton</b>						
1406 Beach Street	Muskegon	\$170	\$5,170	3	1.5	6
Cherry Street	Muskegon	\$108	\$3,285	2	1	3
Bluffton Avenue	Muskegon	\$139	\$4,227	2	1	6
Cherry Street	Muskegon	\$198	\$6,022	3	2.5	7
Cherry Street	Muskegon	\$172	\$5,231	2	1	7
West Harbour Towne Circle	Muskegon	\$199	\$6,052	2	1	5
Plum Avenue	Muskegon	\$126	\$3,832	3	1	6
Sampson Avenue	Muskegon	\$126	\$3,832	3	1	6
Beach Street	Muskegon	\$495	\$15,056	4	2	9
Nelson Street	Muskegon	\$175	\$5,322	4	3.5	15
Thompson Avenue	Muskegon	\$149	\$4,532	3	1	6
Larkin Street	Muskegon	\$199	\$6,052	3	1	6
Beach Street	Muskegon	\$128	\$3,893	3	2	10
<b>Campbell Field/Nims</b>						
Palmer Avenue	Muskegon	\$125	\$3,802	2	1	5
Montgomery Avenue	Muskegon	\$125	\$3,802	2	1	5
Barclay Street	Muskegon	\$177	\$5,383	4	3	7

(Continued)

<b>Vacation Rentals</b>						
<b>Glenside/Lakeside</b>						
<b>Address</b>	<b>City</b>	<b>Nightly Rate</b>	<b>Monthly*</b>	<b>Bed</b>	<b>Bath</b>	<b>Sleeps</b>
Leboeuf Street	Muskegon	\$160	\$4,866	3	1	6
Sisson Street	Muskegon	\$75	\$2,281	1	1	3
Harding Avenue	Muskegon	\$130	\$3,954	3	2	6
Harrison Avenue	Muskegon	\$197	\$5,992	3	1	6
Miner Avenue	Muskegon	\$189	\$5,748	3	1	8
Morton Avenue	Muskegon	\$189	\$5,748	3	1	7
Lakeshore Drive	Muskegon	\$113	\$3,437	2	1	5
Miner Avenue	Muskegon	\$138	\$4,197	2	1	4
Harrison Avenue	Muskegon	\$185	\$5,627	2	1	4
Lexington Avenue	Muskegon	\$151	\$4,592	2	1	4
Denmark Street	Muskegon	\$185	\$5,627	2	1	4
Fair Avenue	Muskegon	\$108	\$3,285	2	1	4
Morton Avenue	Muskegon	\$198	\$6,022	3	1	6
Harrison Avenue	Muskegon	\$200	\$6,083	3	2	8
Moon Street	Muskegon	\$94	\$2,859	1	1	3
Lakeshore Drive	Muskegon	\$199	\$6,052	3	2	9
Moon Street	Muskegon	\$118	\$3,589	2	2	6
Miner Avenue	Muskegon	\$150	\$4,562	3	1	8
West Sherman	Muskegon	\$130	\$3,954	3	1.5	4
<b>Jackson Hill/Marquette</b>						
Western Avenue	Muskegon	\$99	\$3,011	1	1	3
<b>McLaughlin/Angell/Marsh Field (None Identified)</b>						



(Continued)

<b>Vacation Rentals</b>						
<b>Address</b>	<b>City</b>	<b>Nightly Rate</b>	<b>Monthly*</b>	<b>Bed</b>	<b>Bath</b>	<b>Sleeps</b>
<b>Nelson</b>						
Houston Avenue	Muskegon	187	\$5,687	3	1	7
Monroe Avenue	Muskegon	150	\$4,562	3	1.5	6
West Laketon Avenue	Muskegon	139	\$4,227	2	1	4
8th Street	Muskegon	99	\$3,011	1	1	5
West Muskegon Avenue	Muskegon	287	\$8,729	4	2	14
<b>Steele/Sheldon Park/Oakview/East Muskegon (None Identified)</b>						

ADDENDUM C:  
SENIOR CARE HOUSING SURVEY

**Independent Living/Congregate Care**

Map ID	Facility Name	Address	City	ST	Year Built	Total Units	Vacant Beds	Occ. Rate	Base Monthly Rates
I-1	Village at Park Terrace	1350 W. Hackley Ave.	Muskegon	MI	2003	122	12	90.0%	\$1,240-\$1830
I-2	DaySpring Independent Living Apts.	640 Lake Forest Ln.	Norton Shores	MI	2000	16	0	100.0%	\$2145-\$2,725
C-1	Oaks	1740 Village Dr.	Muskegon	MI	2001	97	0	100.0%	\$1,617-\$2,470

**Assisted Living-Home for the Aged**

Map ID	Facility Name	Address	City	ST	Year Built/ Renovated	Licensed Beds	Marketed Beds	Vacant Beds	Occ. Rate	Base Monthly Rates
A-1	Christian Care Assisted Living	1530 McLaughlin Ave.	Muskegon	MI	2007	105	84	29	65.5%	\$3,500 - \$5,000
A-2	Christian Care Assisted Living	2053 S. Sheridan	Muskegon	MI	2012	21	21	0	100.0%	\$5,500
A-3	Cove at Lake Woods	1776 Vulcan St.	Muskegon	MI	1970/2007	80	80	60	25.0%	\$2,250
A-4	Dayspring Asst. Living Residence	572 Lake Forest Ln.	Muskegon	MI	2000	72	66	1	98.5%	\$3,290 - \$6,045
A-5	Hume Home of Muskegon	1244 W Southern Ave.	Muskegon	MI	1912	34	34	17	50.0%	\$3,700
A-6	Seminole Shores Assisted Living Center	850 Seminole Rd.	Muskegon	MI	2000	129	100	33	67.0%	\$4,700
A-7	Northcrest Assisted Living Community	2650 Ruddiman St.	North Muskegon	MI	1970/2016	86	85	34	60.0%	\$1,975 - \$2,975

**Assisted Living-Large Group**





Map ID	Facility Name	Address	City	ST	Year Built	Licensed Beds	Marketed Beds	Vacant Beds	Occ. Rate	Base Monthly Rates
A-8	Agape Home at Blueberry Fields	4747 E. Mount Garfield Rd.	Fruitport	MI	2010	18	18	0	100.0%	\$4,075 - \$4,625
A-9	Chestnut Fields Retirement Community	5425 Chestnut Dr.	Muskegon	MI	2007	72	72	42	41.7%	\$4,300
A-10	Sanctuary at the Oaks #1	1740 Village Dr.	Muskegon	MI	2001	17	17	0	100.0%	\$3,192-\$5,211
A-11	Sanctuary at the Oaks #2	1740 Village Dr.	Muskegon	MI	2001	16	16	0	100.0%	\$3,192-\$5,211
A-12	Agape Home	4445 S. Brooks Rd.	Muskegon	MI	1989	20	20	0	100.0%	\$3,560-\$4,385
A-13	Hallstrom Castle Assisted Living	5638 Holton Rd.	Twin Lake	MI	2020	20	20	0	100.0%	\$3,900-\$6,000

**Nursing Care**





<b>Map ID</b>	<b>Facility Name</b>	<b>Address</b>	<b>City</b>	<b>ST</b>	<b>Year Built/ Renovated</b>	<b>Licensed Beds</b>	<b>Marketed Beds</b>	<b>Vacant Beds</b>	<b>Occ. Rate</b>	<b>Base Monthly Rates</b>
N-1	Christian Care Nursing Center	2053 S. Sheridan Dr.	Muskegon	MI	1997	49	49	24	51.0%	\$9,885
N-2	Hillcrest Nursing and Rehabilitation Community	695 Mitzi St.	North Muskegon	MI	1987	39	39	8	79.5%	\$10,433-\$11,376
N-3	Lake Woods Nursing & Rehabilitation Center	1684 Vulcan St.	Muskegon	MI	1970/2007	90	90	18	80.0%	\$10,189
N-4	Roosevelt Park Nursing and Rehabilitation Community	1300 W. Broadway Ave.	Muskegon	MI	1960	39	39	4	89.7%	\$9,308-\$10,129
N-5	SKLD Muskegon	1061 W. Hackley Ave.	Muskegon	MI	2002	107	107	23	78.5%	\$10,189

**ADDENDUM D:**





**HOUSING DEVELOPMENT  
OPPORTUNITY PROFILES**

Map ID	Photo	Property Details	
1		Location	360 W. Western Ave., Muskegon
		Year Built	1890/2013
		Building Size (Square Feet)	25,965
		Land Size (Acres)	0.18
		Zoning	FBC-DT: Downtown
2		Location	Black Creek Rd., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	10.56
		Zoning	I-2: General Industrial
3		Location	930 W Sherman Blvd., Muskegon
		Year Built	1960
		Building Size (Square Feet)	27,993
		Land Size (Acres)	4.13
		Zoning	B-2: Convenience Comparison Business
4		Location	136 West Webster Ave., Muskegon
		Year Built	1900
		Building Size (Square Feet)	14,501
		Land Size (Acres)	0.43
		Zoning	FBC-NC: Neighborhood Core

N/A – Not Available





Map ID	Photo	Property Details	
5		Location	1700 Oak Ave., Muskegon
		Year Built	1985
		Building Size (Square Feet)	75,023
		Land Size (Acres)	25.48
		Zoning	MC: Medical Care
6		Location	731 Yuba Street, Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	2.71
		Zoning	I-1: Light Industrial
7		Location	2034 Lakeshore Drive, Muskegon
		Year Built	N/A
		Building Size (Square Feet)	1,500
		Land Size (Acres)	0.27
		Zoning	LFBC-LHC: Lakeside Heavy Commercial
8		Location	1380 Beidler St., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.32
		Zoning	FBC-UR: Urban Residential

N/A – Not Available


Map ID	Photo	Property Details	
9		Location	1195 W. Western Ave., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.91
		Zoning	FBC-NE: Neighborhood Edge
10		Location	1822 Terrace St., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.39
		Zoning	B-4 General Business District
11		Location	1700 Messler St., Muskegon
		Year Built	1988
		Building Size (Square Feet)	2,373
		Land Size (Acres)	23.20
		Zoning	I-2: General Industrial
12		Location	921 W. Western Ave., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	2.60
		Zoning	FBC-NE: Neighborhood Edge

N/A – Not Available



Map ID	Photo	Property Details	
13		Location	387-401 Morris Ave., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	1.13
		Zoning	FBC-DT: Downtown
14		Location	1974 Peck St., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.36
		Zoning	B-4: General Business District
15		Location	2157 Hudson St., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.19
		Zoning	R-1: Single-Family Low Density Residential
16		Location	1070 Terrace St., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.20
		Zoning	FBC-NC: Neighborhood Core

N/A – Not Available

Map ID	Photo	Property Details	
17		Location	1687 Elwood St., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.34
		Zoning	R-3: Single-Family High Density Residential
18		Location	1415-1427 Dudley Ave., Muskegon
		Year Built	-
		Building Size (Square Feet)	-
		Land Size (Acres)	0.47
		Zoning	R-2: Single-Family Medium Density Residential

**ADDENDUM E:**  
**COMMUNITY INPUT RESULTS**

# STAKEHOLDER SURVEY

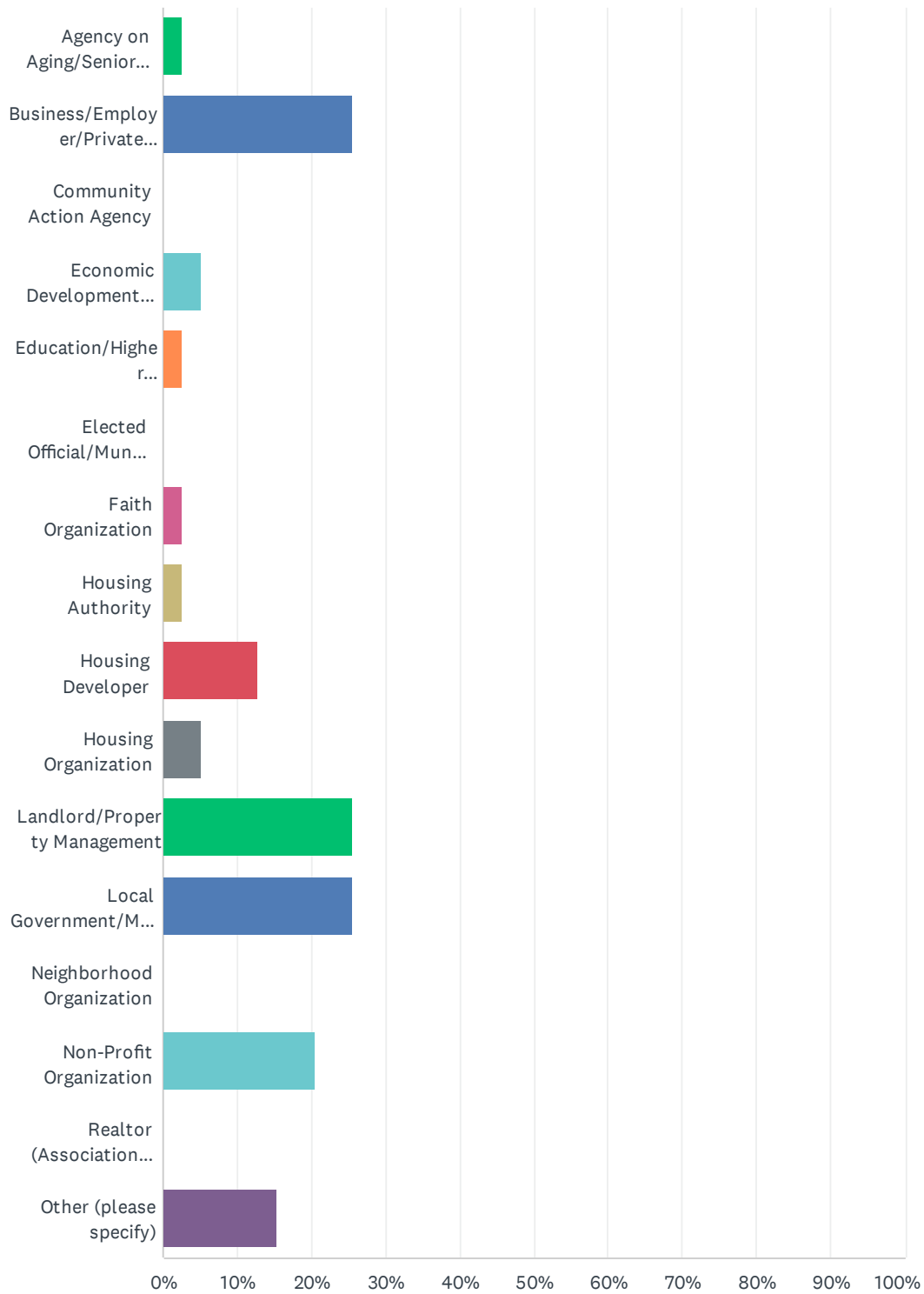
# Q1 Please provide your contact information, should we need to follow-up with this response.

Answered: 39 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	39
Organization	94.87%	37
Email Address	100.00%	39
Phone Number	92.31%	36

## Q2 What type of organization do you represent? (select all that apply)

Answered: 39 Skipped: 0

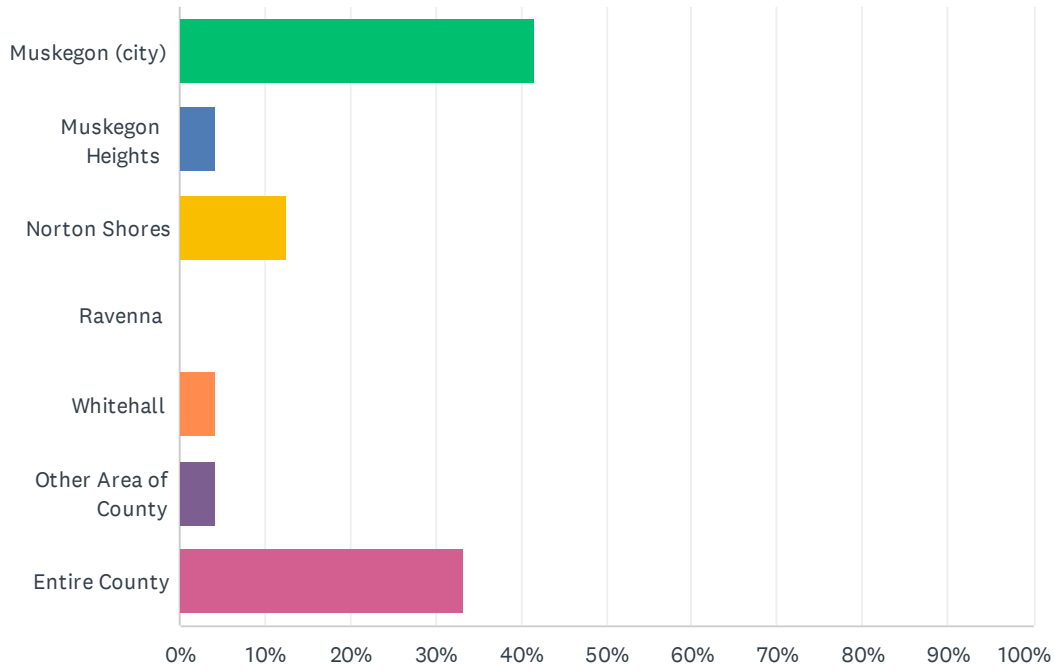


## Muskegon, Michigan Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Agency on Aging/Senior Services	2.56%	1
Business/Employer/Private Sector	25.64%	10
Community Action Agency	0.00%	0
Economic Development Organizations	5.13%	2
Education/Higher Education/University	2.56%	1
Elected Official/Municipal Contact	0.00%	0
Faith Organization	2.56%	1
Housing Authority	2.56%	1
Housing Developer	12.82%	5
Housing Organization	5.13%	2
Landlord/Property Management	25.64%	10
Local Government/Municipal Official	25.64%	10
Neighborhood Organization	0.00%	0
Non-Profit Organization	20.51%	8
Realtor (Association/Board of Realtors/Etc.)	0.00%	0
Other (please specify)	15.38%	6
<b>Total Respondents: 39</b>		

### Q3 What area do you serve?

Answered: 24 Skipped: 15

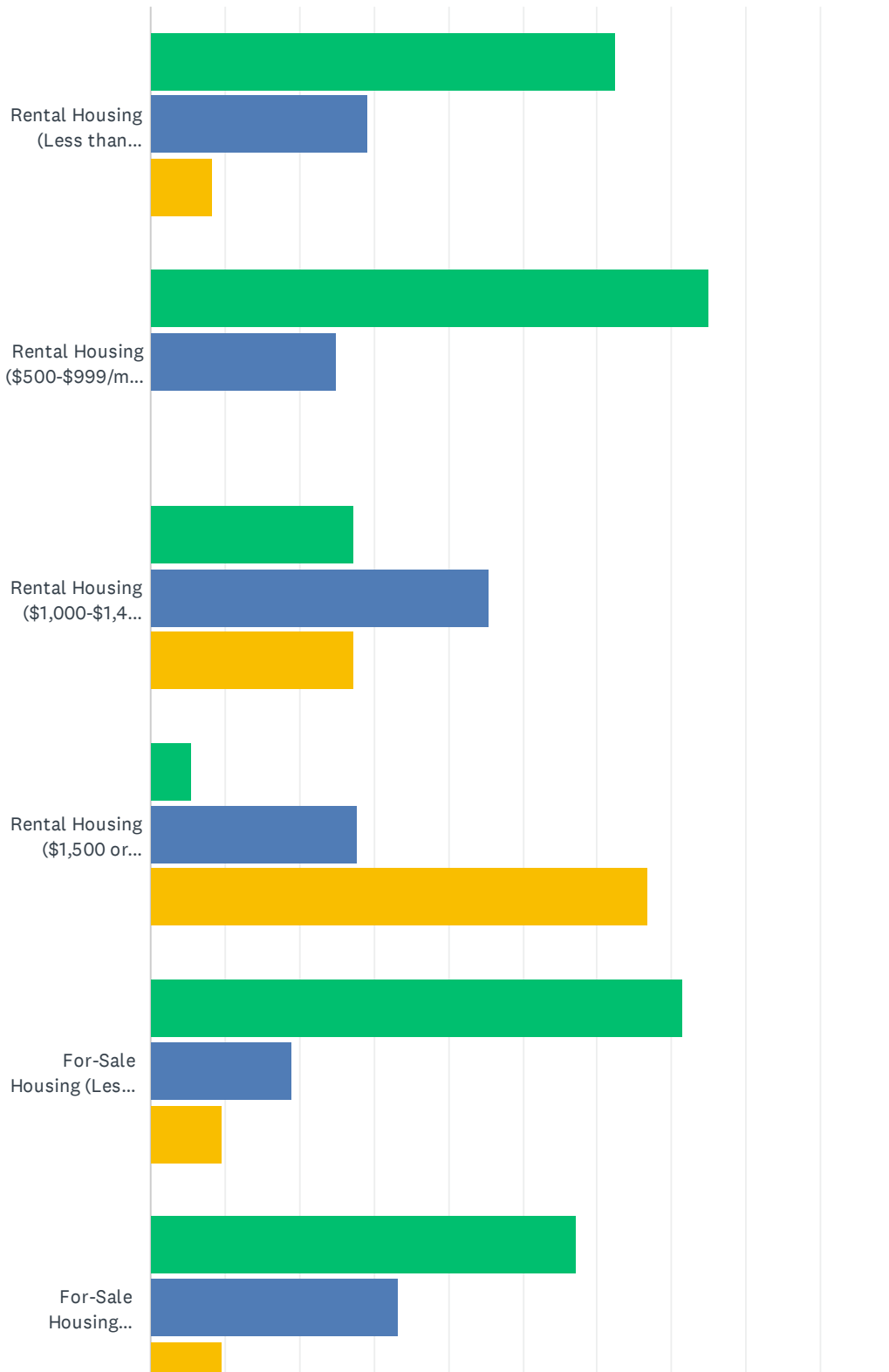


ANSWER CHOICES	RESPONSES	
Muskegon (city)	41.67%	10
Muskegon Heights	4.17%	1
Norton Shores	12.50%	3
Ravenna	0.00%	0
Whitehall	4.17%	1
Other Area of County	4.17%	1
Entire County	33.33%	8
<b>TOTAL</b>		<b>24</b>

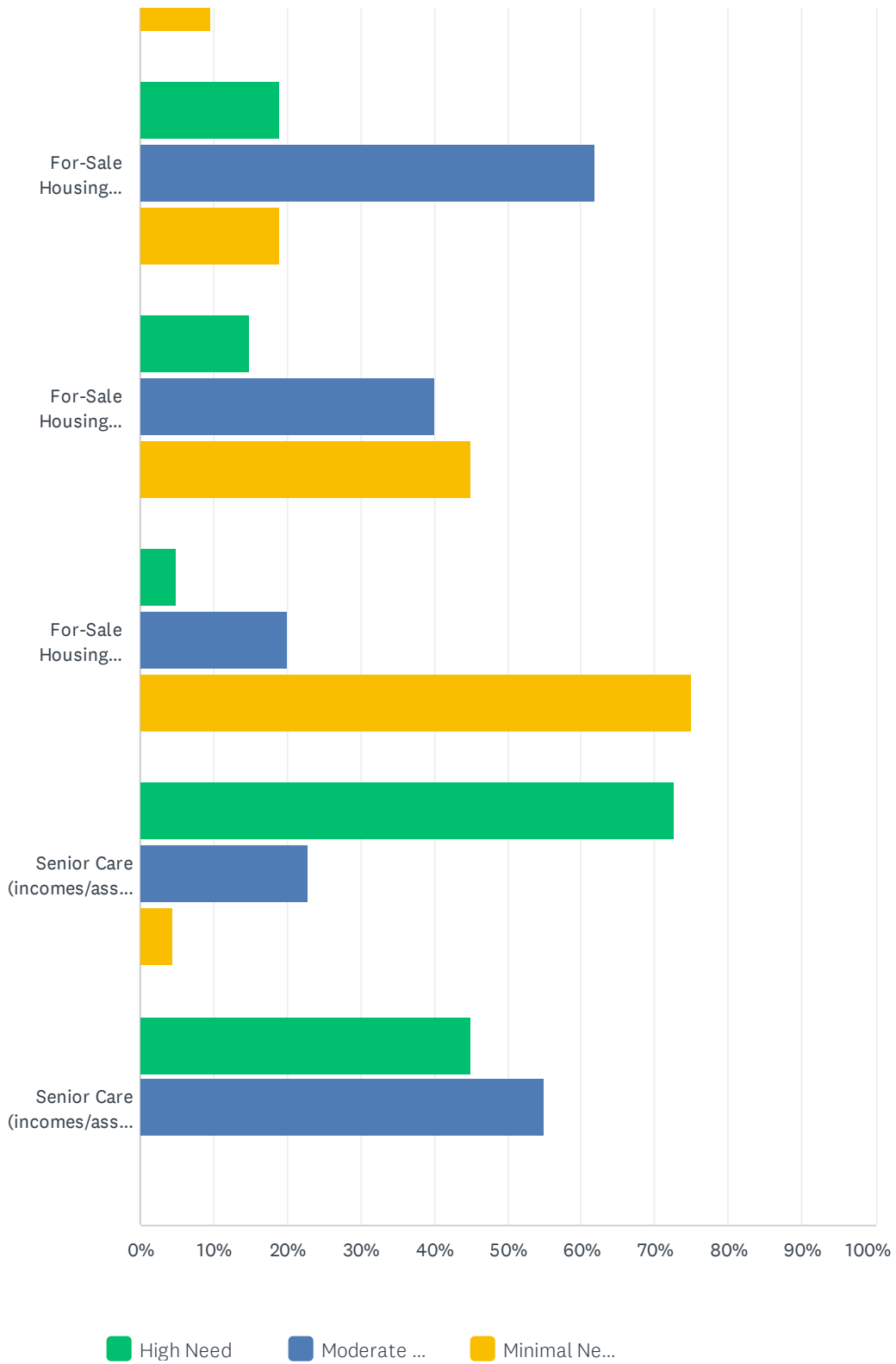


Q4 To what degree are each of the following housing types needed by price point in the market? (Note: Senior care reflects household income/assets as opposed to rents/fees)

Answered: 24 Skipped: 15



# Muskegon, Michigan Stakeholder Survey

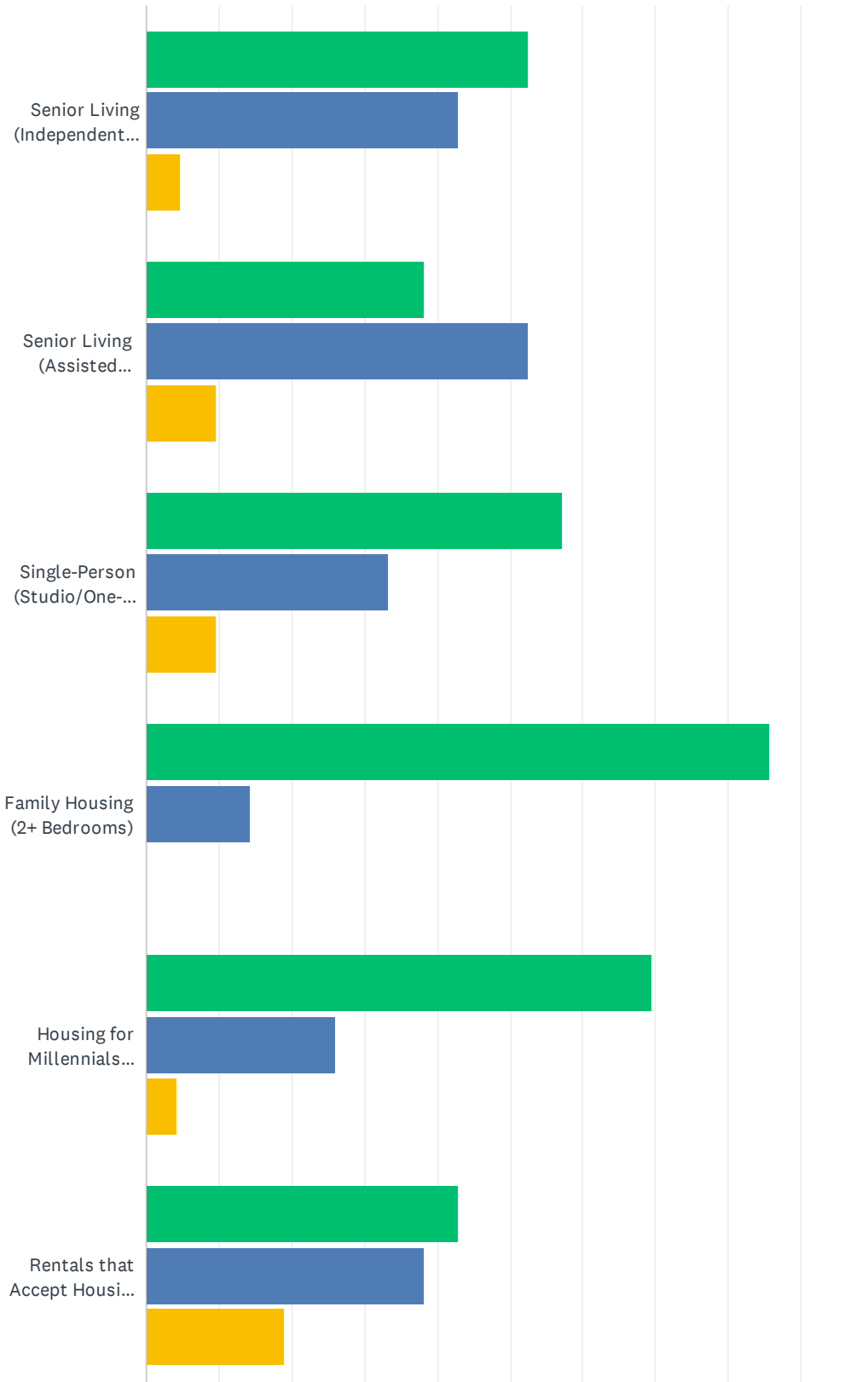


Muskegon, Michigan Stakeholder Survey

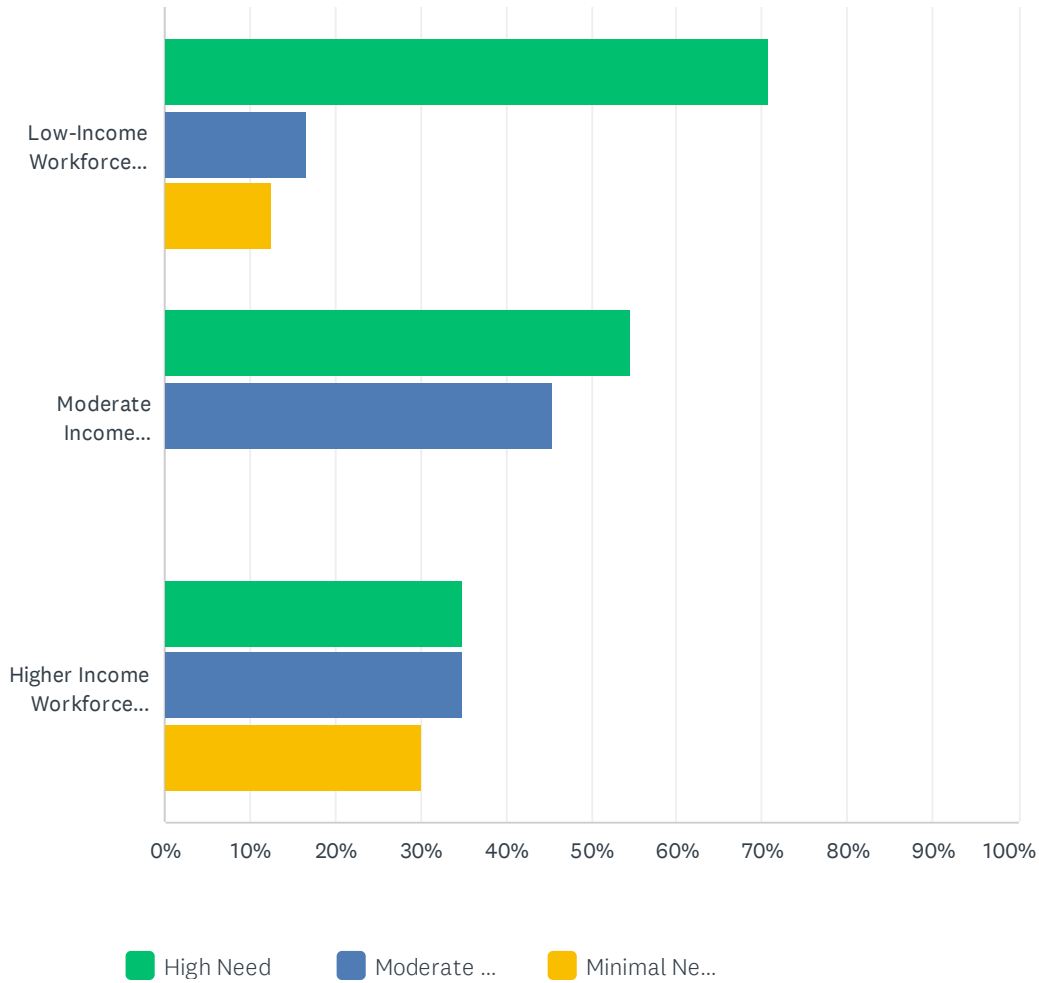
	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Rental Housing (Less than \$500/month)	62.50% 15	29.17% 7	8.33% 2	24	1.46
Rental Housing (\$500-\$999/month)	75.00% 18	25.00% 6	0.00% 0	24	1.25
Rental Housing (\$1,000-\$1,499/month)	27.27% 6	45.45% 10	27.27% 6	22	2.00
Rental Housing (\$1,500 or more/month)	5.56% 1	27.78% 5	66.67% 12	18	2.61
For-Sale Housing (Less than \$150,000)	71.43% 15	19.05% 4	9.52% 2	21	1.38
For-Sale Housing (\$150,000-\$199,999)	57.14% 12	33.33% 7	9.52% 2	21	1.52
For-Sale Housing (\$200,000-\$249,999)	19.05% 4	61.90% 13	19.05% 4	21	2.00
For-Sale Housing (\$250,000-\$349,999)	15.00% 3	40.00% 8	45.00% 9	20	2.30
For-Sale Housing (\$350,000 or more)	5.00% 1	20.00% 4	75.00% 15	20	2.70
Senior Care (incomes/assets <\$25,000)	72.73% 16	22.73% 5	4.55% 1	22	1.32
Senior Care (incomes/assets >\$25,000)	45.00% 9	55.00% 11	0.00% 0	20	1.55

