Important~!
Citation Information

If you want to cite this seminar materials for your documents or presentations, please make sure to refer to this work as follows:

Please contact Dr. Suk-Kyung Kim at kimsk@msu.edu if you have any question.

Housing?!!

A Regional Study of Affordable Housing: Summation and Evidence-Based Suggestions

Suk-Kyung Kim, Ph.D.
Asst. Professor, Michigan State University
School of Planning, Design, and Construction

May 28, 2014, 8:30-11:30 a.m.
The Kellogg Center, Room 106
219 S. Harrison Rd., East Lansing, Michigan

2

Purpose of the Housing Seminar

- Information sharing

- Reporting community needs and discuss future direction for improving housing affordability

- Not projecting real estate development plans for any jurisdiction

Table of Content

Overview:
A Regional Affordable Housing Study of the Mid-Michigan Tri-County Area

Mid-Michigan Program for Greater Sustainability

- "At the Mid-Michigan Program for Greater Sustainability, our goal is to spread awareness and interest about the sustainable development of our region. We are a part of a greater community of over twenty organizations working together to involve Ingham, Clinton, and Eaton counties in our effort to revitalize Michigan and guide us towards a more sustainable future.

- This consortium of partners has been given a federal grant to help reach our goals and utilize the community members' ideas through 9 primary projects that are detailed on our projects page. From an online portal for community members to share ideas to promoting a green infrastructure system, these projects are laying the foundation for other communities to follow in our footsteps in the future." (source: http://www.midmichigansustainability.org/)

6

Mid-Michigan Program for Greater Sustainability

Mid-Michigan Program for Greater Sustainability

Research Target Areas- Tri-County Areas

❑ **Clinton, Eaton, and Ingham Counties**
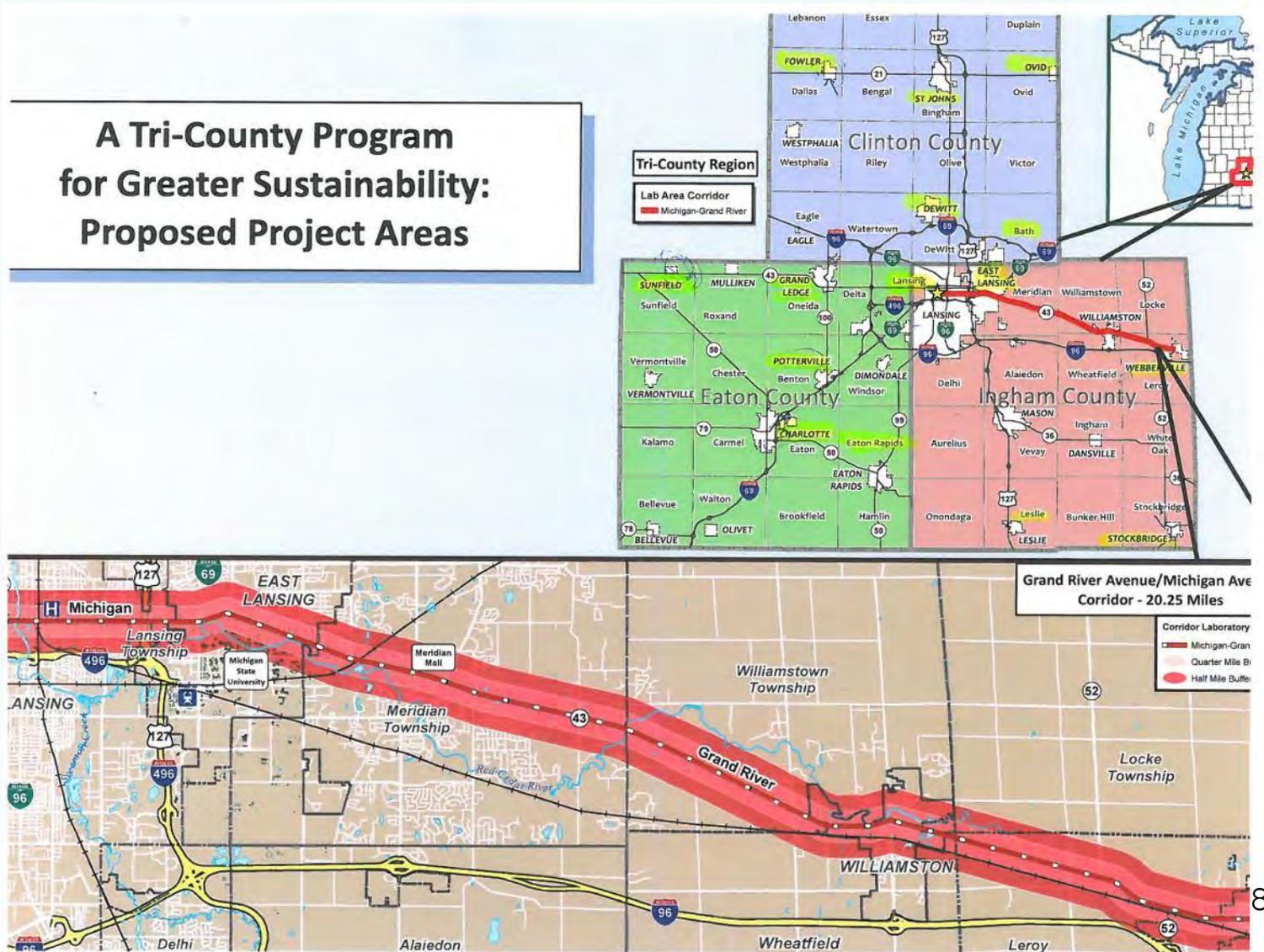
Housing Projects

