



Market	Name	Market	Name	Market	Name
37	Boyne City	200	Kalkaska	268	Petoskey
46	Cadillac	203	Kingsley	344	Traverse City-Central
54	Charlevoix - East Jordan	225	Manistee	345	Traverse City-Outer
135	Frankfort	248	Northport		
199	Kaleva	267	Pellston-Mackinaw City		

The Northwest Housing Partnership includes six counties (Alger, Delta, Dickinson, Marquette, Menominee and Schoolcraft), as well as 13 Statewide Housing Needs Assessment markets. An analysis of the latest-available Census data, as well as changes in housing prices and availability since 2016, shows that the eight markets in the partnership fall into four broad categories.

- The first market type is comprised of Wexford County, southwestern Missaukee County, and the Manistee area. Housing demand indicators in these areas are near statewide averages. The housing supply in these areas is predominately made up of single-family detached homes, with a slightly elevated proportion of mobile homes as well. Units here tend to be slightly larger than in other markets, and the percentage of new-built units is relatively low. Seasonal housing vacancies are low here, as are market vacancies. “Other” vacancies—a Census designation that is often used as a proxy for dilapidated or blighted housing stock—are higher than average, however. Both housing values and housing costs tend to be low; that coupled with moderate income tends to keep the incidence of shelter overburden relatively low. This pattern is likely to continue into the short term, at least, since housing costs and home values have decreased or remained steady since 2016.
- The second market group includes the areas surrounding Traverse City. Housing demand indicators here are higher than state averages. The group’s housing stock is dominated by single-family detached units, which tend to be older and larger than state averages. Homeownership here also exceeds the state average, and homeownership monthly costs are at or slightly below average. Rents tell a different story, however, since market vacancies declined sharply over the last five years, and rents have shot up as a result. Non-mortgaged homeowners also saw increases in housing costs during the same period. Home values also registered strong increases, but the rate of increase was slower than the Michigan average.
- Harbor Springs and Petoskey are included in the next market type. The residents in this group tend to be younger on average, with moderately high incomes and low levels of unemployment. They also tend to be well-educated, with a higher-than-average proportion of persons with bachelors degrees. Housing here tends to have more diversity in terms of both tenure and construction type; a majority is still single-family detached, but with higher levels of more-dense housing alternatives. Similarly, renters are more common in these markets, but most households own their homes. More of its stock tends to date back to the 1970s and 1980s, but some recent development has occurred as well. Housing quality is relatively high, since the percentage of units built before 1940 is low, as is the percentage of households that experience overcrowding. Housing values and cost tend to be moderately high in these markets, as is the overburdened percentage. Housing vacancy is not a large issue in these markets, as both the renter and owner vacancy rates are low. Changes between 2016 and 2021 may indicate higher housing costs in the future, since the number of market vacancies has decreased significantly during that time. This seems to have increased housing costs and home values for current residents, especially renters.
- The eastern portion of the partnership comprises another market type, which also includes the eastern portion of Manistee County. Housing demand measures are softer here compared to

other markets, since incomes here tend to be lower, and unemployment is relatively high. Supply measures indicate that the housing stock tends to be older and comprised mainly of single-family detached structures. Mobile homes are more common here than in other markets as well. A small percentage of the housing units here have been built after 2010, and a moderate percentage of its current residents moved into the area since 2018. Housing value tend to be lower in this category than in others as well, which tends to keep housing costs lower. Seasonal vacancies tend to take up a large percentage of all housing units in these regions, and “other” vacancies tend to be moderately high. Changes in housing costs between 2016 and 2021 tend to be stable or on a slight decline, while median housing values registered a small increase.

- Traverse City typifies the next market type. Housing demand indicators are mixed; household incomes are lower than the state average, but so is the unemployment rate. Commute times are also generally low. In terms of supply, this group’s housing stock displays a level of diversity rare in Michigan; the percentage of homes within single-family detached structures is significantly lower than in other markets, and multifamily structures account for around a quarter of the total. Mobile homes are about twice as common here than in other markets. Homeownership rates in these markets are also low, and majority renter markets are not uncommon among them. The stock also tends to be small, and of moderate age. While home values and costs are lower than state averages, lower incomes tend to increase the overburden rates in these markets. The proportion of vacancies on the market is higher here than in other places, and increased during the last five years, unlike the situation in other Michigan markets. During that same period, housing costs for owners and renters were either stable or decreased slightly, as did home values.
- Coastal areas in Leelanau, Benzie and Manistee Counties make up the last market type. General housing demand variables are moderate in these areas and are coupled with supply indicators that show the area’s housing stock is dominated by older single-family structures. Seasonal vacancies take up a large portion of all housing units. The stock also tends to be a bit smaller than average, and homeowner rates are very high. Housing costs tend to be low or moderate, likely impacted by the age and size of local housing units. “Other” vacancies tend to be higher as well. Market vacancies—those units either for sale or rent—decreased less than in other places, but upward pressures did force values significantly higher. Housing costs, however, were stable or dropped.
- Given local market conditions, certain tools or practices can be more effective than others. This data review uses two sources to generate possible policies to investigate for use regionally. The first is a product of researchers at Brookings and the Aspen Institute, who used local trends in housing data to determine logical tools and practices that could be used to help solve housing issues. They derived a set of market types, and policy responses tailored to conditions within these groups. Their work is at <https://www.brookings.edu/essay/introducing-the-housing-policy-matchmaker-a-diagnostic-tool-for-local-officials/>. The other is derived from the National Community of Practice on Local Housing Policy, which is a joint project of the Furman Center at New York University and Abt Associates. Their work was funded by the Ford Foundation, the John D. and Catherine T. MacArthur Foundation, the Kresge Foundation and the JPMorgan Chase Foundation. They have assembled a large list of tools that are keyed to what they term

strong and soft markets, which are detailed at <https://localhousingsolutions.org/housing-policy-framework/>. Each tool entry is hyperlinked to its description on the Local Housing Solutions website. These policies are not presented as prescriptions to meet local goals, since conditions outside the scope of this analysis could impact their appropriateness. Instead, they are a way to start thinking about what might work given a general sense of local market context.

Boyne City

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
23,685	10,195	\$59,141	\$62,763	\$31,396

Housing Costs

Owner Units

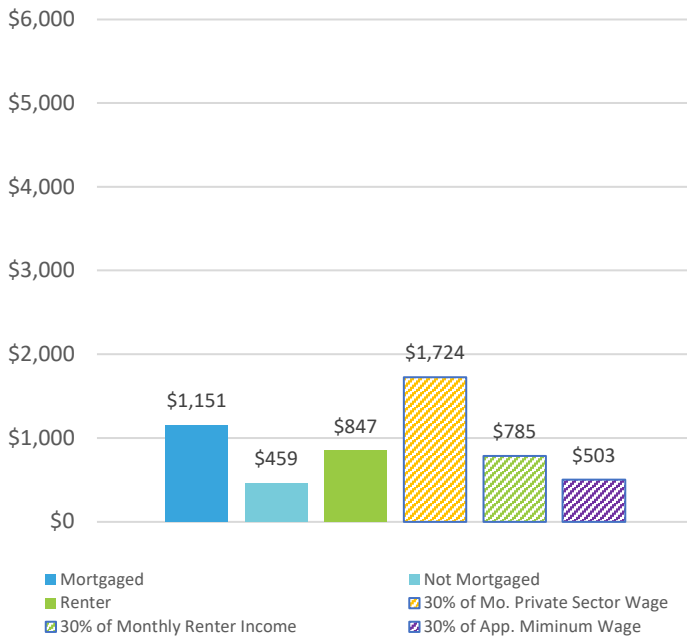
Home Value	\$156,866	2016 Value	\$137,428
Cost M/NM	\$1151/\$459	Value ▲	14.1%
\$52,289 To afford median home			

Renter Units

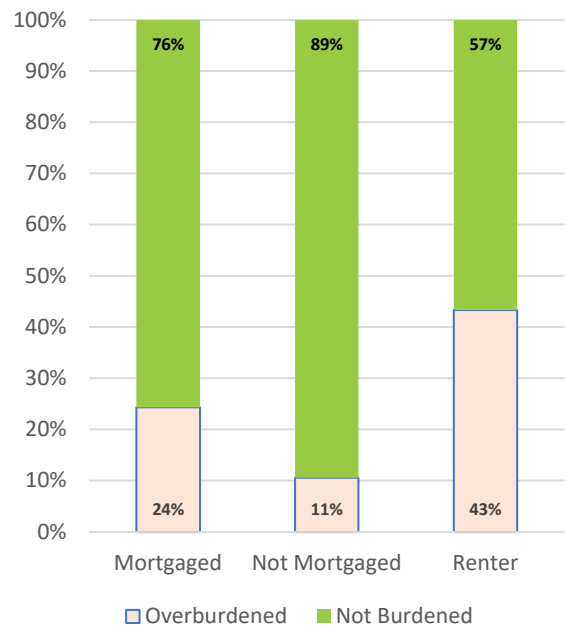
Gross Rent	\$847	2016 Rent	\$757
		Rent ▲	11.8%
\$33,880 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	16,031	Owner HH	87%	Renter HH	13%
Median Year Built	1979	% Built Pre-1970		33.3%	
Median Move Year	2009	% Built After 2010		3.6%	
Median Rooms	5.5	SF%	84.1%	MM%	4%
		MF%	0.9%		

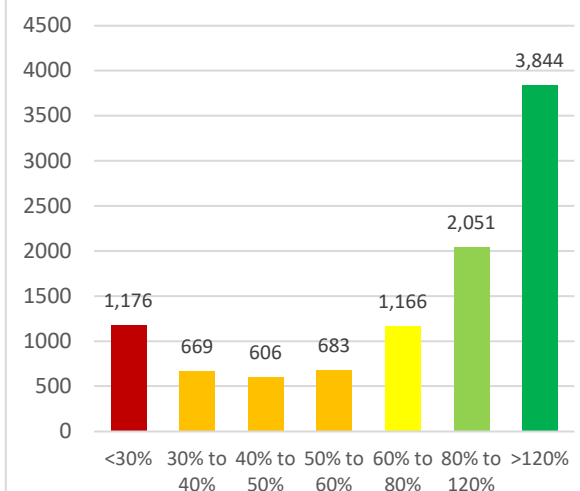
Vacancy Rates

Total	36.4%	Owner	0%	Renter	0%
Seasonal	32.4%	Other	3.1%	# V Rent	21
				#V Owner	52

Homeownership Rate by Race/Ethnicity

Black	68.8%	White	87.3%
Asian	56.3%	Other or Multiracial	83.6%
Am. Indian	93.1%	Hispanic	100.0%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Boyne City

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	7.7%	2.8%
Household Count, 2021	10,195	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.49	--	--	--	--	--
Median Income, 2021	\$59,141	--	14.0%	\$63,018	--	14.8%
Median owner income, 2021	\$62,763	--	10.5%	\$71,028	--	14.1%
Median renter income, 2021	\$31,396	--	22.6%	\$35,263	--	3.8%
Median home value	\$156,866	--	14.1%	\$198,217	--	18.1%
Median gross rent	\$847	--	11.8%	\$914	--	7.4%
Income needed for median rent	\$33,880	--	--	\$36,573	--	--
Income needed for median value	\$52,289	--	--	\$66,072	--	--
Overburdened households	2,165	21%	-16.7%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	499	3.1%	23.8%	5,150	2.9%	1.0%
Seasonal vacancy	5,200	32.4%	-14.0%	46,265	25.7%	0.7%
For-Sale vacancy	52	0.3%	-80.5%	1,430	0.8%	-45.2%
For-Rent vacancy	21	0.1%	-12.5%	2,181	1.2%	-2.9%
Homes built pre-1940	1,465	9.1%	--	22,755	12.6%	--
Homes built post-1990	5,368	33.5%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Low Cost and Growing
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	166	70	236
Market supply (vacant on market, adjusted for age)	16	9	24
5 year Market production goals (based on 75K units)	145	60	205
1 year Market production goals (based on 15K units)	29	12	41
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Boyne City

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	259	Total Amt/App	\$205,154	% Approved	74.1%
Total Conventional Apps	168	Conventional Amt/App	\$207,976	% Conv Apprvd	77.4%
Total Assisted Apps	91	Assisted Amt/App	\$199,945	% Asst Apprvd	68.1%
Applications by Race: White					
Total Apps	208	Total Amt/App	\$204,567	% Positive	76.4%
Total Conventional Apps	135	Conventional Amt/App	\$207,889	% Conv Positive	80.7%
Total Assisted Apps	73	Assisted Amt/App	\$198,425	% Asst Positive	68.5%
Applications by Race: Black					
Total Apps	1	Total Amt/App	\$115,000	% Positive	100%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$115,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	1	Total Amt/App	\$125,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$125,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	3	Total Amt/App	\$281,667	% Positive	66.7%
Total Conventional Apps	1	Conventional Amt/App	\$315,000	% Conv Positive	0.0%
Total Assisted Apps	2	Assisted Amt/App	\$265,000	% Asst Positive	100.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	43	Total Amt/App	\$213,372	% Positive	60.5%
Total Conventional Apps	29	Conventional Amt/App	\$215,000	% Conv Positive	62.1%
Total Assisted Apps	14	Assisted Amt/App	\$210,000	% Asst Positive	57.1%
Applications by Ethnicity: Hispanic					
Total Apps	1	Total Amt/App	\$165,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$165,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Cadillac

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
41,964	16,240	\$55,785	\$63,360	\$30,540