# Q5 What is the need for housing by each of the following populations in the market?

Answered: 24 Skipped: 15



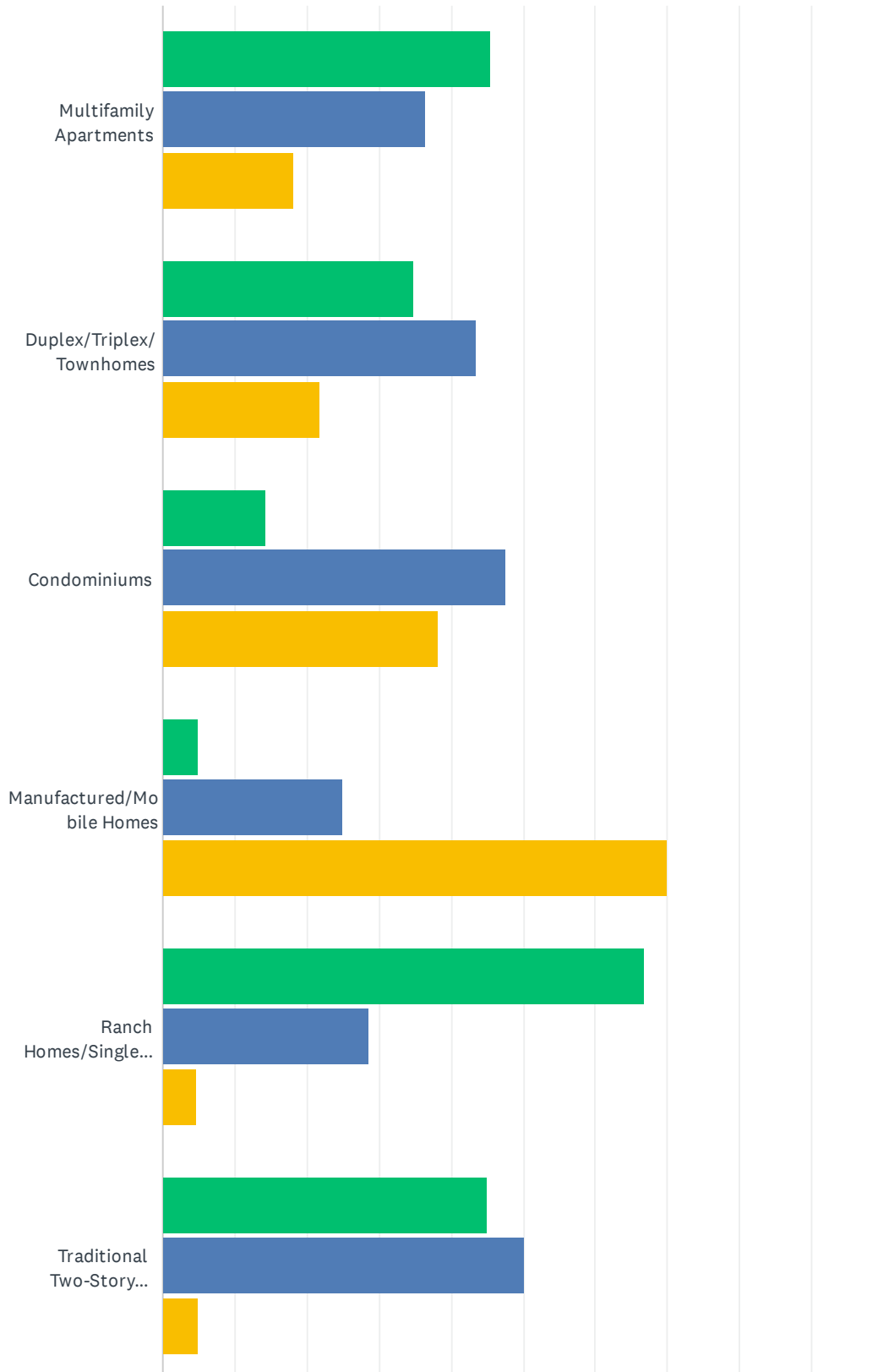
## Muskegon, Michigan Stakeholder Survey



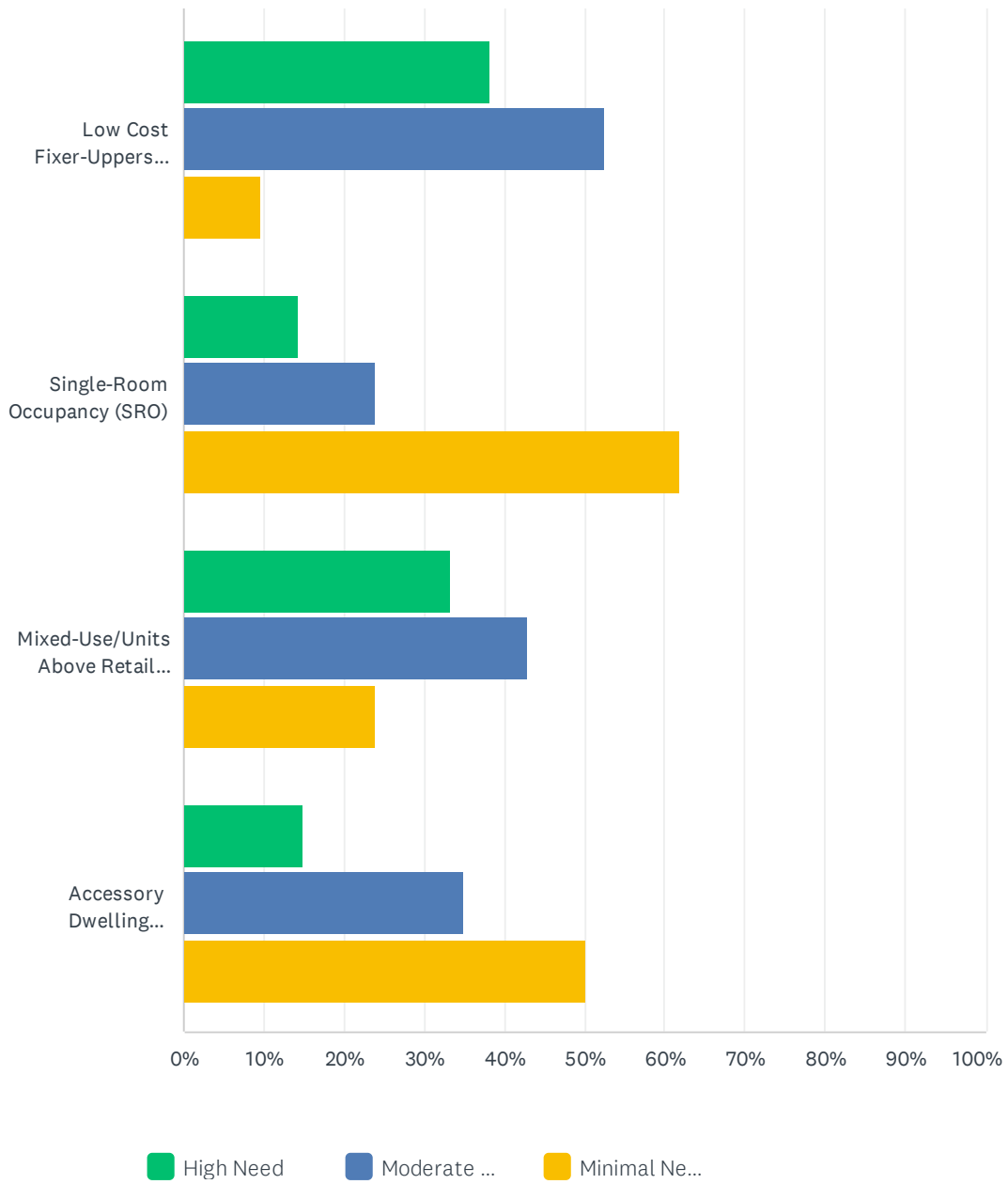
	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Senior Living (Independent Living)	52.38% 11	42.86% 9	4.76% 1	21	1.52
Senior Living (Assisted Living, Nursing Care)	38.10% 8	52.38% 11	9.52% 2	21	1.71
Single-Person (Studio/One-Bedroom)	57.14% 12	33.33% 7	9.52% 2	21	1.52
Family Housing (2+ Bedrooms)	85.71% 18	14.29% 3	0.00% 0	21	1.14
Housing for Millennials (Ages 25-39)	69.57% 16	26.09% 6	4.35% 1	23	1.35
Rentals that Accept Housing Choice Voucher Holders	42.86% 9	38.10% 8	19.05% 4	21	1.76
Low-Income Workforce (<\$30k)	70.83% 17	16.67% 4	12.50% 3	24	1.42
Moderate Income Workforce (\$30k-\$60k)	54.55% 12	45.45% 10	0.00% 0	22	1.45
Higher Income Workforce (\$60k+)	35.00% 7	35.00% 7	30.00% 6	20	1.95

# Q6 What is the demand for each of the following housing styles in the market?

Answered: 23 Skipped: 16



# Muskegon, Michigan Stakeholder Survey



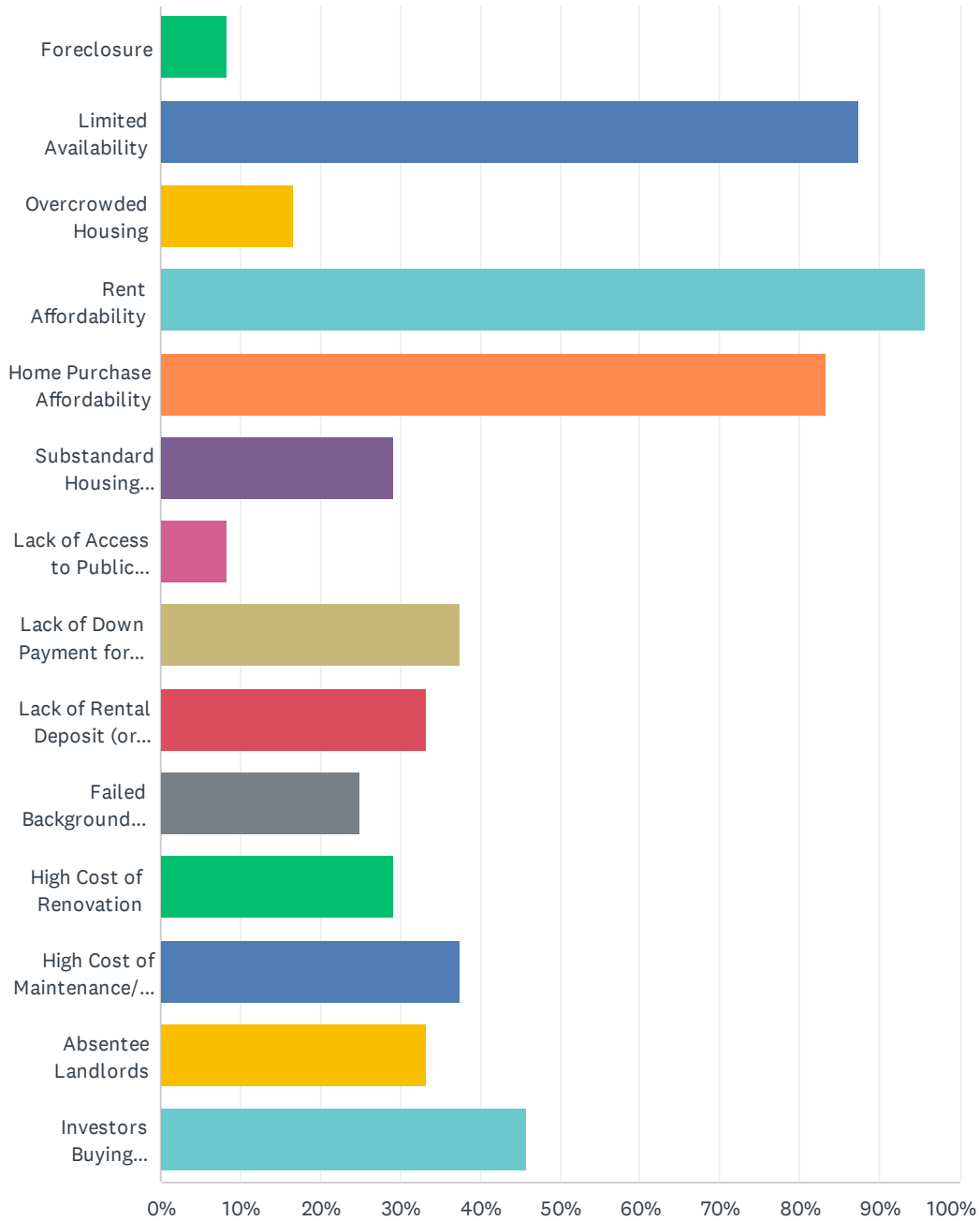
## Muskegon, Michigan Stakeholder Survey

	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Multifamily Apartments	45.45% 10	36.36% 8	18.18% 4	22	1.73
Duplex/Triplex/Townhomes	34.78% 8	43.48% 10	21.74% 5	23	1.87
Condominiums	14.29% 3	47.62% 10	38.10% 8	21	2.24
Manufactured/Mobile Homes	5.00% 1	25.00% 5	70.00% 14	20	2.65
Ranch Homes/Single Floor Plan Units	66.67% 14	28.57% 6	4.76% 1	21	1.38
Traditional Two-Story Single-Family Homes	45.00% 9	50.00% 10	5.00% 1	20	1.60
Low Cost Fixer-Uppers (single-family homes)	38.10% 8	52.38% 11	9.52% 2	21	1.71
Single-Room Occupancy (SRO)	14.29% 3	23.81% 5	61.90% 13	21	2.48
Mixed-Use/Units Above Retail (Downtown Housing)	33.33% 7	42.86% 9	23.81% 5	21	1.90
Accessory Dwelling Units/Tiny Houses	15.00% 3	35.00% 7	50.00% 10	20	2.35



### Q7 What are the most common housing issues experienced in the market? (select all that apply)

Answered: 24 Skipped: 15

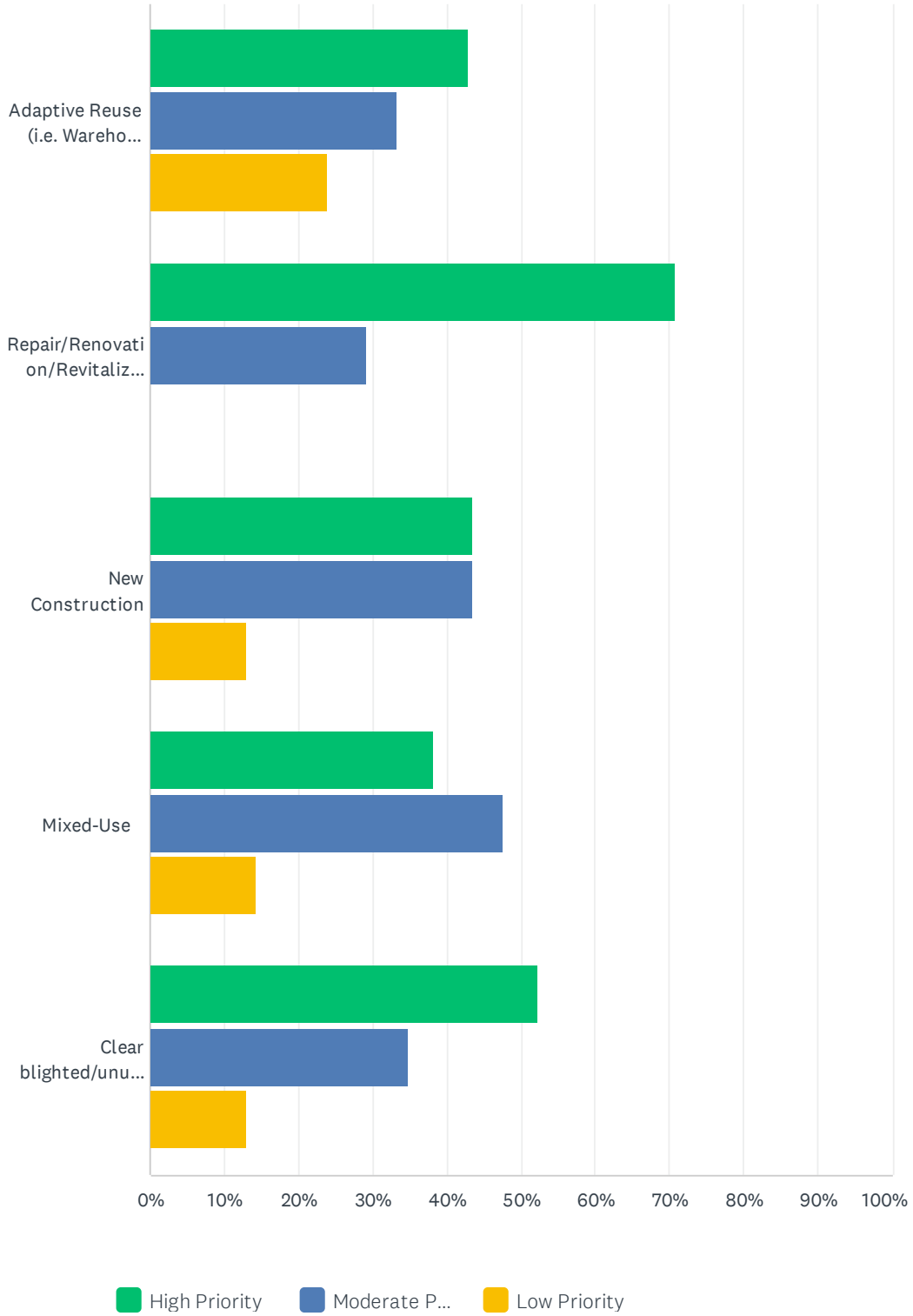


## Muskegon, Michigan Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Foreclosure	8.33%	2
Limited Availability	87.50%	21
Overcrowded Housing	16.67%	4
Rent Affordability	95.83%	23
Home Purchase Affordability	83.33%	20
Substandard Housing (quality/condition)	29.17%	7
Lack of Access to Public Transportation	8.33%	2
Lack of Down Payment for Purchase	37.50%	9
Lack of Rental Deposit (or First/Last Month Rent)	33.33%	8
Failed Background Checks	25.00%	6
High Cost of Renovation	29.17%	7
High Cost of Maintenance/Upkeep	37.50%	9
Absentee Landlords	33.33%	8
Investors Buying Properties and Increasing Rents/Prices	45.83%	11
Total Respondents: 24		

# Q8 What priority should be given to each of the following construction types of housing in the market?

Answered: 24 Skipped: 15

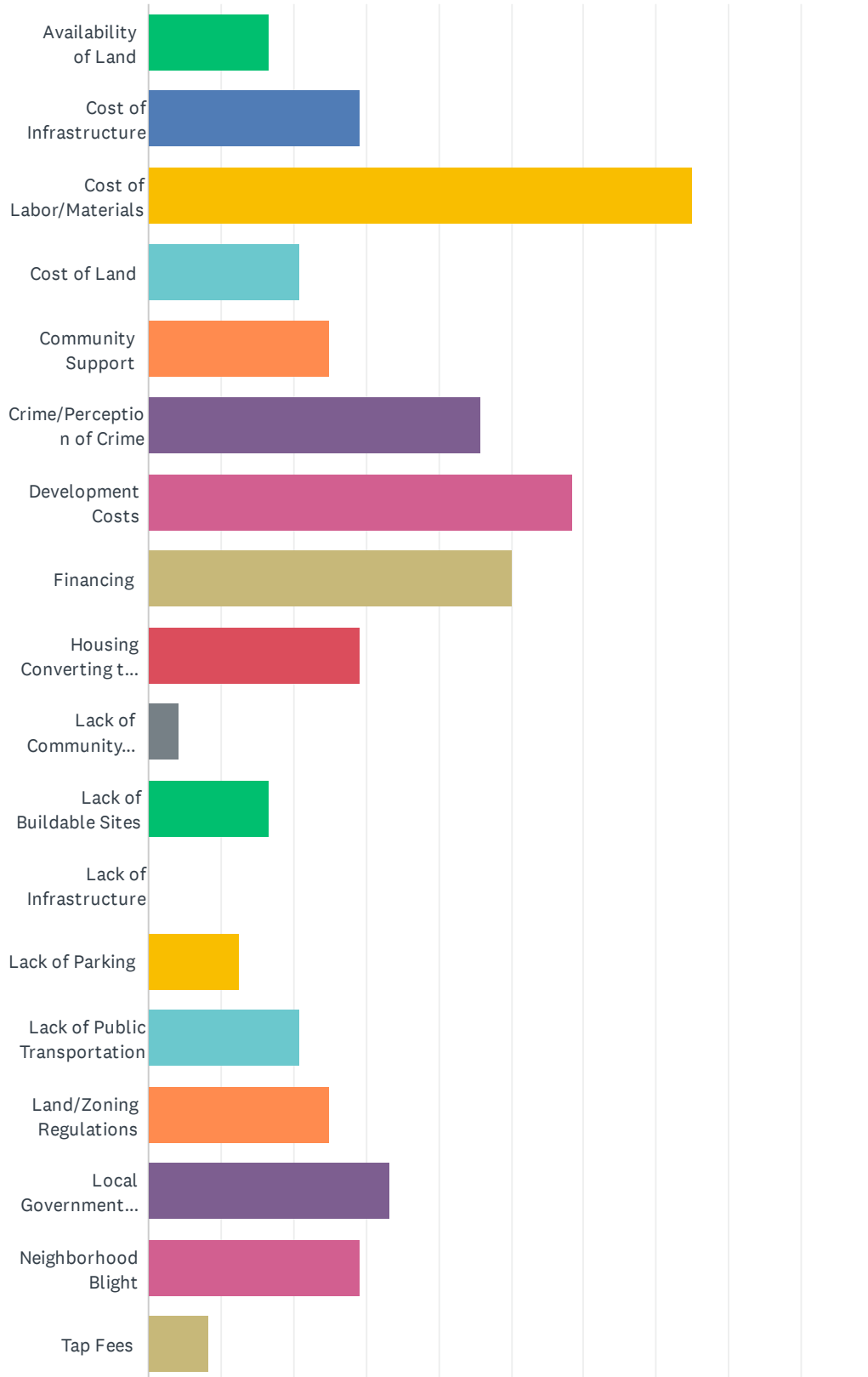


Muskegon, Michigan Stakeholder Survey

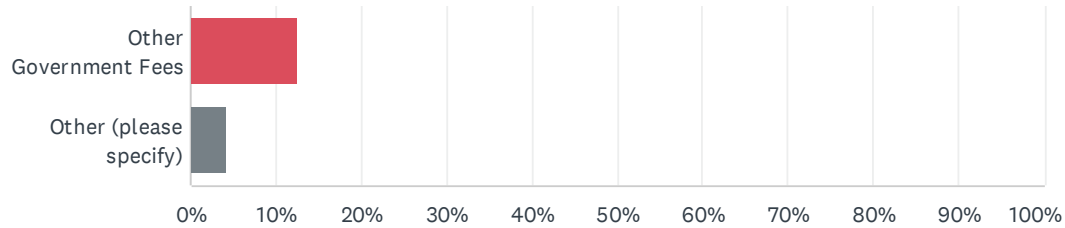
	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Adaptive Reuse (i.e. Warehouse Conversion to Residential)	42.86% 9	33.33% 7	23.81% 5	21	1.81
Repair/Renovation/Revitalization of Existing Housing	70.83% 17	29.17% 7	0.00% 0	24	1.29
New Construction	43.48% 10	43.48% 10	13.04% 3	23	1.70
Mixed-Use	38.10% 8	47.62% 10	14.29% 3	21	1.76
Clear blighted/unused structures to create land for new development	52.17% 12	34.78% 8	13.04% 3	23	1.61

### Q9 What common barriers or obstacles exist in the market that you believe limit residential development? (select all that apply)

Answered: 24 Skipped: 15



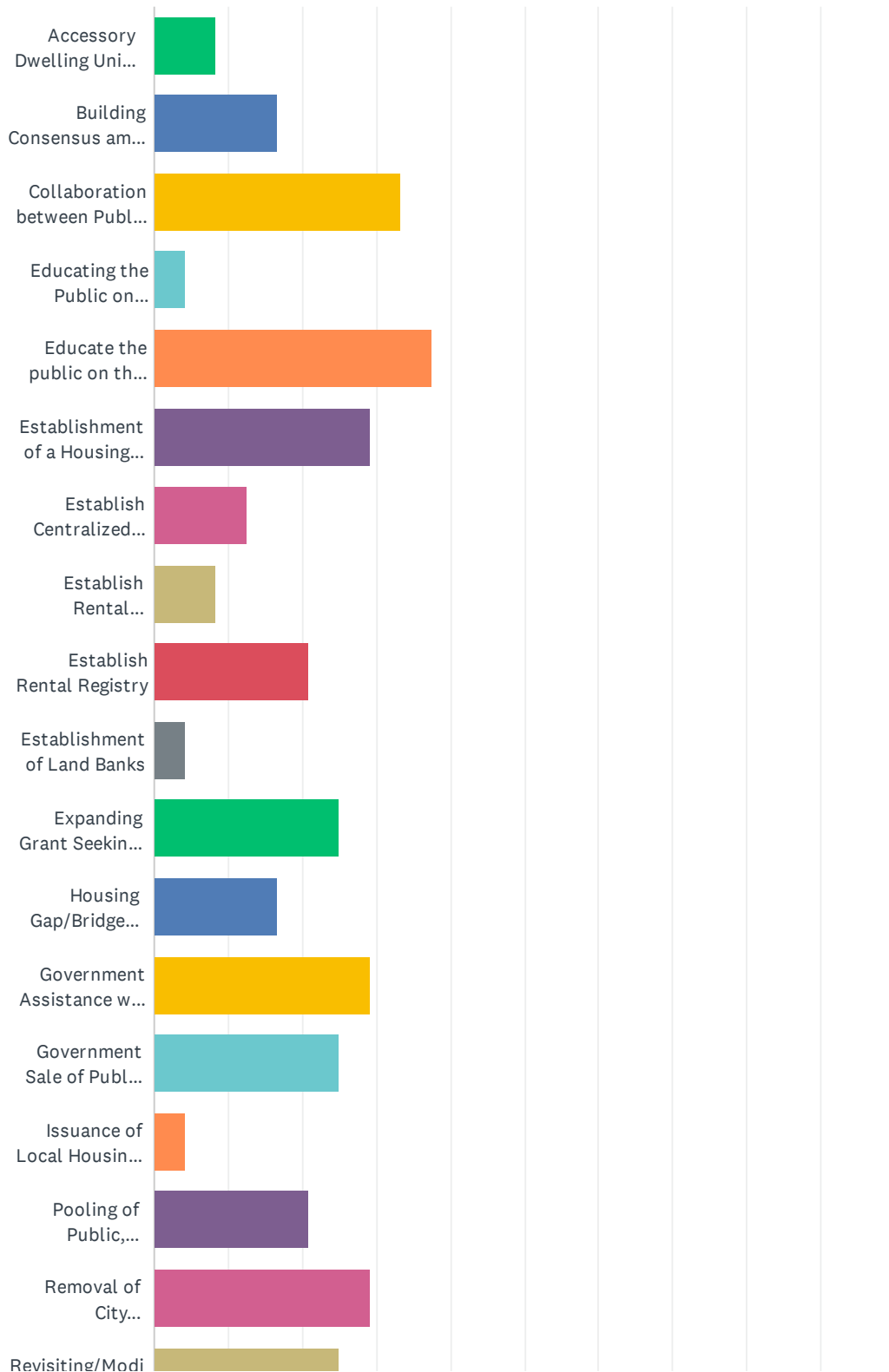
## Muskegon, Michigan Stakeholder Survey



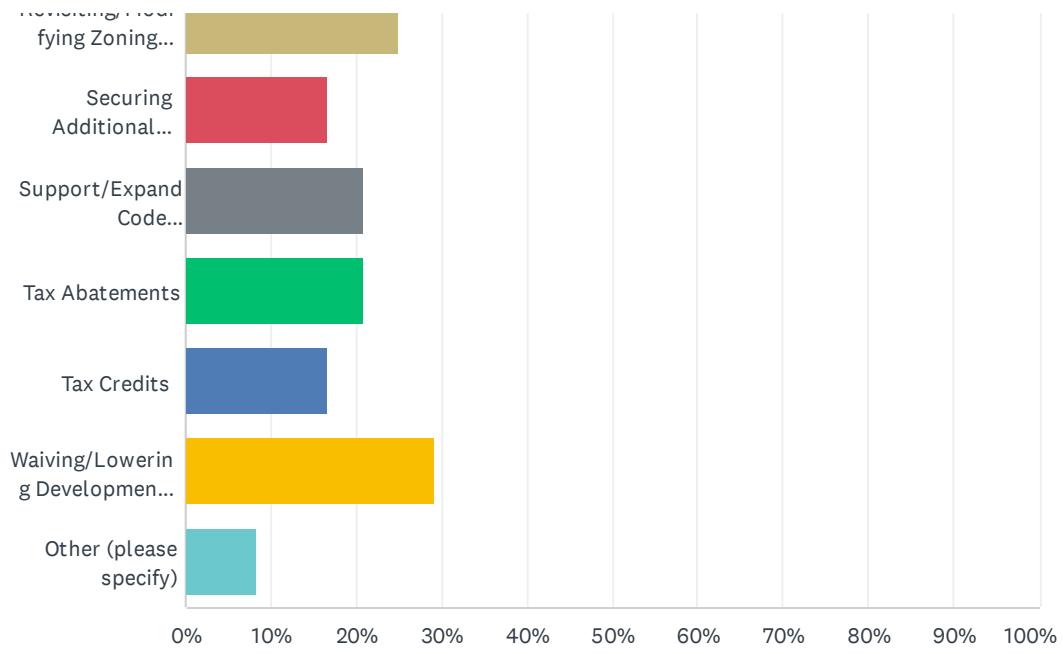
ANSWER CHOICES	RESPONSES	
Availability of Land	16.67%	4
Cost of Infrastructure	29.17%	7
Cost of Labor/Materials	75.00%	18
Cost of Land	20.83%	5
Community Support	25.00%	6
Crime/Perception of Crime	45.83%	11
Development Costs	58.33%	14
Financing	50.00%	12
Housing Converting to Short-Term/Vacation Rentals	29.17%	7
Lack of Community Services	4.17%	1
Lack of Buildable Sites	16.67%	4
Lack of Infrastructure	0.00%	0
Lack of Parking	12.50%	3
Lack of Public Transportation	20.83%	5
Land/Zoning Regulations	25.00%	6
Local Government Regulations ("red tape")	33.33%	8
Neighborhood Blight	29.17%	7
Tap Fees	8.33%	2
Other Government Fees	12.50%	3
Other (please specify)	4.17%	1
Total Respondents: 24		

# Q10 Which of the following represent the best options to reduce or eliminate the area's greatest barriers to residential development? (Select up to 5)