❑ **Project 1: Develop a 5-year Comprehensive Regional Fair & Affordable Housing Plan**

(led by Greater Lansing Housing Coalition)

❑ **Project 2: Conduct a Regional Affordable Housing Study**

Purpose: Provide an accurate diagnosis of current housing and set practical achievable goals for improving housing affordability across the region

Housing Project Team

❑ **Project 1:**

    ❑ **Katherine Draper, Executive Director, Greater Lansing Housing Coalition**

    ❑ **Susan Ronk Moriarty, AICP, Community Planner/Grant Research Associate**

    ❑ **Jaechoon Lee, Ph.D., Research Associate**

❑ **Project 2:**

    ❑ **Suk-Kyung Kim, Ph.D., Principal Investigator**

    ❑ **Research Assistants: Stephanie Space, Cecilia Escobar, Kate Calabra, Larissa Fedoroff, & Anna Breuthaupt**

Overview of Project 1

Research Goals and Major Contents:

- **Project 1: Develop a 5-year Comprehensive Regional Fair & Affordable Housing Plan**
  - **To assess fair housing conditions and complaints**
  - **To identify a full inventory of the housing stock in the tri-county region, the demographic trends in light of the current housing development efforts**
  - **To evaluate and the regulatory barriers that may impede the preservation and development of fair and affordable housing.**

Project 2. Regional Affordable Housing Study

1. Introduction

There has been a need of housing market analysis in the Tri-County Region that consists of Clinton, Eaton, and Ingham Counties in Michigan due to a variety of demographic and socioeconomic characteristics. These regions include the capital city of the state, an internationally and renowned state university, a community college, a number of refugees from different cultures, small villages, rural areas, and various types of middle-income communities. As a result, the resident components are diverse from state employees, college students, faculty, staff, culturally diverse refugees, and different types of low-, middle-, and high-income families.

However, there was lack of holistic approaches to diagnose demographic and socioeconomic characteristics of the regions and identify housing profiles along with these features. Because these regions experienced economic turndown after automobile companies left in the 1990 but now the economy and population in these regions are growing, it is important to investigate current regional conditions in demographic, socioeconomic, and housing characteristics to envision future directions for achieving sustainable community goals.

2. Affordable Housing Need in Tri-County Regions in Michigan

According to 2010 American Community Survey, there are approximately 4.5 million housing units in Michigan. As of 2010, the Tri-County Region has 196,866 housing units comprising 4.4% of the total stock of Michigan homes.

The average homeownership rate in tri-county areas 73.2% which is slightly lower than the state average (=74.2%). The median value of owner-occupied housing units is $152,770 which is slightly higher than the state average, $144,200.

These homeownership rates and the median housing value are different among three counties. Ingham County has the lowest homeownership rate and the median housing value while Clinton County has the highest homeownership rate and the median housing value. Through conducting a regional affordable housing study , we expect to identify housing needs, envision the directions to improve housing affordability in the region, and resolve discrepancies.

Table 1. Overview of Housing in Tri-County Regions

American Community Survey Items	Ingham County	Clinton County	Eaton County	Michigan
Housing units, 2010	121,281	30,695	47,050	4,532,233
Homeownership rate, 2006-10	61.7%	82.5%	75.3%	74.2%
Median value of owner-occupied housing units	$137,900	$167,700	$152,700	$144,200
Median household income, 2010	$45,808	$58,016	$54,885	$48,432
Persons below poverty level, percent, 2006-10	20.0%	8.5%	9.1%	14.8%

Source: US Census Bureau (2010), State & County QuickFacts

13

Affordable Housing

- Definition:

- "Affordability is for a household to pay no more than 30 percent of its annual income on housing." ➡ This applies not only for low-income households.