Housing Costs

Owner Units

Home Value	\$131,505	2016 Value	\$110,857
Cost M/NM	\$1132/\$442	Value ▲	18.6%

\$43,835 To afford median home

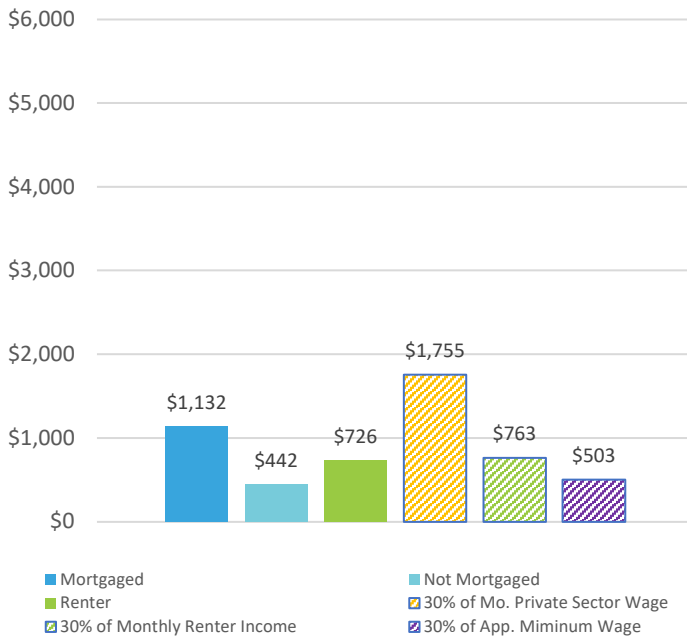
Renter Units

Gross Rent	\$726	2016 Rent	\$765
		Rent ▲	-5.1%

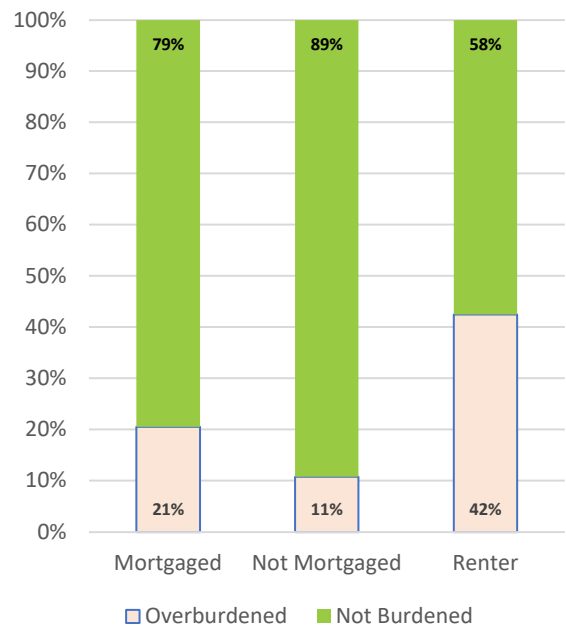
\$29,040 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	20,968	Owner HH	80%	Renter HH	20%
Median Year Built	1978	% Built Pre-1970		36.2%	
Median Move Year	2010	% Built After 2010		3.1%	
Median Rooms	5.5	SF%	76.2%	MM%	7.1%
		MF%		3.1%	

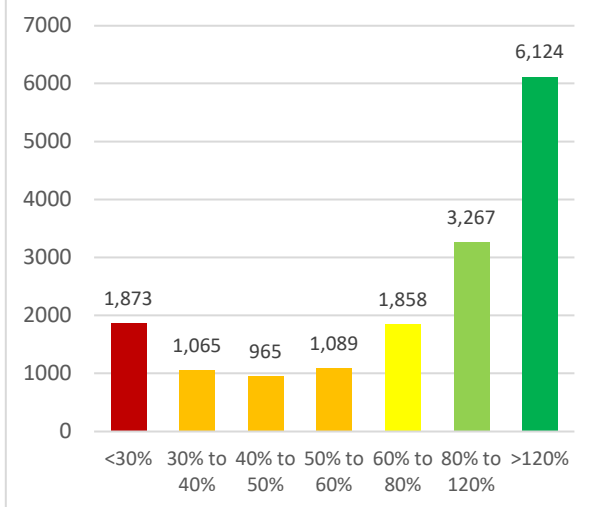
Vacancy Rates

Total	22.5%	Owner	0%	Renter	0.1%
Seasonal	17.8%	Other	2.6%	# V Rent	337
				#V Owner	113

Homeownership Rate by Race/Ethnicity

Black	35.1%	White	80.2%
Asian	100.0%	Other or Multiracial	71.0%
Am. Indian	65.4%	Hispanic	88.3%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Cadillac

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	0.5%	2.8%
Household Count, 2021	16,240	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.09	--	--	--	--	--
Median Income, 2021	\$55,785	--	24.2%	\$63,018	--	14.8%
Median owner income, 2021	\$63,360	--	20.3%	\$71,028	--	14.1%
Median renter income, 2021	\$30,540	--	7.5%	\$35,263	--	3.8%
Median home value	\$131,505	--	18.6%	\$198,217	--	18.1%
Median gross rent	\$726	--	-5.1%	\$914	--	7.4%
Income needed for median rent	\$29,040	--	--	\$36,573	--	--
Income needed for median value	\$43,835	--	--	\$66,072	--	--
Overburdened households	3,487	21%	-25.4%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	537	2.6%	-30.5%	5,150	2.9%	1.0%
Seasonal vacancy	3,726	17.8%	-5.3%	46,265	25.7%	0.7%
For-Sale vacancy	113	0.5%	-66.1%	1,430	0.8%	-45.2%
For-Rent vacancy	337	1.6%	139.0%	2,181	1.2%	-2.9%
Homes built pre-1940	3,174	15.1%	--	22,755	12.6%	--
Homes built post-1990	7,252	34.6%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Low Cost and Stable
Strength and Need Type**	Low Strength and Low Need (Type III)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	235	161	396
Market supply (vacant on market, adjusted for age)	41	124	165
5 year Market production goals (based on 75K units)	187	36	223
1 year Market production goals (based on 15K units)	37	7	45
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Cadillac

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	588	Total Amt/App	\$178,690	% Approved	77.2%
Total Conventional Apps	354	Conventional Amt/App	\$186,893	% Conv Apprvd	77.4%
Total Assisted Apps	234	Assisted Amt/App	\$166,282	% Asst Apprvd	76.9%
Applications by Race: White					
Total Apps	524	Total Amt/App	\$176,737	% Positive	77.9%
Total Conventional Apps	310	Conventional Amt/App	\$185,548	% Conv Positive	78.4%
Total Assisted Apps	214	Assisted Amt/App	\$163,972	% Asst Positive	77.1%
Applications by Race: Black					
Total Apps	2	Total Amt/App	\$125,000	% Positive	100%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	2	Assisted Amt/App	\$125,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	3	Total Amt/App	\$175,000	% Positive	66.7%
Total Conventional Apps	3	Conventional Amt/App	\$175,000	% Conv Positive	66.7%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	3	Total Amt/App	\$268,333	% Positive	100.0%
Total Conventional Apps	3	Conventional Amt/App	\$268,333	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	45	Total Amt/App	\$195,889	% Positive	71.1%
Total Conventional Apps	31	Conventional Amt/App	\$196,613	% Conv Positive	71.0%
Total Assisted Apps	14	Assisted Amt/App	\$194,286	% Asst Positive	71.4%
Applications by Ethnicity: Hispanic					
Total Apps	3	Total Amt/App	\$135,000	% Positive	66.7%
Total Conventional Apps	2	Conventional Amt/App	\$125,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$155,000	% Asst Positive	0.0%

Charlevoix - East Jordan

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
29,760	13,429	\$64,824	\$72,132	\$35,114

Housing Costs

Owner Units

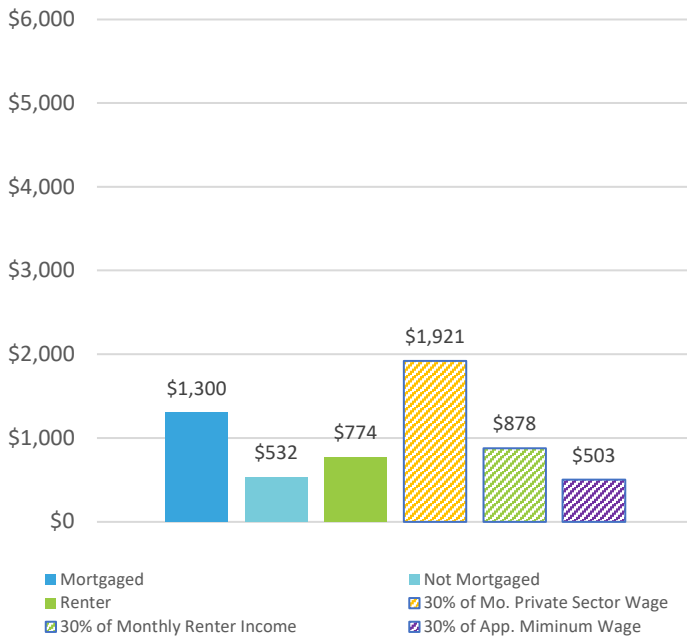
Home Value	\$220,263	2016 Value	\$195,965
Cost M/NM	\$1300/\$532	Value ▲	12.4%
\$73,421 To afford median home			

Renter Units

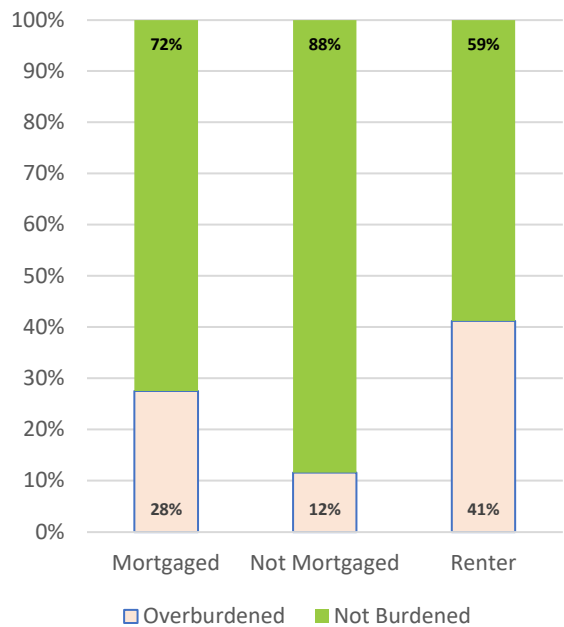
Gross Rent	\$774	2016 Rent	\$760
		Rent ▲	1.8%
\$30,960 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	22,944	Owner HH	84%	Renter HH	16%
Median Year Built	1975	% Built Pre-1970	37.6%		
Median Move Year	2008	% Built After 2010	3.3%		
Median Rooms	5.8	SF%	81.9%	MM%	9.1%
		MF%	3.7%		

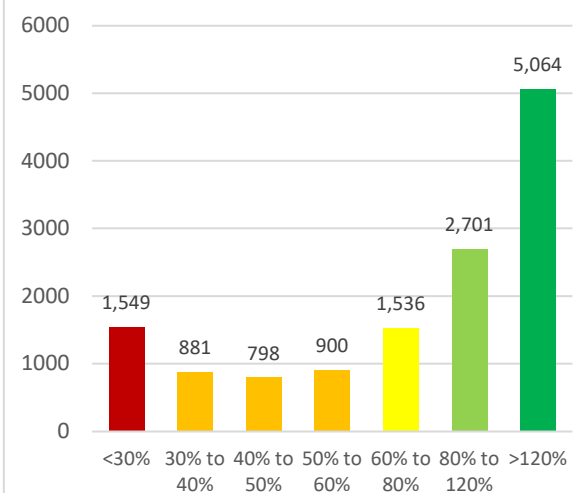
Vacancy Rates

Total	41.5%	Owner	0%	Renter	0%
Seasonal	37.8%	Other	1.9%	# V Rent	85
				#V Owner	191

Homeownership Rate by Race/Ethnicity

Black	5.4%	White	84.4%
Asian	100.0%	Other or Multiracial	72.3%
Am. Indian	69.9%	Hispanic	58.9%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Charlevoix - East Jordan

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	2.5%	2.8%
Household Count, 2021	13,429	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.50	--	--	--	--	--
Median Income, 2021	\$64,824	--	14.8%	\$63,018	--	14.8%
Median owner income, 2021	\$72,132	--	13.4%	\$71,028	--	14.1%
Median renter income, 2021	\$35,114	--	3.0%	\$35,263	--	3.8%
Median home value	\$220,263	--	12.4%	\$198,217	--	18.1%
Median gross rent	\$774	--	1.8%	\$914	--	7.4%
Income needed for median rent	\$30,960	--	--	\$36,573	--	--
Income needed for median value	\$73,421	--	--	\$66,072	--	--
Overburdened households	3,207	24%	-11.6%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	440	1.9%	50.7%	5,150	2.9%	1.0%
Seasonal vacancy	8,677	37.8%	-3.9%	46,265	25.7%	0.7%
For-Sale vacancy	191	0.8%	-49.6%	1,430	0.8%	-45.2%
For-Rent vacancy	85	0.4%	-56.2%	2,181	1.2%	-2.9%
Homes built pre-1940	2,845	12.4%	--	22,755	12.6%	--
Homes built post-1990	6,534	28.5%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Growing
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	160	89	248
Market supply (vacant on market, adjusted for age)	61	35	96
5 year Market production goals (based on 75K units)	95	52	147
1 year Market production goals (based on 15K units)	19	10	29
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Charlevoix - East Jordan