Answered: 24 Skipped: 15



# Muskegon, Michigan Stakeholder Survey



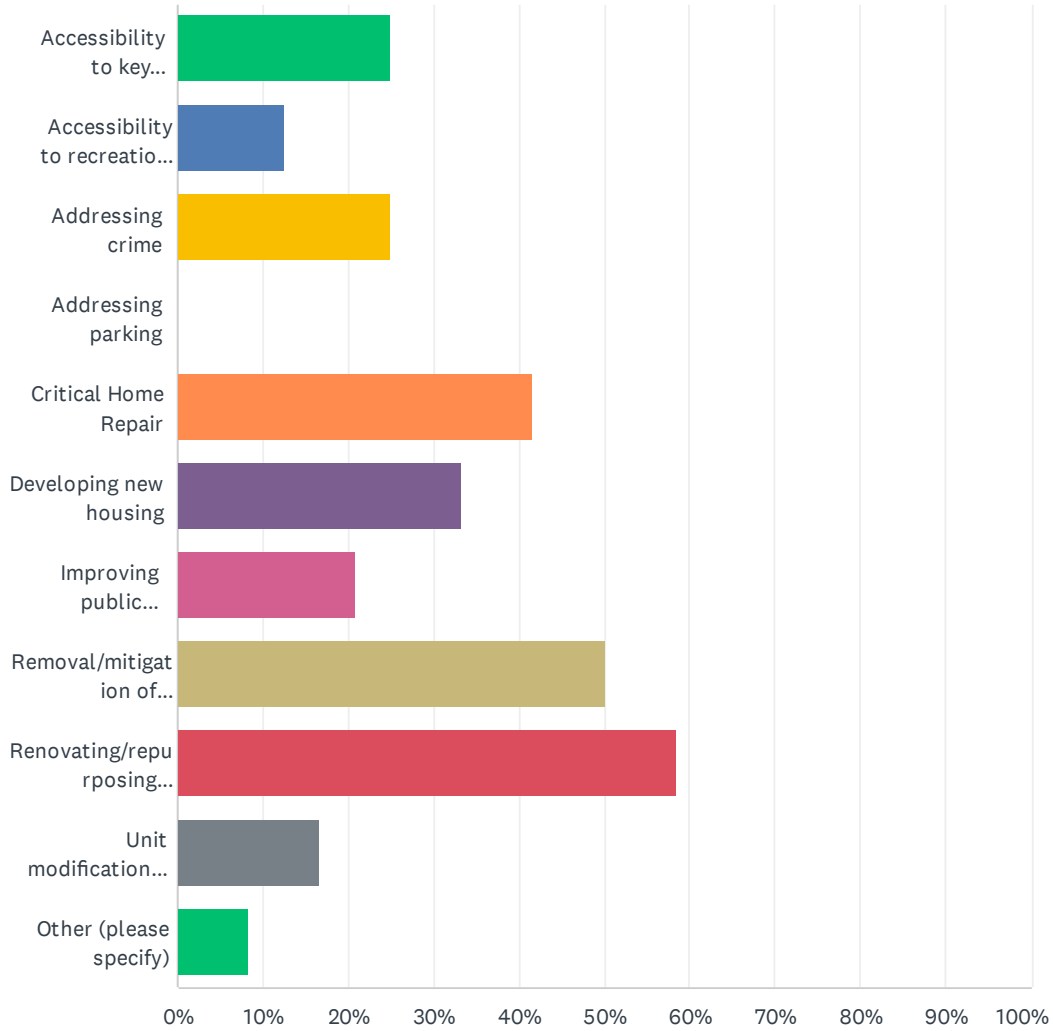


## Muskegon, Michigan Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Accessory Dwelling Unit Opportunities	8.33%	2
Building Consensus among Communities/Advocates	16.67%	4
Collaboration between Public and Private Sectors	33.33%	8
Educating the Public on Importance of Housing	4.17%	1
Educate the public on the importance of different types of housing	37.50%	9
Establishment of a Housing Trust Fund (focuses on preservation/development of affordable housing)	29.17%	7
Establish Centralized Developer/Builder Resource Center	12.50%	3
Establish Rental Inspection Program	8.33%	2
Establish Rental Registry	20.83%	5
Establishment of Land Banks	4.17%	1
Expanding Grant Seeking Efforts	25.00%	6
Housing Gap/Bridge Financing	16.67%	4
Government Assistance with Infrastructure	29.17%	7
Government Sale of Public Land/Buildings at Discount or Donated	25.00%	6
Issuance of Local Housing Bond	4.17%	1
Pooling of Public, Philanthropic, and Private Resources	20.83%	5
Removal of City Fines/Fees/Liens on Existing Homes to Encourage Transactions	29.17%	7
Revisiting/Modifying Zoning (e.g., density, setbacks, etc.)	25.00%	6
Securing Additional Housing Choice Vouchers	16.67%	4
Support/Expand Code Enforcement	20.83%	5
Tax Abatements	20.83%	5
Tax Credits	16.67%	4
Waiving/Lowering Development Fees	29.17%	7
Other (please specify)	8.33%	2
Total Respondents: 24		

### Q11 Of the following, which three items below should be areas of focus for the market? (select up to three)

Answered: 24 Skipped: 15

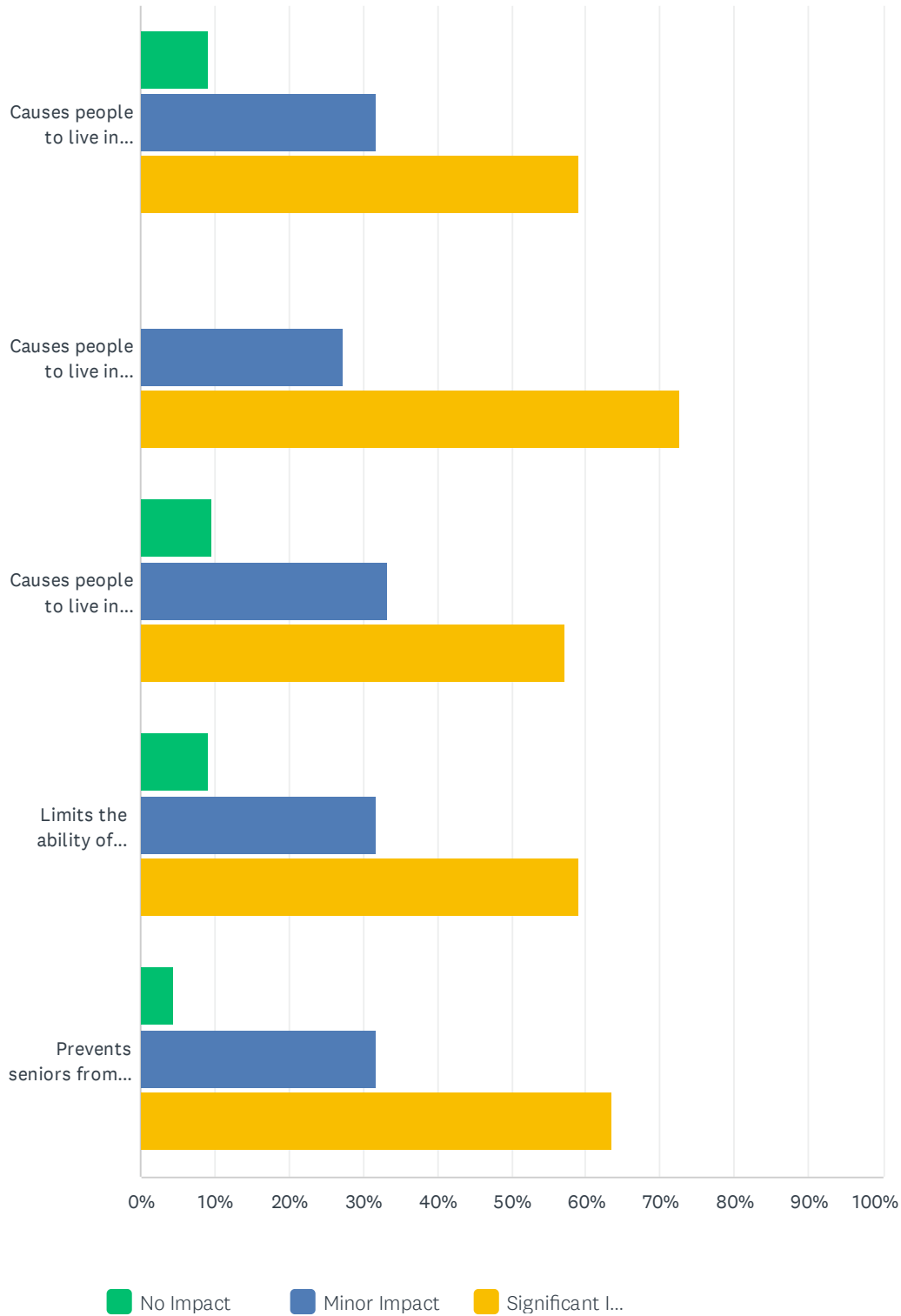


## Muskegon, Michigan Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Accessibility to key community services (e.g. Healthcare, childcare, etc.)	25.00%	6
Accessibility to recreational amenities	12.50%	3
Addressing crime	25.00%	6
Addressing parking	0.00%	0
Critical Home Repair	41.67%	10
Developing new housing	33.33%	8
Improving public transportation	20.83%	5
Removal/mitigation of residential blight	50.00%	12
Renovating/repurposing buildings for housing	58.33%	14
Unit modifications to allow aging in place	16.67%	4
Other (please specify)	8.33%	2
<b>Total Respondents: 24</b>		

# Q12 To what degree do you believe housing negatively impacts local residents?

Answered: 23 Skipped: 16

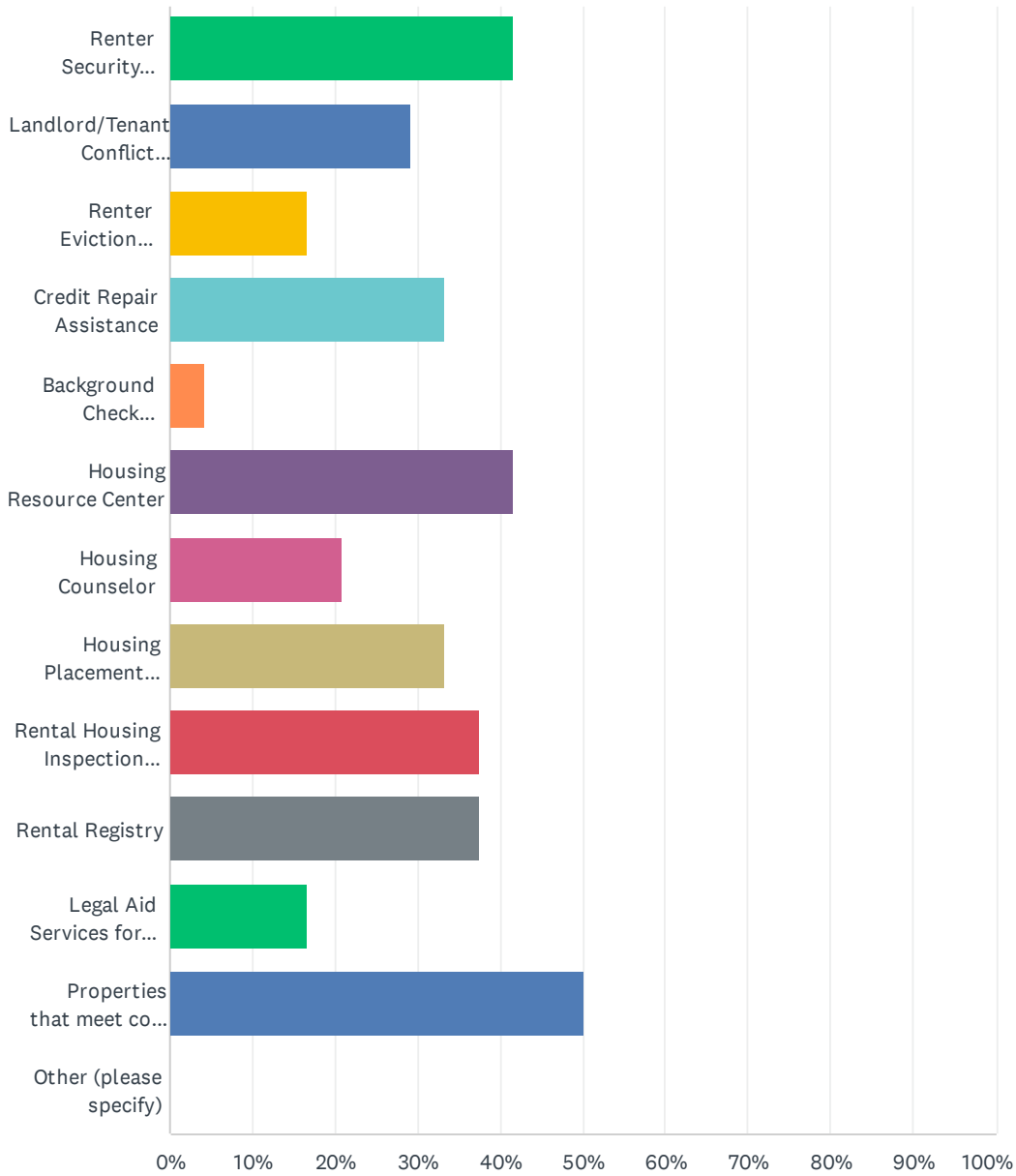


## Muskegon, Michigan Stakeholder Survey

	NO IMPACT	MINOR IMPACT	SIGNIFICANT IMPACT	TOTAL	WEIGHTED AVERAGE
Causes people to live in housing they cannot afford	9.09% 2	31.82% 7	59.09% 13	22	2.50
Causes people to live in substandard housing	0.00% 0	27.27% 6	72.73% 16	22	2.73
Causes people to live in unsafe housing or neighborhoods	9.52% 2	33.33% 7	57.14% 12	21	2.48
Limits the ability of families to grow/thrive	9.09% 2	31.82% 7	59.09% 13	22	2.50
Prevents seniors from living in housing that fits their needs	4.55% 1	31.82% 7	63.64% 14	22	2.59

### Q13 Which of the following options do you believe should become priorities to assist renters in the area? (select up to five)

Answered: 24 Skipped: 15

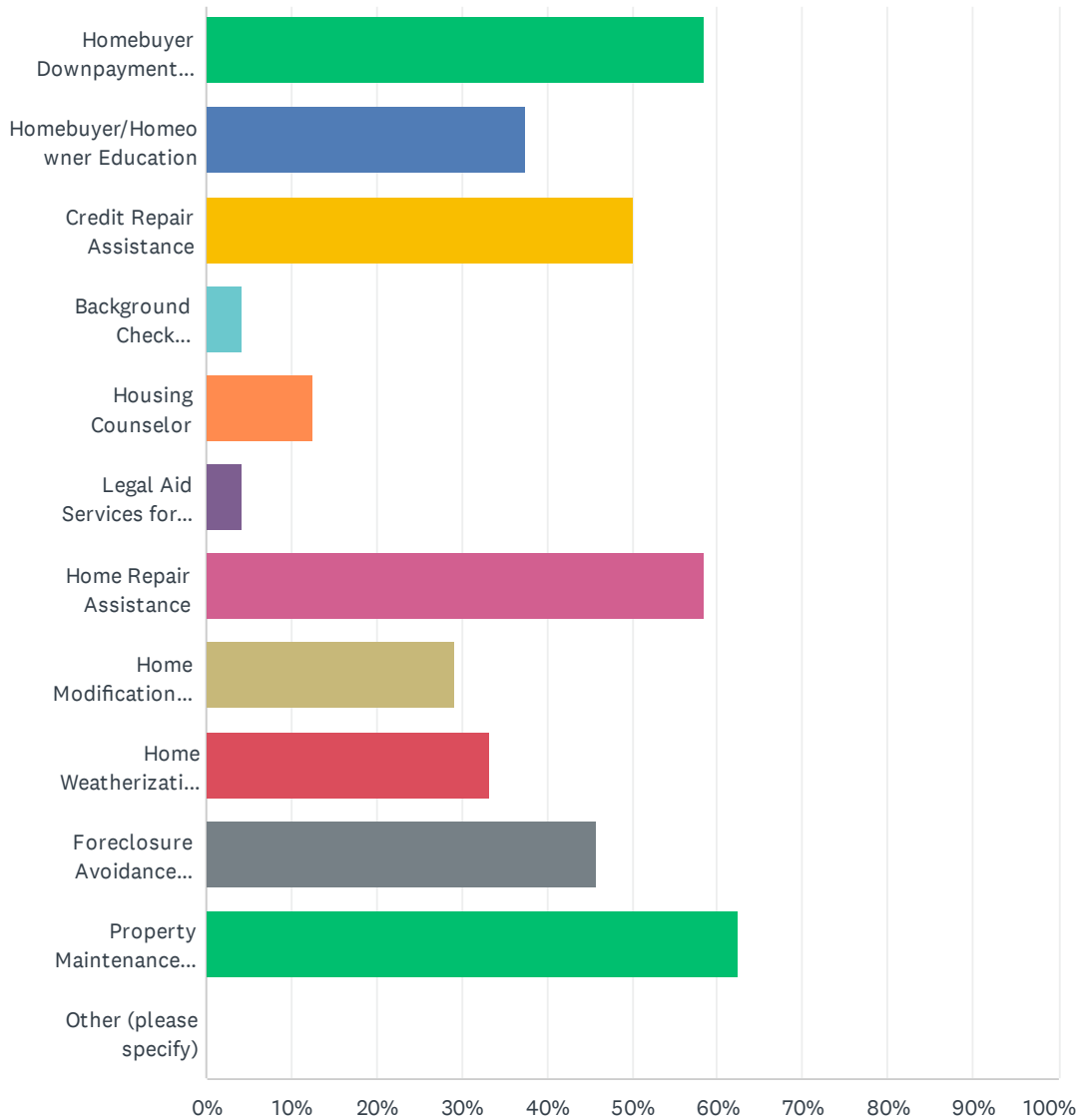


## Muskegon, Michigan Stakeholder Survey

ANSWER CHOICES	RESPONSES	
Renter Security Deposit Assistance	41.67%	10
Landlord/Tenant Conflict Resolution	29.17%	7
Renter Eviction Prevention	16.67%	4
Credit Repair Assistance	33.33%	8
Background Check Resolution	4.17%	1
Housing Resource Center	41.67%	10
Housing Counselor	20.83%	5
Housing Placement Service	33.33%	8
Rental Housing Inspection Program	37.50%	9
Rental Registry	37.50%	9
Legal Aid Services for Housing	16.67%	4
Properties that meet code/ life safety compliance	50.00%	12
Other (please specify)	0.00%	0
<b>Total Respondents: 24</b>		

### Q14 Which of the following options do you believe should become priorities to assist homeowners/buyers in the area? (select up to five)

Answered: 24 Skipped: 15





## Muskegon, Michigan Stakeholder Survey

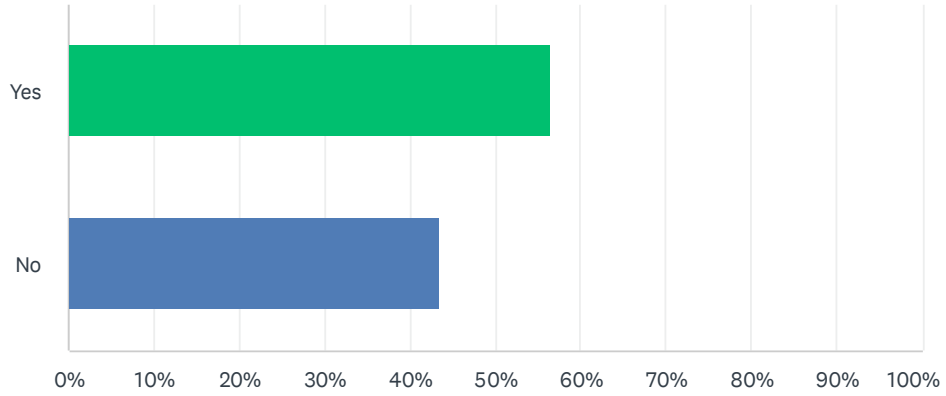
ANSWER CHOICES	RESPONSES	
Homebuyer Downpayment Assistance	58.33%	14
Homebuyer/Homeowner Education	37.50%	9
Credit Repair Assistance	50.00%	12
Background Check Resolution	4.17%	1
Housing Counselor	12.50%	3
Legal Aid Services for Housing	4.17%	1
Home Repair Assistance	58.33%	14
Home Modification Assistance	29.17%	7
Home Weatherization Assistance	33.33%	8
Foreclosure Avoidance Education	45.83%	11
Property Maintenance Education	62.50%	15
Other (please specify)	0.00%	0
Total Respondents: 24		

**Q15 Is there anything else you would like to share about housing challenges in the market?**

Answered: 7 Skipped: 32

### Q16 Are you knowledgeable of the homeless and/or special needs populations and their housing needs in the area?

Answered: 23 Skipped: 16



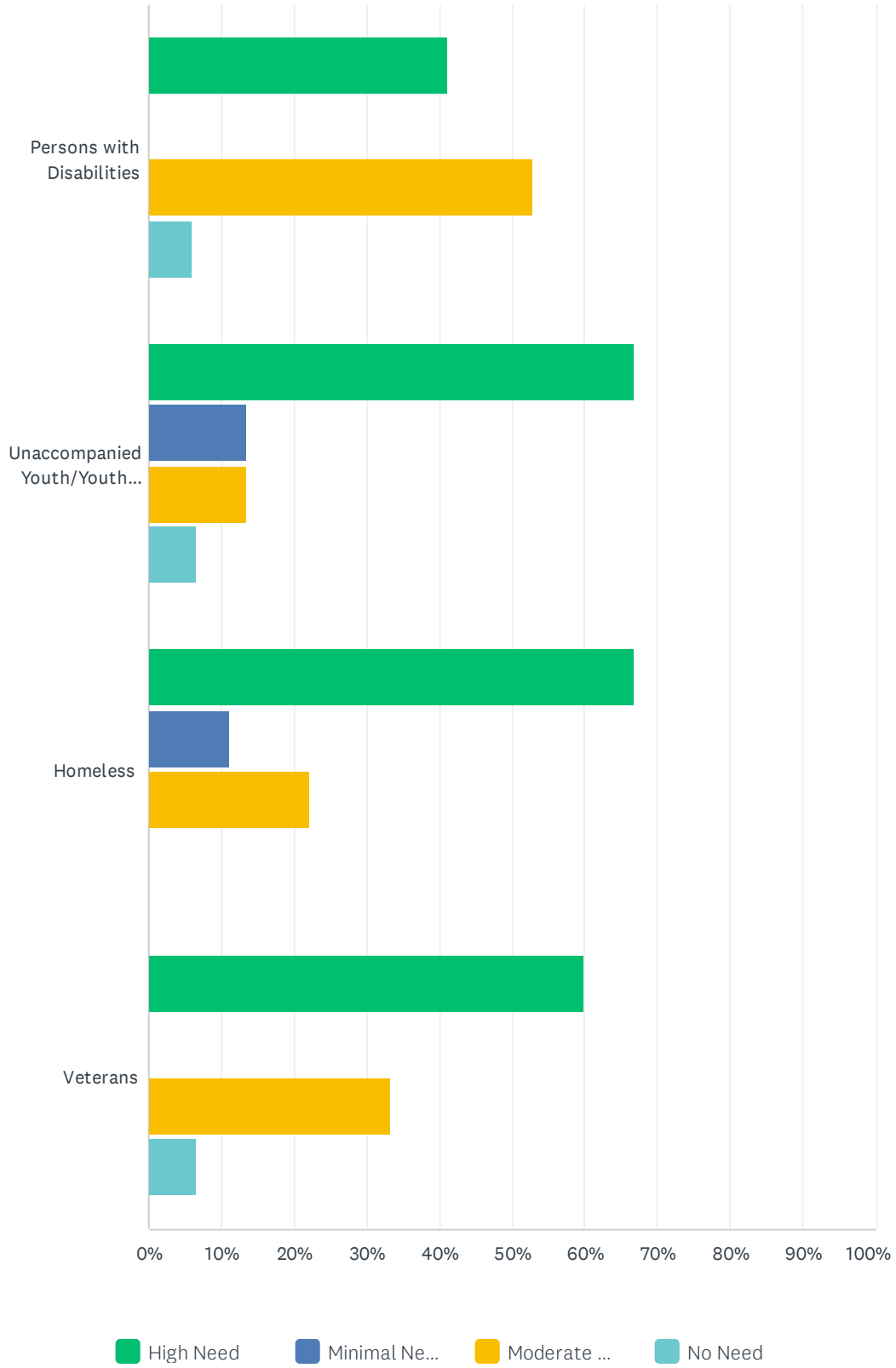
ANSWER CHOICES	RESPONSES	
Yes	56.52%	13
No	43.48%	10
TOTAL		23

**Q17 Rank the level of need for various housing types for each population target.**

Answered: 20 Skipped: 19

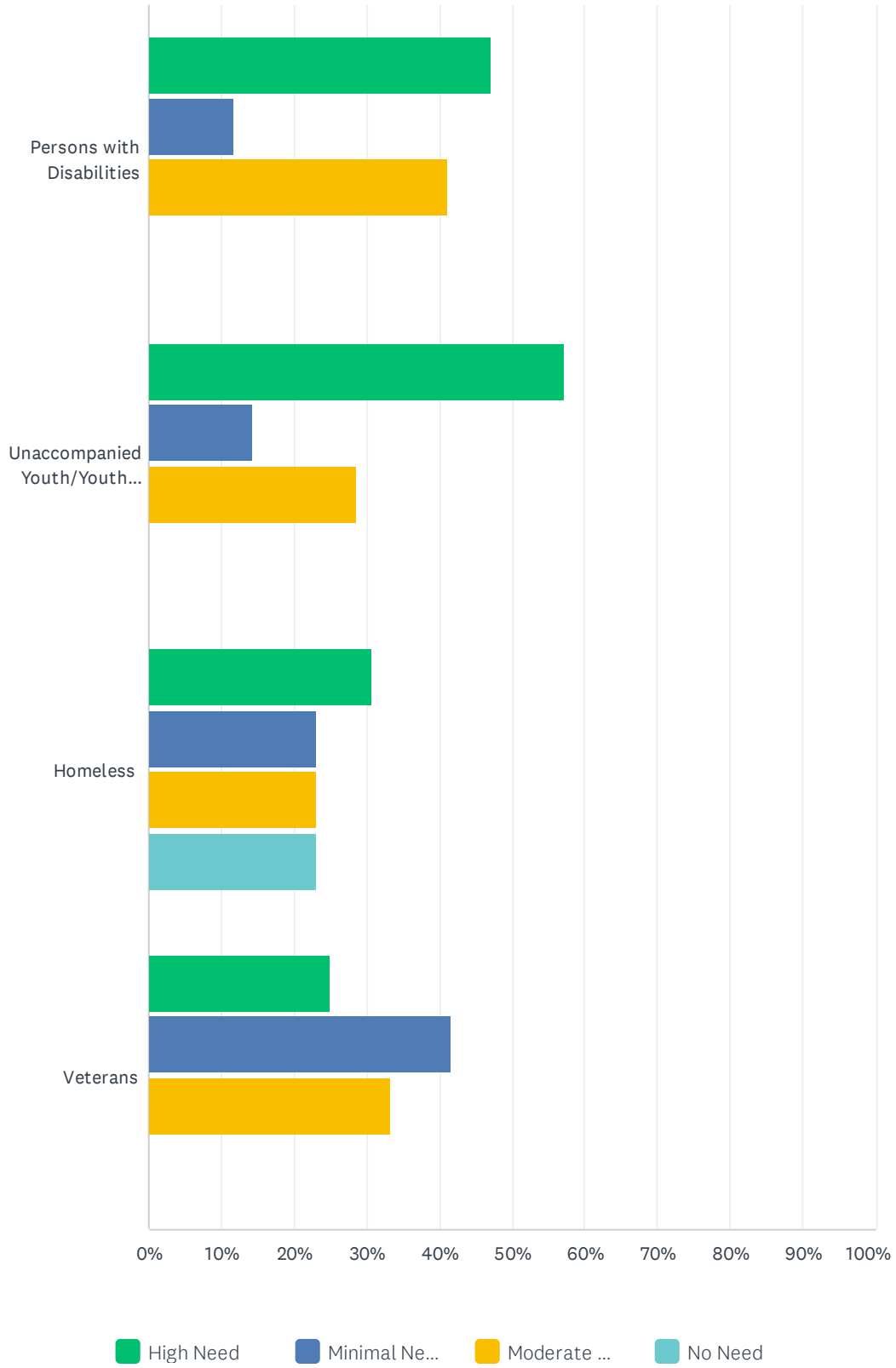
# Muskegon, Michigan Stakeholder Survey

## Emergency Shelter



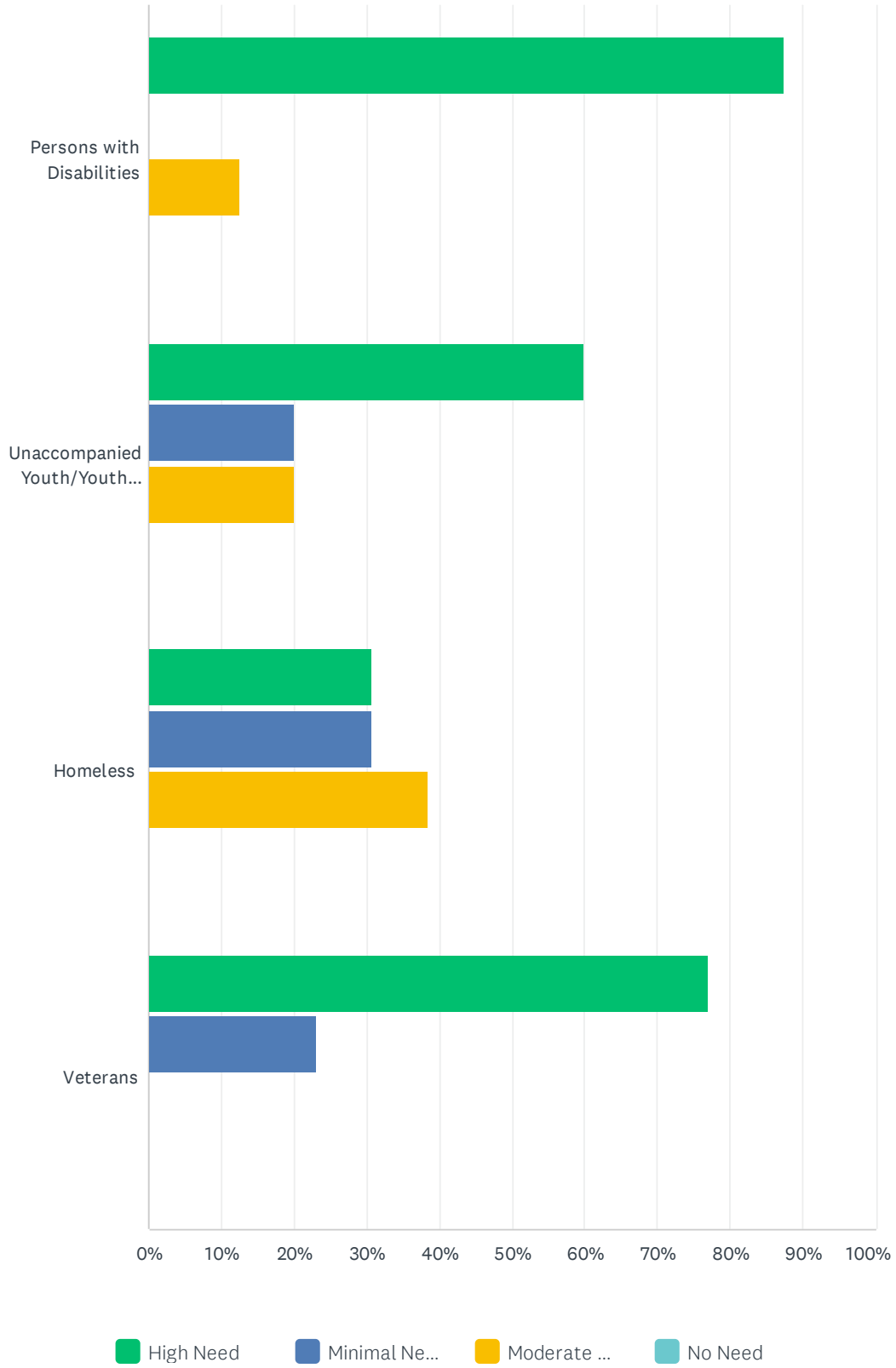
# Muskegon, Michigan Stakeholder Survey

## Group Homes



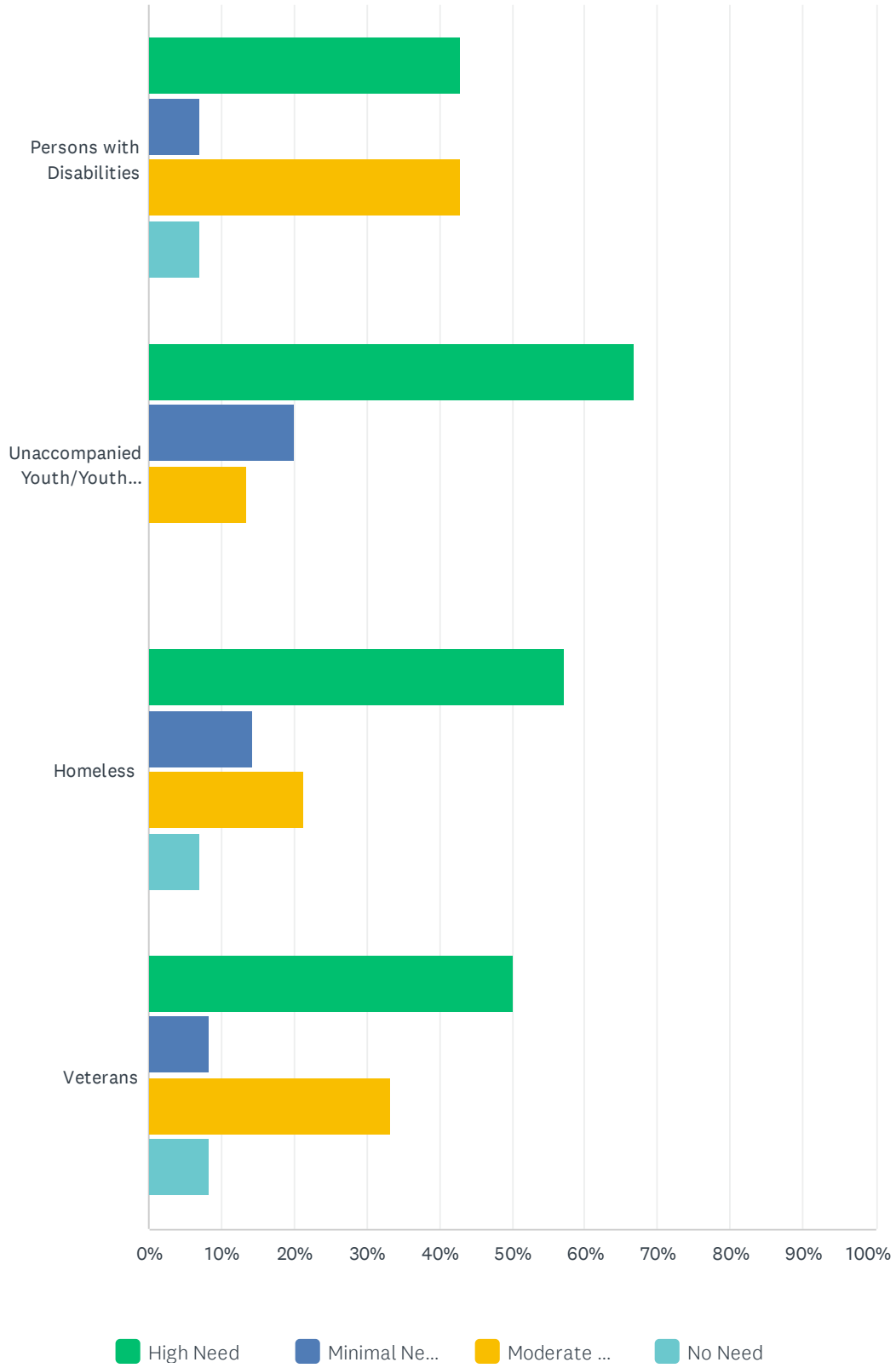
# Muskegon, Michigan Stakeholder Survey

## Permanent Supportive Housing



# Muskegon, Michigan Stakeholder Survey

## Transitional Housing





Muskegon, Michigan Stakeholder Survey

Emergency Shelter					
	HIGH NEED	MINIMAL NEED	MODERATE NEED	NO NEED	TOTAL
Persons with Disabilities	41.18% 7	0.00% 0	52.94% 9	5.88% 1	17
Unaccompanied Youth/Youth Aging Out of Foster Care	66.67% 10	13.33% 2	13.33% 2	6.67% 1	15
Homeless	66.67% 12	11.11% 2	22.22% 4	0.00% 0	18
Veterans	60.00% 9	0.00% 0	33.33% 5	6.67% 1	15
Group Homes					
	HIGH NEED	MINIMAL NEED	MODERATE NEED	NO NEED	TOTAL
Persons with Disabilities	47.06% 8	11.76% 2	41.18% 7	0.00% 0	17
Unaccompanied Youth/Youth Aging Out of Foster Care	57.14% 8	14.29% 2	28.57% 4	0.00% 0	14
Homeless	30.77% 4	23.08% 3	23.08% 3	23.08% 3	13
Veterans	25.00% 3	41.67% 5	33.33% 4	0.00% 0	12
Permanent Supportive Housing					
	HIGH NEED	MINIMAL NEED	MODERATE NEED	NO NEED	TOTAL
Persons with Disabilities	87.50% 14	0.00% 0	12.50% 2	0.00% 0	16
Unaccompanied Youth/Youth Aging Out of Foster Care	60.00% 9	20.00% 3	20.00% 3	0.00% 0	15
Homeless	30.77% 4	30.77% 4	38.46% 5	0.00% 0	13
Veterans	76.92% 10	23.08% 3	0.00% 0	0.00% 0	13
Transitional Housing					
	HIGH NEED	MINIMAL NEED	MODERATE NEED	NO NEED	TOTAL
Persons with Disabilities	42.86% 6	7.14% 1	42.86% 6	7.14% 1	14
Unaccompanied Youth/Youth Aging Out of Foster Care	66.67% 10	20.00% 3	13.33% 2	0.00% 0	15
Homeless	57.14% 8	14.29% 2	21.43% 3	7.14% 1	14
Veterans	50.00% 6	8.33% 1	33.33% 4	8.33% 1	12

Q18 What are the obstacles to the development of housing for the above-mentioned special needs populations in the area?

