Today

- **BACKGROUND & OBJECTIVES**
  Describe the goals of this effort and how will we achieve them.

- **A LOOK AT WHAT THE DATA SAYS**
  Dive into demographic, housing, and economic development data.

- **DISCUSSION & QUESTIONS**
  Tell us what the data is and isn't showing.

- **NEXT STEPS**
Purpose: to foster a common vision for the future the region and to identify clear steps and partners in achieving a more prosperous tomorrow. Additionally, the RPI seeks to foster collaborative solutions and identify opportunities for shared services and administration.
Housing Assessment Objectives

A study focused on analyzing the demographic, economic, and social conditions that are influencing housing issues and to identify housing needs.
Housing Assessment Approach

▶ DATA COLLECTION & ANALYSIS

▶ FOCUS GROUP MEETINGS
  > Engage with community stakeholders to better understand nuanced challenges.
  > Ground-truth data collection effort.

▶ BRING THE TWO TOGETHER
  Understand housing challenges that each unique county faces, and identify factors that are impacting the issue.
UNDERSTANDING DICKINSON COUNTY

YOUR ROLE

City & County Staff
Economic Development Organizations
Community Organizations
Developers
Lenders
Landlords
Large Employers
UNDERSTANDING DICKINSON COUNTY

YOUR ROLE

Data can only tell us so much. We need to hear from you to get a full picture of the nuanced housing challenges and opportunities that exist within your communities.
UNDERSTANDING DICKINSON COUNTY
UNDERSTANDING DICKINSON COUNTY
TOTAL POPULATION

- 25,415 residents
- 56% labor force participation
- 6% unemployment rate (16 years+)
- 1,300 new/replacement workers needed next 4-5 years
- 46: median age

HOUSING

- 14,000 total units
- 79% owner-occupied
- 83% single family
- ~200 for rent/for sale
- 1900 "for occasional use"
- 4% vacancy rate

Data Source: ACS 2017 5-year Estimates: DP03, DP04, S0101, B25004, B2508
HOUSEHOLD CHARACTERISTICS

Data Source: ACS 2017 5-year Estimates: S1904
HOUSEHOLD CHARACTERISTICS

Data Source: ACS 2017 5-year Estimates: S0101

- 22% - Under 19
- 57% - 20-65
- 21% - 65+

MALE    FEMALE

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<tr>
<th>Age Group</th>
<th>MALE</th>
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<td>85 years and over</td>
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21% Renter-Occupied
39% Owner-Occupied with Mortgage
40% Owner-Occupied without Mortgage

79% Owner-Occupied

Data Source: ACS 2017 5-year Estimates: DP04
HOUSING BY TYPE

- Single Family: 83%
- Attached 2 units: 5%
- Attached 3-9 units: 12%
- Attached 10+: 5%
- Mobile Homes: 0%

Data Source: ACS 2017 5-year Estimates: DP04
**HOUSING AGE**

- **7%** Housing built after Year 2000 (<20 years old)
- **55%** Housing built between 1950-2000
- **38%** Housing built before Year 1950 (Pre-WWII)

Data Source: ACS 2017 5-year Estimates: DP04
BEDROOMS

59% = 3+ bedrooms

Data Source: ACS 2017 5-year Estimates: DP04
BEDROOMS

2.09 (RENTERS) AND 2.29 (OWNERS)

AVERAGE HOUSEHOLD SIZE

59% = 3+ bedrooms

Data Source: ACS 2017 5-year Estimates: DP04
Poll: one-third of Michiganders say their communities don't have enough housing options

More than one-third of Michigan residents indicated their communities had too few housing options, according to a statewide poll conducted earlier this year by the Marketing Research Group. Although there is new construction projects such as Cadillac Lofts, housing is still a big issue affecting the Cadillac area.