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	348	Total Amt/App	\$320,977	% Approved	71.8%
Total Conventional Apps	276	Conventional Amt/App	\$346,703	% Conv Apprvd	70.7%
Total Assisted Apps	72	Assisted Amt/App	\$222,361	% Asst Apprvd	76.4%
Applications by Race: White					
Total Apps	285	Total Amt/App	\$333,281	% Positive	74.4%
Total Conventional Apps	227	Conventional Amt/App	\$361,167	% Conv Positive	73.6%
Total Assisted Apps	58	Assisted Amt/App	\$224,138	% Asst Positive	77.6%
Applications by Race: Black					
Total Apps	1	Total Amt/App	\$215,000	% Positive	0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$215,000	% Asst Positive	0.0%
Applications by Race: Asian					
Total Apps	2	Total Amt/App	\$95,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$95,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	6	Total Amt/App	\$141,667	% Positive	66.7%
Total Conventional Apps	6	Conventional Amt/App	\$141,667	% Conv Positive	66.7%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	51	Total Amt/App	\$275,392	% Positive	64.7%
Total Conventional Apps	43	Conventional Amt/App	\$291,977	% Conv Positive	60.5%
Total Assisted Apps	8	Assisted Amt/App	\$186,250	% Asst Positive	87.5%
Applications by Ethnicity: Hispanic					
Total Apps	4	Total Amt/App	\$227,500	% Positive	75.0%
Total Conventional Apps	4	Conventional Amt/App	\$227,500	% Conv Positive	75.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Frankfort

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
13,725	5,503	\$63,489	\$67,771	\$26,392

Housing Costs

Owner Units

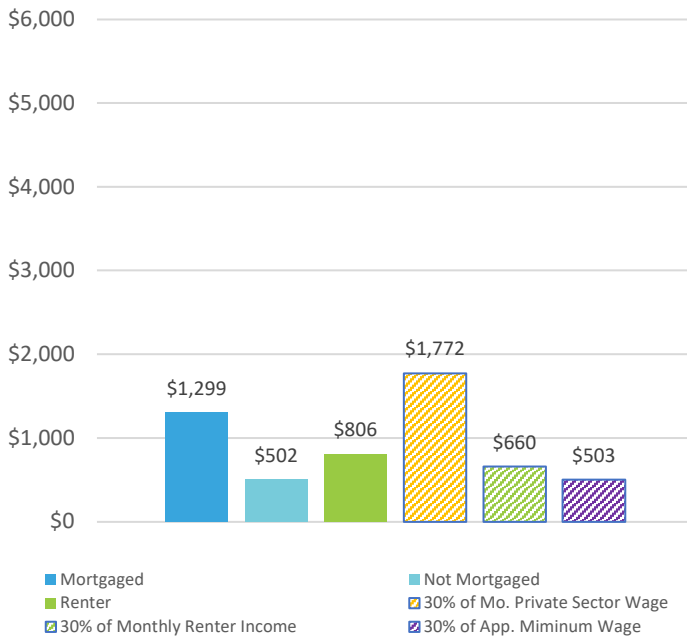
Home Value	\$221,620	2016 Value	\$193,222
Cost M/NM	\$1299/\$502	Value ▲	14.7%
\$73,873 To afford median home			

Renter Units

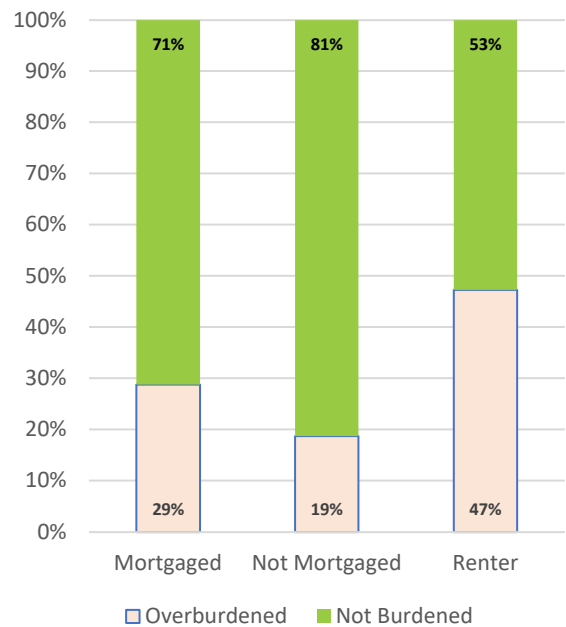
Gross Rent	\$806	2016 Rent	\$805
		Rent ▲	0.1%
\$32,240 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	11,561	Owner HH	91%	Renter HH	9%
Median Year Built	1975	% Built Pre-1970		42.7%	
Median Move Year	2006	% Built After 2010		3.8%	
Median Rooms	5.3	SF%	89.5%	MM%	4.9%
		MF%	1.4%		

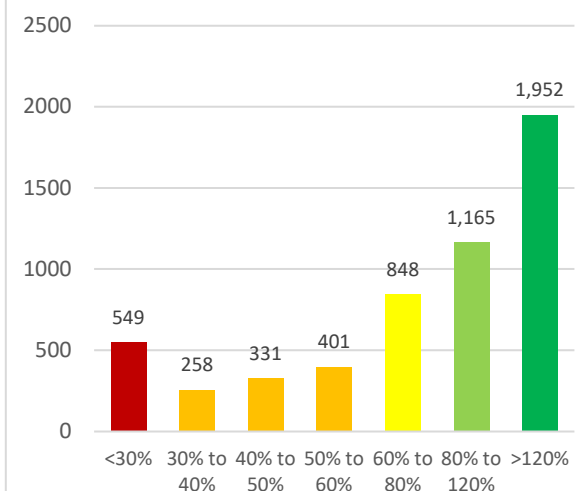
Vacancy Rates

Total	52.4%	Owner	0%	Renter	0.1%
Seasonal	47.7%	Other	2.3%	# V Rent	74
				#V Owner	138

Homeownership Rate by Race/Ethnicity

Black	70.0%	White	90.8%
Asian	0.0%	Other or Multiracial	86.9%
Am. Indian	85.3%	Hispanic	89.1%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Frankfort

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-6.2%	2.8%
Household Count, 2021	5,503	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.52	--	--	--	--	--
Median Income, 2021	\$63,489	--	18.4%	\$63,018	--	14.8%
Median owner income, 2021	\$67,771	--	15.2%	\$71,028	--	14.1%
Median renter income, 2021	\$26,392	--	-17.9%	\$35,263	--	3.8%
Median home value	\$221,620	--	14.7%	\$198,217	--	18.1%
Median gross rent	\$806	--	0.1%	\$914	--	7.4%
Income needed for median rent	\$32,240	--	--	\$36,573	--	--
Income needed for median value	\$73,873	--	--	\$66,072	--	--
Overburdened households	1,438	26%	-11.2%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	267	2.3%	-25.2%	5,150	2.9%	1.0%
Seasonal vacancy	5,520	47.7%	9.8%	46,265	25.7%	0.7%
For-Sale vacancy	138	1.2%	-39.5%	1,430	0.8%	-45.2%
For-Rent vacancy	74	0.6%	-40.8%	2,181	1.2%	-2.9%
Homes built pre-1940	1,667	14.4%	--	22,755	12.6%	--
Homes built post-1990	3,513	30.4%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type* Strength and Need Type**	Moderately High Cost and Shrinking Low Strength and High Need (Type II)
---	--

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	39	24	63
Market supply (vacant on market, adjusted for age)	51	28	78
5 year Market production goals (based on 75K units)	0	0	0
1 year Market production goals (based on 15K units)	0	0	0
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Frankfort

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	125	Total Amt/App	\$273,720	% Approved	59.2%
Total Conventional Apps	92	Conventional Amt/App	\$283,152	% Conv Apprvd	63.0%
Total Assisted Apps	33	Assisted Amt/App	\$247,424	% Asst Apprvd	48.5%
Applications by Race: White					
Total Apps	107	Total Amt/App	\$267,991	% Positive	59.8%
Total Conventional Apps	83	Conventional Amt/App	\$279,096	% Conv Positive	61.4%
Total Assisted Apps	24	Assisted Amt/App	\$229,583	% Asst Positive	54.2%
Applications by Race: Black					
Total Apps	1	Total Amt/App	\$265,000	% Positive	100%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$265,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	3	Total Amt/App	\$88,333	% Positive	33.3%
Total Conventional Apps	2	Conventional Amt/App	\$115,000	% Conv Positive	50.0%
Total Assisted Apps	1	Assisted Amt/App	\$35,000	% Asst Positive	0.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	12	Total Amt/App	\$320,000	% Positive	41.7%
Total Conventional Apps	6	Conventional Amt/App	\$346,667	% Conv Positive	66.7%
Total Assisted Apps	6	Assisted Amt/App	\$293,333	% Asst Positive	16.7%
Applications by Ethnicity: Hispanic					
Total Apps	1	Total Amt/App	\$335,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$335,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Kaleva

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
8,723	3,068	\$51,375	\$54,695	\$28,546

Housing Costs

Owner Units

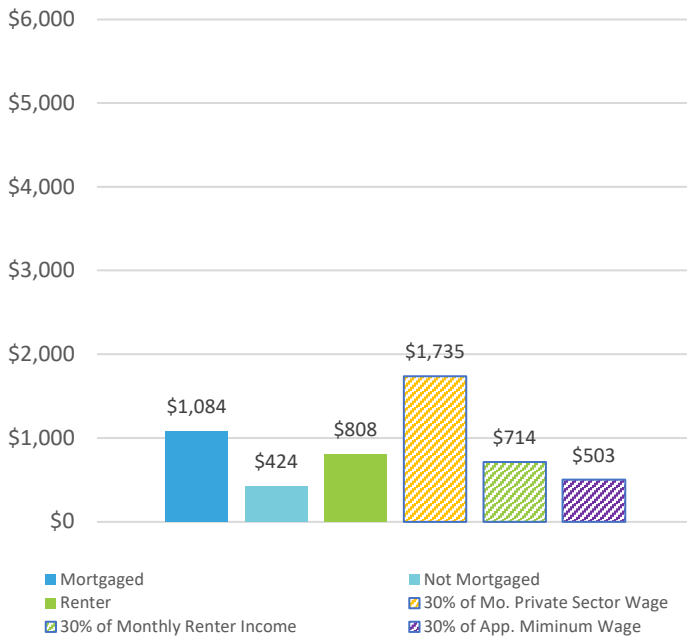
Home Value	\$128,246	2016 Value	\$104,748
Cost M/NM	\$1084/\$424	Value ▲	22.4%
\$42,749 To afford median home			

Renter Units

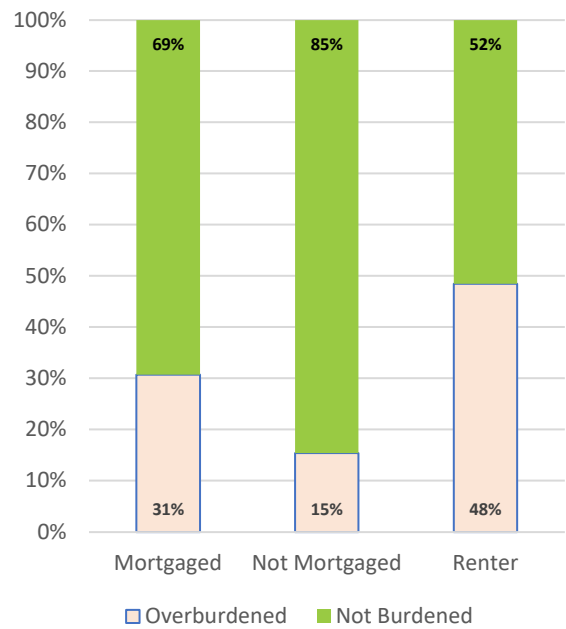
Gross Rent	\$808	2016 Rent	\$779
		Rent ▲	3.7%
\$32,320 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	5,726	Owner HH	90%	Renter HH	10%
Median Year Built	1978	% Built Pre-1970		33.8%	
Median Move Year	2007	% Built After 2010		2.1%	
Median Rooms	4.8	SF%	84.8%	MM%	0.8%
		MF%		0.1%	

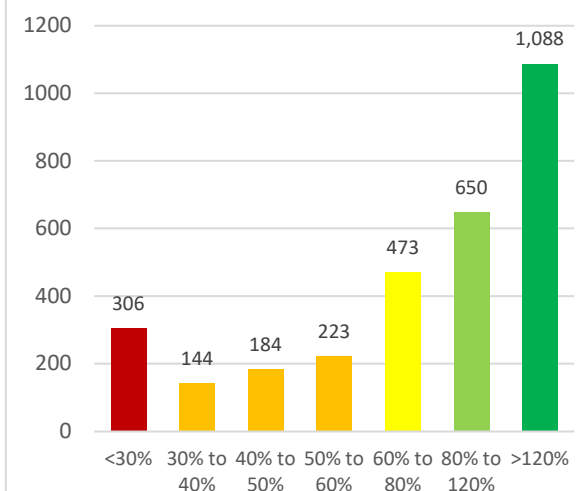
Vacancy Rates

Total	46.4%	Owner	0%	Renter	0%
Seasonal	41.7%	Other	3.3%	# V Rent	7
				#V Owner	58

Homeownership Rate by Race/Ethnicity

Black	0.0%	White	89.4%
Asian	0.0%	Other or Multiracial	100.0%
Am. Indian	86.7%	Hispanic	71.8%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Kaleva

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-4.6%	2.8%
Household Count, 2021	3,068	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.04	--	--	--	--	--
Median Income, 2021	\$51,375	--	18.9%	\$63,018	--	14.8%
Median owner income, 2021	\$54,695	--	17.9%	\$71,028	--	14.1%
Median renter income, 2021	\$28,546	--	-7.7%	\$35,263	--	3.8%
Median home value	\$128,246	--	22.4%	\$198,217	--	18.1%
Median gross rent	\$808	--	3.7%	\$914	--	7.4%
Income needed for median rent	\$32,320	--	--	\$36,573	--	--
Income needed for median value	\$42,749	--	--	\$66,072	--	--
Overburdened households	801	26%	-16.2%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	187	3.3%	-2.1%	5,150	2.9%	1.0%
Seasonal vacancy	2,390	41.7%	12.6%	46,265	25.7%	0.7%
For-Sale vacancy	58	1.0%	-70.3%	1,430	0.8%	-45.2%
For-Rent vacancy	7	0.1%	-84.1%	2,181	1.2%	-2.9%
Homes built pre-1940	466	8.1%	--	22,755	12.6%	--
Homes built post-1990	1,791	31.3%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