- "Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care."

- "An estimated 12 million renter and homeowner households now pay more than 50 percent of their annual incomes for housing, and a family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States."(HUD, 2012)

➡ Affordable housing need for all income levels.

Overview of Project 2

Research Goals and Major Contents:

- ❑ **Project 2: Conduct a Regional Affordable Housing Study**

Added Contents
- **Housing Programs and Services**
- **Current Housing Conditions (Site Visits)**
- **Median Housing Values and Examples**
- **Review of Comprehensive Plans**
- **Review of Lending Data**
- **Develop Visual Images of Future Housing**

To thoroughly review census data of the 2000 and 2010, focusing on demographic and socioeconomic characteristics of the population and households in the Tri-County Region

To review comprehensive plans in the Tri-County Region to examine criteria and standards for improving housing affordability

To interview housing experts and urban planners

To identify resident needs and opinions on affordable housing in general and energy-efficient housing

Project 2 Time Line

July 2012:
Establishing Housing Task Force

↓

August 21, 2012
Housing Task Force Meeting

↓

June 2012-Marh 2013
Community and Housing Profile Analysis

↓

October 2012-July 2013
Housing Expert and Planner Interviews
March 2013-May 2013
Report of Housing Expert Interviews
August 2013-October 2013
Report of the Planner Interviews

↓

July 2013-April 2014
Preparation and Collection of Resident Surveys
Land Use and Zoning Regulation Reviews

↓

May 2014
Affordable Housing Study Seminar
and Report

Contribution to the Project 1

Research Outcomes for the 5-Year Regional Housing Plan Development

Identifying Barriers and Gaps for Fair Housing Choice for the Tri-County Regions

Providing Recommendations for the Project 1

Providing Policy Recommendation and Program Directions, Basic Guidelines for Improving Housing Affordability

Providing an Analysis of the Inventory of Housing Stock

Creating a List of Barriers to Affordable Housing in the Region

Identifying Housing Partners (with Housing Task Force)

Housing Seminar, May 28th, 2014

Suk-Kyung Kim, Ph.D., Michigan State University
Katherine Draper & Jaechoon Lee
Greater Lansing Housing Coalition
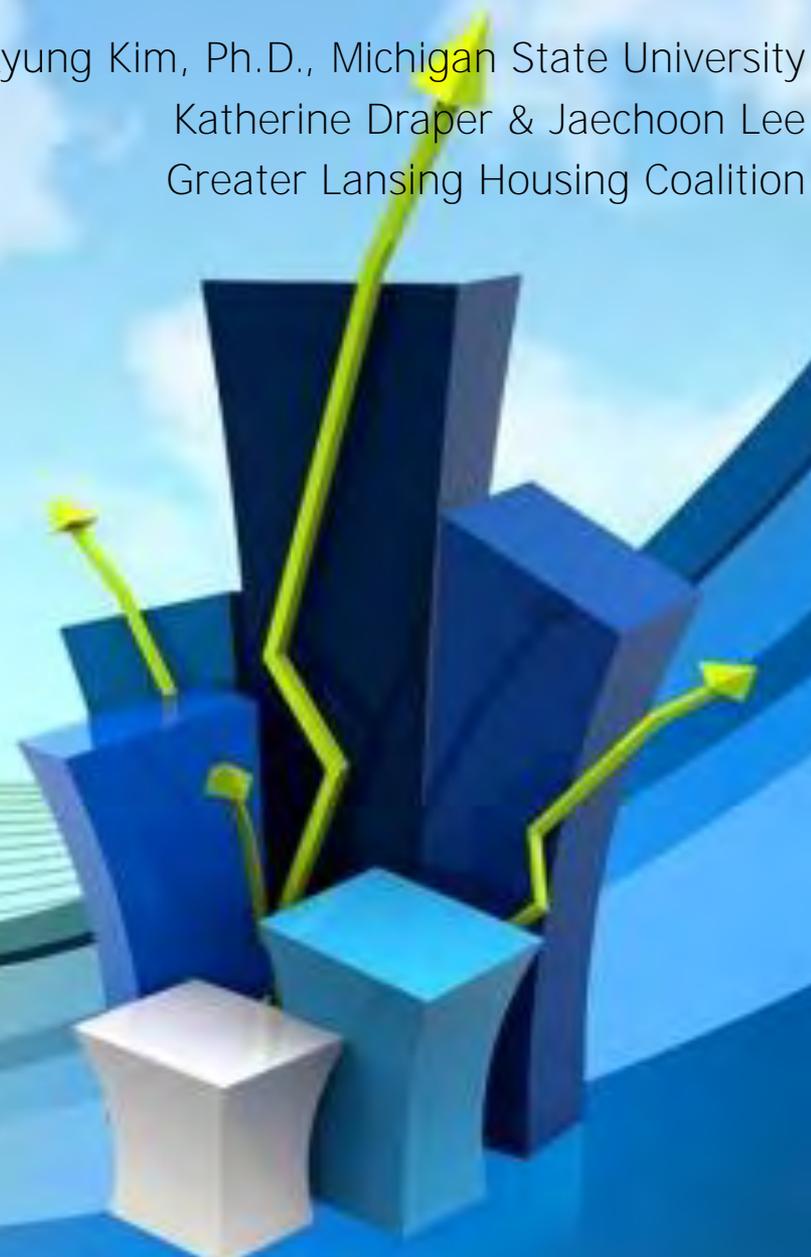
Regional Housing Profile Summary