Answered: 13 Skipped: 26

**Q19 Provide any recommendations on ways to address the needs of the above-mentioned special needs populations in the area?**

Answered: 12 Skipped: 27

# EMPLOYER SURVEY

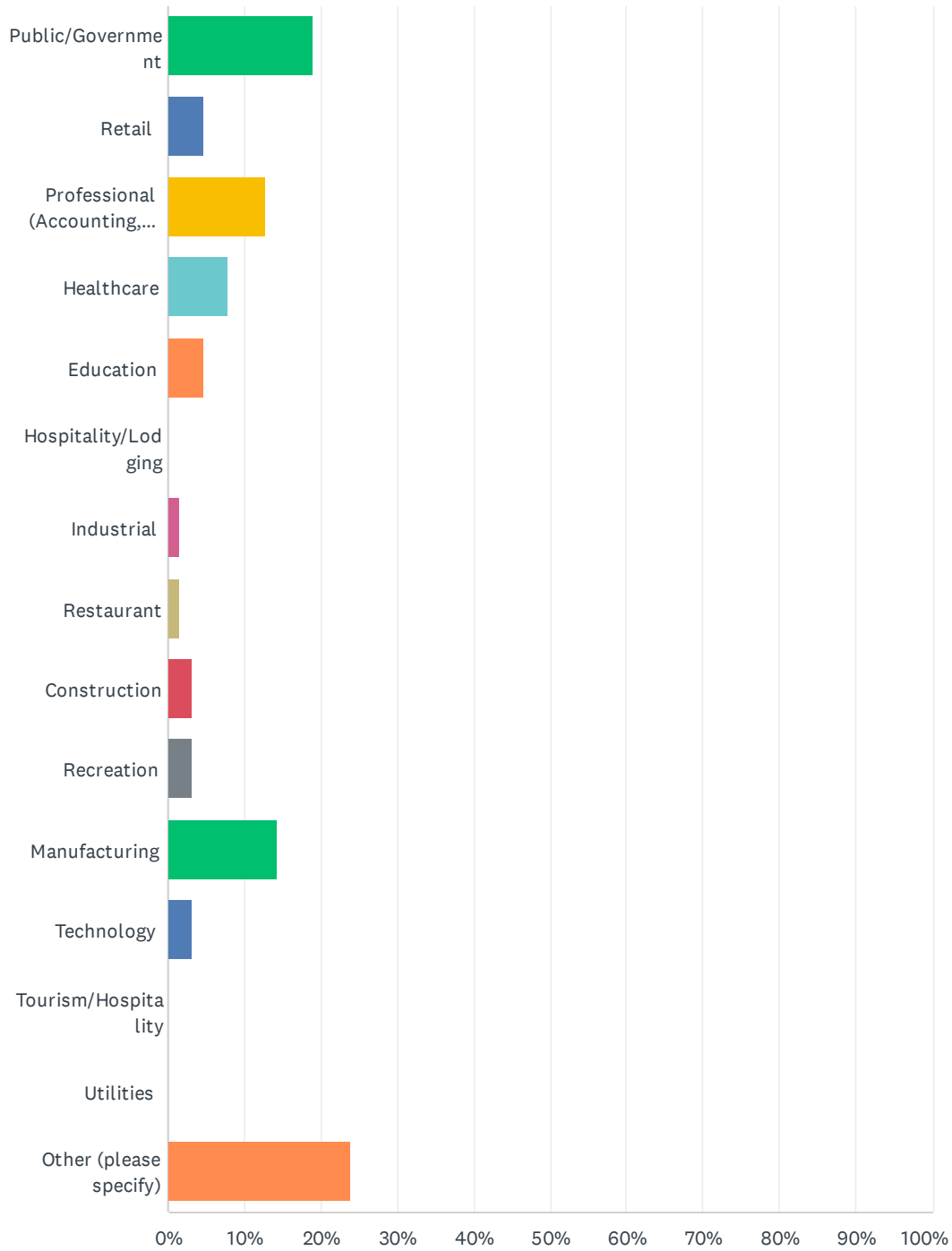
## Q1 Provide Your Contact Information

Answered: 64 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	64
Company	100.00%	64
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	64
Phone Number	100.00%	64

## Q2 Describe the primary type of company you represent.

Answered: 63 Skipped: 1



## Muskegon, Michigan Employer Survey

ANSWER CHOICES	RESPONSES	
Public/Government	19.05%	12
Retail	4.76%	3
Professional (Accounting, Legal, Etc.)	12.70%	8
Healthcare	7.94%	5
Education	4.76%	3
Hospitality/Lodging	0.00%	0
Industrial	1.59%	1
Restaurant	1.59%	1
Construction	3.17%	2
Recreation	3.17%	2
Manufacturing	14.29%	9
Technology	3.17%	2
Tourism/Hospitality	0.00%	0
Utilities	0.00%	0
Other (please specify)	23.81%	15
<b>TOTAL</b>		<b>63</b>

### Q3 Approximately how many people do you employ locally?

Answered: 62 Skipped: 2



## Q4 Approximately what number of your local employees are part-time, full-time and seasonal?

Answered: 63 Skipped: 1

ANSWER CHOICES	RESPONSES	
Part-Time	74.60%	47
Full-Time	88.89%	56
Seasonal	49.21%	31

## Q5 Approximately what percentage of your local employees live in the county?

Answered: 64 Skipped: 0

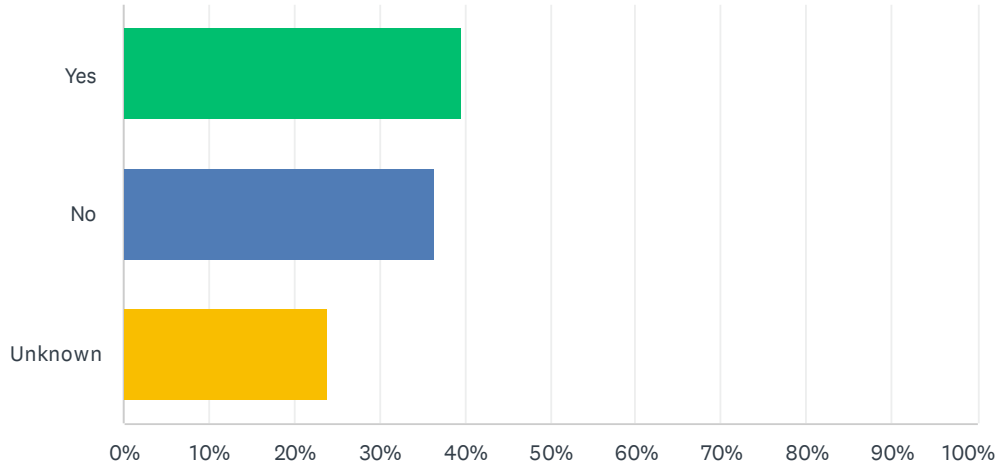
## Q6 Approximate the number of jobs that the company may create over the next three years by annual wage?

Answered: 59 Skipped: 5

ANSWER CHOICES	RESPONSES	
Less than \$25,000	44.07%	26
\$25,000 - \$50,000	79.66%	47
\$51,000 - \$75,000	57.63%	34
\$76,000 - \$100,000	37.29%	22
More than \$100,000	22.03%	13

## Q7 Have you had difficulty attracting or retaining employees due to housing related issues in the past couple of years?

Answered: 63 Skipped: 1

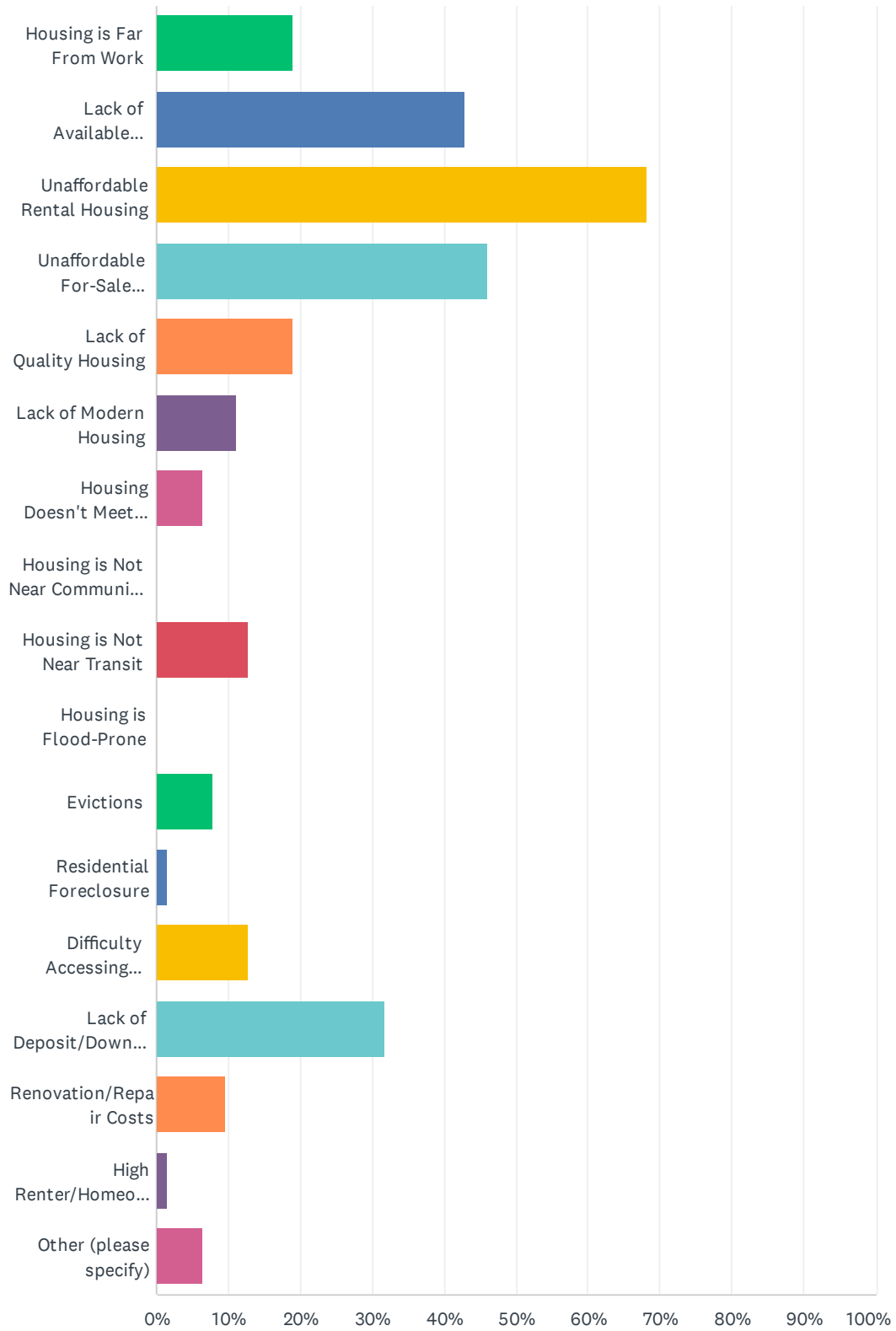


ANSWER CHOICES	RESPONSES	
Yes	39.68%	25
No	36.51%	23
Unknown	23.81%	15
TOTAL		63

**Q8 What are the three most common housing issues/challenges experienced by your employees:**

Answered: 63 Skipped: 1

# Muskegon, Michigan Employer Survey

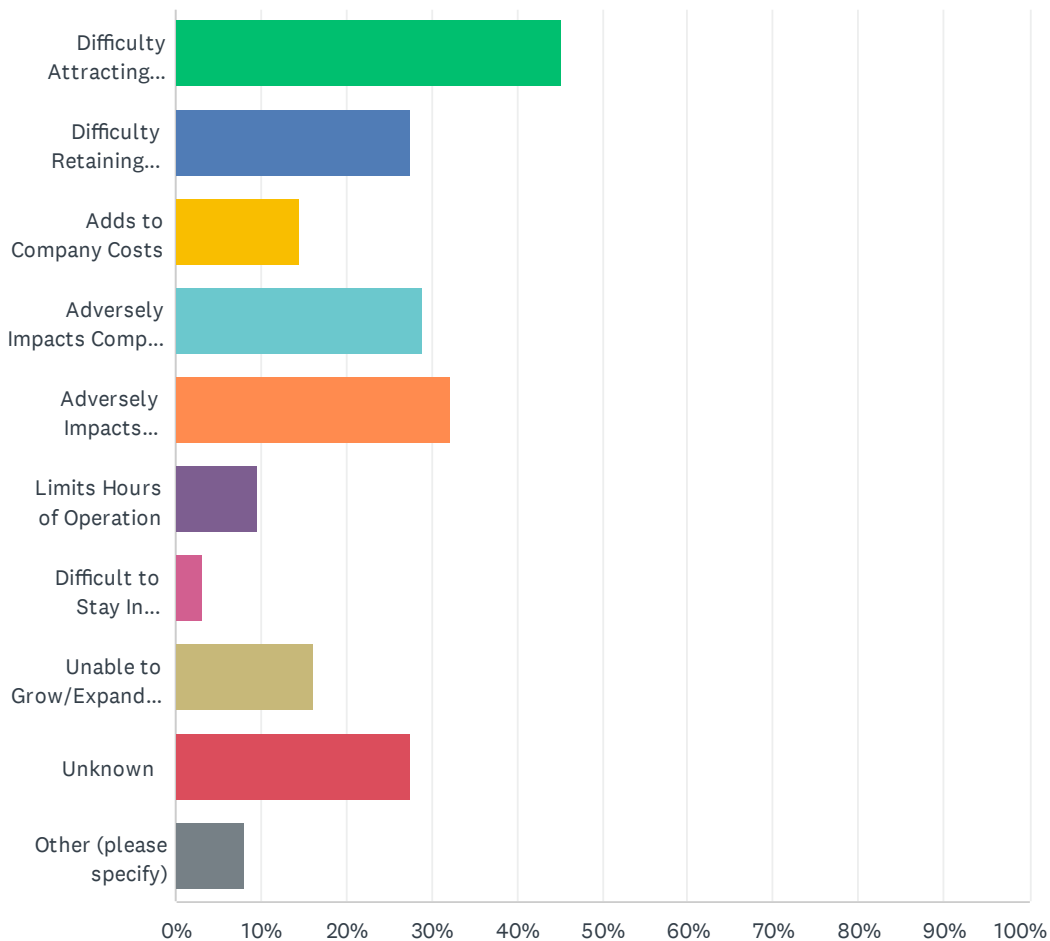


## Muskegon, Michigan Employer Survey

ANSWER CHOICES	RESPONSES	
Housing is Far From Work	19.05%	12
Lack of Available Housing	42.86%	27
Unaffordable Rental Housing	68.25%	43
Unaffordable For-Sale Housing	46.03%	29
Lack of Quality Housing	19.05%	12
Lack of Modern Housing	11.11%	7
Housing Doesn't Meet Employee's Needs	6.35%	4
Housing is Not Near Community Services	0.00%	0
Housing is Not Near Transit	12.70%	8
Housing is Flood-Prone	0.00%	0
Evictions	7.94%	5
Residential Foreclosure	1.59%	1
Difficulty Accessing Financing/Credit	12.70%	8
Lack of Deposit/Down Payment	31.75%	20
Renovation/Repair Costs	9.52%	6
High Renter/Homeowner Insurance Costs	1.59%	1
Other (please specify)	6.35%	4
Total Respondents: 63		

### Q9 In what ways, if any, are the housing issues that your employees or prospective employees face impacting your company? (Select all that apply)

Answered: 62 Skipped: 2



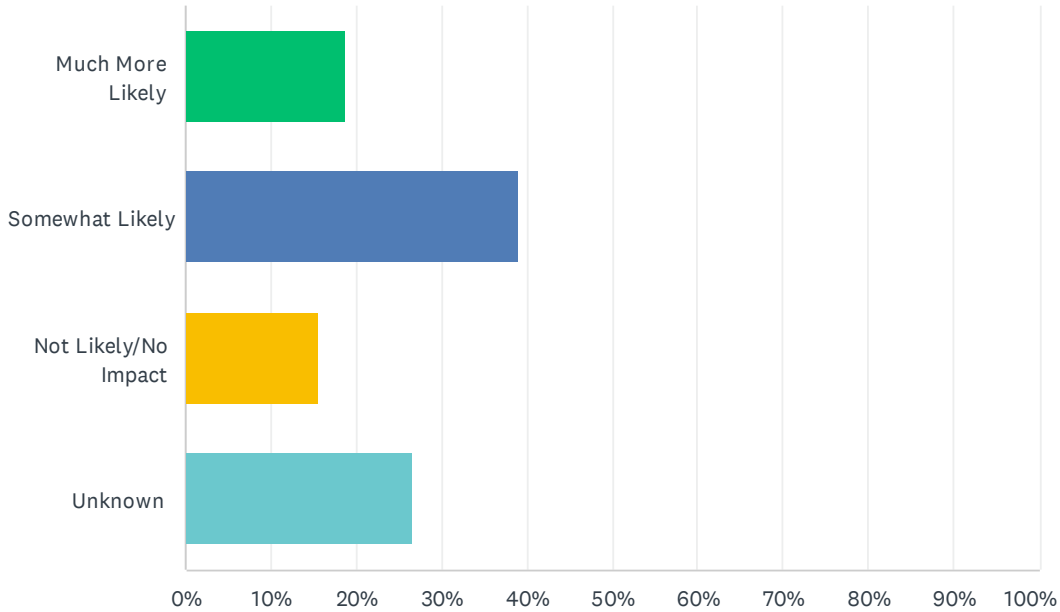


## Muskegon, Michigan Employer Survey

ANSWER CHOICES	RESPONSES	
Difficulty Attracting Employees	45.16%	28
Difficulty Retaining Employees	27.42%	17
Adds to Company Costs	14.52%	9
Adversely Impacts Company Morale	29.03%	18
Adversely Impacts Productivity	32.26%	20
Limits Hours of Operation	9.68%	6
Difficult to Stay In Business	3.23%	2
Unable to Grow/Expand Business	16.13%	10
Unknown	27.42%	17
Other (please specify)	8.06%	5
Total Respondents: 62		

**Q10 If additional housing was provided in the county that adequately served the needs of employees, to what degree would this increase the likelihood that your company would employ more people in the next three years?**

Answered: 64 Skipped: 0



ANSWER CHOICES	RESPONSES	
Much More Likely	18.75%	12
Somewhat Likely	39.06%	25
Not Likely/No Impact	15.63%	10
Unknown	26.56%	17
<b>TOTAL</b>		<b>64</b>

Q11 If housing was not an issue in hiring, how many additional employees would you hire in the next three years? (If you don't know, please state "don't know")

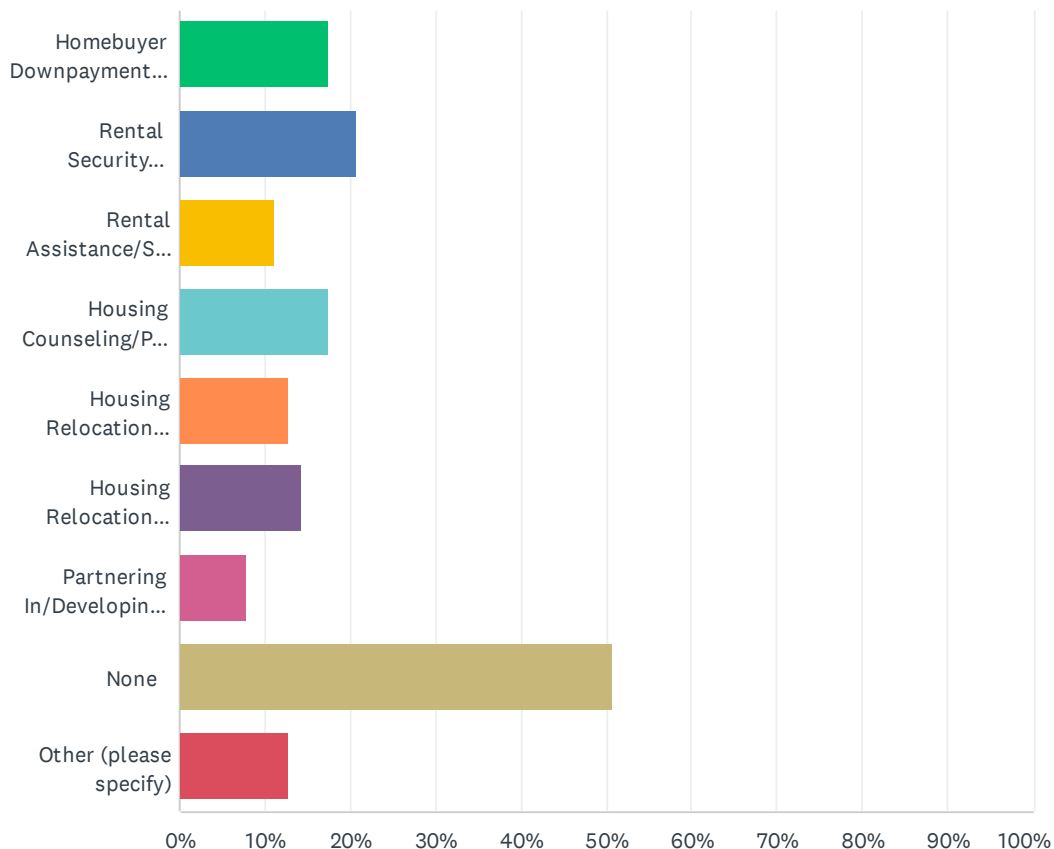
Answered: 63 Skipped: 1

**Q12 Describe any type of housing assistance your company offers to its employees (e.g. down payment assistance, housing subsidy, workforce housing, etc.). If none are offered, please state “none”.**

Answered: 63 Skipped: 1

### Q13 What type of assistance, if any, would you consider providing to your employees to assist them with housing? (Select all that apply)

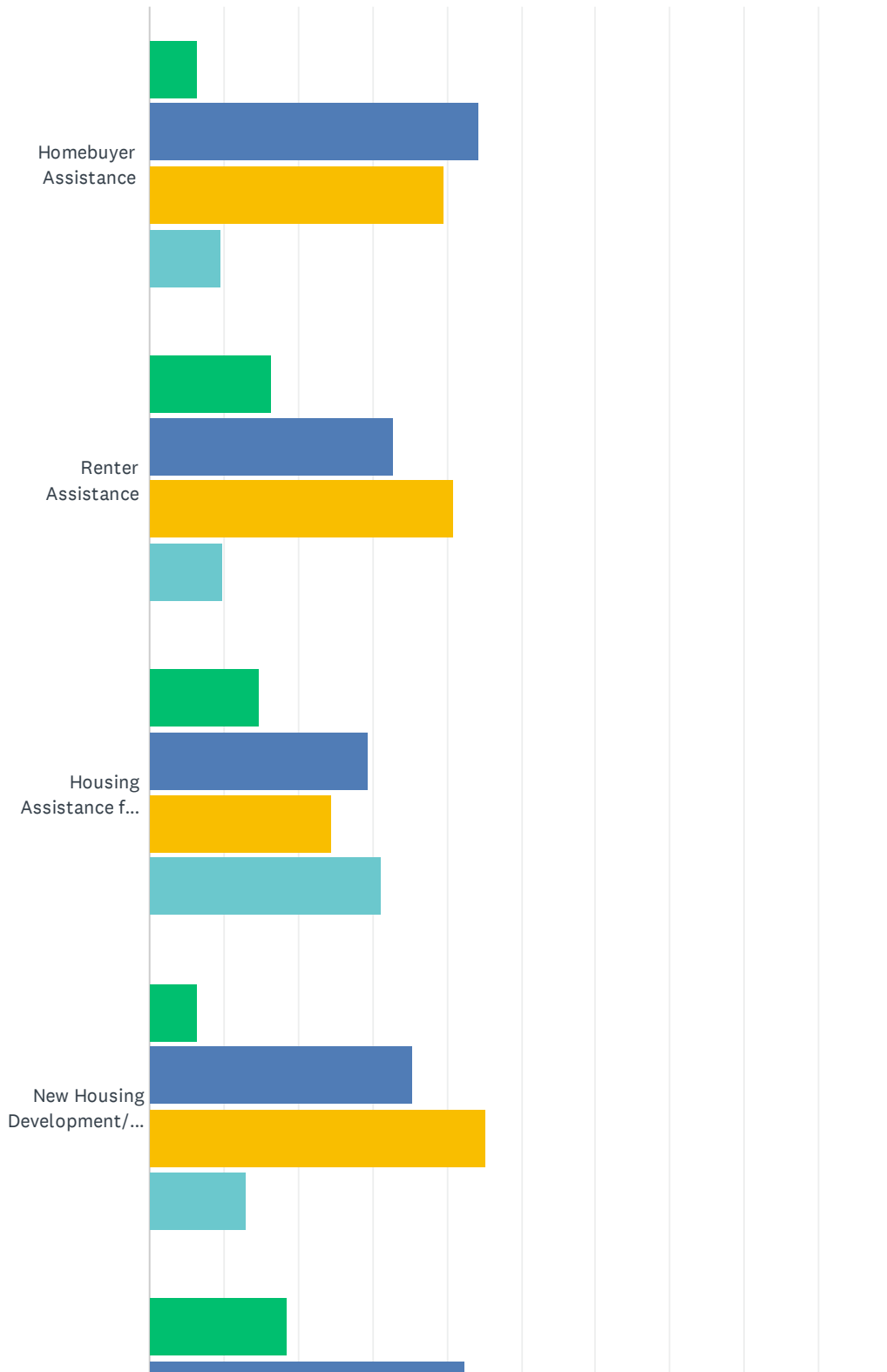
Answered: 63 Skipped: 1



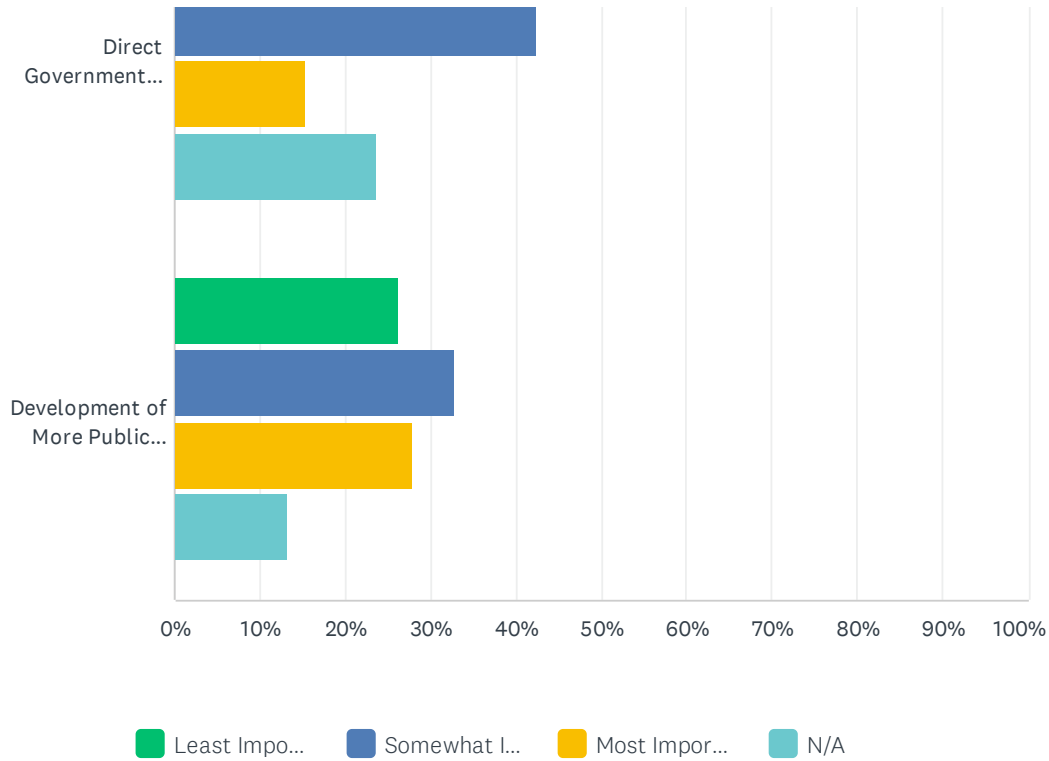
ANSWER CHOICES	RESPONSES	
Homebuyer Downpayment Assistance	17.46%	11
Rental Security Deposit Assistance	20.63%	13
Rental Assistance/Subsidy	11.11%	7
Housing Counseling/Placement Services	17.46%	11
Housing Relocation Services/Assistance	12.70%	8
Housing Relocation Reimbursement	14.29%	9
Partnering In/Developing Employee Housing	7.94%	5
None	50.79%	32
Other (please specify)	12.70%	8
Total Respondents: 63		

### Q14 What is the level of importance of any future government housing programs, policies or incentives that could be implemented to assist employees with housing or addressing the market's housing issues?

