

2019 MSHDA Strategic Planning Fact Sheet

Data as of November 12, 2019 unless otherwise noted

POPULATION

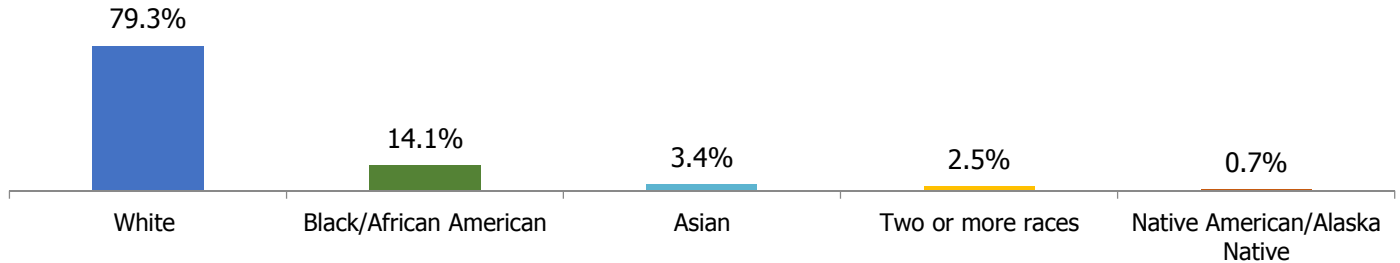


Figure 1: Michigan Population by Race (2018)

- **5.2%** of Michigan’s population is Latinx. The number of Latinx and Asians in Michigan is growing. The Asian population grew by 31% since 2010, the Latinx population by 15%.
- The total Michigan population is almost **10 million**.
- **10.4%** of the population under age 65 has a disability.
- **17%** of Michigan’s population is over age 65. Persons under age 18 are **21%** of the population.
- **The state’s population growth lags behind the national average** of 0.6% per year at 0.2%. Michigan has been gaining population mainly through immigration.
- **7%** of the population is foreign born. Most immigrants come to Michigan from Asia (51%), Europe (20%), and Latin America (19%).

HOMELESSNESS

Total Homeless Population in MI

65,104 (2018)

Homeless Children (ages 0-18)

17,102 (26%)

Homeless Youth (ages 18-24)

3,995 (6%)

Homeless Veterans

3,605 (6%)

- **59%** of the homeless population in Michigan in 2017 was made up of people of color (with 53% being African American).
- **44%** of those without homes were people with disabilities.

INCOME

14%

earns at or below Federal Poverty Level (FPL) (\$24,000 for a family)

29%

meets the ALICE threshold (\$61,272 for a family)

(For this example, a family is defined as two adults, a preschooler, and an infant. Asset-Limited, Income-Constrained, Employed households earn more than the FPL but struggle to afford basic necessities.)

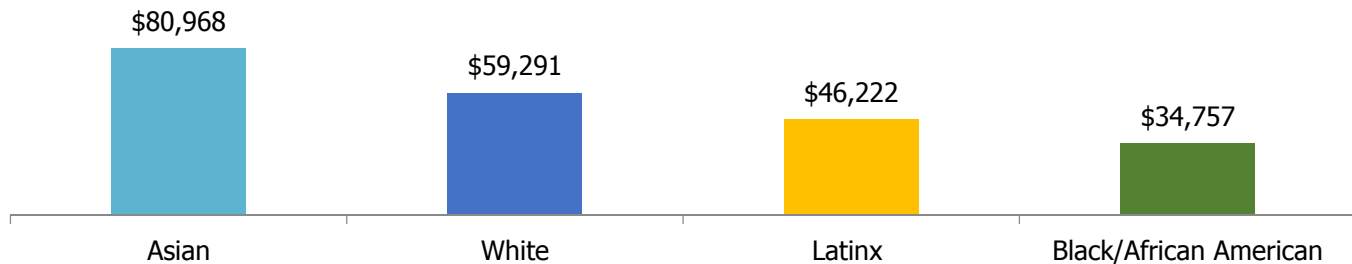


Figure 2: Median Household Income by Race and Ethnicity, Michigan (2017)

- Nationally, in 2015, **34% of households aged 65 and older received 90%** or more of their income from Social Security. In January 2019, the average Social Security benefit was \$1,461 per month.
- The **state's median income of \$54,909** provides enough income to afford a house priced around \$175,000. New homes cost \$307,000 on average.
- Millennials with college debt need an **average of 12 years** to save enough money for a 20% down payment on a house. College graduates without school debt need an average of 7.6 years to save the same amount.