Low Cost and Shrinking
Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	32	16	48
Market supply (vacant on market, adjusted for age)	19	2	21
5 year Market production goals (based on 75K units)	12	14	26
1 year Market production goals (based on 15K units)	2	3	5
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Kaleva

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	75	Total Amt/App	\$173,400	% Approved	69.3%
Total Conventional Apps	40	Conventional Amt/App	\$168,500	% Conv Apprvd	80.0%
Total Assisted Apps	35	Assisted Amt/App	\$179,000	% Asst Apprvd	57.1%
Applications by Race: White					
Total Apps	57	Total Amt/App	\$169,912	% Positive	71.9%
Total Conventional Apps	34	Conventional Amt/App	\$154,118	% Conv Positive	79.4%
Total Assisted Apps	23	Assisted Amt/App	\$193,261	% Asst Positive	60.9%
Applications by Race: Black					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	2	Total Amt/App	\$180,000	% Positive	50.0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	2	Assisted Amt/App	\$180,000	% Asst Positive	50.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	14	Total Amt/App	\$186,429	% Positive	64.3%
Total Conventional Apps	6	Conventional Amt/App	\$250,000	% Conv Positive	83.3%
Total Assisted Apps	8	Assisted Amt/App	\$138,750	% Asst Positive	50.0%
Applications by Ethnicity: Hispanic					
Total Apps	2	Total Amt/App	\$165,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$165,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Kalkaska

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
20,530	7,861	\$49,416	\$55,236	\$27,584

Housing Costs

Owner Units

Home Value	\$129,571	2016 Value	\$107,207
Cost M/NM	\$1123/\$406	Value ▲	20.9%

\$43,190 To afford median home

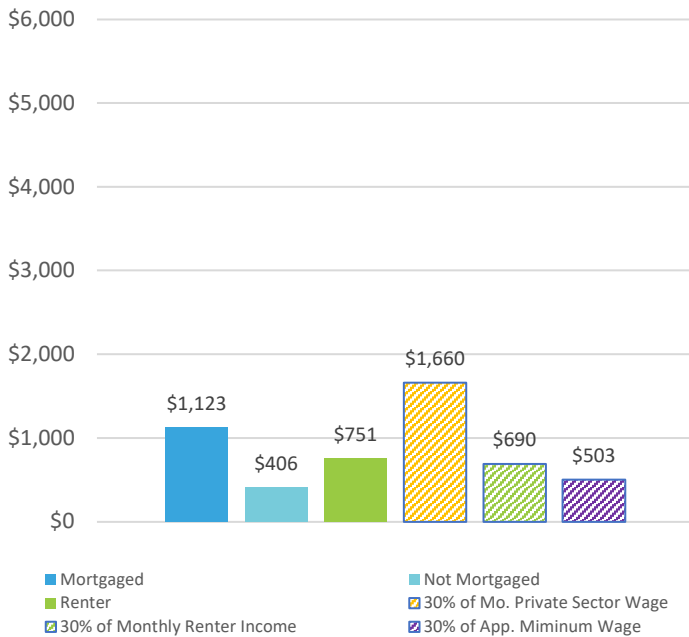
Renter Units

Gross Rent	\$751	2016 Rent	\$763
		Rent ▲	-1.5%

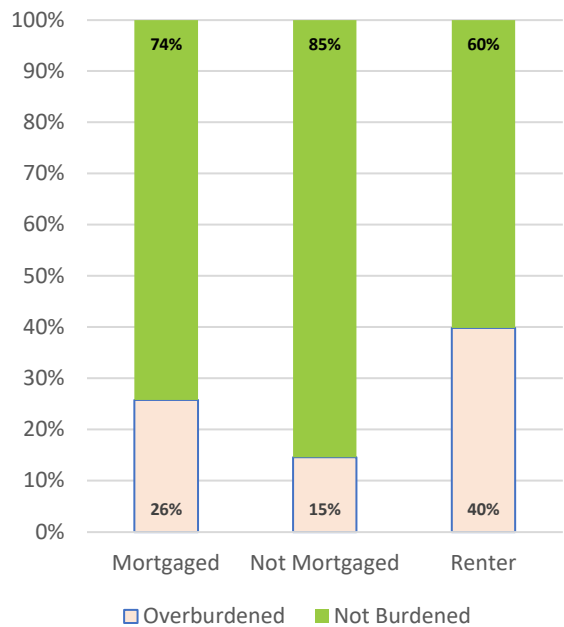
\$30,040 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	11,884	Owner HH	83%	Renter HH	17%
Median Year Built	1978	% Built Pre-1970		31.8%	
Median Move Year	2009	% Built After 2010		3.1%	
Median Rooms	4.9	SF%	76.8%	MM%	2.5%
		MF%	1.6%		

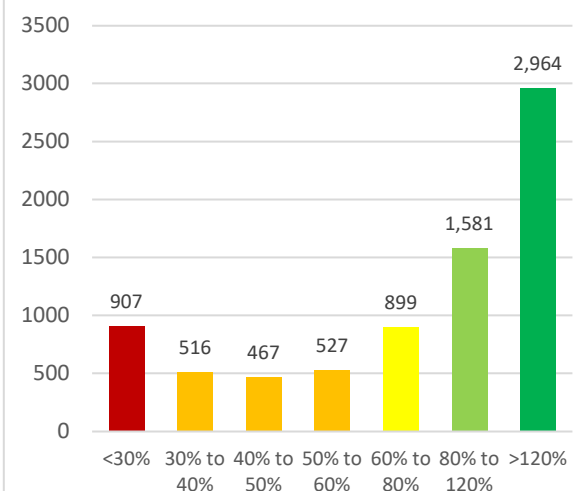
Vacancy Rates

Total	33.9%	Owner	0%	Renter	0.1%
Seasonal	28.6%	Other	3.2%	# V Rent	87
				#V Owner	80

Homeownership Rate by Race/Ethnicity

Black	1.6%	White	83.4%
Asian	100.0%	Other or Multiracial	76.2%
Am. Indian	84.6%	Hispanic	28.9%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Kalkaska

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-1.8%	2.8%
Household Count, 2021	7,861	126,122

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.06	--	--	--	--	--
Median Income, 2021	\$49,416	--	8.2%	\$63,018	--	14.8%
Median owner income, 2021	\$55,236	--	10.3%	\$71,028	--	14.1%
Median renter income, 2021	\$27,584	--	-4.2%	\$35,263	--	3.8%
Median home value	\$129,571	--	20.9%	\$198,217	--	18.1%
Median gross rent	\$751	--	-1.5%	\$914	--	7.4%
Income needed for median rent	\$30,040	--	--	\$36,573	--	--
Income needed for median value	\$43,190	--	--	\$66,072	--	--
Overburdened households	1,898	24%	-14.0%	30,706	24.3%	-11.8%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	377	3.2%	45.0%	5,150	2.9%	1.0%
Seasonal vacancy	3,393	28.6%	-4.9%	46,265	25.7%	0.7%
For-Sale vacancy	80	0.7%	-57.7%	1,430	0.8%	-45.2%
For-Rent vacancy	87	0.7%	-51.7%	2,181	1.2%	-2.9%
Homes built pre-1940	1,232	10.4%	--	22,755	12.6%	--
Homes built post-1990	3,882	32.7%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

Low Cost and Shrinking
Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	94	66	161
Market supply (vacant on market, adjusted for age)	24	25	50
5 year Market production goals (based on 75K units)	68	40	107
1 year Market production goals (based on 15K units)	14	8	21
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Kalkaska

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	226	Total Amt/App	\$183,363	% Approved	75.2%
Total Conventional Apps	145	Conventional Amt/App	\$185,690	% Conv Apprvd	73.8%
Total Assisted Apps	81	Assisted Amt/App	\$179,198	% Asst Apprvd	77.8%
Applications by Race: White					
Total Apps	192	Total Amt/App	\$179,688	% Positive	77.1%
Total Conventional Apps	124	Conventional Amt/App	\$185,081	% Conv Positive	75.0%
Total Assisted Apps	68	Assisted Amt/App	\$169,853	% Asst Positive	80.9%
Applications by Race: Black					
Total Apps	1	Total Amt/App	\$135,000	% Positive	100%
Total Conventional Apps	1	Conventional Amt/App	\$135,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	2	Total Amt/App	\$245,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$185,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$305,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	1	Total Amt/App	\$185,000	% Positive	100.0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$185,000	% Asst Positive	100.0%
Applications by Race: Race Not Available					
Total Apps	26	Total Amt/App	\$215,769	% Positive	61.5%
Total Conventional Apps	17	Conventional Amt/App	\$205,588	% Conv Positive	64.7%
Total Assisted Apps	9	Assisted Amt/App	\$235,000	% Asst Positive	55.6%
Applications by Ethnicity: Hispanic					
Total Apps	1	Total Amt/App	\$205,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$205,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Kingsley

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
55,268	20,635	\$71,393	\$77,671	\$28,495

Housing Costs

Owner Units

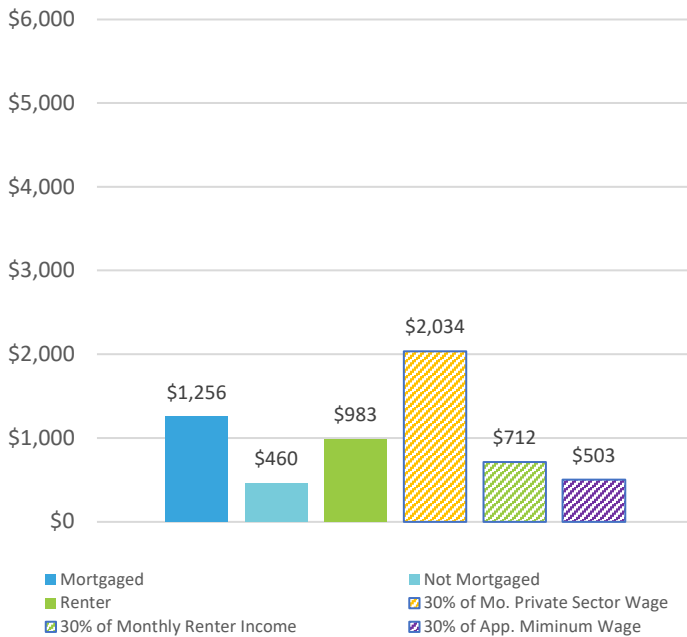
Home Value	\$221,289	2016 Value	\$174,862
Cost M/NM	\$1256/\$460	Value ▲	26.6%
\$73,763 To afford median home			

Renter Units

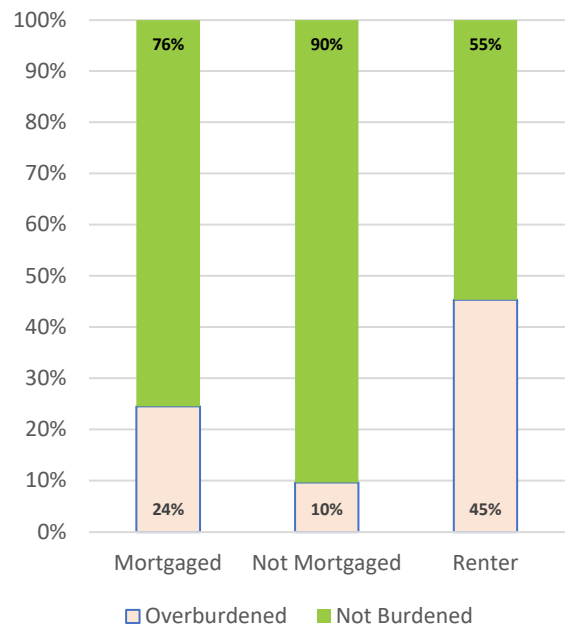
Gross Rent	\$983	2016 Rent	\$978
		Rent ▲	0.5%
\$39,320 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	24,130	Owner HH	85%	Renter HH	15%
Median Year Built	1990	% Built Pre-1970			17.7%
Median Move Year	2009	% Built After 2010			8.9%
Median Rooms	5.8	SF%	81.7%	MM%	5.3%
		MF%			2.6%

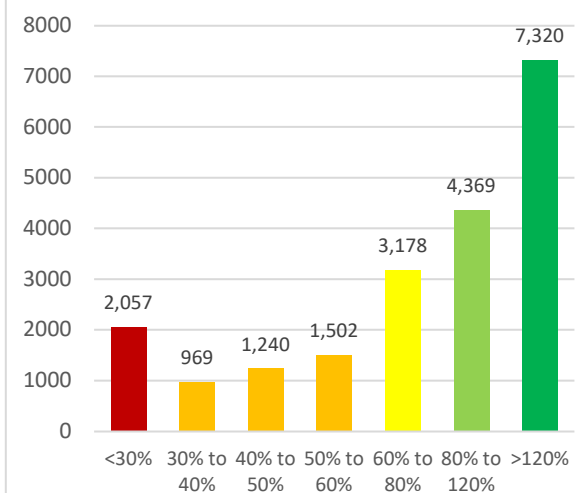
Vacancy Rates

Total	14.5%	Owner	0%	Renter	0.1%
Seasonal	9.9%	Other	2.6%	# V Rent	284
				# V Owner	180

Homeownership Rate by Race/Ethnicity

Black	100.0%	White	84.8%
Asian	96.5%	Other or Multiracial	84.2%
Am. Indian	97.3%	Hispanic	88.9%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Kingsley