Answered: 63 Skipped: 1



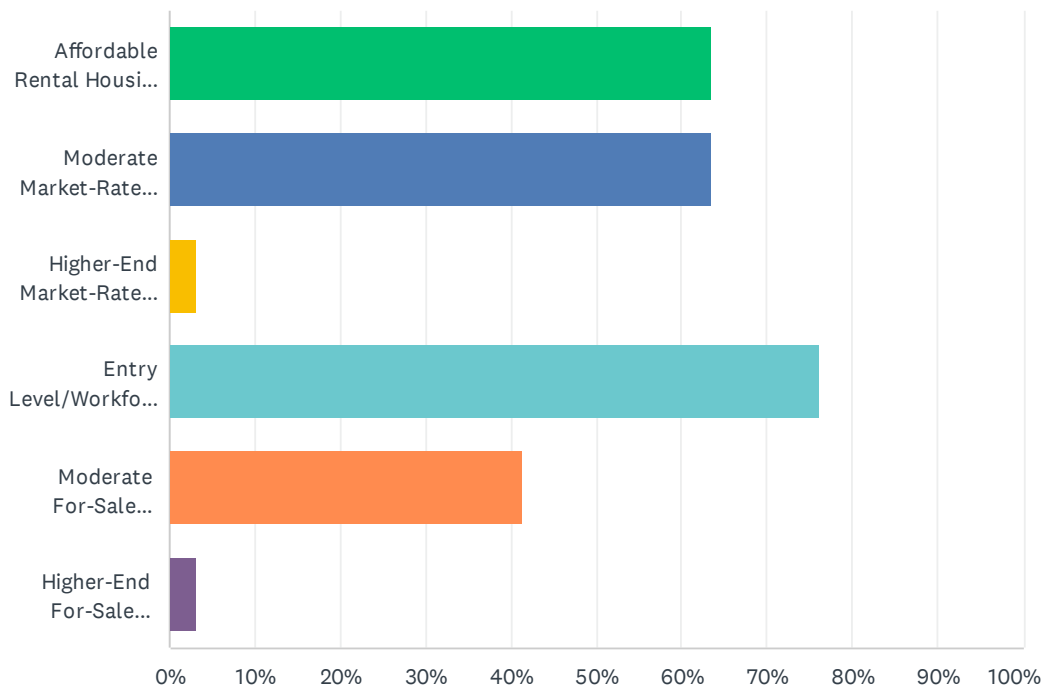
## Muskegon, Michigan Employer Survey



	LEAST IMPORTANT	SOMEWHAT IMPORTANT	MOST IMPORTANT	N/A	TOTAL	WEIGHTED AVERAGE
Homebuyer Assistance	6.35% 4	44.44% 28	39.68% 25	9.52% 6	63	2.37
Renter Assistance	16.39% 10	32.79% 20	40.98% 25	9.84% 6	61	2.27
Housing Assistance for Public Employees (Police, Fire, Teachers, Etc.)	14.75% 9	29.51% 18	24.59% 15	31.15% 19	61	2.14
New Housing Development/ Redevelopment	6.45% 4	35.48% 22	45.16% 28	12.90% 8	62	2.44
Direct Government Investment in Land for Workforce Housing (Land Banking)	18.64% 11	42.37% 25	15.25% 9	23.73% 14	59	1.96
Development of More Public Housing	26.23% 16	32.79% 20	27.87% 17	13.11% 8	61	2.02

## Q15 In terms of product pricing, what are the three most-needed housing price-points for your employees?

Answered: 63 Skipped: 1

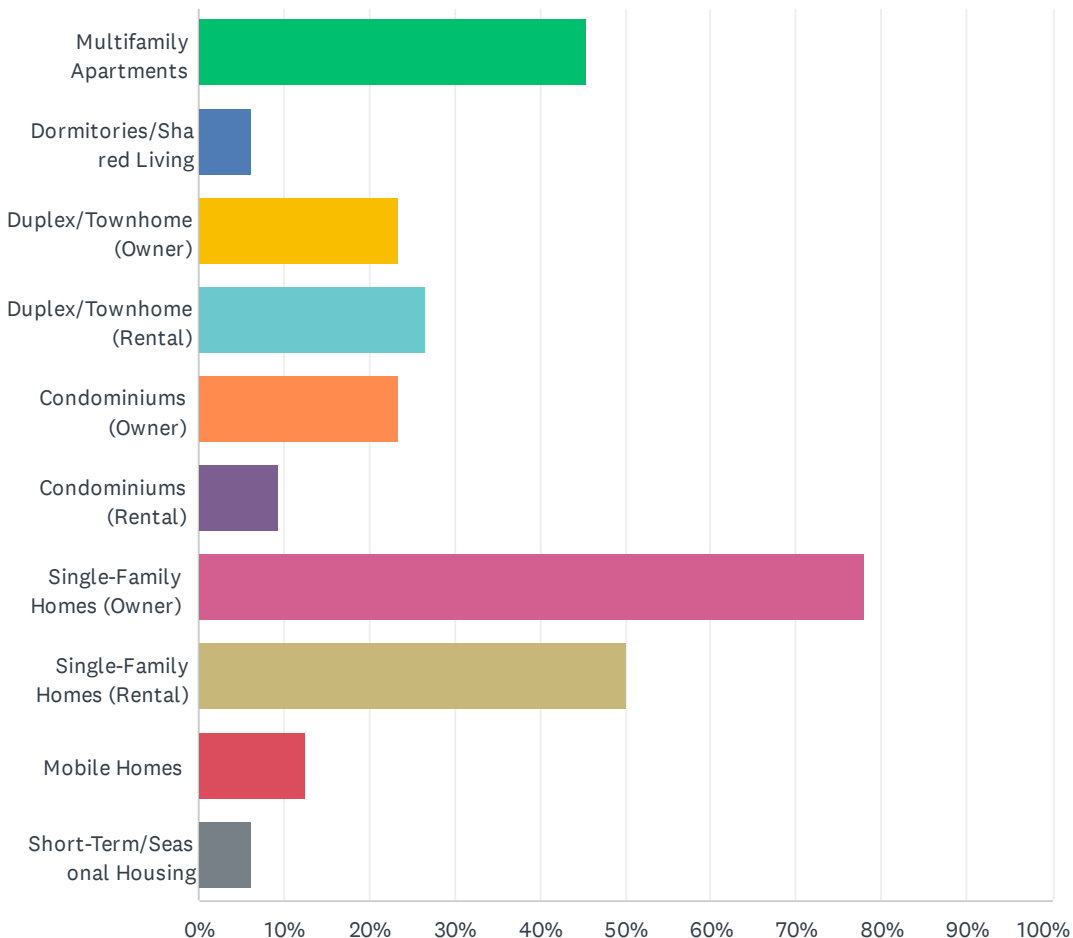


ANSWER CHOICES	RESPONSES	
Affordable Rental Housing (Under \$750/month)	63.49%	40
Moderate Market-Rate Rental Housing (\$750-\$1,250/month)	63.49%	40
Higher-End Market-Rate Rental Housing (Above \$1,250/month)	3.17%	2
Entry Level/Workforce For-Sale Housing (Below \$200,000)	76.19%	48
Moderate For-Sale Housing (\$200,000-\$300,000)	41.27%	26
Higher-End For-Sale Housing (Above \$300,000)	3.17%	2
Total Respondents: 63		



### Q16 In terms of product type, what are the three most-needed types of housing for your employees?

Answered: 64 Skipped: 0



## Muskegon, Michigan Employer Survey

ANSWER CHOICES	RESPONSES	
Multifamily Apartments	45.31%	29
Dormitories/Shared Living	6.25%	4
Duplex/Townhome (Owner)	23.44%	15
Duplex/Townhome (Rental)	26.56%	17
Condominiums (Owner)	23.44%	15
Condominiums (Rental)	9.38%	6
Single-Family Homes (Owner)	78.13%	50
Single-Family Homes (Rental)	50.00%	32
Mobile Homes	12.50%	8
Short-Term/Seasonal Housing	6.25%	4
Total Respondents: 64		

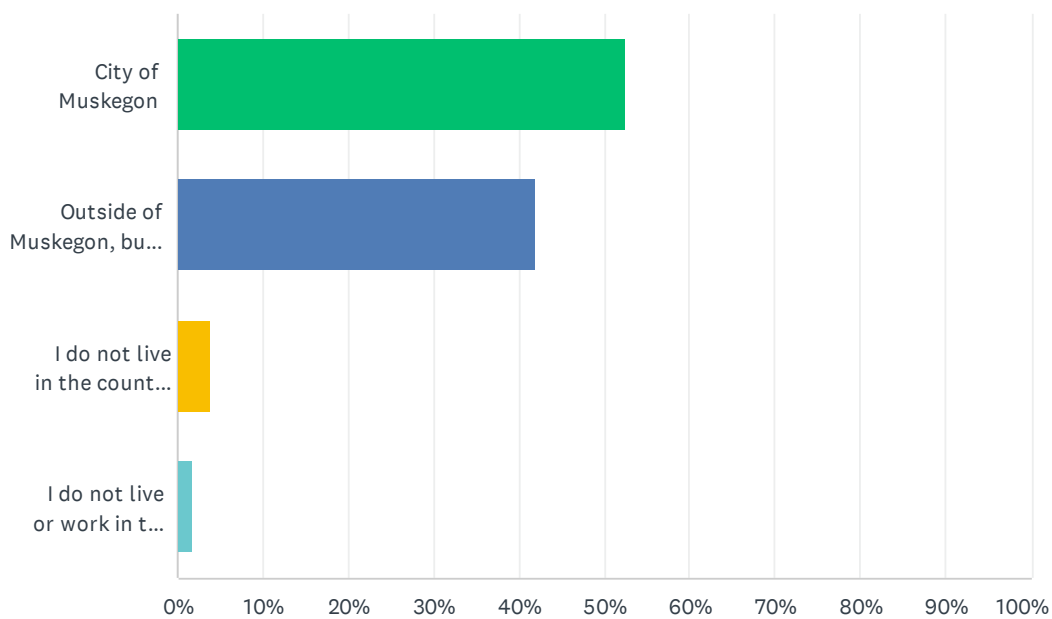
**Q17 Do you have any additional comments regarding housing issues and needs that impact employees within the county?**

Answered: 23 Skipped: 41

# RESIDENT/COMMUTER SURVEY

## Q1 What part of the county do you currently live in?

Answered: 1,695 Skipped: 0



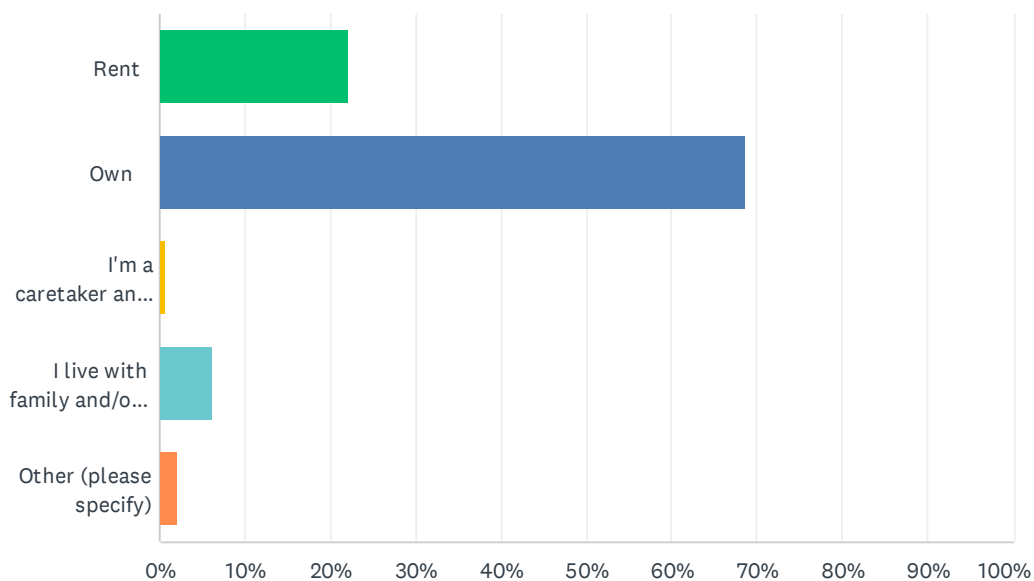
ANSWER CHOICES	RESPONSES	
City of Muskegon	52.45%	889
Outside of Muskegon, but within the county	42.06%	713
I do not live in the county, but I commute to the county for work	3.78%	64
I do not live or work in the county	1.71%	29
<b>TOTAL</b>		<b>1,695</b>

**Q2 Please provide the zip code of your current residence.**

Answered: 62 Skipped: 1,633

### Q3 Do you rent or own the place where you live?

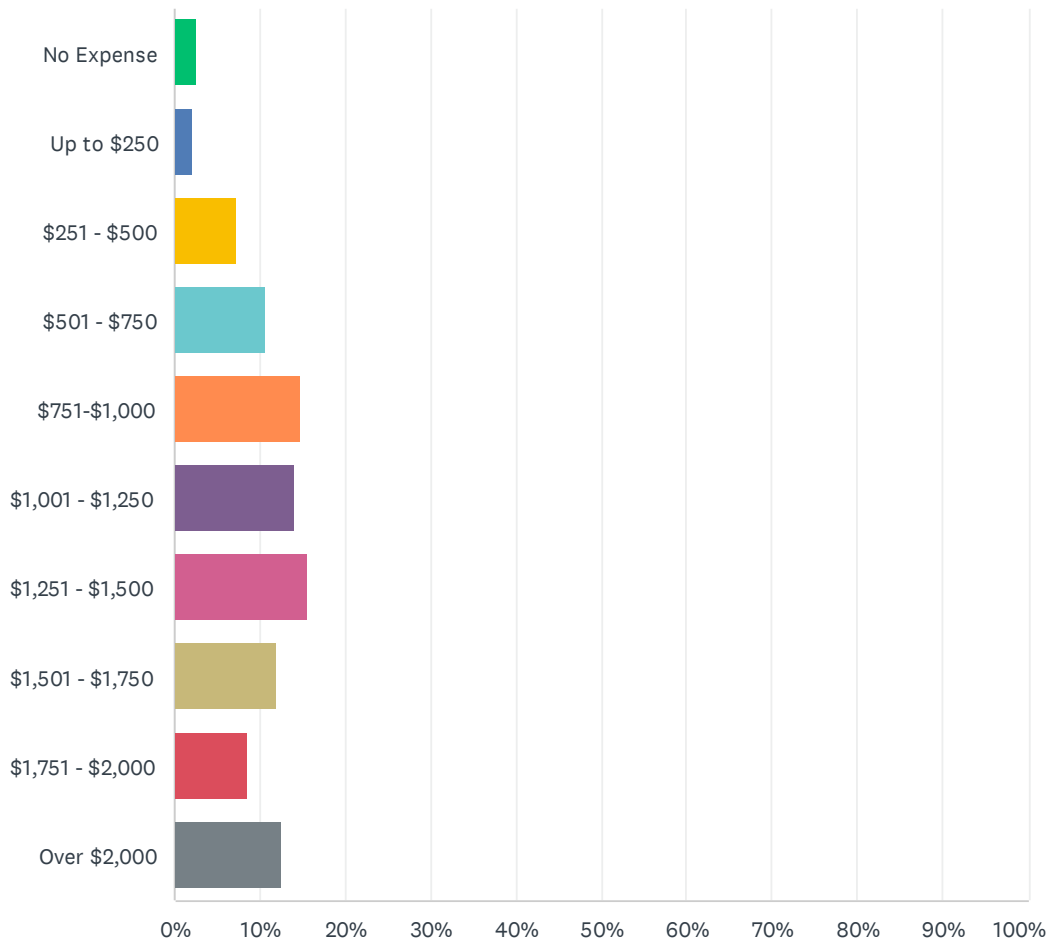
Answered: 1,479 Skipped: 216



ANSWER CHOICES	RESPONSES	
Rent	22.11%	327
Own	68.70%	1,016
I'm a caretaker and do not pay rent	0.74%	11
I live with family and/or friends	6.22%	92
Other (please specify)	2.23%	33
<b>TOTAL</b>		<b>1,479</b>

## Q4 What is your approximate total monthly housing expense including rent/mortgage costs, utilities, taxes, insurance, etc.?

Answered: 1,468 Skipped: 227



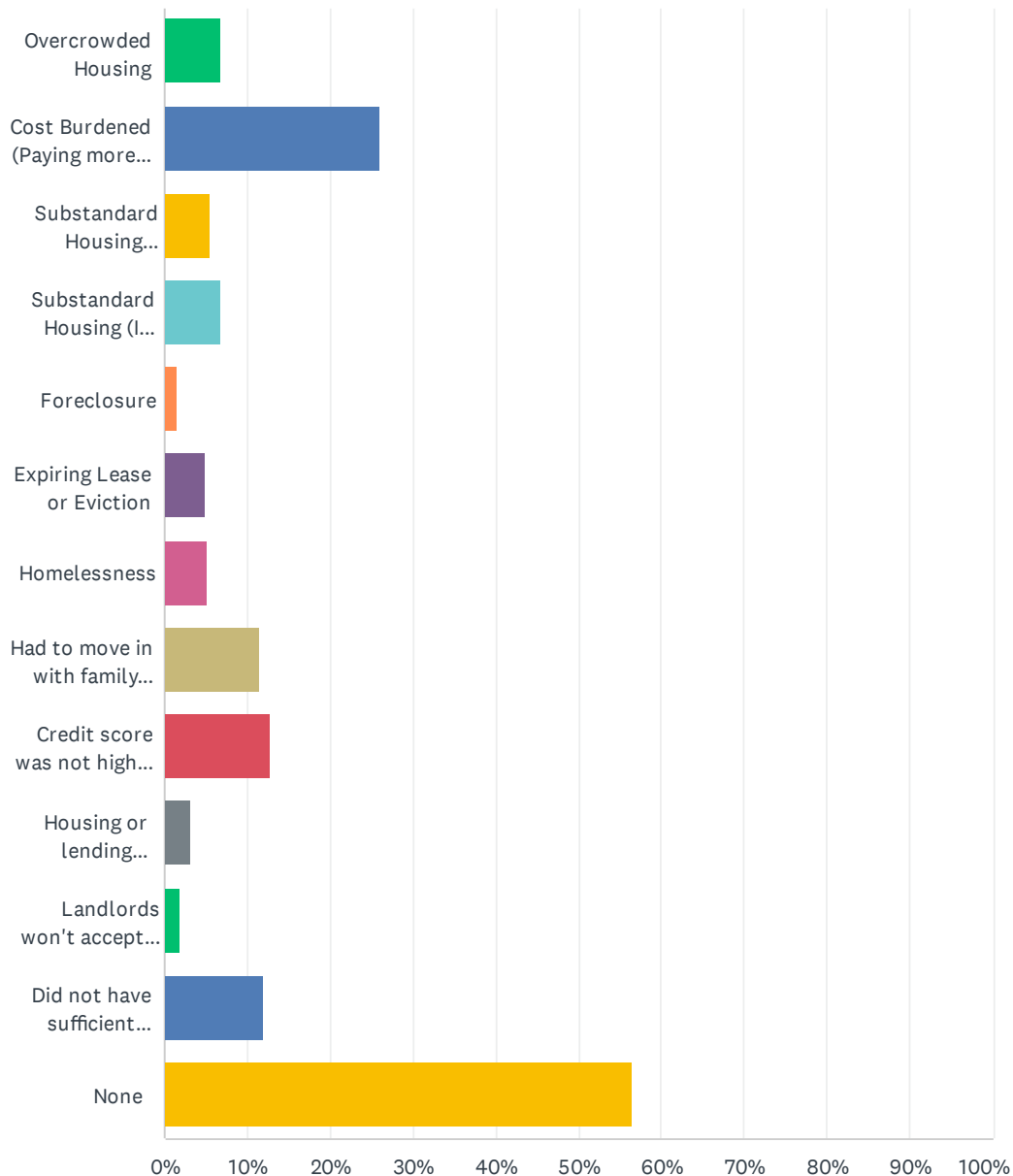


Muskegon County, Michigan Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
No Expense	2.52%	37
Up to \$250	2.11%	31
\$251 - \$500	7.15%	105
\$501 - \$750	10.69%	157
\$751-\$1,000	14.78%	217
\$1,001 - \$1,250	14.03%	206
\$1,251 - \$1,500	15.67%	230
\$1,501 - \$1,750	11.85%	174
\$1,751 - \$2,000	8.51%	125
Over \$2,000	12.67%	186
TOTAL	1,468	

### Q5 Have you experienced, or are you currently experiencing any of the following as it relates to your place of residence? (check all that apply)

Answered: 1,443 Skipped: 252

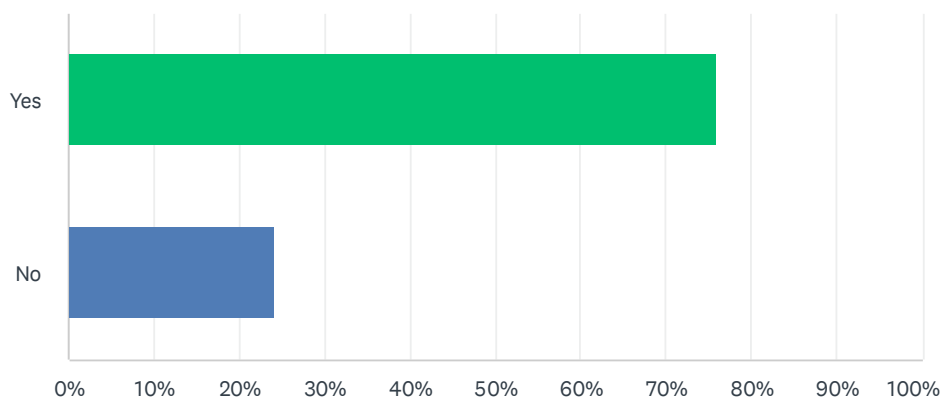


## Muskegon County, Michigan Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Overcrowded Housing	6.72%	97
Cost Burdened (Paying more than 30% of your income toward housing cost)	25.99%	375
Substandard Housing (landlord did not maintain)	5.54%	80
Substandard Housing (I couldn't afford to maintain)	6.86%	99
Foreclosure	1.52%	22
Expiring Lease or Eviction	4.99%	72
Homelessness	5.13%	74
Had to move in with family and/or friends	11.43%	165
Credit score was not high enough for a lease and/or mortgage	12.75%	184
Housing or lending discrimination	3.26%	47
Landlords won't accept Housing Choice Vouchers	1.87%	27
Did not have sufficient deposit or down payment	11.85%	171
None	56.48%	815
Total Respondents: 1,443		

## Q6 Are you familiar with the housing conditions of the city of Muskegon?

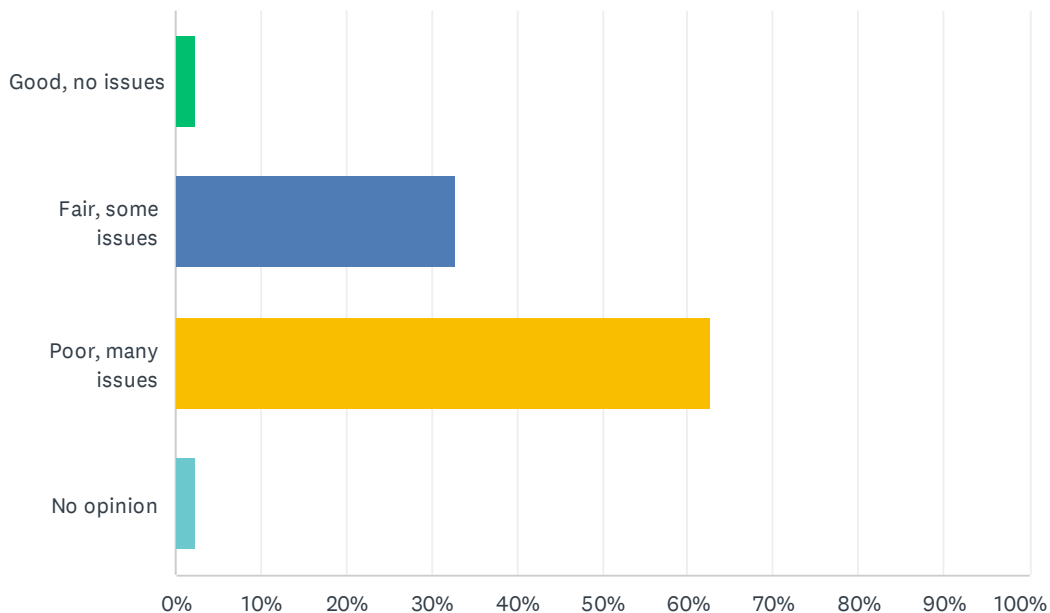
Answered: 1,480 Skipped: 215



ANSWER CHOICES	RESPONSES	
Yes	75.88%	1,123
No	24.12%	357
TOTAL		1,480

## Q7 How would you describe the overall housing market in the city of Muskegon?

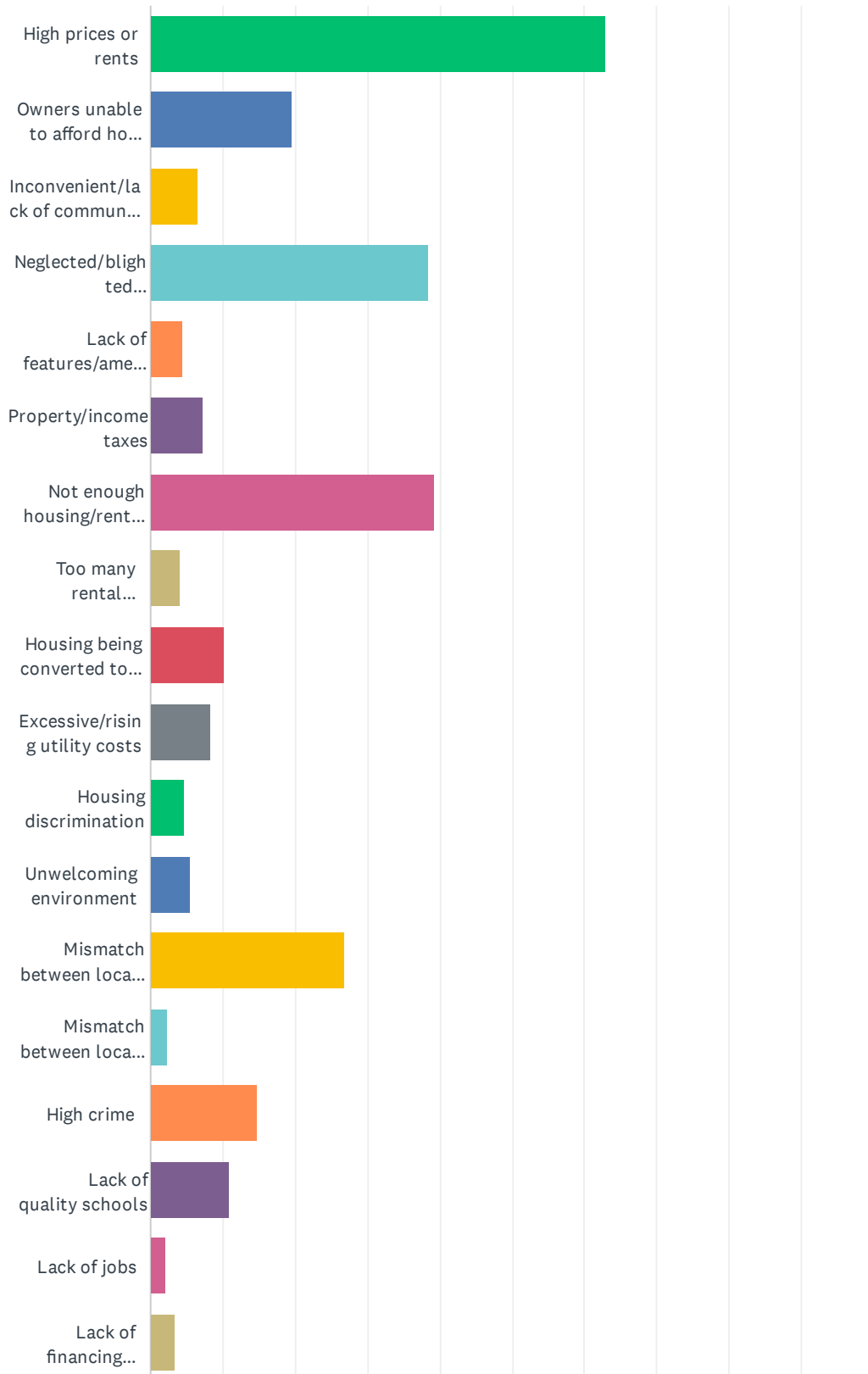
Answered: 952 Skipped: 743



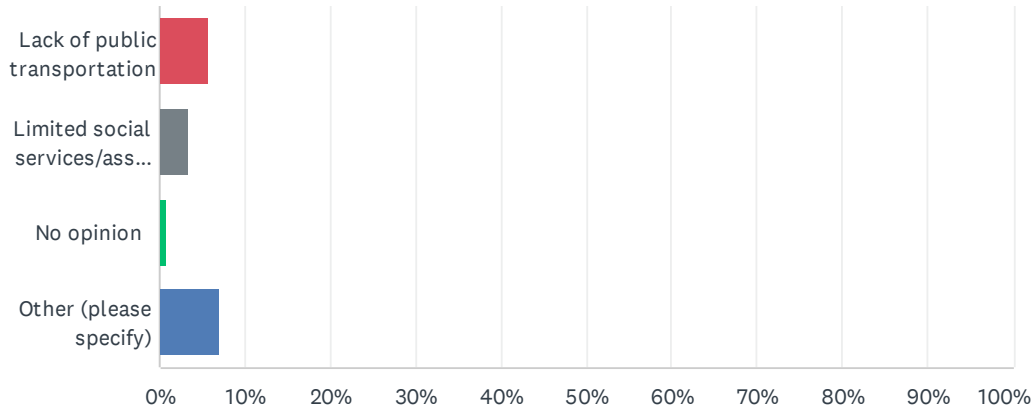
ANSWER CHOICES	RESPONSES	
Good, no issues	2.31%	22
Fair, some issues	32.77%	312
Poor, many issues	62.61%	596
No opinion	2.31%	22
<b>TOTAL</b>		<b>952</b>

### Q8 In your opinion, what are the top three issues negatively impacting the the city of Muskegon housing market? (you can only select up to three)

Answered: 968 Skipped: 727



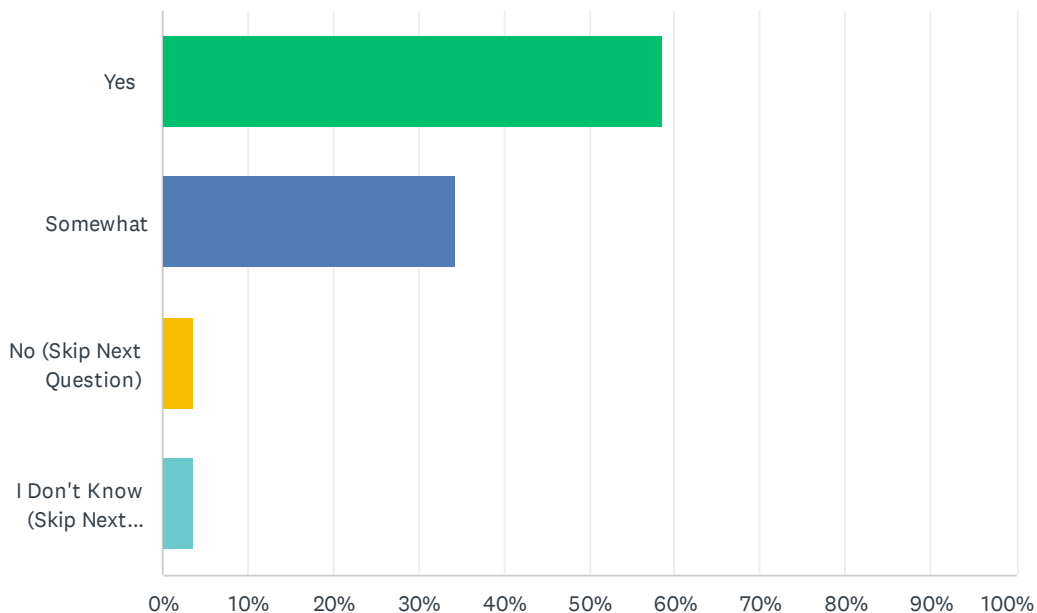
## Muskegon County, Michigan Resident/Commuter Housing Survey