Data Source: ACS 2017 5-year Estimates: Cadillac News, August 13, 2009
MEDIAN HOUSEHOLD INCOME

2000  $34,825
2009
2012
2017  $45,681

Data Source: ACS 2017 5-year Estimates: DP03
MEDIAN HOUSEHOLD INCOME

Data Source: ACS 2017 5-year Estimates: DP03
Source: Federal Housing Finance Agency's Housing Price Index, Q4 2018
Source: Federal Housing Finance Agency's Housing Price Index, Q4 2018
MEDIAN HOUSEHOLD INCOMES RISING COMPARATIVE TO HOME VALUES, BUT NOT QUITE KEEPING UP WITH INFLATION.

DECLINING HOME OWNERSHIP.
HOUSEHOLD CHARACTERISTICS

Data Source: ACS 2017, 2012 5-year Estimates: S1901
HOUSING VALUE: OWNER OCCUPIED

- $70,000 to $99,999: 35%
- $200,000 to $299,999: 10%
- $150,000 to $199,999: 13%
- $100,000 to $149,999: 17%
- $50,000 to $99,999: 35%
- Less than $50,000: 18%
- $500,000 to $999,999: 1%

Data Source: ACS 2017, 2012 5-year Estimates: DP04
The wage shown is the annual salary an individual must earn to support themself in Dickinson County, if they are working full-time (2080 hours per year).

Data Source: ACS 2017 5-year Estimates: DP04
HOUSEHOLD CHARACTERISTICS

49% OF NON-FAMILIES LIVING AT OR BELOW LIVING WAGE

Data Source: ACS 2017 5-year Estimates: DP04
The wage shown is the annual salary a single-income family must earn to support themselves in Dickinson County, if they are working full-time (2080 hours per year).

Data Source: ACS 2017 5-year Estimates: DP04
HOUSEHOLD CHARACTERISTICS

41% OF FAMILIES LIVING AT OR BELOW LIVING WAGE

Data Source: ACS 2017 5-year Estimates: DP04
LIVING WAGE HOUSING COSTS

$540 - $760 PER MONTH

Cost of housing (all expenses: rent, mortgage, repairs, etc.) that is affordable for those living within Dickinson County's "living wage."

49\% of those with mortgage pay >\$1,000 per month on housing-related expenses.

51\% pay > \$1,000, 7\% pay > \$2,000.

Data Source: ACS 2017 5-year Estimates: DP04
41% of families living at or below living wage. 49% of families paying about living wage housing costs.

Data Source: ACS 2017 5-year Estimates: DP04
LIVING WAGE
HOUSING COSTS

80%

OF THOSE WITHOUT MORTGAGE

pay <$760 per month on housing-related expenses.

Data Source: ACS 2017 5-year Estimates: DP04
OPPORTUNITY

80% of those without mortgage pay < $760 per month on housing-related expenses.

Data Source: ACS 2017 5-year Estimates: DP04
LIVING WAGE
HOUSING COSTS

18%

OF RENTERS

pay <$500 per month on housing-related expenses.

73% pay between $500 and $999.

Data Source: ACS 2017 5-year Estimates: DP04
75% of renters earning $50-75k pay between $500-1,000 per month (13% of rental population)

30% of $50k $1,250 per month

52% of renters earning >75k pay <$1,000 per month (8% of rental population)

Data Source: ACS 2017 5-year Estimates: B25122
Incomes rising relative to housing price changes.

Lack of diversity in existing housing stock.

Substantial proportion of higher earners paying minimally for housing.
SUMMARY

OPPORTUNITIES & CHALLENGES

54% of population living at or below "living wage" threshold. Don't lose sight of them in housing development.

Changing demographics. Home ownership rates declining.
LET US HEAR YOUR THOUGHTS: TRENDS, OPPORTUNITIES, CHALLENGES, DEVELOPMENTS? WHERE SHOULD WE FOCUS OUR EFFORTS?
Follow-up with questions, additional discussion as needed.

Written report with all this data (and then some) sent to you.

Stay in touch regarding new opportunities and resources.