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	7.5%	2.8%
Household Count, 2021	20,635	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.51	--	--	--	--	--
Median Income, 2021	\$71,393	--	16.7%	\$63,018	--	14.8%
Median owner income, 2021	\$77,671	--	17.8%	\$71,028	--	14.1%
Median renter income, 2021	\$28,495	--	-19.1%	\$35,263	--	3.8%
Median home value	\$221,289	--	26.6%	\$198,217	--	18.1%
Median gross rent	\$983	--	0.5%	\$914	--	7.4%
Income needed for median rent	\$39,320	--	--	\$36,573	--	--
Income needed for median value	\$73,763	--	--	\$66,072	--	--
Overburdened households	4,885	24%	-3.8%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	629	2.6%	31.9%	5,150	2.9%	1.0%
Seasonal vacancy	2,392	9.9%	-3.5%	46,265	25.7%	0.7%
For-Sale vacancy	180	0.7%	25.0%	1,430	0.8%	-45.2%
For-Rent vacancy	284	1.2%	202.1%	2,181	1.2%	-2.9%
Homes built pre-1940	1,504	6.2%	--	22,755	12.6%	--
Homes built post-1990	12,449	51.6%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type* Strength and Need Type**	Moderately High Cost and Growing High Strength and High Need (Type I)
---	--

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	319	175	494
Market supply (vacant on market, adjusted for age)	24	61	85
5 year Market production goals (based on 75K units)	285	110	395
1 year Market production goals (based on 15K units)	57	22	79
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Kingsley

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	806	Total Amt/App	\$290,471	% Approved	79.4%
Total Conventional Apps	640	Conventional Amt/App	\$297,000	% Conv Apprvd	80.2%
Total Assisted Apps	166	Assisted Amt/App	\$265,301	% Asst Apprvd	76.5%
Applications by Race: White					
Total Apps	696	Total Amt/App	\$287,213	% Positive	80.7%
Total Conventional Apps	557	Conventional Amt/App	\$294,192	% Conv Positive	81.3%
Total Assisted Apps	139	Assisted Amt/App	\$259,245	% Asst Positive	78.4%
Applications by Race: Black					
Total Apps	6	Total Amt/App	\$200,000	% Positive	100%
Total Conventional Apps	4	Conventional Amt/App	\$182,500	% Conv Positive	100.0%
Total Assisted Apps	2	Assisted Amt/App	\$235,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	6	Total Amt/App	\$235,000	% Positive	66.7%
Total Conventional Apps	4	Conventional Amt/App	\$220,000	% Conv Positive	50.0%
Total Assisted Apps	2	Assisted Amt/App	\$265,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	3	Total Amt/App	\$231,667	% Positive	66.7%
Total Conventional Apps	2	Conventional Amt/App	\$200,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$295,000	% Asst Positive	0.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	83	Total Amt/App	\$332,831	% Positive	67.5%
Total Conventional Apps	63	Conventional Amt/App	\$338,810	% Conv Positive	69.8%
Total Assisted Apps	20	Assisted Amt/App	\$314,000	% Asst Positive	60.0%
Applications by Ethnicity: Hispanic					
Total Apps	10	Total Amt/App	\$457,000	% Positive	70.0%
Total Conventional Apps	8	Conventional Amt/App	\$502,500	% Conv Positive	62.5%
Total Assisted Apps	2	Assisted Amt/App	\$275,000	% Asst Positive	100.0%

Manistee

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
12,351	5,080	\$55,421	\$63,786	\$30,741

Housing Costs

Owner Units

Home Value	\$142,343	2016 Value	\$120,876
Cost M/NM	\$1146/\$390	Value ▲	17.8%

\$47,448 To afford median home

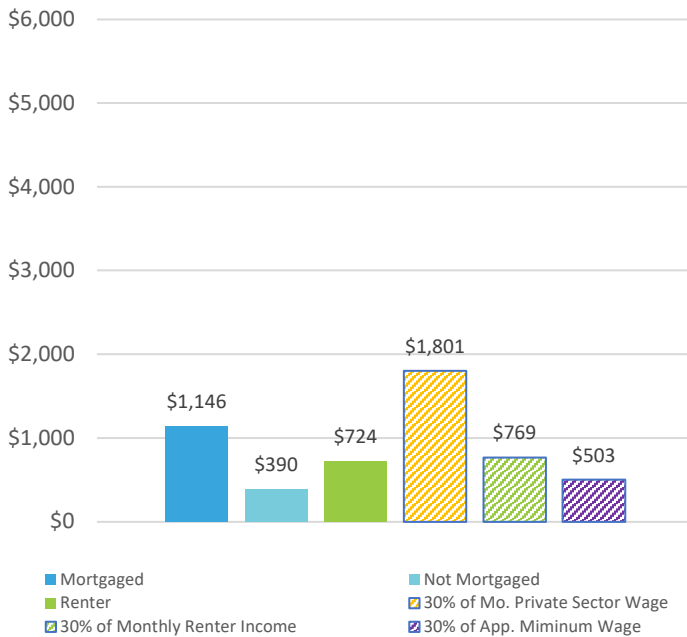
Renter Units

Gross Rent	\$724	2016 Rent	\$645
		Rent ▲	12.2%

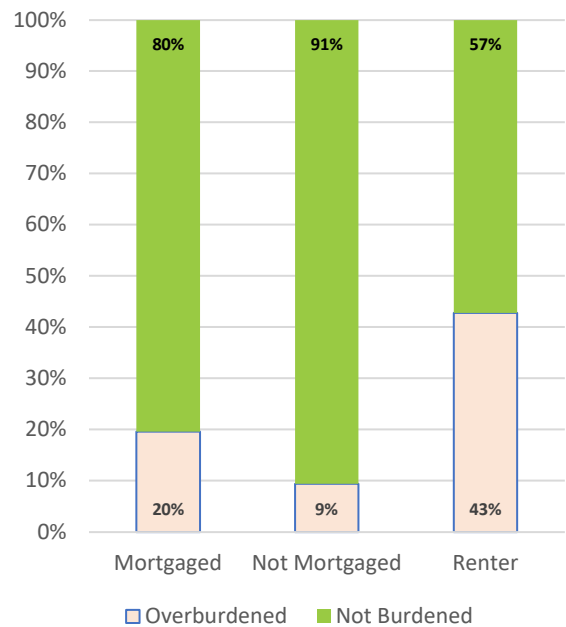
\$28,960 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	6,779	Owner HH	80%	Renter HH	20%
Median Year Built	1961	% Built Pre-1970		58.3%	
Median Move Year	2008	% Built After 2010		2.2%	
Median Rooms	5.7	SF%	77.3%	MM%	16.9%
		MF%	3.7%		

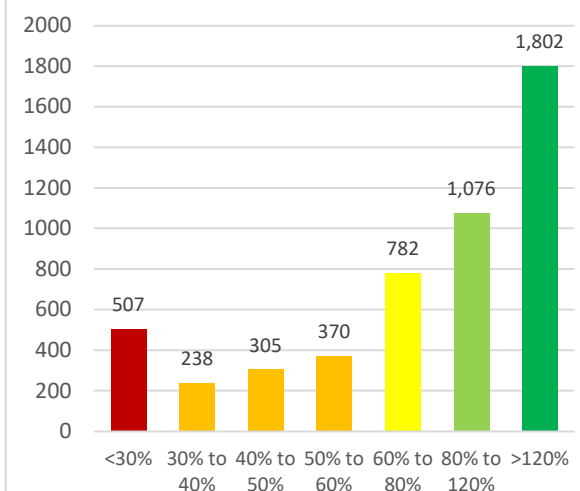
Vacancy Rates

Total	25.1%	Owner	0%	Renter	0.1%
Seasonal	14.6%	Other	4.6%	# V Rent	100
				#V Owner	204

Homeownership Rate by Race/Ethnicity

Black	100.0%	White	81.6%
Asian	94.7%	Other or Multiracial	61.2%
Am. Indian	41.8%	Hispanic	74.6%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Manistee

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-0.8%	2.8%
Household Count, 2021	5,080	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.26	--	--	--	--	--
Median Income, 2021	\$55,421	--	17.8%	\$63,018	--	14.8%
Median owner income, 2021	\$63,786	--	14.5%	\$71,028	--	14.1%
Median renter income, 2021	\$30,741	--	8.4%	\$35,263	--	3.8%
Median home value	\$142,343	--	17.8%	\$198,217	--	18.1%
Median gross rent	\$724	--	12.2%	\$914	--	7.4%
Income needed for median rent	\$28,960	--	--	\$36,573	--	--
Income needed for median value	\$47,448	--	--	\$66,072	--	--
Overburdened households	1,021	20%	-22.5%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	313	4.6%	-17.8%	5,150	2.9%	1.0%
Seasonal vacancy	992	14.6%	61.6%	46,265	25.7%	0.7%
For-Sale vacancy	204	3.0%	-19.4%	1,430	0.8%	-45.2%
For-Rent vacancy	100	1.5%	-45.9%	2,181	1.2%	-2.9%
Homes built pre-1940	1,920	28.3%	--	22,755	12.6%	--
Homes built post-1990	1,363	20.1%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Low Cost and Stable
Strength and Need Type**	Low Strength and Low Need (Type III)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	58	36	93
Market supply (vacant on market, adjusted for age)	123	39	162
5 year Market production goals (based on 75K units)	0	0	0
1 year Market production goals (based on 15K units)	0	0	0
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Manistee

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	175	Total Amt/App	\$173,857	% Approved	74.9%
Total Conventional Apps	96	Conventional Amt/App	\$181,250	% Conv Apprvd	74.0%
Total Assisted Apps	79	Assisted Amt/App	\$164,873	% Asst Apprvd	75.9%
Applications by Race: White					
Total Apps	137	Total Amt/App	\$175,876	% Positive	77.4%
Total Conventional Apps	72	Conventional Amt/App	\$189,306	% Conv Positive	75.0%
Total Assisted Apps	65	Assisted Amt/App	\$161,000	% Asst Positive	80.0%
Applications by Race: Black					
Total Apps	2	Total Amt/App	\$100,000	% Positive	100%
Total Conventional Apps	1	Conventional Amt/App	\$75,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$125,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	1	Total Amt/App	\$115,000	% Positive	0.0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$115,000	% Asst Positive	0.0%
Applications by Race: Native American					
Total Apps	10	Total Amt/App	\$128,000	% Positive	70.0%
Total Conventional Apps	7	Conventional Amt/App	\$139,286	% Conv Positive	57.1%
Total Assisted Apps	3	Assisted Amt/App	\$101,667	% Asst Positive	100.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	31	Total Amt/App	\$176,935	% Positive	64.5%
Total Conventional Apps	21	Conventional Amt/App	\$166,429	% Conv Positive	66.7%
Total Assisted Apps	10	Assisted Amt/App	\$199,000	% Asst Positive	60.0%
Applications by Ethnicity: Hispanic					
Total Apps	4	Total Amt/App	\$120,000	% Positive	75.0%
Total Conventional Apps	1	Conventional Amt/App	\$105,000	% Conv Positive	100.0%
Total Assisted Apps	3	Assisted Amt/App	\$125,000	% Asst Positive	66.7%

Northport

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
11,661	4,815	\$75,512	\$79,458	\$50,728

Housing Costs

Owner Units

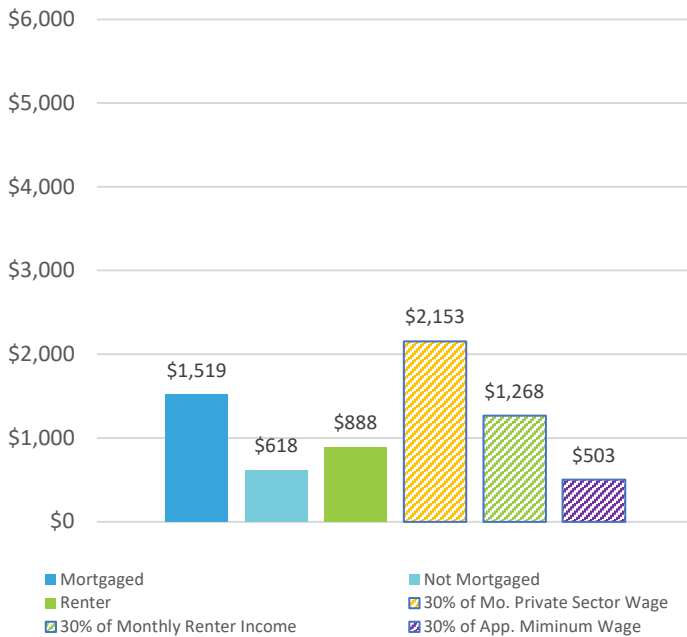
Home Value	\$354,118	2016 Value	\$291,086
Cost M/NM	\$1519/\$618	Value ▲	21.7%
\$118,039 To afford median home			

Renter Units

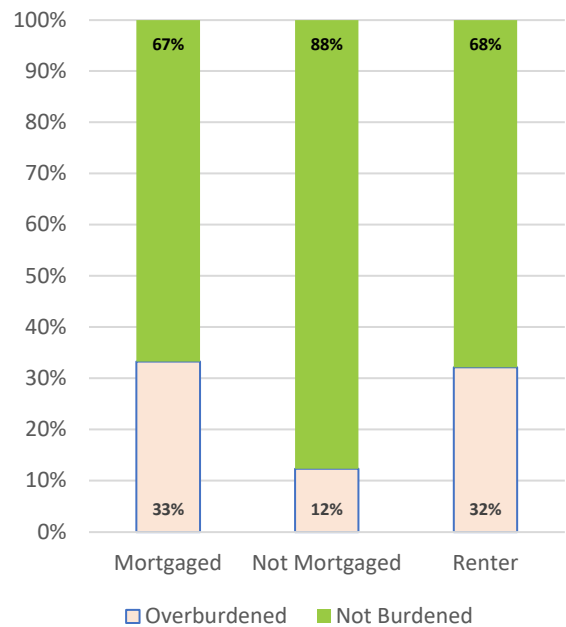
Gross Rent	\$888	2016 Rent	\$870
		Rent ▲	2.0%
\$35,520 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	9,834	Owner HH	91%	Renter HH	9%
Median Year Built	1986	% Built Pre-1970	28.8%		
Median Move Year	2005	% Built After 2010	6.4%		
Median Rooms	5.9	SF%	87.9%	MM%	8.2%
		MF%	0.4%		