ANSWER CHOICES	RESPONSES	
High prices or rents	62.81%	608
Owners unable to afford home maintenance/upkeep	19.63%	190
Inconvenient/lack of community services (healthcare, pharmacies, shopping, etc.)	6.71%	65
Neglected/blighted properties/neighborhood (poor condition)	38.33%	371
Lack of features/amenities (playground, street trees, well-maintained sidewalks, etc.)	4.55%	44
Property/income taxes	7.33%	71
Not enough housing/rental options (few vacancies)	39.15%	379
Too many rental properties (many vacancies)	4.03%	39
Housing being converted to short-term/vacation rentals	10.33%	100
Excessive/rising utility costs	8.26%	80
Housing discrimination	4.75%	46
Unwelcoming environment	5.58%	54
Mismatch between local jobs/wages and housing costs	26.96%	261
Mismatch between local jobs and location of housing	2.27%	22
High crime	14.77%	143
Lack of quality schools	10.95%	106
Lack of jobs	2.07%	20
Lack of financing options	3.31%	32
Lack of public transportation	5.68%	55
Limited social services/assistance programs	3.41%	33
No opinion	0.83%	8
Other (please specify)	7.13%	69
Total Respondents: 968		

## Q9 Do you believe it is difficult for people to find suitable housing in the city of Muskegon?

Answered: 960 Skipped: 735

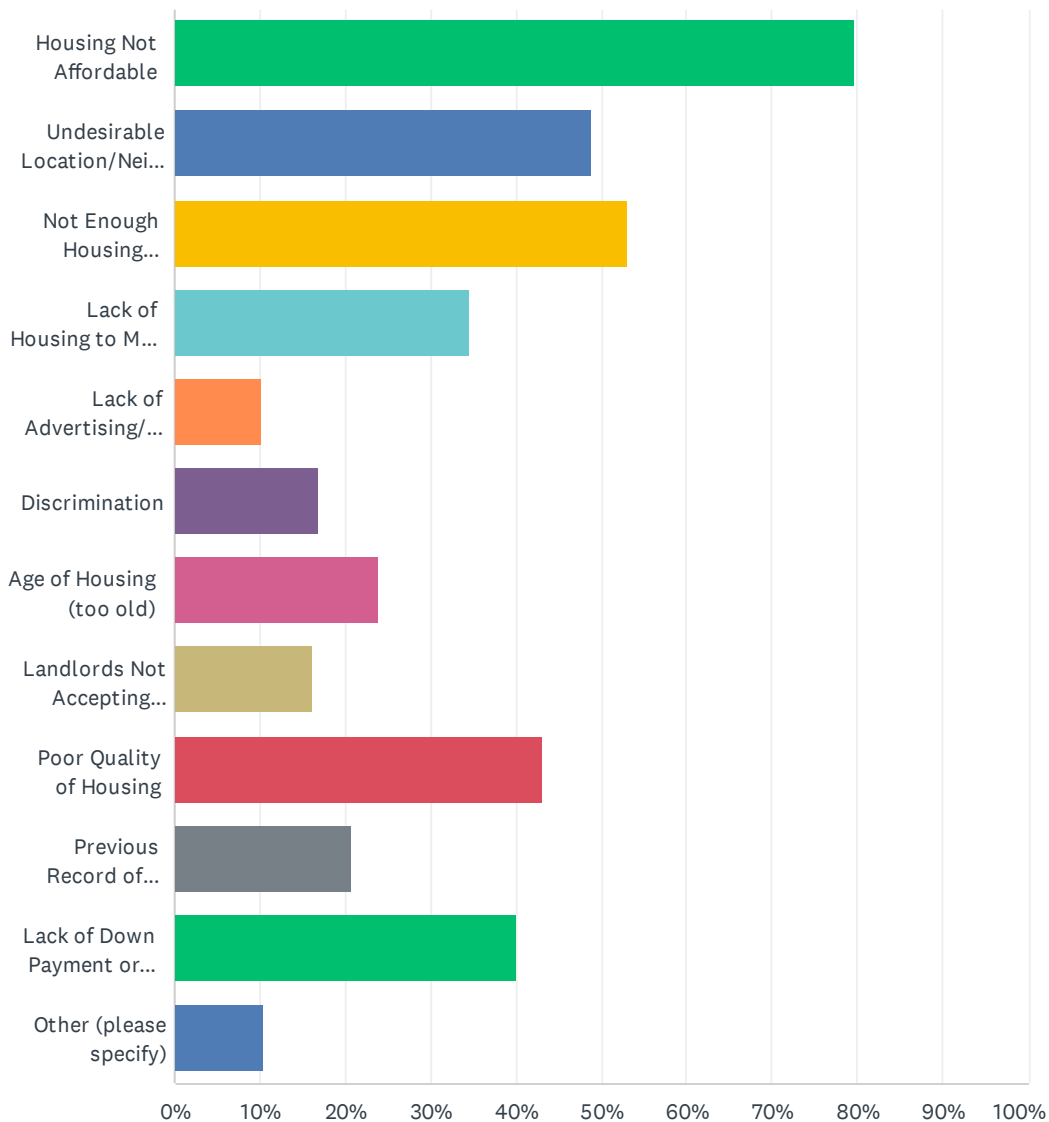


ANSWER CHOICES	RESPONSES
Yes	58.54% 562
Somewhat	34.38% 330
No (Skip Next Question)	3.54% 34
I Don't Know (Skip Next Question)	3.54% 34
<b>TOTAL</b>	<b>960</b>



### Q10 If you answered YES or SOMEWHAT in the previous question, why do you believe it is difficult for people to find suitable housing in the city of Muskegon? (select all that apply)

Answered: 903 Skipped: 792

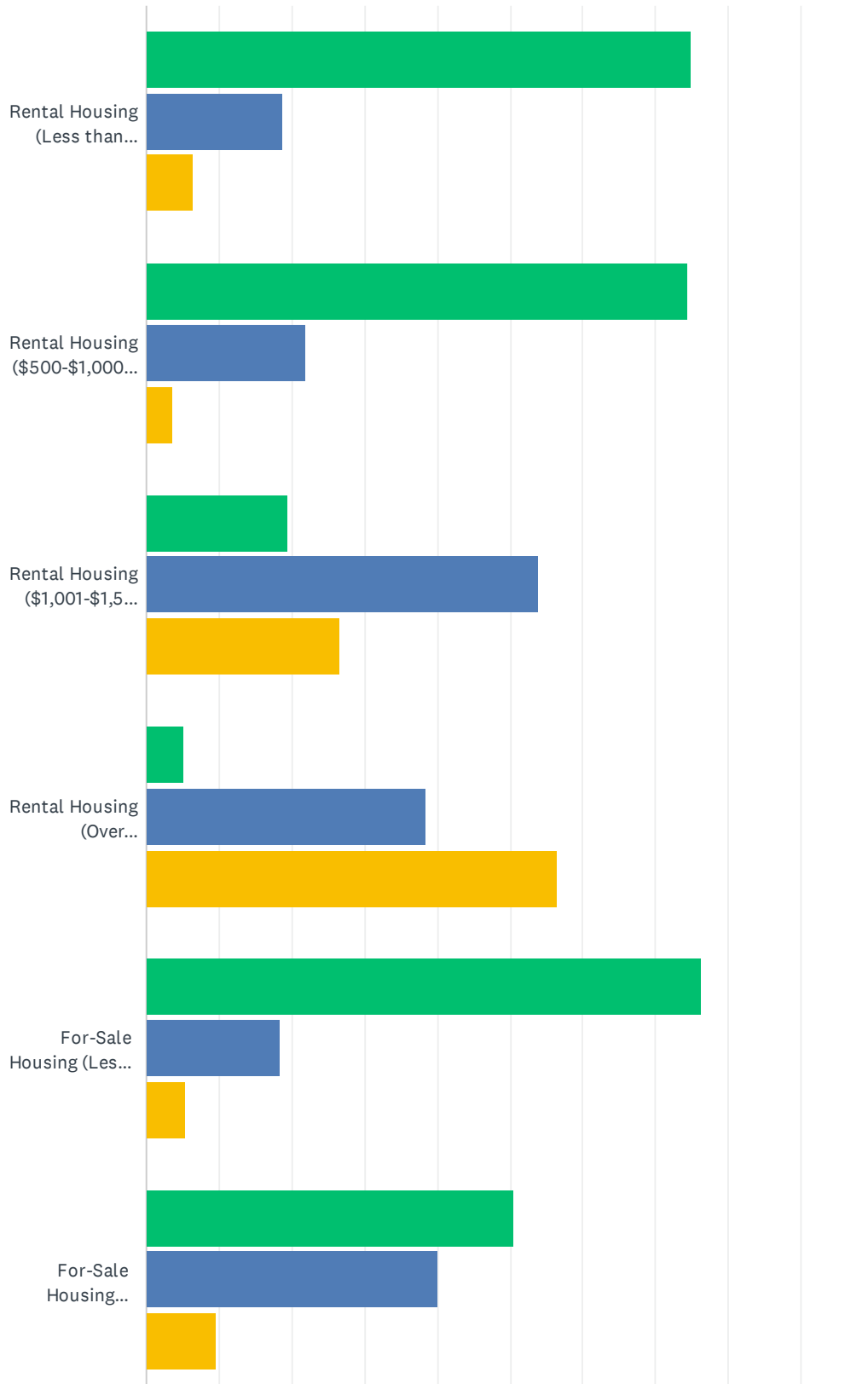


## Muskegon County, Michigan Resident/Commuter Housing Survey

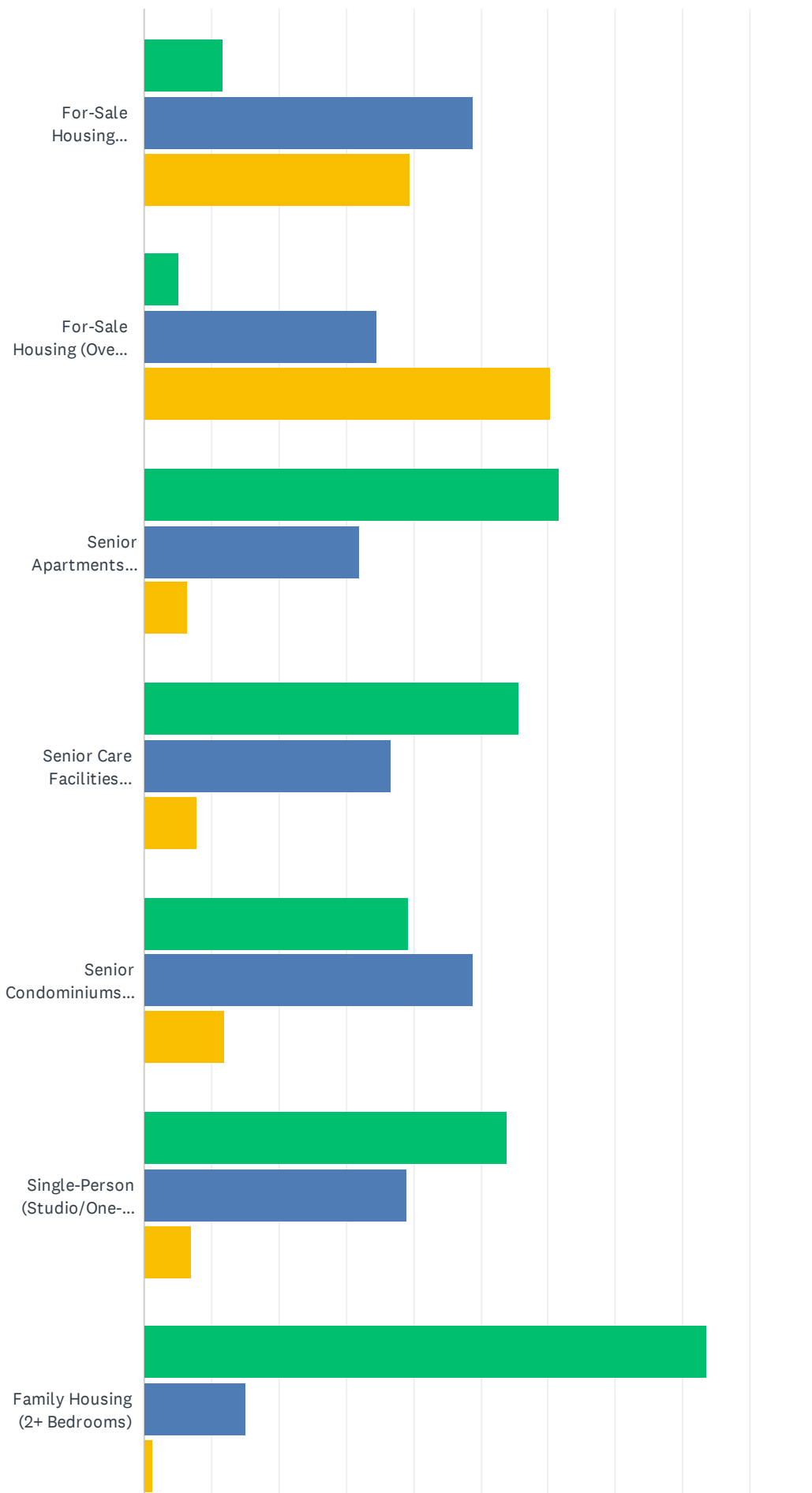
ANSWER CHOICES	RESPONSES	
Housing Not Affordable	79.84%	721
Undesirable Location/Neighborhood	48.73%	440
Not Enough Housing (Limited Availability)	53.05%	479
Lack of Housing to Meet Specific Needs (such as number of bedrooms)	34.55%	312
Lack of Advertising/Resources to Find Available Housing	10.30%	93
Discrimination	16.83%	152
Age of Housing (too old)	23.81%	215
Landlords Not Accepting Housing Choice Vouchers	16.28%	147
Poor Quality of Housing	43.08%	389
Previous Record of Felony/Incarceration/Eviction	20.60%	186
Lack of Down Payment or Rental Deposit	40.09%	362
Other (please specify)	10.41%	94
Total Respondents: 903		

# Q11 To what degree are each of the following housing types needed in the city of Muskegon?

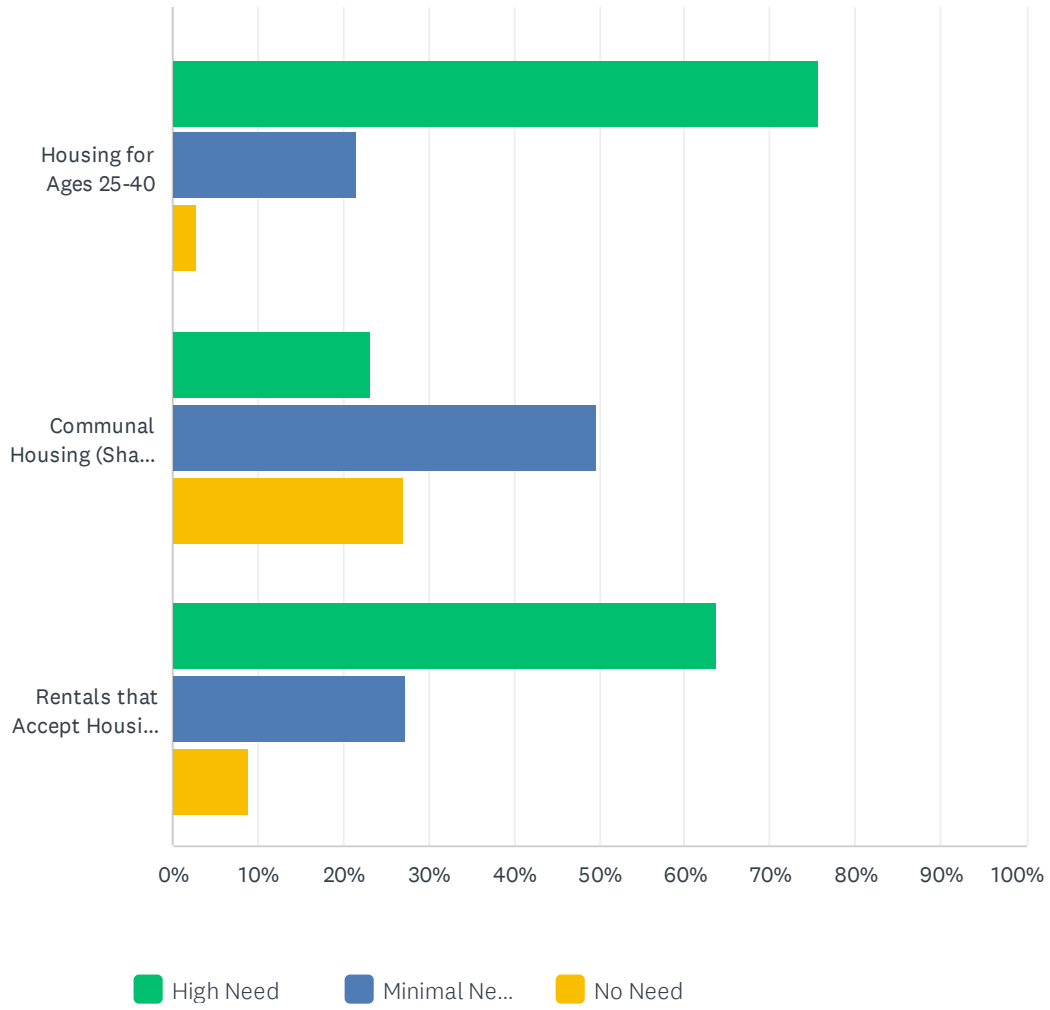
Answered: 948 Skipped: 747



# Muskegon County, Michigan Resident/Commuter Housing Survey



# Muskegon County, Michigan Resident/Commuter Housing Survey

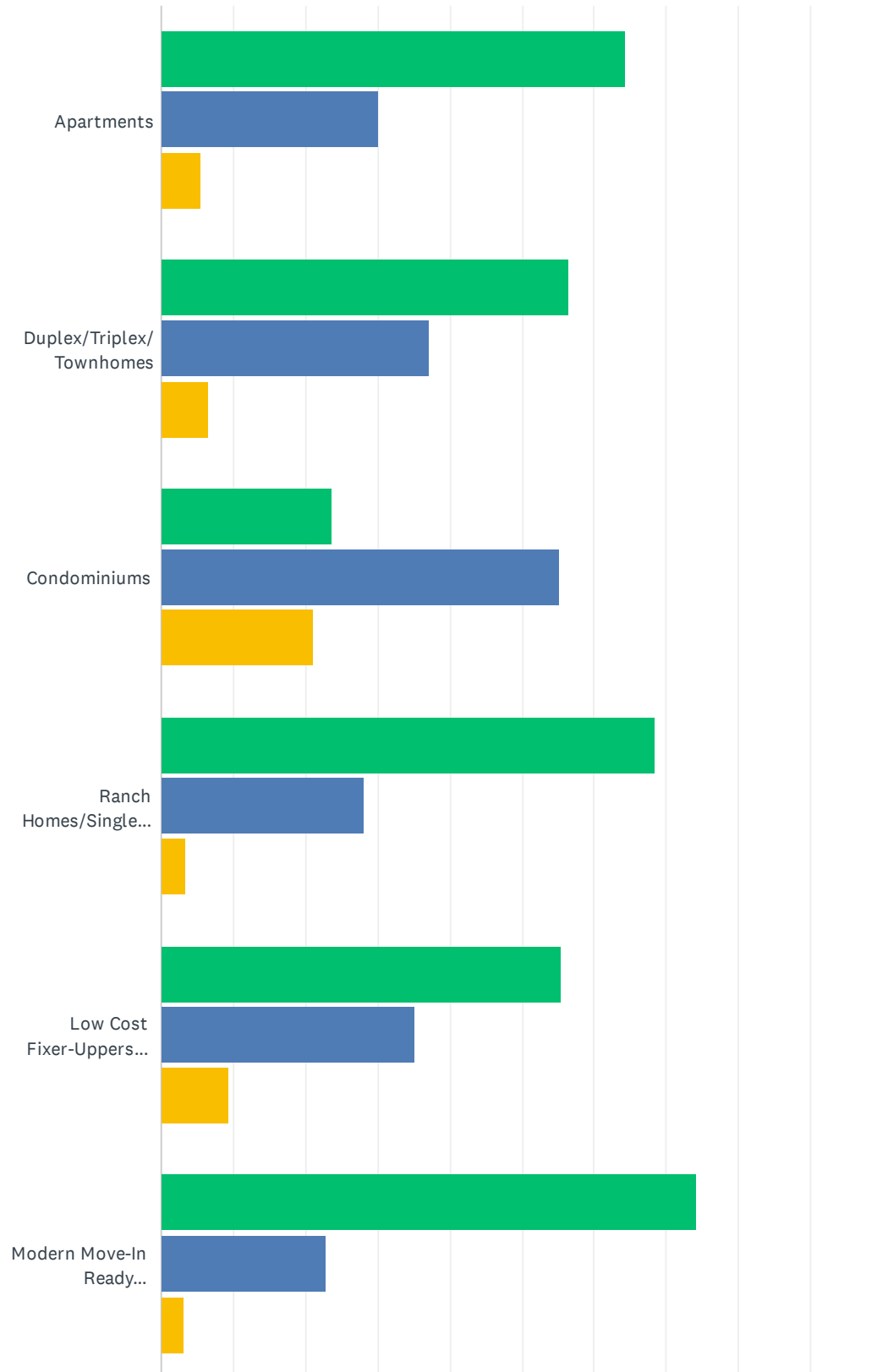


Muskegon County, Michigan Resident/Commuter Housing Survey

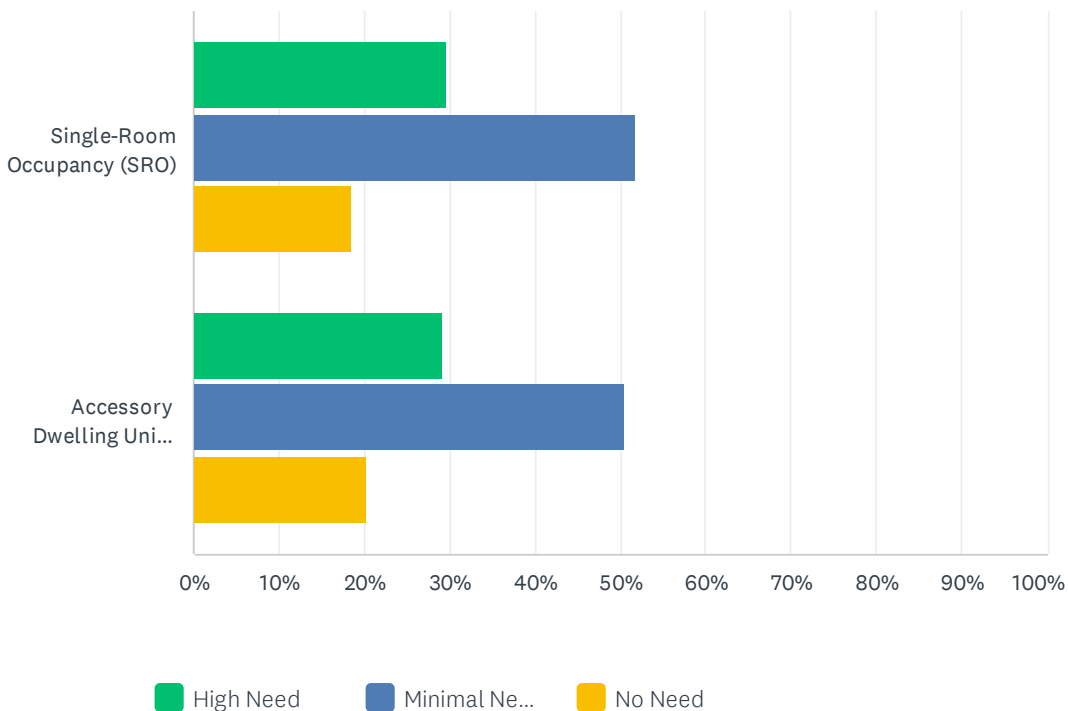
	HIGH NEED	MINIMAL NEED	NO NEED	TOTAL	WEIGHTED AVERAGE
Rental Housing (Less than \$500/month)	74.81% 677	18.78% 170	6.41% 58	905	1.32
Rental Housing (\$500-\$1,000/month)	74.43% 684	21.87% 201	3.70% 34	919	1.29
Rental Housing (\$1,001-\$1,500/month)	19.33% 168	53.97% 469	26.70% 232	869	2.07
Rental Housing (Over \$1,500/month)	5.05% 44	38.46% 335	56.49% 492	871	2.51
For-Sale Housing (Less than \$100,000)	76.27% 688	18.29% 165	5.43% 49	902	1.29
For-Sale Housing (\$100,000-\$200,000)	50.44% 456	40.04% 362	9.51% 86	904	1.59
For-Sale Housing (\$201,000-\$300,000)	11.64% 102	48.86% 428	39.50% 346	876	2.28
For-Sale Housing (Over \$300,000)	5.15% 45	34.55% 302	60.30% 527	874	2.55
Senior Apartments (Independent Living)	61.65% 553	32.00% 287	6.35% 57	897	1.45
Senior Care Facilities (Assisted Living/Nursing Care)	55.61% 491	36.58% 323	7.81% 69	883	1.52
Senior Condominiums (For-Sale Housing)	39.25% 345	48.81% 429	11.95% 105	879	1.73
Single-Person (Studio/One-Bedroom)	54.05% 474	39.00% 342	6.96% 61	877	1.53
Family Housing (2+ Bedrooms)	83.63% 751	15.14% 136	1.22% 11	898	1.18
Housing for Ages 25-40	75.71% 667	21.57% 190	2.72% 24	881	1.27
Communal Housing (Shared Living Space)	23.26% 200	49.65% 427	27.09% 233	860	2.04
Rentals that Accept Housing Choice Vouchers	63.82% 538	27.28% 230	8.90% 75	843	1.45

# Q12 To what degree are each of the following housing styles needed in the city of Muskegon?

Answered: 932 Skipped: 763



## Muskegon County, Michigan Resident/Commuter Housing Survey



	HIGH NEED	MINIMAL NEED	NO NEED	TOTAL	WEIGHTED AVERAGE
Apartments	64.43% 587	29.97% 273	5.60% 51	911	1.41
Duplex/Triplex/Townhomes	56.40% 502	37.08% 330	6.52% 58	890	1.50
Condominiums	23.69% 208	55.24% 485	21.07% 185	878	1.97
Ranch Homes/Single Floor Plan Units	68.49% 613	28.16% 252	3.35% 30	895	1.35
Low Cost Fixer-Uppers (single-family homes)	55.33% 493	35.24% 314	9.43% 84	891	1.54
Modern Move-In Ready Single-Family Homes	74.11% 667	22.78% 205	3.11% 28	900	1.29
Single-Room Occupancy (SRO)	29.63% 256	51.74% 447	18.63% 161	864	1.89
Accessory Dwelling Unit (Above Garage, Income Suite, Etc.)	29.20% 252	50.52% 436	20.28% 175	863	1.91

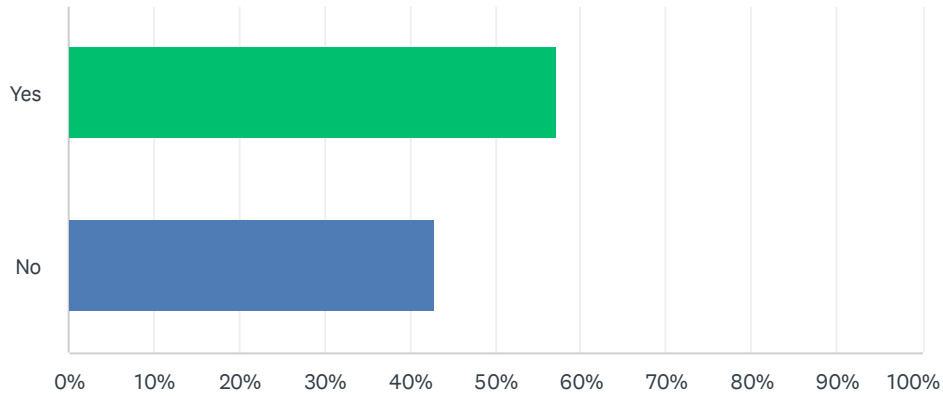


**Q13 Please share any other comments/concerns about housing in the city of Muskegon.**

Answered: 280 Skipped: 1,415

### Q14 Are you familiar with the housing conditions of Muskegon County (outside of Muskegon city)?

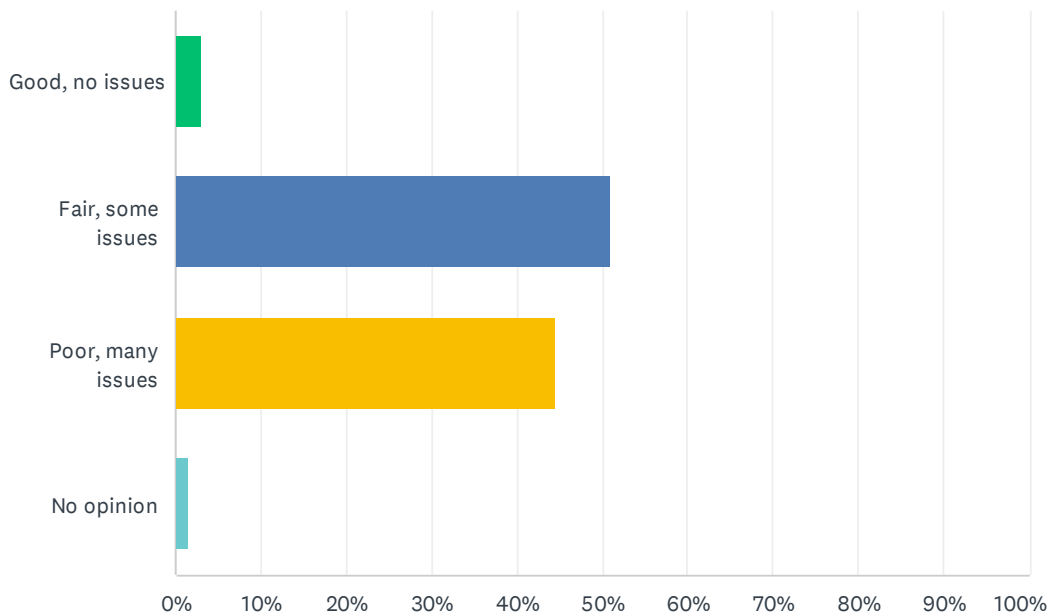
Answered: 1,288 Skipped: 407



ANSWER CHOICES	RESPONSES	
Yes	57.14%	736
No	42.86%	552
TOTAL		1,288

## Q15 How would you describe the overall housing market in Muskegon County?

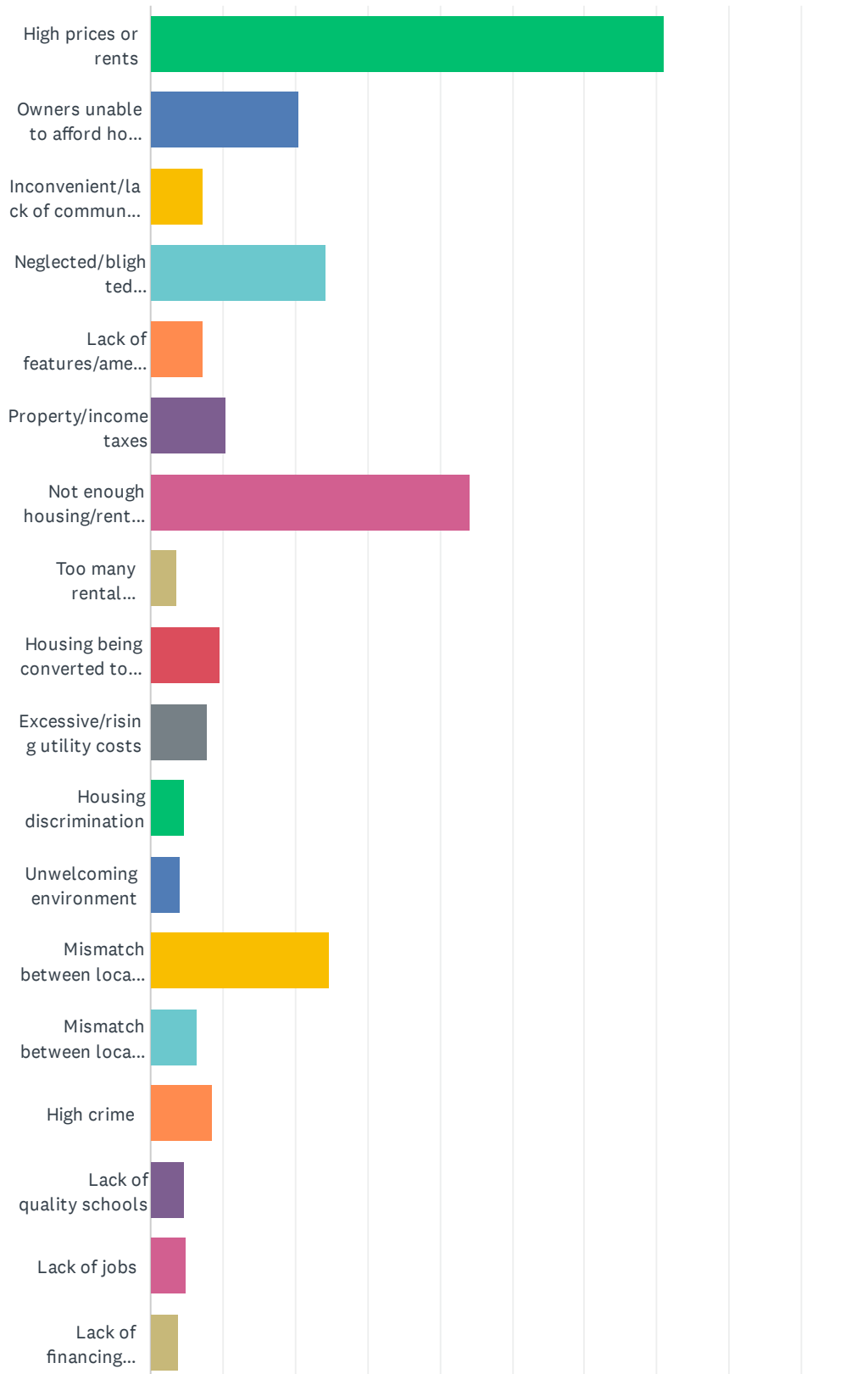
Answered: 569 Skipped: 1,126



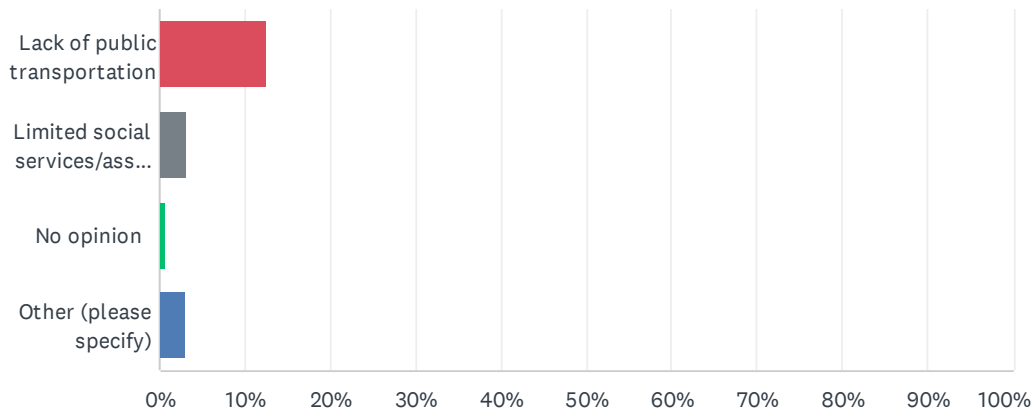
ANSWER CHOICES	RESPONSES	
Good, no issues	2.99%	17
Fair, some issues	50.97%	290
Poor, many issues	44.46%	253
No opinion	1.58%	9
<b>TOTAL</b>		<b>569</b>