JOBS

- **61%** of jobs in Michigan pay less than \$20/hour. If working full time, a person earning \$20/hour earns \$41,600 annually.
- Due to the Great Recession, Michigan lost over **89,000** construction-sector jobs in 2010.
- **Automation is expected to have a disproportionate impact** on African-American and Latinx workers, who hold more support positions and overall have lower rates of postsecondary credentials. These groups are also underrepresented in fields expected to see job growth, like education and business.

HOUSING STOCK



37% of Michigan's existing owner- and rental-occupied units were built prior to 1960. Units may not have the layout, systems, or amenities today's homebuyers are looking for. Additionally, properties may have lead-based paint.

15% of Michigan's housing stock is vacant due to issues with legal/title status, habitability, or another reason.

- **Many vacant ownership units in the state have not been maintained** over time and will require substantial rehabilitation.
- **Due to declining population, housing supply shortages, and escalating housing prices**, communities can find it more difficult to attract new businesses.
- There is a **lack of affordable housing for households at 50% or below of AMI** in urban and rural areas of the state.
- Michigan millennials may prefer **walkable, mixed-use housing** near shopping, restaurants, and public transportation. Seniors prefer **housing accessible to health care** and family. Immigrants prefer **housing near schools, jobs, and public transportation**.
- Increased housing demand and supply shortages in the state are creating **affordability issues** and higher price points.

HOMEOWNERSHIP

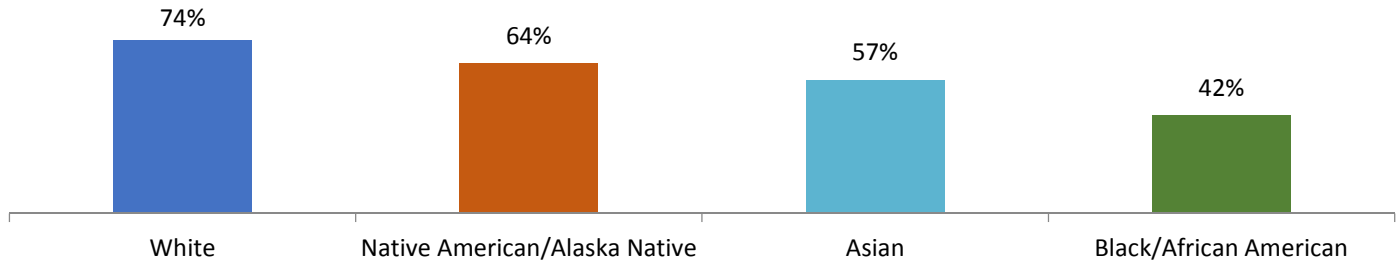


Figure 3: Michigan Homeownership by Race, 2017

- **Homeownership rates vary by geographic region** in 2017. In Saginaw, Flint, Grand Rapids, and southeastern Michigan, African-American homeownership exceeds 75%.
- In 2018, **56%** of Latinx in Michigan owned their homes.
- **14%** of the state's homeowners put 30% or more of their income into housing expenses, and **10%** pay more than 50% of their income on housing, which is a severe cost burden.
- Due to the Great Recession, a **significant amount of individuals require credit repair** to qualify for a mortgage.
- Nationally, **41%** of seniors have a mortgage, and over 40% of those aged 55-75 live in three-bedroom homes. Seniors prefer to age in place according to survey data.

Michigan homeownership peaked in 2007.

Since:



3% for Whites
4% for Asians
7% for Blacks

RENTAL

50%

Of rental households are cost overburdened

25%

Of rental households are severely cost overburdened

(Cost-overburdened is paying more than 30% of income towards housing. Severely cost-overburdened is paying more than 50% of income towards housing.)

- A person making minimum wage (\$9.25/hour) must work about **73 hours each week** to afford an average-priced 2-bedroom apartment in Michigan.
- Fewer ownership choices for high-income households are spurring them to rent instead of buying, **driving up rental costs** in the state.

SPECIFIC TO MSHDA

- MSHDA is a partner in approximately **37%** of all rental housing development (market and affordable).
- The rental development that MSHDA participates in represents approximately **\$500 million** of investment each year.

	Programs	Demand	Supply
	Housing Choice Vouchers	64,000+ (waiting lists)	28,000 (in use)
	Project-Based Vouchers	Unknown (waiting list per development)	3,867 (in use)
	LIHTC-Funded Developments	78 (projects)	31 (1,876 units, FY 2019)
	Direct Lending	46 (applications)	12 (1,604 units, FY 2018)