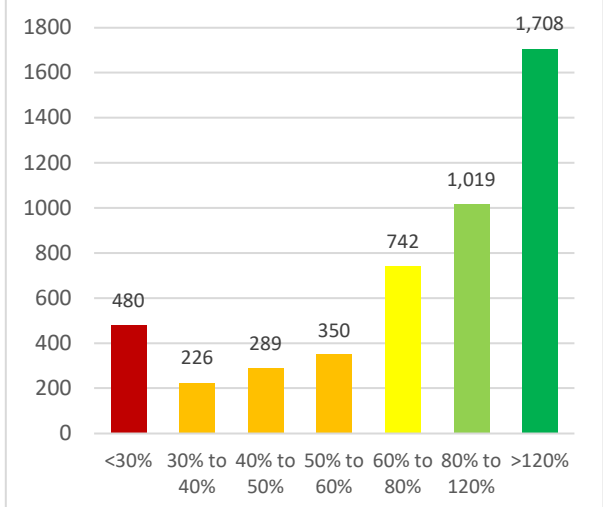
Vacancy Rates

Total	51%	Owner	0%	Renter	0.4%
Seasonal	42.6%	Other	3.9%	# V Rent	301
				#V Owner	73

Homeownership Rate by Race/Ethnicity

Black	0.0%	White	91.4%
Asian	93.3%	Other or Multiracial	98.1%
Am. Indian	100.0%	Hispanic	46.2%
Pacific Islnd	100.0%		

Number of Households by AMI Group



Northport

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-0.7%	2.8%
Household Count, 2021	4,815	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	5.62	--	--	--	--	--
Median Income, 2021	\$75,512	--	16.8%	\$63,018	--	14.8%
Median owner income, 2021	\$79,458	--	16.3%	\$71,028	--	14.1%
Median renter income, 2021	\$50,728	--	37.9%	\$35,263	--	3.8%
Median home value	\$354,118	--	21.7%	\$198,217	--	18.1%
Median gross rent	\$888	--	2.0%	\$914	--	7.4%
Income needed for median rent	\$35,520	--	--	\$36,573	--	--
Income needed for median value	\$118,039	--	--	\$66,072	--	--
Overburdened households	1,178	24%	-16.7%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	380	3.9%	-27.6%	5,150	2.9%	1.0%
Seasonal vacancy	4,192	42.6%	2.6%	46,265	25.7%	0.7%
For-Sale vacancy	73	0.7%	-33.6%	1,430	0.8%	-45.2%
For-Rent vacancy	301	3.1%	27.0%	2,181	1.2%	-2.9%
Homes built pre-1940	1,274	13.0%	--	22,755	12.6%	--
Homes built post-1990	4,494	45.7%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*	High Cost and Stable
Strength and Need Type**	Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	56	13	70
Market supply (vacant on market, adjusted for age)	20	99	119
5 year Market production goals (based on 75K units)	35	0	35
1 year Market production goals (based on 15K units)	7	0	7
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Northport

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	129	Total Amt/App	\$457,016	% Approved	79.1%
Total Conventional Apps	124	Conventional Amt/App	\$463,387	% Conv Apprvd	79.8%
Total Assisted Apps	5	Assisted Amt/App	\$299,000	% Asst Apprvd	60.0%
Applications by Race: White					
Total Apps	107	Total Amt/App	\$433,972	% Positive	79.4%
Total Conventional Apps	102	Conventional Amt/App	\$440,588	% Conv Positive	80.4%
Total Assisted Apps	5	Assisted Amt/App	\$299,000	% Asst Positive	60.0%
Applications by Race: Black					
Total Apps	1	Total Amt/App	\$995,000	% Positive	0%
Total Conventional Apps	1	Conventional Amt/App	\$995,000	% Conv Positive	0.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	9	Total Amt/App	\$138,333	% Positive	66.7%
Total Conventional Apps	4	Conventional Amt/App	\$120,000	% Conv Positive	75.0%
Total Assisted Apps	5	Assisted Amt/App	\$153,000	% Asst Positive	60.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	20	Total Amt/App	\$565,000	% Positive	80.0%
Total Conventional Apps	20	Conventional Amt/App	\$565,000	% Conv Positive	80.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Ethnicity: Hispanic					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Pellston-Mackinaw City

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
23,251	9,231	\$66,424	\$71,912	\$37,516

Housing Costs

Owner Units

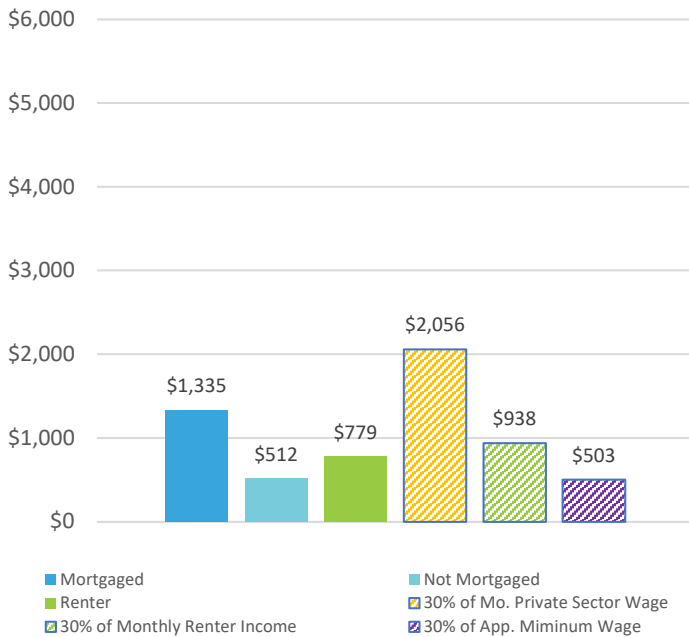
Home Value	\$209,121	2016 Value	\$181,039
Cost M/NM	\$1335/\$512	Value ▲	15.5%
\$69,707 To afford median home			

Renter Units

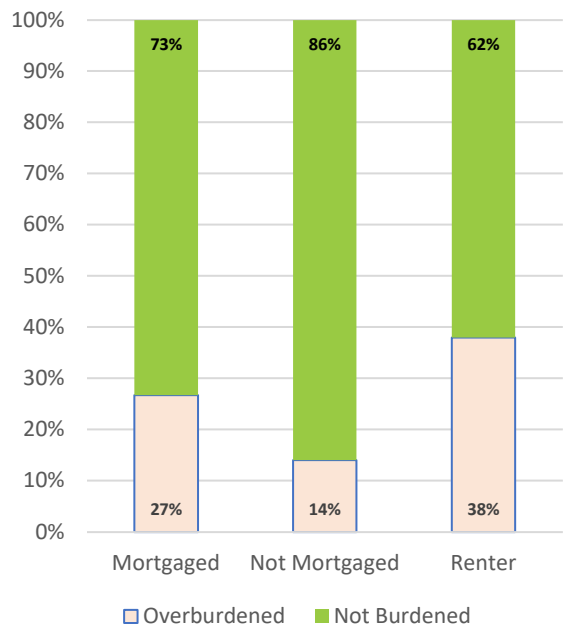
Gross Rent	\$779	2016 Rent	\$917
		Rent ▲	-15.1%
\$31,160 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	13,800	Owner HH	86%	Renter HH	14%
Median Year Built	1987	% Built Pre-1970	25.2%		
Median Move Year	2007	% Built After 2010	5.4%		
Median Rooms	5.8	SF%	80.9%	MM%	7.1%
		MF%	2.3%		

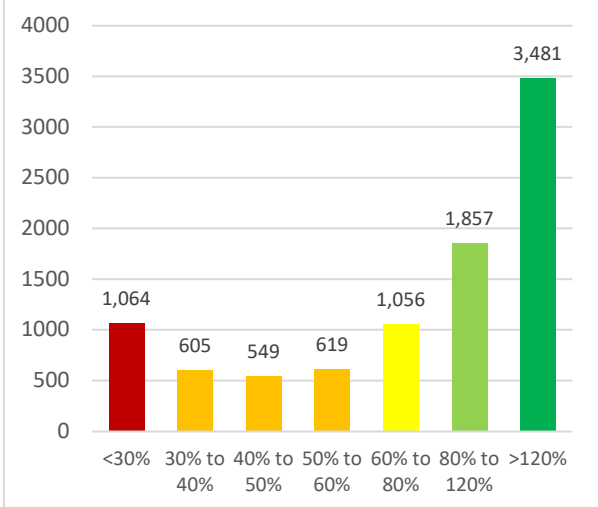
Vacancy Rates

Total	33.1%	Owner	0%	Renter	0.1%
Seasonal	27.5%	Other	3.2%	# V Rent	101
				#V Owner	206

Homeownership Rate by Race/Ethnicity

Black	33.3%	White	85.7%
Asian	100.0%	Other or Multiracial	94.1%
Am. Indian	85.3%	Hispanic	86.0%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Pellston-Mackinaw City

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	3.2%	2.8%
Household Count, 2021	9,231	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.32	--	--	--	--	--
Median Income, 2021	\$66,424	--	7.8%	\$63,018	--	14.8%
Median owner income, 2021	\$71,912	--	8.7%	\$71,028	--	14.1%
Median renter income, 2021	\$37,516	--	6.7%	\$35,263	--	3.8%
Median home value	\$209,121	--	15.5%	\$198,217	--	18.1%
Median gross rent	\$779	--	-15.1%	\$914	--	7.4%
Income needed for median rent	\$31,160	--	--	\$36,573	--	--
Income needed for median value	\$69,707	--	--	\$66,072	--	--
Overburdened households	2,209	24%	-10.3%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	440	3.2%	-2.9%	5,150	2.9%	1.0%
Seasonal vacancy	3,791	27.5%	3.0%	46,265	25.7%	0.7%
For-Sale vacancy	206	1.5%	5.6%	1,430	0.8%	-45.2%
For-Rent vacancy	101	0.7%	-46.8%	2,181	1.2%	-2.9%
Homes built pre-1940	1,186	8.6%	--	22,755	12.6%	--
Homes built post-1990	6,102	44.2%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Growing
Low Strength and High Need (Type II)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	127	54	182
Market supply (vacant on market, adjusted for age)	41	22	63
5 year Market production goals (based on 75K units)	83	32	114
1 year Market production goals (based on 15K units)	17	6	23
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Pellston-Mackinaw City

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	256	Total Amt/App	\$303,438	% Approved	71.5%
Total Conventional Apps	207	Conventional Amt/App	\$314,420	% Conv Apprvd	72.5%
Total Assisted Apps	49	Assisted Amt/App	\$257,041	% Asst Apprvd	67.3%
Applications by Race: White					
Total Apps	221	Total Amt/App	\$291,335	% Positive	70.6%
Total Conventional Apps	181	Conventional Amt/App	\$300,525	% Conv Positive	71.3%
Total Assisted Apps	40	Assisted Amt/App	\$249,750	% Asst Positive	67.5%
Applications by Race: Black					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	2	Total Amt/App	\$375,000	% Positive	50.0%
Total Conventional Apps	1	Conventional Amt/App	\$465,000	% Conv Positive	0.0%
Total Assisted Apps	1	Assisted Amt/App	\$285,000	% Asst Positive	100.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	28	Total Amt/App	\$388,571	% Positive	78.6%
Total Conventional Apps	22	Conventional Amt/App	\$441,364	% Conv Positive	81.8%
Total Assisted Apps	6	Assisted Amt/App	\$195,000	% Asst Positive	66.7%
Applications by Ethnicity: Hispanic					
Total Apps	1	Total Amt/App	\$285,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$285,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Petoskey

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
10,695	5,049	\$62,738	\$78,246	\$46,316

Housing Costs

Owner Units

Home Value	\$244,599	2016 Value	\$207,928
Cost M/NM	\$1378/\$575	Value ▲	17.6%

\$81,533 To afford median home

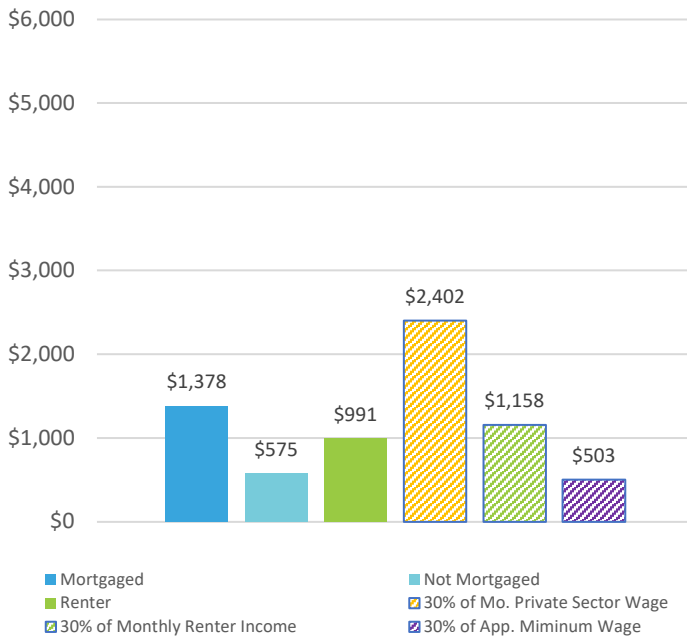
Renter Units

Gross Rent	\$991	2016 Rent	\$844
		Rent ▲	17.5%

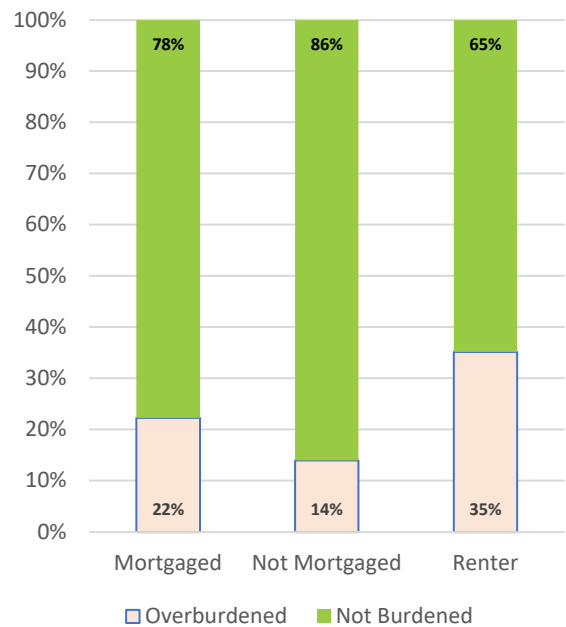
\$39,640 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	7,919	Owner HH	60%	Renter HH	40%
Median Year Built	1971	% Built Pre-1970		42.8%	
Median Move Year	2013	% Built After 2010		3.1%	
Median Rooms	6.0	SF%	59.1%	MM%	25.7%
		MF%	14.5%		