### Q16 In your opinion, what are the top three issues negatively impacting the Muskegon County housing market? (you can only select up to three)

Answered: 579 Skipped: 1,116



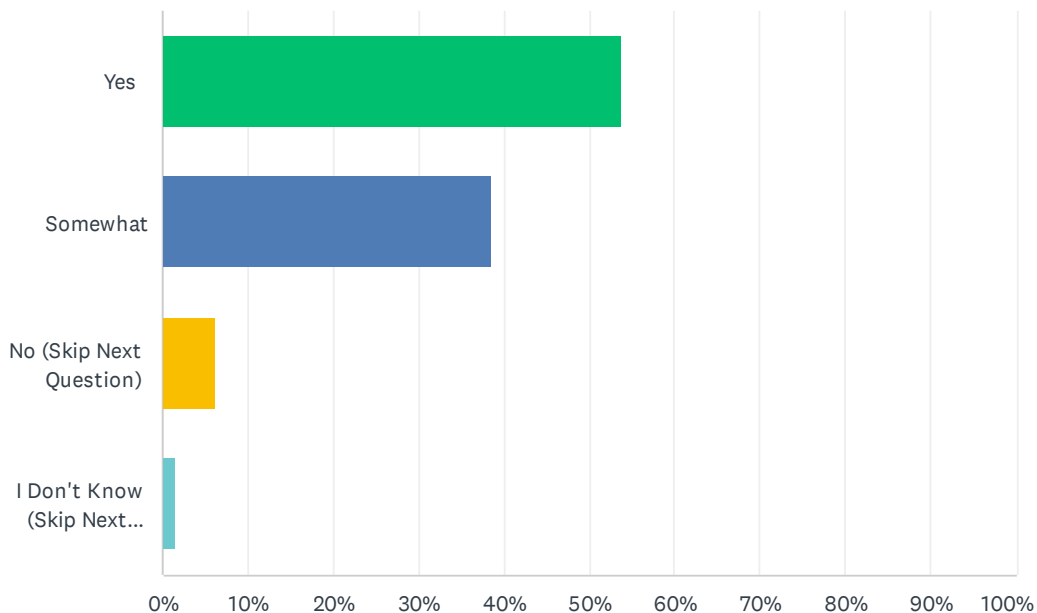
## Muskegon County, Michigan Resident/Commuter Housing Survey



ANSWER CHOICES	RESPONSES	
High prices or rents	70.98%	411
Owners unable to afford home maintenance/upkeep	20.55%	119
Inconvenient/lack of community services (healthcare, pharmacies, shopping, etc.)	7.25%	42
Neglected/blighted properties/neighborhood (poor condition)	24.35%	141
Lack of features/amenities (playground, street trees, well-maintained sidewalks, etc.)	7.25%	42
Property/income taxes	10.54%	61
Not enough housing/rental options (few vacancies)	44.04%	255
Too many rental properties (many vacancies)	3.63%	21
Housing being converted to short-term/vacation rentals	9.50%	55
Excessive/rising utility costs	7.94%	46
Housing discrimination	4.66%	27
Unwelcoming environment	4.15%	24
Mismatch between local jobs/wages and housing costs	24.70%	143
Mismatch between local jobs and location of housing	6.39%	37
High crime	8.46%	49
Lack of quality schools	4.66%	27
Lack of jobs	4.84%	28
Lack of financing options	3.80%	22
Lack of public transportation	12.61%	73
Limited social services/assistance programs	3.28%	19
No opinion	0.69%	4
Other (please specify)	2.94%	17
Total Respondents: 579		

## Q17 Do you believe it is difficult for people to find suitable housing in Muskegon County?

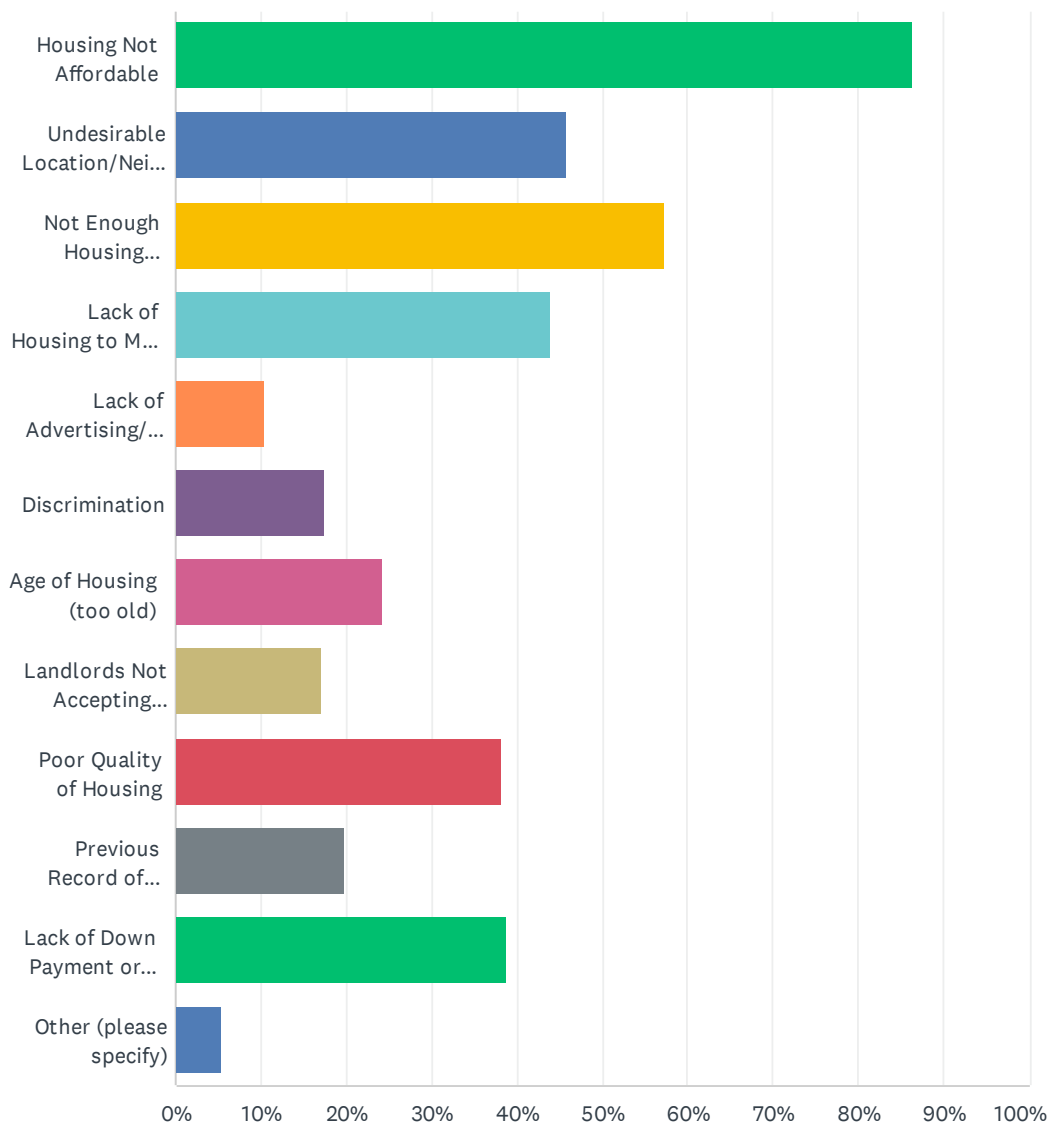
Answered: 574 Skipped: 1,121



ANSWER CHOICES	RESPONSES	
Yes	53.66%	308
Somewhat	38.68%	222
No (Skip Next Question)	6.27%	36
I Don't Know (Skip Next Question)	1.39%	8
<b>TOTAL</b>		<b>574</b>

### Q18 If you answered YES or SOMEWHAT in the previous question, why do you believe it is difficult for people to find suitable housing in Muskegon County? (select all that apply)

Answered: 527 Skipped: 1,168



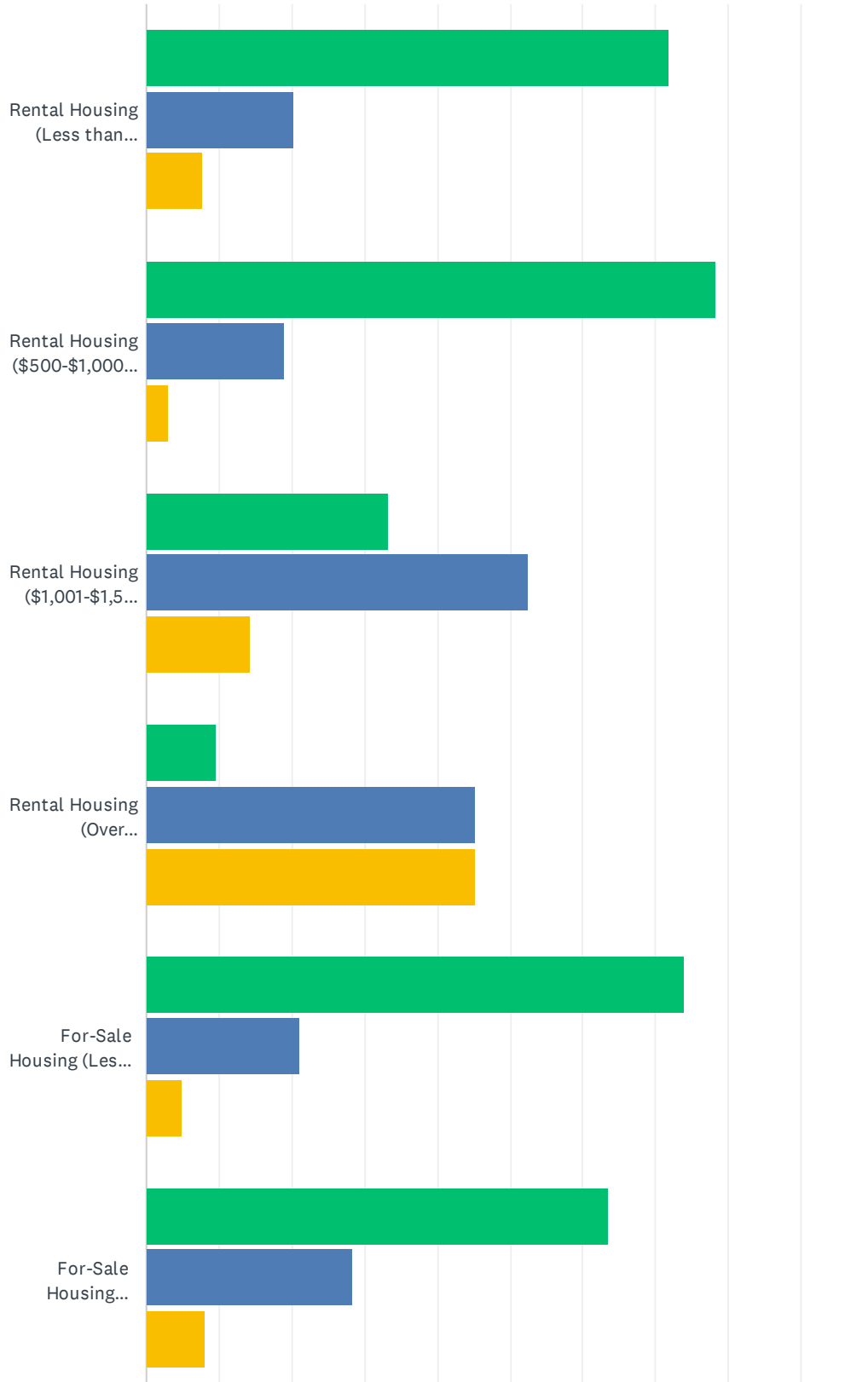
## Muskegon County, Michigan Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Housing Not Affordable	86.34%	455
Undesirable Location/Neighborhood	45.92%	242
Not Enough Housing (Limited Availability)	57.31%	302
Lack of Housing to Meet Specific Needs (such as number of bedrooms)	43.83%	231
Lack of Advertising/Resources to Find Available Housing	10.44%	55
Discrimination	17.46%	92
Age of Housing (too old)	24.29%	128
Landlords Not Accepting Housing Choice Vouchers	17.08%	90
Poor Quality of Housing	38.14%	201
Previous Record of Felony/Incarceration/Eviction	19.92%	105
Lack of Down Payment or Rental Deposit	38.71%	204
Other (please specify)	5.31%	28
Total Respondents: 527		

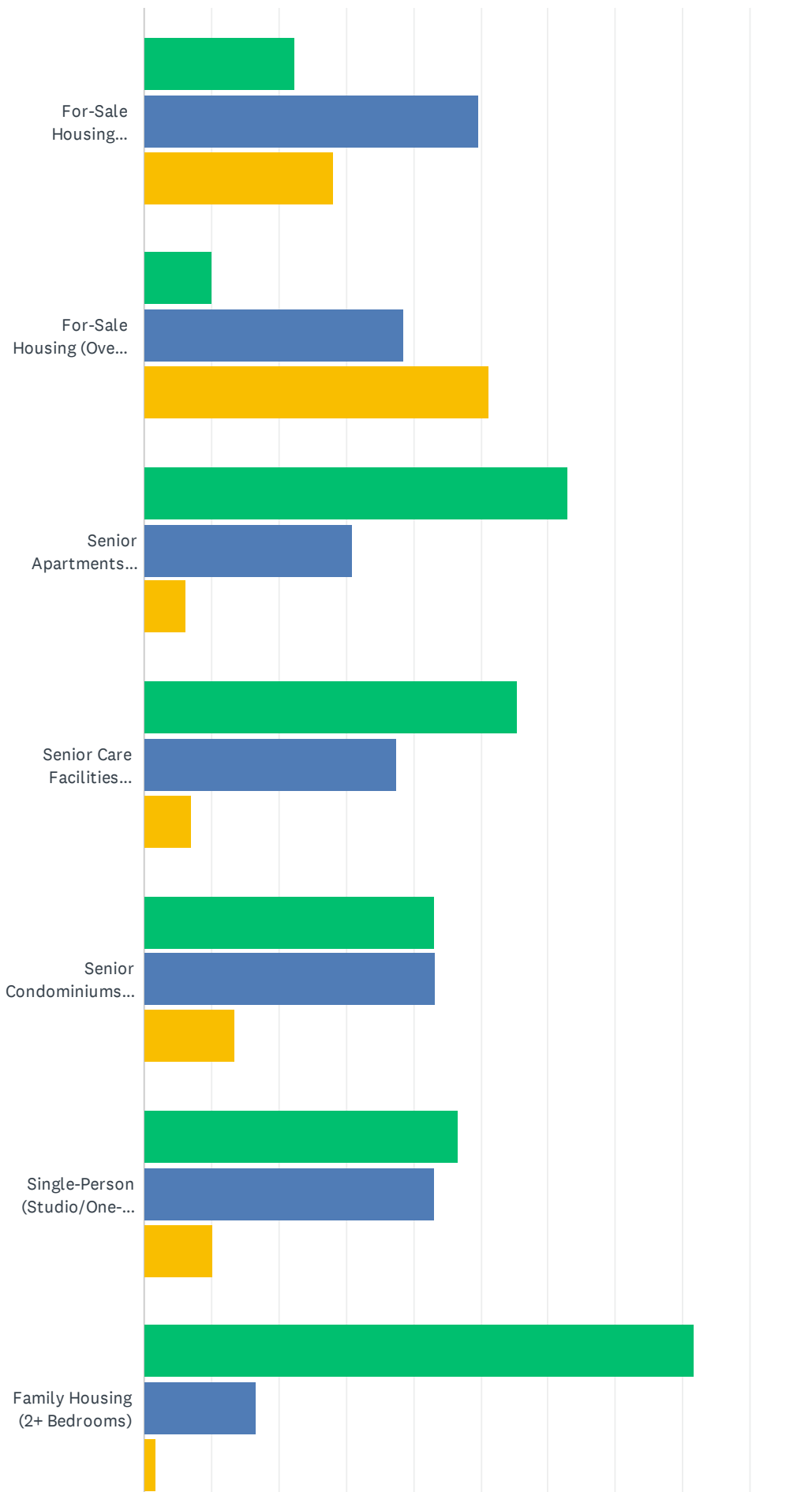


# Q19 To what degree are each of the following housing types needed in Muskegon County.

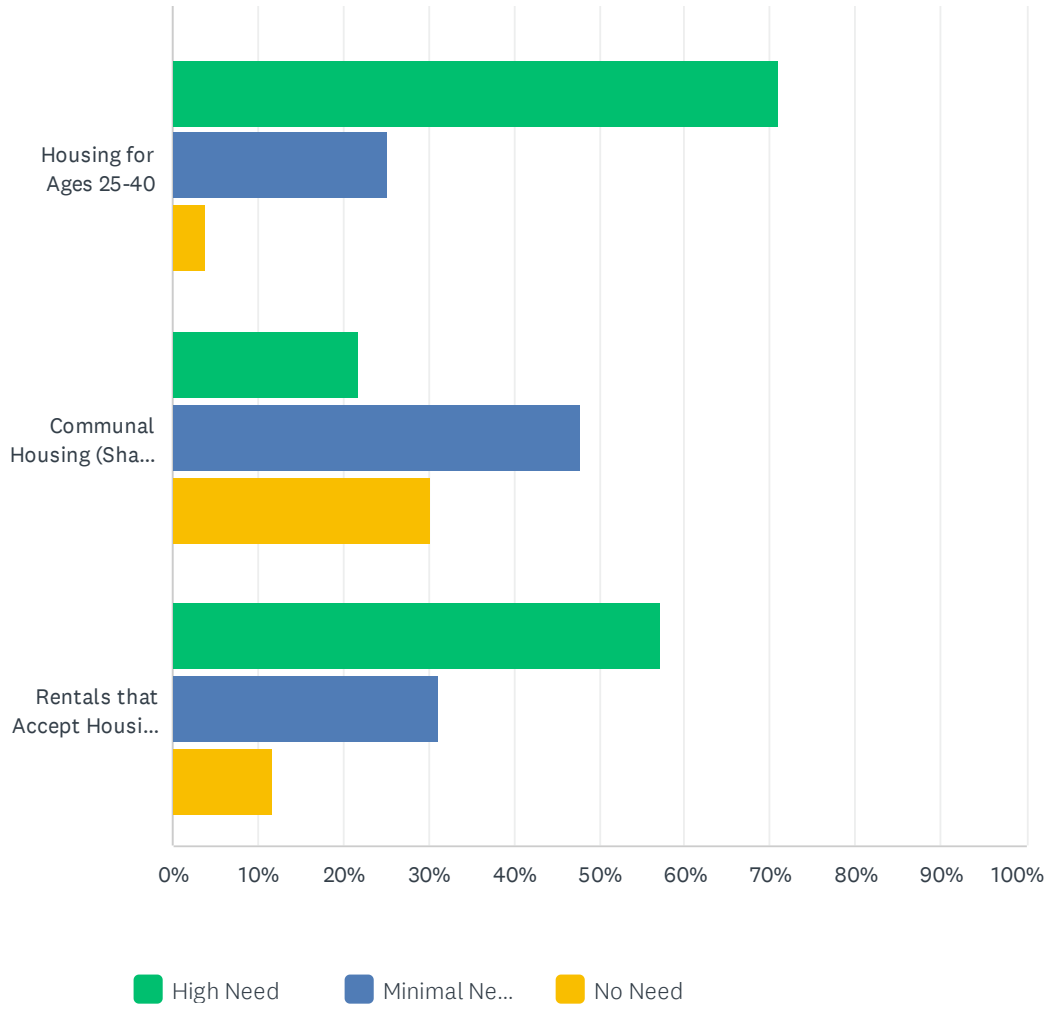
Answered: 552 Skipped: 1,143



# Muskegon County, Michigan Resident/Commuter Housing Survey



# Muskegon County, Michigan Resident/Commuter Housing Survey

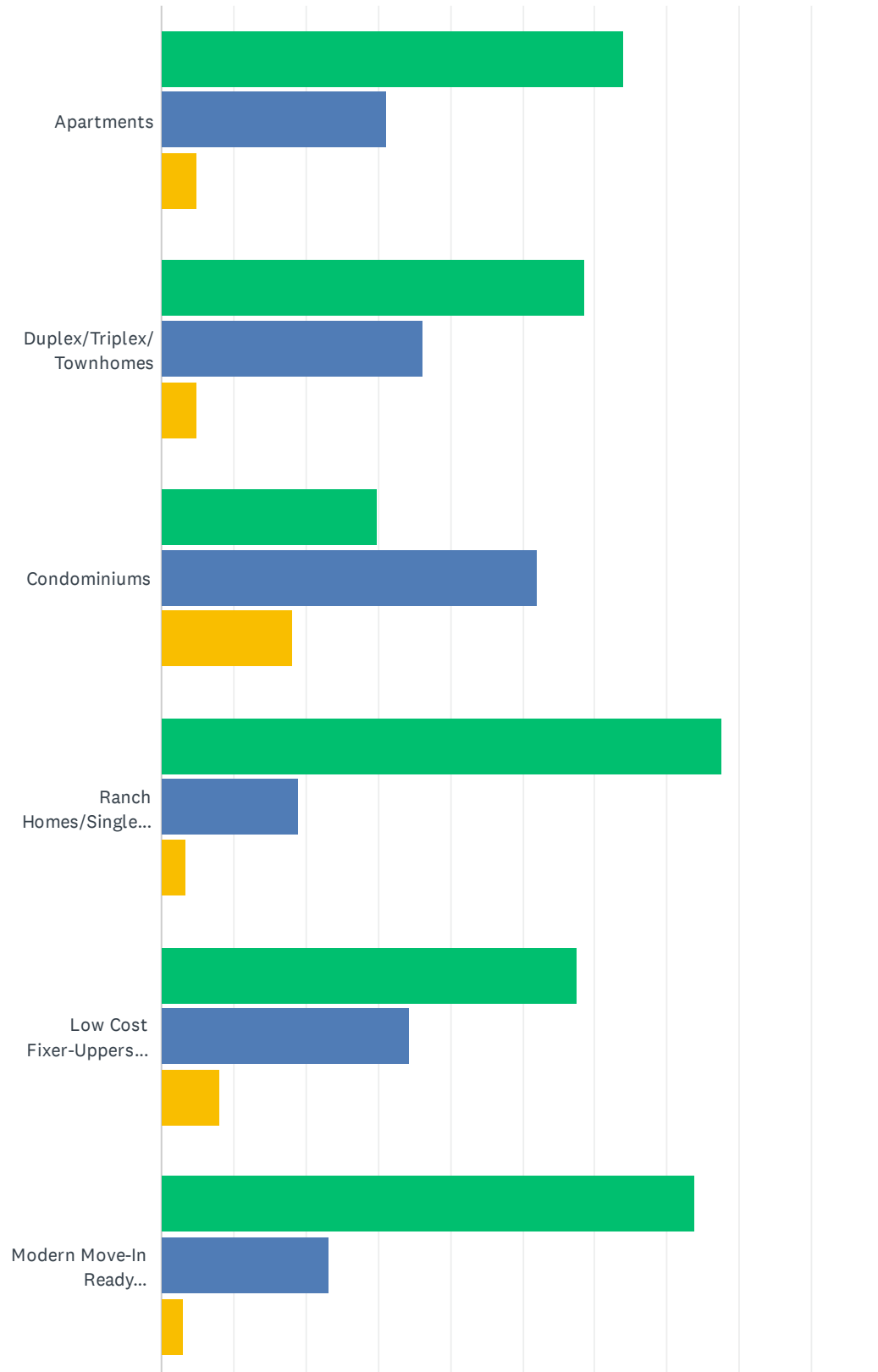


Muskegon County, Michigan Resident/Commuter Housing Survey

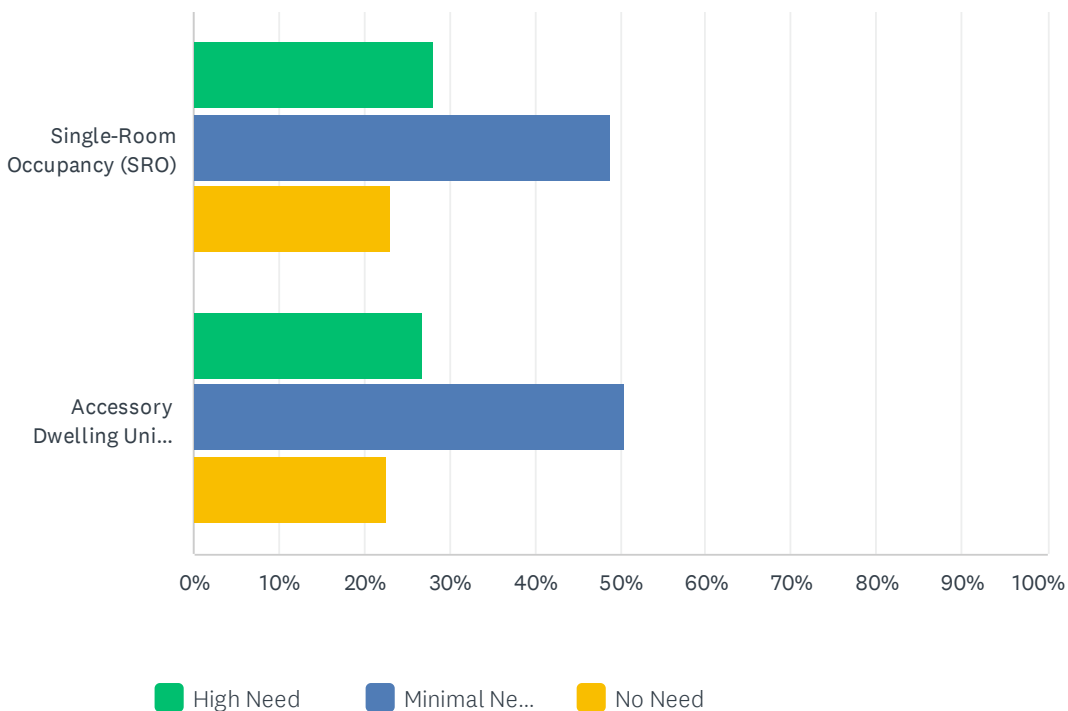
	HIGH NEED	MINIMAL NEED	NO NEED	TOTAL	WEIGHTED AVERAGE
Rental Housing (Less than \$500/month)	71.92% 379	20.30% 107	7.78% 41	527	1.36
Rental Housing (\$500-\$1,000/month)	78.15% 422	18.89% 102	2.96% 16	540	1.25
Rental Housing (\$1,001-\$1,500/month)	33.27% 172	52.42% 271	14.31% 74	517	1.81
Rental Housing (Over \$1,500/month)	9.51% 49	45.24% 233	45.24% 233	515	2.36
For-Sale Housing (Less than \$100,000)	74.00% 387	21.03% 110	4.97% 26	523	1.31
For-Sale Housing (\$100,000-\$200,000)	63.57% 335	28.27% 149	8.16% 43	527	1.45
For-Sale Housing (\$201,000-\$300,000)	22.31% 116	49.62% 258	28.08% 146	520	2.06
For-Sale Housing (Over \$300,000)	10.10% 52	38.64% 199	51.26% 264	515	2.41
Senior Apartments (Independent Living)	62.91% 329	30.98% 162	6.12% 32	523	1.43
Senior Care Facilities (Assisted Living/Nursing Care)	55.49% 288	37.57% 195	6.94% 36	519	1.51
Senior Condominiums (For-Sale Housing)	43.16% 221	43.36% 222	13.48% 69	512	1.70
Single-Person (Studio/One-Bedroom)	46.60% 240	43.11% 222	10.29% 53	515	1.64
Family Housing (2+ Bedrooms)	81.70% 424	16.57% 86	1.73% 9	519	1.20
Housing for Ages 25-40	71.03% 358	25.20% 127	3.77% 19	504	1.33
Communal Housing (Shared Living Space)	21.83% 110	47.82% 241	30.36% 153	504	2.09
Rentals that Accept Housing Choice Vouchers	57.20% 282	31.03% 153	11.76% 58	493	1.55

## Q20 To what degree are each of the following housing styles needed in Muskegon County?

Answered: 546 Skipped: 1,149



## Muskegon County, Michigan Resident/Commuter Housing Survey



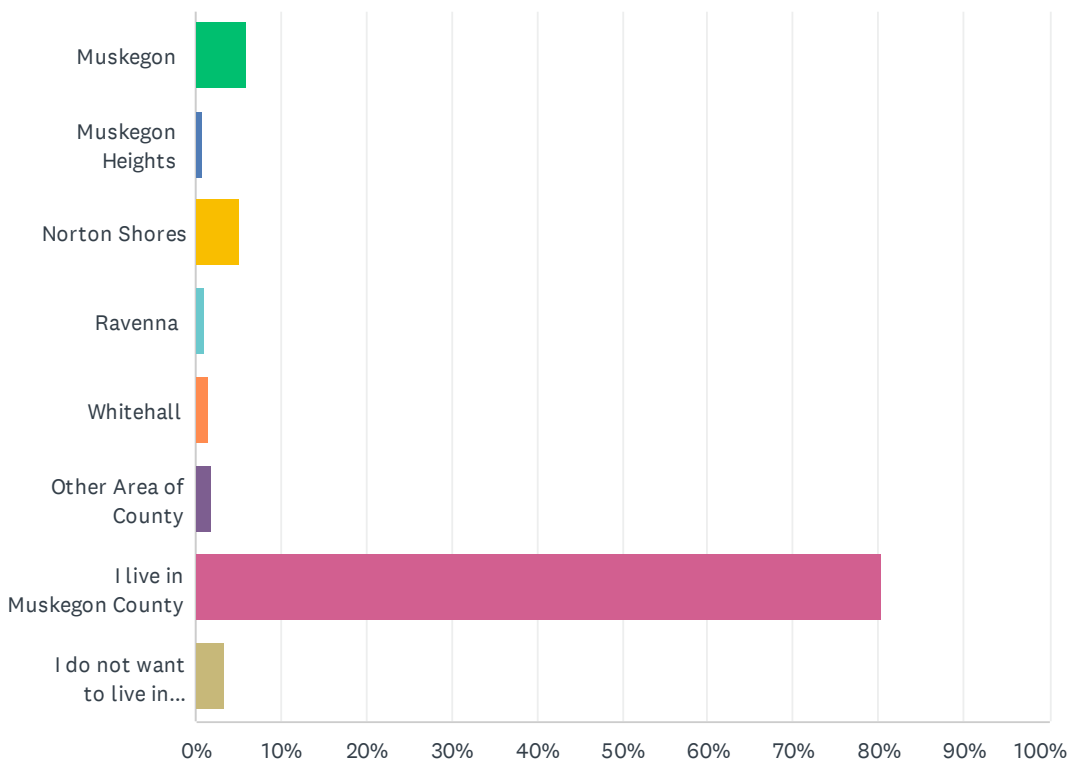
	HIGH NEED	MINIMAL NEED	NO NEED	TOTAL	WEIGHTED AVERAGE
Apartments	64.02% 338	31.06% 164	4.92% 26	528	1.41
Duplex/Triplex/Townhomes	58.70% 307	36.33% 190	4.97% 26	523	1.46
Condominiums	29.79% 154	52.03% 269	18.18% 94	517	1.88
Ranch Homes/Single Floor Plan Units	77.65% 410	18.94% 100	3.41% 18	528	1.26
Low Cost Fixer-Uppers (single-family homes)	57.58% 300	34.36% 179	8.06% 42	521	1.50
Modern Move-In Ready Single-Family Homes	73.70% 384	23.22% 121	3.07% 16	521	1.29
Single-Room Occupancy (SRO)	28.06% 140	48.90% 244	23.05% 115	499	1.95
Accessory Dwelling Unit (Above Garage, Income Suite, Etc.)	26.80% 134	50.60% 253	22.60% 113	500	1.96

**Q21 Please share any other comments/concerns about housing in Muskegon County.**

Answered: 82 Skipped: 1,613

## Q22 If you do not currently live in Muskegon County, do you have any interest in living in any of the following parts of the county, should housing be available?