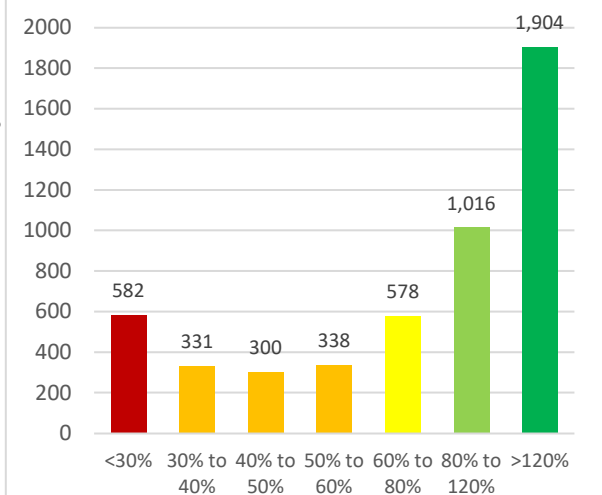
Vacancy Rates

Total	36.2%	Owner	0%	Renter	0%
Seasonal	33.2%	Other	1.8%	# V Rent	51
				#V Owner	50

Homeownership Rate by Race/Ethnicity

Black	70.8%	White	60.7%
Asian	100.0%	Other or Multiracial	45.2%
Am. Indian	51.9%	Hispanic	7.7%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Petoskey

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-2.9%	2.8%
Household Count, 2021	5,049	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.88	--	--	--	--	--
Median Income, 2021	\$62,738	--	28.0%	\$63,018	--	14.8%
Median owner income, 2021	\$78,246	--	9.5%	\$71,028	--	14.1%
Median renter income, 2021	\$46,316	--	42.0%	\$35,263	--	3.8%
Median home value	\$244,599	--	17.6%	\$198,217	--	18.1%
Median gross rent	\$991	--	17.5%	\$914	--	7.4%
Income needed for median rent	\$39,640	--	--	\$36,573	--	--
Income needed for median value	\$81,533	--	--	\$66,072	--	--
Overburdened households	1,265	25%	-23.1%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	142	1.8%	-40.8%	5,150	2.9%	1.0%
Seasonal vacancy	2,627	33.2%	30.7%	46,265	25.7%	0.7%
For-Sale vacancy	50	0.6%	-24.2%	1,430	0.8%	-45.2%
For-Rent vacancy	51	0.6%	-76.3%	2,181	1.2%	-2.9%
Homes built pre-1940	1,926	24.3%	--	22,755	12.6%	--
Homes built post-1990	2,382	30.1%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type* Strength and Need Type**	Moderately High Cost and Shrinking High Strength and High Need (Type I)
---	--

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	84	131	215
Market supply (vacant on market, adjusted for age)	22	15	37
5 year Market production goals (based on 75K units)	60	112	172
1 year Market production goals (based on 15K units)	12	22	34
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Petoskey

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	128	Total Amt/App	\$367,813	% Approved	72.7%
Total Conventional Apps	113	Conventional Amt/App	\$381,903	% Conv Apprvd	71.7%
Total Assisted Apps	15	Assisted Amt/App	\$261,667	% Asst Apprvd	80.0%
Applications by Race: White					
Total Apps	102	Total Amt/App	\$341,765	% Positive	72.5%
Total Conventional Apps	91	Conventional Amt/App	\$353,901	% Conv Positive	71.4%
Total Assisted Apps	11	Assisted Amt/App	\$241,364	% Asst Positive	81.8%
Applications by Race: Black					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	1	Total Amt/App	\$285,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$285,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	1	Total Amt/App	\$95,000	% Positive	100.0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$95,000	% Asst Positive	100.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	21	Total Amt/App	\$510,238	% Positive	76.2%
Total Conventional Apps	18	Conventional Amt/App	\$540,556	% Conv Positive	77.8%
Total Assisted Apps	3	Assisted Amt/App	\$328,333	% Asst Positive	66.7%
Applications by Ethnicity: Hispanic					
Total Apps	2	Total Amt/App	\$165,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$165,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Traverse City-Central

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
17,126	7,976	\$51,809	\$69,317	\$36,273

Housing Costs

Owner Units

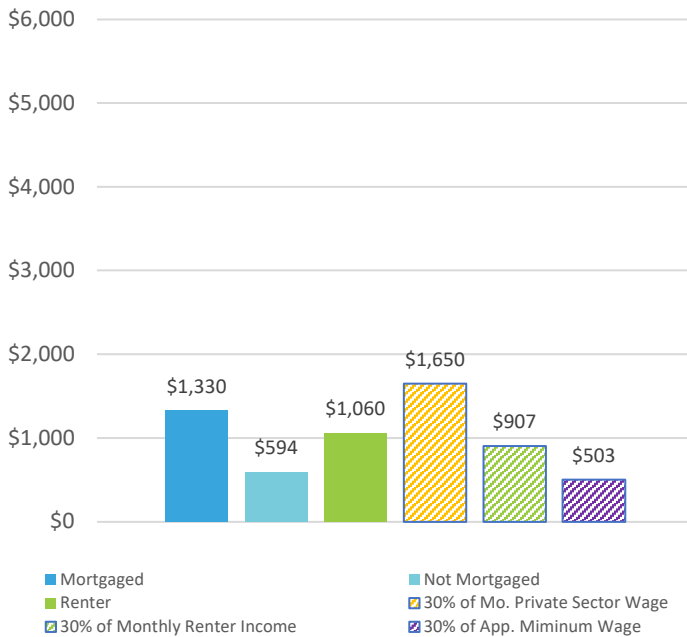
Home Value	\$197,309	2016 Value	\$166,306
Cost M/NM	\$1330/\$594	Value ▲	18.6%
\$65,770 To afford median home			

Renter Units

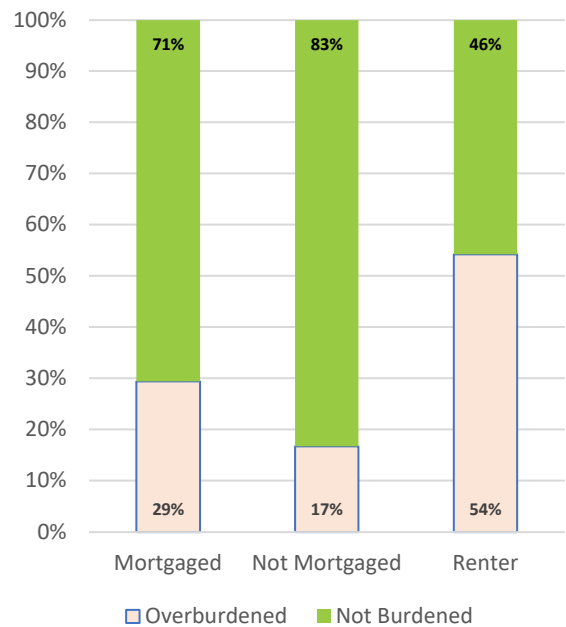
Gross Rent	\$1,060	2016 Rent	\$934
		Rent ▲	13.5%
\$42,400 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	8,858	Owner HH	49%	Renter HH	51%
Median Year Built	1974	% Built Pre-1970			32.8%
Median Move Year	2015	% Built After 2010			12.6%
Median Rooms	4.7	SF%	37.2%	MM%	27.6%
		MF%			25.6%

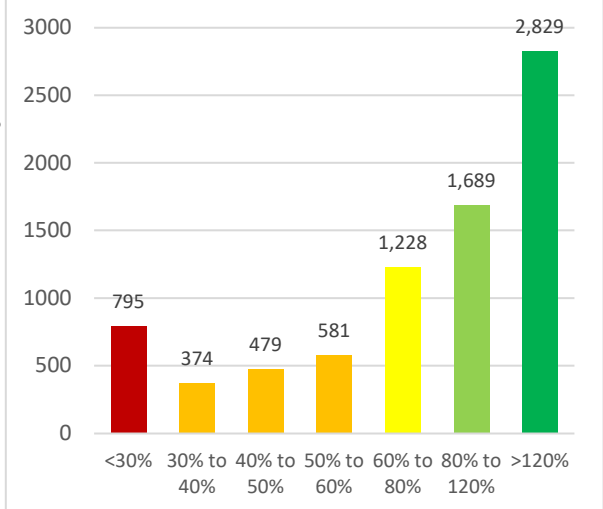
Vacancy Rates

Total	10%	Owner	0%	Renter	0.1%
Seasonal	3.3%	Other	2.2%	# V Rent	393
				#V Owner	0

Homeownership Rate by Race/Ethnicity

Black	0.0%	White	50.3%
Asian	18.2%	Other or Multiracial	30.6%
Am. Indian	19.3%	Hispanic	44.6%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Traverse City-Central

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	12.5%	2.8%
Household Count, 2021	7,976	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.13	--	--	--	--	--
Median Income, 2021	\$51,809	--	17.3%	\$63,018	--	14.8%
Median owner income, 2021	\$69,317	--	19.8%	\$71,028	--	14.1%
Median renter income, 2021	\$36,273	--	7.4%	\$35,263	--	3.8%
Median home value	\$197,309	--	18.6%	\$198,217	--	18.1%
Median gross rent	\$1,060	--	13.5%	\$914	--	7.4%
Income needed for median rent	\$42,400	--	--	\$36,573	--	--
Income needed for median value	\$65,770	--	--	\$66,072	--	--
Overburdened households	3,128	39%	12.7%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	196	2.2%	7.7%	5,150	2.9%	1.0%
Seasonal vacancy	293	3.3%	-23.3%	46,265	25.7%	0.7%
For-Sale vacancy	0	0.0%	-100.0%	1,430	0.8%	-45.2%
For-Rent vacancy	393	4.4%	142.6%	2,181	1.2%	-2.9%
Homes built pre-1940	1,910	21.6%	--	22,755	12.6%	--
Homes built post-1990	3,623	40.9%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Moderate Cost and Growing
Strength and Need Type**	High Strength and High Need (Type I)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	104	202	306
Market supply (vacant on market, adjusted for age)	0	105	105
5 year Market production goals (based on 75K units)	100	94	194
1 year Market production goals (based on 15K units)	20	19	39
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Traverse City-Central

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	165	Total Amt/App	\$277,848	% Approved	69.7%
Total Conventional Apps	142	Conventional Amt/App	\$279,789	% Conv Apprvd	71.1%
Total Assisted Apps	23	Assisted Amt/App	\$265,870	% Asst Apprvd	60.9%
Applications by Race: White					
Total Apps	139	Total Amt/App	\$269,317	% Positive	71.9%
Total Conventional Apps	122	Conventional Amt/App	\$268,361	% Conv Positive	74.6%
Total Assisted Apps	17	Assisted Amt/App	\$276,176	% Asst Positive	52.9%
Applications by Race: Black					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	2	Total Amt/App	\$275,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$275,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	3	Total Amt/App	\$171,667	% Positive	66.7%
Total Conventional Apps	3	Conventional Amt/App	\$171,667	% Conv Positive	66.7%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	21	Total Amt/App	\$333,095	% Positive	52.4%
Total Conventional Apps	16	Conventional Amt/App	\$359,375	% Conv Positive	43.8%
Total Assisted Apps	5	Assisted Amt/App	\$249,000	% Asst Positive	80.0%
Applications by Ethnicity: Hispanic					
Total Apps	2	Total Amt/App	\$320,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$320,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Traverse City-Outer

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
40,824	17,040	\$78,085	\$88,670	\$39,359

Housing Costs

Owner Units

Home Value	\$303,944	2016 Value	\$258,450
Cost M/NM	\$1538/\$581	Value ▲	17.6%

\$101,315 To afford median home

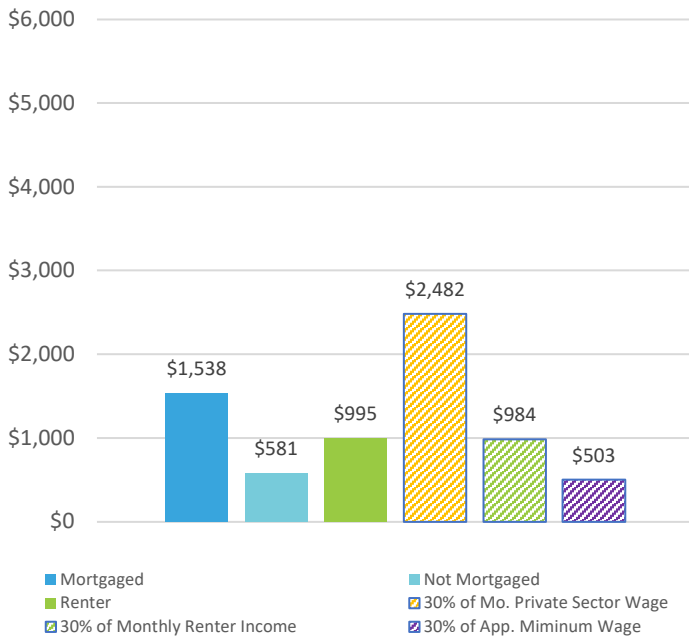
Renter Units

Gross Rent	\$995	2016 Rent	\$1,011
		Rent ▲	-1.6%

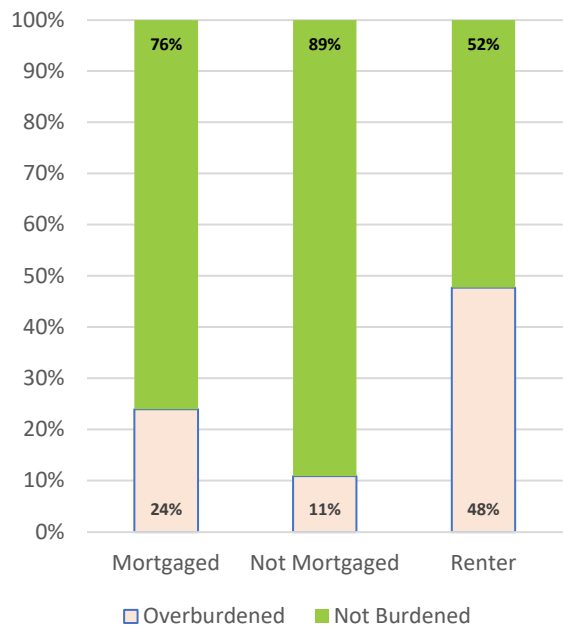
\$39,800 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	21,413	Owner HH	83%	Renter HH	17%
Median Year Built	1980	% Built Pre-1970	29%		
Median Move Year	2008	% Built After 2010	6.3%		
Median Rooms	6.2	SF%	81.3%	MM%	12.9%
		MF%	4.1%		

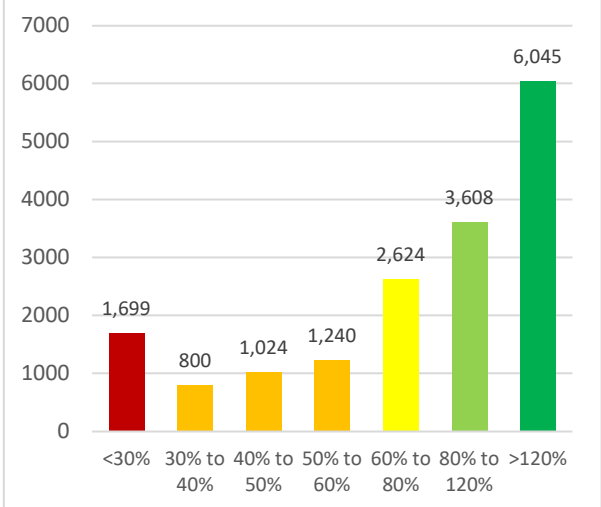
Vacancy Rates

Total	20.4%	Owner	0%	Renter	0.1%
Seasonal	14.3%	Other	3.5%	# V Rent	340
				# V Owner	85

Homeownership Rate by Race/Ethnicity

Black	37.1%	White	83.9%
Asian	60.2%	Other or Multiracial	80.7%
Am. Indian	59.0%	Hispanic	67.6%
Pacific Islnd	41.4%		

Number of Households by AMI Group



Traverse City-Outter

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	3.2%	2.8%
Household Count, 2021	17,040	126,122

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	4.82	--	--	--	--	--
Median Income, 2021	\$78,085	--	7.6%	\$63,018	--	14.8%
Median owner income, 2021	\$88,670	--	12.9%	\$71,028	--	14.1%
Median renter income, 2021	\$39,359	--	-24.0%	\$35,263	--	3.8%
Median home value	\$303,944	--	17.6%	\$198,217	--	18.1%
Median gross rent	\$995	--	-1.6%	\$914	--	7.4%
Income needed for median rent	\$39,800	--	--	\$36,573	--	--
Income needed for median value	\$101,315	--	--	\$66,072	--	--
Overburdened households	4,024	24%	-8.9%	30,706	24.3%	-11.8%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	743	3.5%	31.5%	5,150	2.9%	1.0%
Seasonal vacancy	3,072	14.3%	3.4%	46,265	25.7%	0.7%
For-Sale vacancy	85	0.4%	-52.5%	1,430	0.8%	-45.2%
For-Rent vacancy	340	1.6%	-25.3%	2,181	1.2%	-2.9%
Homes built pre-1940	2,186	10.2%	--	22,755	12.6%	--
Homes built post-1990	8,286	38.7%	--	67,039	37.2%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

High Cost and Growing
Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	330	171	502
Market supply (vacant on market, adjusted for age)	26	113	139
5 year Market production goals (based on 75K units)	293	57	350
1 year Market production goals (based on 15K units)	59	11	70
5 year Partnership goals (based on 75K units)	1,363	605	1,968
1 year Partnership goals (based on 15K units)	273	121	394

Traverse City-Outer

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	568	Total Amt/App	\$385,458	% Approved	80.3%
Total Conventional Apps	514	Conventional Amt/App	\$394,747	% Conv Apprvd	81.1%
Total Assisted Apps	54	Assisted Amt/App	\$297,037	% Asst Apprvd	72.2%
Applications by Race: White					
Total Apps	478	Total Amt/App	\$374,121	% Positive	80.5%
Total Conventional Apps	434	Conventional Amt/App	\$382,765	% Conv Positive	81.8%
Total Assisted Apps	44	Assisted Amt/App	\$288,864	% Asst Positive	68.2%
Applications by Race: Black					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	8	Total Amt/App	\$286,250	% Positive	75.0%
Total Conventional Apps	7	Conventional Amt/App	\$257,857	% Conv Positive	71.4%
Total Assisted Apps	1	Assisted Amt/App	\$485,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	6	Total Amt/App	\$231,667	% Positive	83.3%
Total Conventional Apps	2	Conventional Amt/App	\$310,000	% Conv Positive	100.0%
Total Assisted Apps	4	Assisted Amt/App	\$192,500	% Asst Positive	75.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	64	Total Amt/App	\$480,938	% Positive	76.6%
Total Conventional Apps	57	Conventional Amt/App	\$500,263	% Conv Positive	75.4%
Total Assisted Apps	7	Assisted Amt/App	\$323,571	% Asst Positive	85.7%
Applications by Ethnicity: Hispanic					
Total Apps	8	Total Amt/App	\$305,000	% Positive	37.5%
Total Conventional Apps	7	Conventional Amt/App	\$322,143	% Conv Positive	28.6%
Total Assisted Apps	1	Assisted Amt/App	\$185,000	% Asst Positive	100.0%

Market Conditions According to Household Growth and Housing Cost/Value

Strong Markets:

Boyer City
Charlevoix-East Jordan
Kingsley
Pellston-Mackinaw City
Petoskey
Traverse City-Central
Traverse City-Outer

Soft Markets:

Cadillac
Frankfort
Kaleva
Kalkaska
Manistee
Northport

Housing Policy Toolbox

I. Create and preserve dedicated affordable housing units

Suggested Market Type

Establishing incentives or requirements for affordable housing

[Expedited permitting for qualifying projects](#)
[Reduced or waived fees for qualifying projects](#)
[Reduced parking requirements for qualifying developments](#)
[Tax abatements or exemptions](#)
[Density bonuses](#)
[Inclusionary zoning](#)

Soft, Strong
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Generating revenue for affordable housing

[Dedicated revenue sources](#)
[Employer-assisted housing programs](#)
[State tax credits for affordable housing](#)
[Tax increment financing](#)
[General obligation bonds for affordable housing](#)
[Housing trust funds](#)
[Increased use of multifamily private activity bonds to draw down 4 percent Low Income Housing Tax Credits](#)
[Activation of housing finance agency reserves](#)
[Demolition taxes and condominium conversion fees](#)
[Linkage fees/affordable housing impact fees](#)
[Transfers of development rights](#)

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Supporting affordable housing through subsidies

[Below-market financing of affordable housing development](#)
[Low income housing tax credit](#)
[Project-basing of housing choice vouchers](#)
[Acquisition and operation of moderate-cost rental units](#)
[Capital subsidies for building affordable housing developments](#)
[Operating subsidies for affordable housing developments](#)

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Strong

Preserving existing affordable housing

[The Rental Assistance Demonstration \(RAD\)](#)
[Preservation inventories](#)
[Rights of first refusal](#)

Soft, Strong
Strong
Strong

Expanding the availability of affordable housing in resource-rich areas

[Regional collaboration to support the development of affordable housing in resource-rich areas](#)

Soft, Strong

[Targeted efforts to expand the supply of rental housing and lower-cost housing types in resource-rich areas](#) Soft, Strong
[Targeted efforts to create and preserve dedicated affordable housing in resource-rich areas](#) Strong

Creating durable affordable homeownership opportunities

[Community land trusts](#) Soft, Strong
[Deed-restricted homeownership](#) Soft, Strong
[Limited equity cooperatives](#) Soft, Strong

Facilitating the acquisition or identification of land for affordable housing

[Land banks](#) Soft
[Brownfields](#) Soft, Strong
[Joint development on land owned by transit and other agencies](#) Soft, Strong
[Property acquisition funds](#) Soft, Strong
[Use of publicly owned property for affordable housing](#) Soft, Strong

II. Align housing supply with market and neighborhood housing conditions

Planning

[Regulating short term rentals](#) Strong

Reducing development costs and barriers

[Accessory dwelling units](#) Soft, Strong
[Changes to increase the predictability of the regulatory process](#) Soft, Strong
[Housing rehabilitation codes](#) Soft, Strong
[Reduced parking requirements](#) Soft, Strong
[Reductions in impact fees and exactions](#) Soft, Strong
[Reforms to construction standards and building codes](#) Soft, Strong
[Streamlined environmental review processes](#) Soft, Strong
[Streamlined permitting processes](#) Soft, Strong
[Zoning changes to facilitate the use of lower-cost housing types](#) Soft, Strong
[Increases in the supply of buildable land by expanding growth boundaries](#) Strong
[Missing middle housing](#) Strong
[Zoning changes to allow for higher residential density](#) Strong

Creating incentives for new development or redevelopment

[Appraisal gap financing](#) Soft
[Land value taxation](#) Soft
[Brownfields](#) Soft, Strong
[Tax incentives for new construction and substantial rehabilitation](#) Soft, Strong
[Incentives to encourage the development of lower-cost housing types](#) Strong

Dealing with vacant, abandoned, and tax-delinquent properties

[Land banks](#) Soft
[Creating and managing vacant property inventories](#) Soft
[Demolition of neglected properties](#) Soft, Strong
[Foreclosure and disposition of tax-delinquent properties](#) Soft, Strong

III. Help households access and afford private-market homes

Providing tenant-based rental assistance

[HOME tenant-based rental assistance](#) Soft, Strong
[Housing choice vouchers](#) Soft, Strong
[Security deposit and/or first and last month's rent assistance](#) Soft, Strong

[State or local funded tenant-based rental assistance](#) Soft, Strong

Promoting mobility for housing choice voucher holders

[Mobility counseling for housing choice voucher holders](#) Soft, Strong
[Landlord recruitment and retention](#) Strong
[Increased voucher payment standards in high-cost areas](#) Strong

Reducing barriers to homeownership

[Discounted sales of city-owned property](#) Soft, Strong
[Down payment and closing cost assistance](#) Soft, Strong
[Special Purpose Credit Programs](#) Soft, Strong
[Subsidized home mortgages](#) Soft, Strong
[Housing education and counseling](#) Soft, Strong
[Asset building programs](#) Soft, Strong
[Shared appreciation mortgages](#) Strong
[Small balance home mortgages](#) Strong

Reducing energy use and costs

[Energy-efficiency retrofits](#) Soft, Strong
[Energy-efficiency standards](#) Soft, Strong

Combatting housing discrimination

[Enforcement of fair housing laws](#) Soft, Strong
[Fair housing education for real estate professionals and consumers](#) Soft, Strong
[Source of income laws](#) Soft, Strong
[Legal assistance for victims of discrimination](#) Soft, Strong

IV. Protect against displacement and poor housing conditions

Enhancing renters' housing stability

[Just cause eviction policies](#) Soft, Strong
[Eviction prevention programs](#) Soft, Strong
[Legal assistance for at-risk renters](#) Soft, Strong
[Protection from condo conversions](#) Strong
[Rent regulation](#) Strong

Enhancing homeowners' housing stability

[Property tax relief for income-qualified homeowners](#) Soft, Strong
[Foreclosure prevention programs](#) Soft, Strong

Enhancing community stability

[Insurance against property value decline](#) Soft
[Stabilizing high-poverty neighborhoods through a mixed-income approach](#) Soft, Strong

Improving quality of both new and existing housing

[Assistance for home safety modifications](#) Soft, Strong
[Code enforcement](#) Soft, Strong
[Homeowner rehabilitation assistance programs](#) Soft, Strong
[Housing and building codes](#) Soft, Strong
[Lead abatement](#) Soft, Strong
[Weatherization assistance](#) Soft, Strong

Ensuring the ongoing viability of unsubsidized affordable rental properties

[Guidance for small, market affordable rental properties](#) Soft
[Expanded access to capital for owners of unsubsidized affordable rental properties](#) Soft, Strong
[Tax incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties](#) Soft, Strong