Answered: 1,116 Skipped: 579

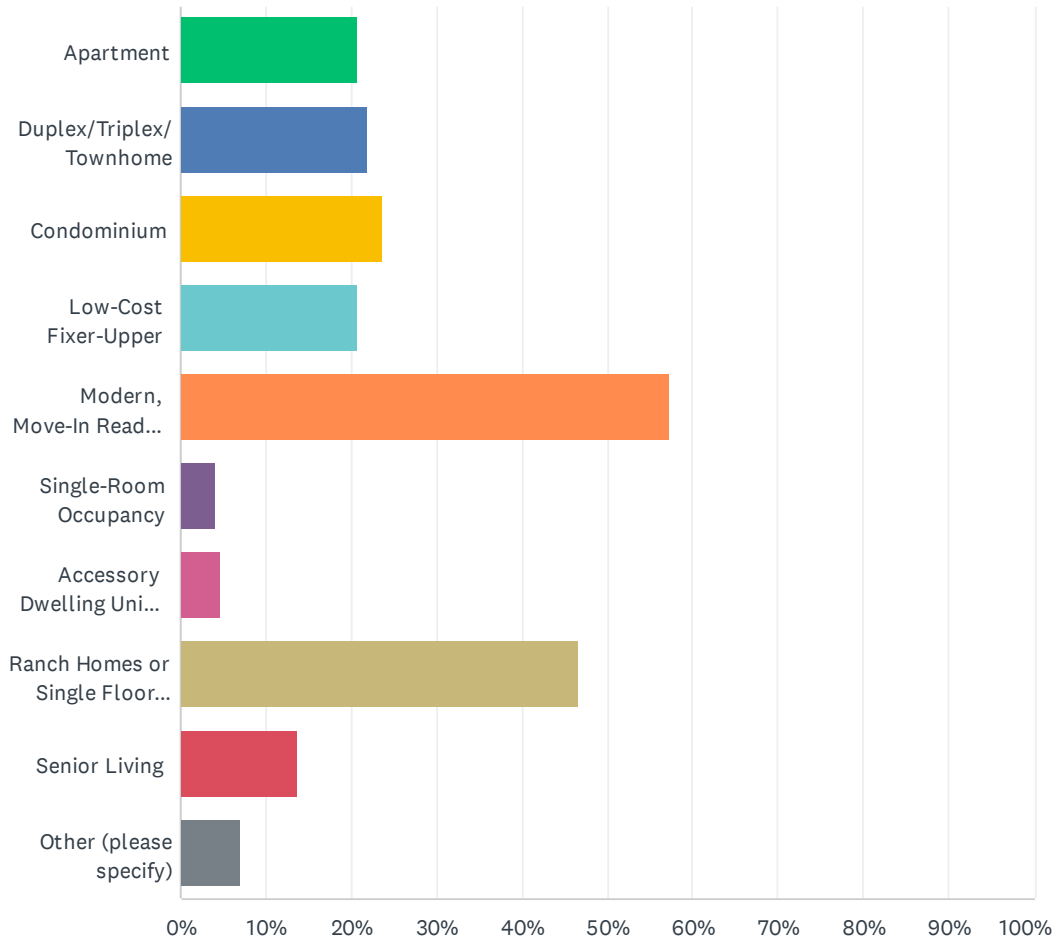


ANSWER CHOICES	RESPONSES	
Muskegon	5.91%	66
Muskegon Heights	0.81%	9
Norton Shores	5.11%	57
Ravenna	0.99%	11
Whitehall	1.43%	16
Other Area of County	1.97%	22
I live in Muskegon County	80.38%	897
I do not want to live in Muskegon County	3.41%	38
<b>TOTAL</b>		<b>1,116</b>



### Q23 What style of housing would you be interested in living in within Muskegon County? (check all that apply)

Answered: 169 Skipped: 1,526

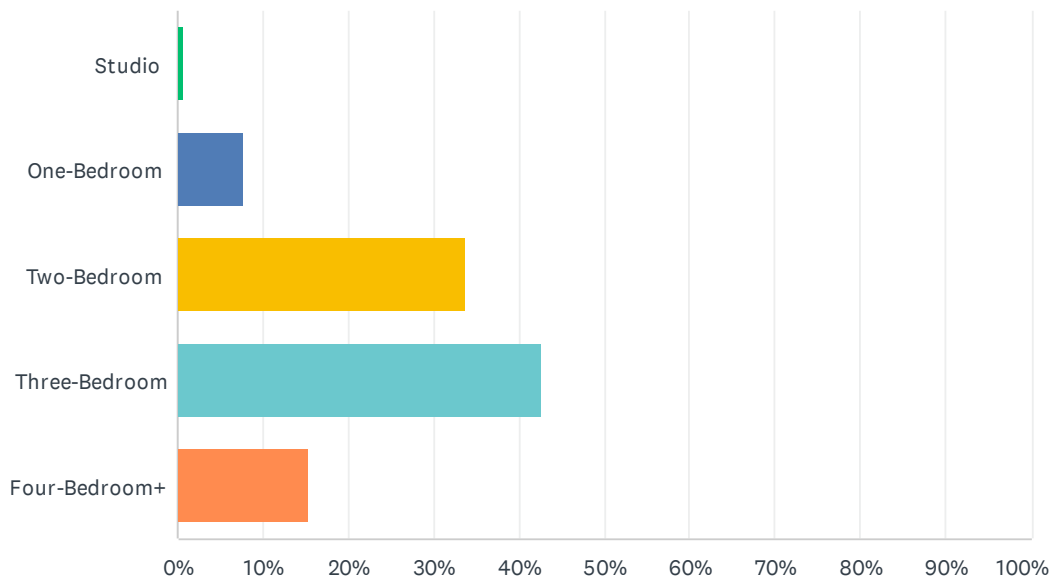


Muskegon County, Michigan Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Apartment	20.71%	35
Duplex/Triplex/Townhome	21.89%	37
Condominium	23.67%	40
Low-Cost Fixer-Upper	20.71%	35
Modern, Move-In Ready Single-Family Home	57.40%	97
Single-Room Occupancy	4.14%	7
Accessory Dwelling Unit (income suite)	4.73%	8
Ranch Homes or Single Floor Plan Unit	46.75%	79
Senior Living	13.61%	23
Other (please specify)	7.10%	12
Total Respondents: 169		

## Q24 How many bedrooms would you require if you were to live in Muskegon County?

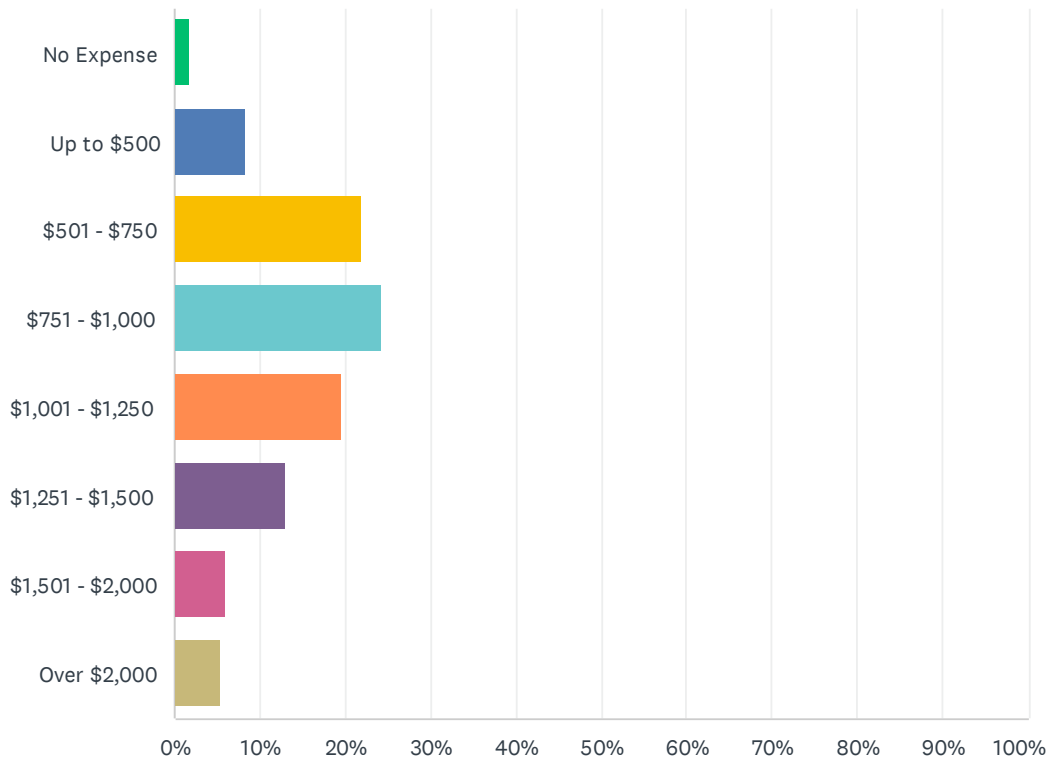
Answered: 169 Skipped: 1,526



ANSWER CHOICES	RESPONSES	
Studio	0.59%	1
One-Bedroom	7.69%	13
Two-Bedroom	33.73%	57
Three-Bedroom	42.60%	72
Four-Bedroom+	15.38%	26
<b>TOTAL</b>		<b>169</b>

## Q25 What would you be willing to pay per month, including all utility costs, to live in Muskegon County?

Answered: 169 Skipped: 1,526



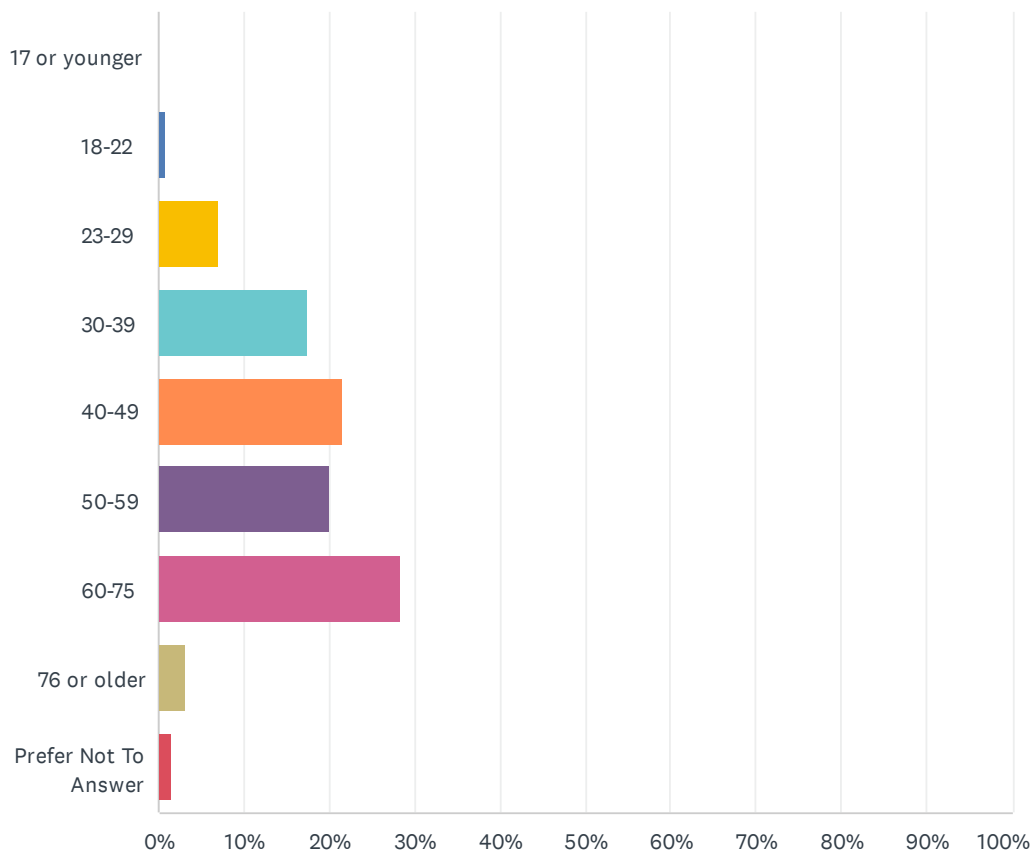
ANSWER CHOICES	RESPONSES
No Expense	1.78% 3
Up to \$500	8.28% 14
\$501 - \$750	21.89% 37
\$751 - \$1,000	24.26% 41
\$1,001 - \$1,250	19.53% 33
\$1,251 - \$1,500	13.02% 22
\$1,501 - \$2,000	5.92% 10
Over \$2,000	5.33% 9
<b>TOTAL</b>	<b>169</b>

Q26 Is there anything besides housing that could be addressed, added or changed in Muskegon County that would increase the likelihood that you would move to the county (such as better schools, more/better employment opportunities, more restaurants, etc.)?

Answered: 63 Skipped: 1,632

## Q27 What is your age?

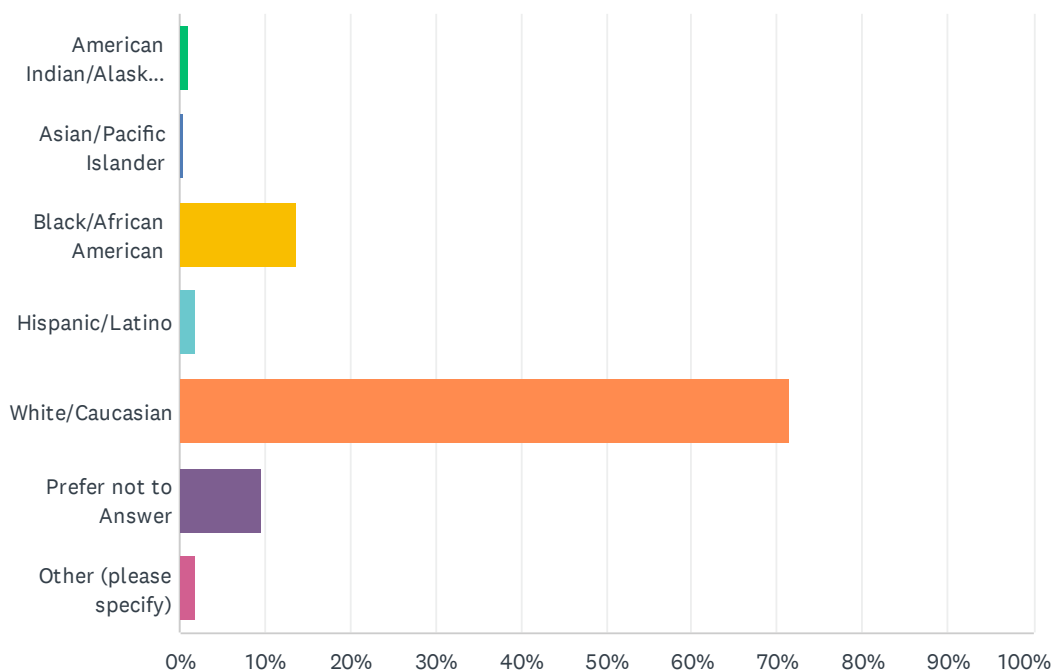
Answered: 1,093 Skipped: 602



ANSWER CHOICES	RESPONSES	
17 or younger	0.09%	1
18-22	0.82%	9
23-29	6.95%	76
30-39	17.47%	191
40-49	21.59%	236
50-59	19.95%	218
60-75	28.36%	310
76 or older	3.20%	35
Prefer Not To Answer	1.56%	17
<b>TOTAL</b>		<b>1,093</b>

## Q28 What is your ethnicity?

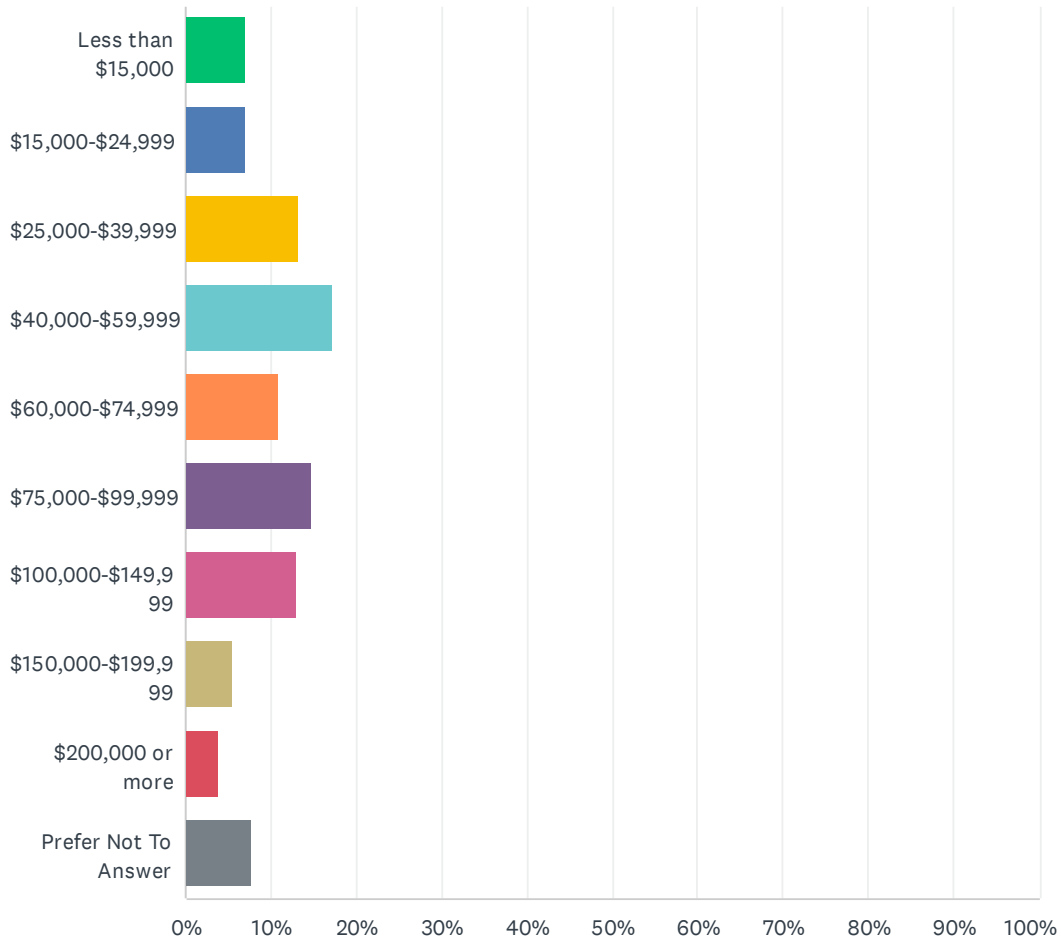
Answered: 1,091 Skipped: 604



ANSWER CHOICES	RESPONSES	
American Indian/Alaskan Native	1.10%	12
Asian/Pacific Islander	0.46%	5
Black/African American	13.66%	149
Hispanic/Latino	1.83%	20
White/Caucasian	71.49%	780
Prefer not to Answer	9.62%	105
Other (please specify)	1.83%	20
<b>TOTAL</b>		<b>1,091</b>

## Q29 What is the estimated gross annual income of all residents living in your household?

Answered: 1,095 Skipped: 600





Muskegon County, Michigan Resident/Commuter Housing Survey

ANSWER CHOICES	RESPONSES	
Less than \$15,000	6.94%	76
\$15,000-\$24,999	7.03%	77
\$25,000-\$39,999	13.15%	144
\$40,000-\$59,999	17.26%	189
\$60,000-\$74,999	10.87%	119
\$75,000-\$99,999	14.79%	162
\$100,000-\$149,999	13.06%	143
\$150,000-\$199,999	5.48%	60
\$200,000 or more	3.84%	42
Prefer Not To Answer	7.58%	83
<b>TOTAL</b>		<b>1,095</b>

## ADDENDUM F: QUALIFICATIONS

### The Company

Bowen National Research employs an expert staff to ensure that each market study includes the highest standards. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has national experience and knowledge to assist in evaluating a variety of product types and markets.

### Primary Contact and Report Author



**Patrick Bowen**, President of Bowen National Research, has conducted numerous housing needs assessments and provided consulting services to city, county and state development entities as it relates to residential development, including affordable and market-rate housing, for both rental and for-sale housing, and retail development opportunities. He has also prepared and supervised thousands of market feasibility studies for all types of real estate products, including housing, retail, office, industrial and mixed-use developments, since 1996. Mr. Bowen has worked closely with many state

and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida and currently serves as Trustee of the National Council of Housing Market Analysts (NCHMA).

Housing Needs Assessment Experience		
Location	Client	Completion Year
Dublin, GA	City of Dublin Purchasing Departments	2018
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2018
Beaufort County, SC	Beaufort County	2018
Burke County, NC	Burke County Board of REALTORS	2018
Ottawa County, MI	HOUSING NEXT	2018
Bowling Green, KY	City of Bowling Green Kentucky	2019
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2019
Zanesville, OH	City of Zanesville Department of Community Development	2019
Buncombe County, NC	City of Asheville Community and Economic Development Department	2019
Cleveland County, NC	Cleveland County Government	2019
Frankstown Twp., PA	Woda Cooper Companies, Inc.	2019
Taylor County, WV	Taylor County Development Authority	2019
Lac Courte Oreilles Reservation, WI	Lac Courte Oreilles Ojibwa Community College	2019
Owensboro, KY	City of Owensboro	2019
Asheville, NC	City of Asheville Community and Economic Development Department	2020
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2020
Youngstown, OH	Youngstown Neighborhood Development Corporation (YNDC)	2020

(continued)

Housing Needs Assessment Experience		
Location	Client	Completion Year
Richlands, VA	Town of Richlands, Virginia	2020
Elkin, NC	Elkin Economic Development Department	2020
Grand Rapids, MI	Grand Rapids Area Chamber of Commerce	2020
Morgantown, WV	City of Morgantown	2020
Erwin, TN	Unicoi County Economic Development Board	2020
Ferrum, VA	County of Franklin (Virginia)	2020
Charleston, WV	Charleston Area Alliance	2020
Wilkes County, NC	Wilkes Economic Development Corporation	2020
Oxford, OH	City of Oxford - Community Development Department	2020
New Hanover County, NC	New Hanover County Finance Department	2020
Ann Arbor, MI	Smith Group, Inc.	2020
Austin, IN	Austin Redevelopment Commission	2020
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2021
Giddings, TX	Giddings Economic Development Corporation	2021
Georgetown County, SC	Georgetown County	2021
Western North Carolina (18 Counties)	Dogwood Health Trust	2021
Carteret County, NC	Carteret County Economic Development Foundation	2021
Ottawa County, MI	HOUSING NEXT	2021
Dayton, OH	Miami Valley Nonprofit Housing Collaborative	2021
High Country, NC (4 Counties)	NC REALTORS	2022
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2022
Barren County, KY	The Barren County Economic Authority	2022
Kirksville, MO	City of Kirksville	2022
Rutherfordton, NC	Town of Rutherfordton	2022
Spindale, NC	Town of Spindale	2022
Wood County, WV	Wood County Development Authority & Parkersburg-Wood County Area Development Corporation	2022
Yancey County, NC	Yancey County	2022
Cherokee County, NC	Economic and Workforce Development, Tri-County Community College	2022
Rowan County, KY	Morehead-Rowan County Economic Development Council	2022
Avery County, NC	Avery County	2022

**The following individuals provided research and analysis assistance:**

**Christopher Bunch**, Market Analyst, has more than a decade of experience in conducting both site-specific market feasibility studies and broader housing needs assessments. He has conducted on-site market research of a variety of housing product, conducted stakeholder interviews and completed specialized research on housing market attributes including the impact of military personnel, heirs and estates and other unique factors that impact housing needs.

**Desireé Johnson** is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. Ms. Johnson also coordinates and oversees research staff and activities. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

**Pat McDavid**, Research Specialist, has conducted housing research for housing needs assessments completed throughout the country. Additionally, he is experienced in analyzing demographic and economic data in rural, suburban and metropolitan communities. Mr. McDavid has been a part of the development of market strategies, operational and fiscal performance analysis, and commercial, industrial and government (local, state, and federal) client consultation within the construction and manufacturing industries. He holds a bachelor's degree in Secondary Earth Science from Western Governors University.

**Gregory Piduch**, Market Analyst, has conducted site-specific analyses in both metropolitan and rural areas throughout the country. He is familiar with multiple types of rental housing programs, the day-to-day interaction with property managers and leasing agents and the collection of pertinent property details. Mr. Piduch holds a Bachelor of Arts in Communication and Rhetoric from the University of Albany, State University of New York and a Master of Professional Studies in Sports Industry Management from Georgetown University.

**Jody LaCava**, Research Specialist, has nearly a decade of real estate research experience. She has extensive experience in surveying a variety of housing alternatives, including rental, for-sale, and senior housing. She has experience in conducting on-site research of real estate, evaluating existing housing properties, conducting interviews, and evaluating community services. She has been involved in industry leading case studies, door-to-door resident surveys and special needs housing research.

**In-House Researchers** – Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices and chambers of commerce, housing authorities and residents.

*No subconsultants were used as part of this assessment.*

## ADDENDUM G: GLOSSARY

Various key terms associated with issues and topics evaluated in this report are used throughout this document. The following provides a summary of the definitions for these key terms. It is important to note that the definitions cited below include the source of the definition, when applicable. Those definitions that were not cited originated from the National Council of Housing Market Analysts (NCHMA).

**Area Median Household Income (AMHI)** is the median income for families in metropolitan and non-metropolitan areas, used to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80% of the area median income, a common maximum income level for participation in HUD programs. (Bowen National Research, Various Sources)

**Available rental housing** is any rental product that is currently available for rent. This includes any units identified through Bowen National Research survey of affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies.

**Basic Rent** is the minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and the HUD Section 223 (d) (3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

**Contract Rent** is (1) the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease (HUD & RD) or (2) the monthly rent agreed to between a tenant and a landlord (Census).

**Cost overburdened households** are households that pay more than 30% or 35% (depending upon source) of their annual household income toward housing costs. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a cost burden.

**Elderly Person** is a person who is at least 62 years of age as defined by HUD.

**Elderly or Senior Housing** is housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

***Extremely low-income*** is a person or household with income below 30% of Area Median Income adjusted for household size.

***Fair Market Rent (FMR)*** are the estimates established by HUD of the gross rents (contract rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50<sup>th</sup> percentile of rents.

***Frail Elderly*** is a person who is at least 62 years of age and is unable to perform at least three “activities of daily living” comprising of eating, bathing, grooming, dressing or home management activities as defined by HUD.

***Garden apartments*** are apartments in low-rise buildings (typically two to four stories) that feature low density, ample open space around buildings, and on-site parking.

***Gross Rent*** is the monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all tenant paid utilities.

***Household*** is one or more people who occupy a housing unit as their usual place of residence.

***Housing Choice Voucher (Section 8 Program)*** is a federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant’s contribution of 30% of adjusted gross income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenant’s income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

***Housing unit*** is a house, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

***HUD Section 8 Program*** is a federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants’ adjusted income.

***HUD Section 202 Program*** is a federal program, which provides direct capital assistance (i.e., grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of the Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.

***HUD Section 236 Program*** is a federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% of Area Median Income who pay rent equal to the greater of Basic Rent or 30% of their adjusted income. All rents are capped at a HUD approved market rent.

***HUD Section 811 Program*** is a federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

***Income Limits*** are the Maximum Household Income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income (AMI) for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI.

***Low-Income Household*** is a person or household with gross household income between 50% and 80% of Area Median Income adjusted for household size.

***Low-Income Housing Tax Credit*** is a program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 80% or less of Area Median Income, and that the rents on these units be restricted accordingly.

***Market vacancy rate (physical)*** is the average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage. Bowen National Research considers only these vacant units in its rental housing survey.

***Mixed income property*** is an apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e., low-income Tax Credit property with income limits of 30%, 50% and 60%).

***Moderate Income*** is a person or household with gross household income between 40% and 60% of Area Median Income adjusted for household size.

***Multifamily*** are structures that contain more than two housing units.

***New owner-occupied household growth*** within a market is a primary demand component for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2022 and 2027. The 2022 households by income level are based on ESRI estimates that account for 2020 Census counts of total households for each study area. The 2022 and 2027 estimates are also based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied households that are projected to be added to a study area between 2022 and 2027. These estimates of growth are provided by each income level and corresponding price point that can be afforded.

***Non-Conventional Rentals*** are structures with four or fewer rental units.

***Overcrowded housing*** is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the American Community Survey.

***Pipeline housing*** is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as NCHFA, HUD and USDA.

***Population trends*** are changes in population levels for a particular area over a specific period of time which is a function of the level of births, deaths, and net migration.

***Potential support*** is the equivalent to the *housing gap* referenced in this report. The *housing gap* is the total demand from eligible households that live in certain housing conditions (described in Section VIII of this report) less the available or planned housing stock that was inventoried within each study area.

***Project-based rent assistance*** is rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

***Public Housing or Low-Income Conventional Public Housing*** is a HUD program administered by local (or regional) Housing Authorities which serves Low- and Very Low-Income households with rent based on the same formula used for HUD Section 8 assistance.

***Rent burden*** is gross rent divided by adjusted monthly household income.

***Rent burdened households*** are households with rent burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

***Replacement of functionally obsolete housing*** is a demand consideration in most established markets. Given the limited development of new housing units in the study area, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2022) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.



**Restricted rent** is the rent charged under the restrictions of a specific housing program or subsidy.

**Single-Family Housing** is a dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

**Standard Condition:** A housing unit that meets HUD's Section 8 Housing Quality Standards.

**Subsidized Housing** is housing that operates with a government subsidy often requiring tenants to pay up to 30% of their adjusted gross income toward rent and often limiting eligibility to households with incomes of up to 50% or 80% of the Area Median Household Income. (Bowen National Research)

**Subsidy** is monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract rent and the amount paid by the tenant toward rent.

**Substandard** housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the American Community Survey.

**Substandard conditions** are housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

**Tenant** is one who rents real property from another.

**Tenant paid utilities** are the cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.

**Tenure** is the distinction between owner-occupied and renter-occupied housing units.

**Townhouse (or Row House)** is a single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

**Vacancy Rate – Economic Vacancy Rate (physical)** is the maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

**Very Low-Income Household** is a person or household with gross household income between 30% and 50% of Area Median Income adjusted for household size.

**Windshield Survey** references an on-site observation of a physical property or area that considers only the perspective viewed from the "windshield" of a vehicle. Such a survey does not include interior inspections or evaluations of physical structures.

## ADDENDUM H: SOURCES

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources include the following:

- 2000 and 2010 U.S. Census
- Airbnb
- AllTheRooms
- American Community Survey
- Apartments.com
- ESRI Demographics
- Greater Muskegon Economic Development
- HUDUser.gov Assistance & Section 8 Contracts Database
- Local Government/Municipality Websites
- Management for each property included in the survey
- Medicare.com
- Michigan Department of Health and Human Services
- Michigan Department of Labor & Economic Opportunity
- Michigan Department of Technology, Management & Budget
- Michigan Department of Treasury
- Muskegon County Equalization Department
- National Investment Center (NIC) for Senior Housing & Care
- NIC Map Vision data
- Norton Shores, Muskegon City and Muskegon County Continuum of Care
- Planning Representatives
- Priced Out - Technical Assistance Collaborative
- Realtor.com
- Ribbon Demographics HISTA Data
- RS Means
- Senior Housing Facility Representatives
- SOCDS Building Permits Database
- Social Security Office of Retirement and Disability
- U.S. Census Longitudinal Origin-Destination Employment Statistics
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Labor, Bureau of Labor Statistics
- Urban Decision Group (UDG)
- Various Stakeholders