Table of Content

❑ Housing and Community Profile of the Tri-County Region

- Population
- Housing stock
- Housing tenure
- Median housing value
- Housing affordability

❑ Observations of the Regional Housing Condition

Data Sources

- Housing and Community Profile
  - (1) "2000 and 2010 Profile of General Population and Housing Characteristics, Census SF1," for analyzing general demographic and housing characteristics in 2000 and 2010,
  - (2) "Profile of Selected Housing Characteristics: 2000" in Clinton, Eaton, and Ingham Counties from the Census 2000 Summary File (SF) 3, Sample Data set for analyzing more specific 2000 housing characteristics, and
  - (3) "Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates" for analyzing more specific 2010 housing characteristics. Figure 2.2 show data sources available at http://factfinder2.census.gov/.
  - These data were gathered through American Fact Finder offered by the US Census Bureau.
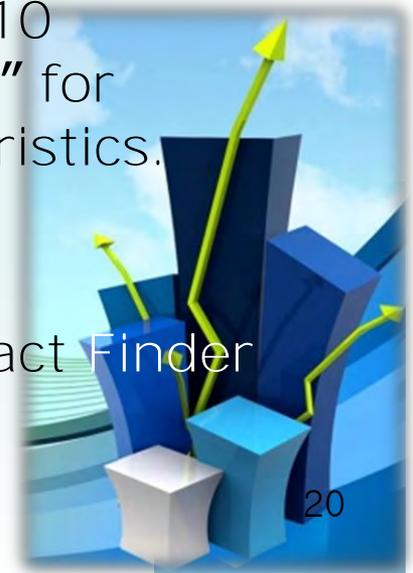
Demographic Profile

Demographic Profile

Year	Items	United States	Michigan	Tri-County Regions			
				Clinton County	Eaton County	Ingham County	Total
2000 [1]	Population	281,421,906	9,938,444	64,753	103,655	279,320	447,728
2010 [2]	Population	308,745,538	9,883,640	75,382	107,759	280,895	464,036

[1] DP-1 Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
[2] DP-1-Geography-United States: Profile of General Population and Housing Characteristics: 2010, 2010 Census SF 1

In the year of 2000,

Clinton County had a total population of 64,753 in 2000, with 49.7% of its population male and 50.3% female. Approximately 14.9% of the population was age 60 or over.

Eaton County had a total population of 103,655, with 48.6% of its population male and 51.4% female. Approximately 15.2% of the population was at least 60 years old.

Ingham County had a total population of 279,320, with 48.3% of male and 51.7% female. About 12.3% of the population was age 60 or older.
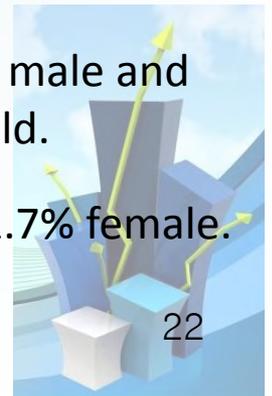
Demographic Profile

- Older Population:

Eaton County had a higher portion of older population than the other two counties, although the actual number of older adults age 60 or older was larger in Ingham County.

- Younger Population

Ingham County had a higher percentage of younger population than the other two counties, including children under the age of 9 (12.9%), teens between ages 10 and 19 (16.0%), and college-aged-population (20.5%).

- Demographic Changes

Gender ratios stayed the same, but the populations in Clinton and Eaton Counties were getting older while Ingham County still had a higher percentage of the population between the ages of 20 to 29 (20.5% in 2000 and 21.3% in 2010).

Demographic Profile
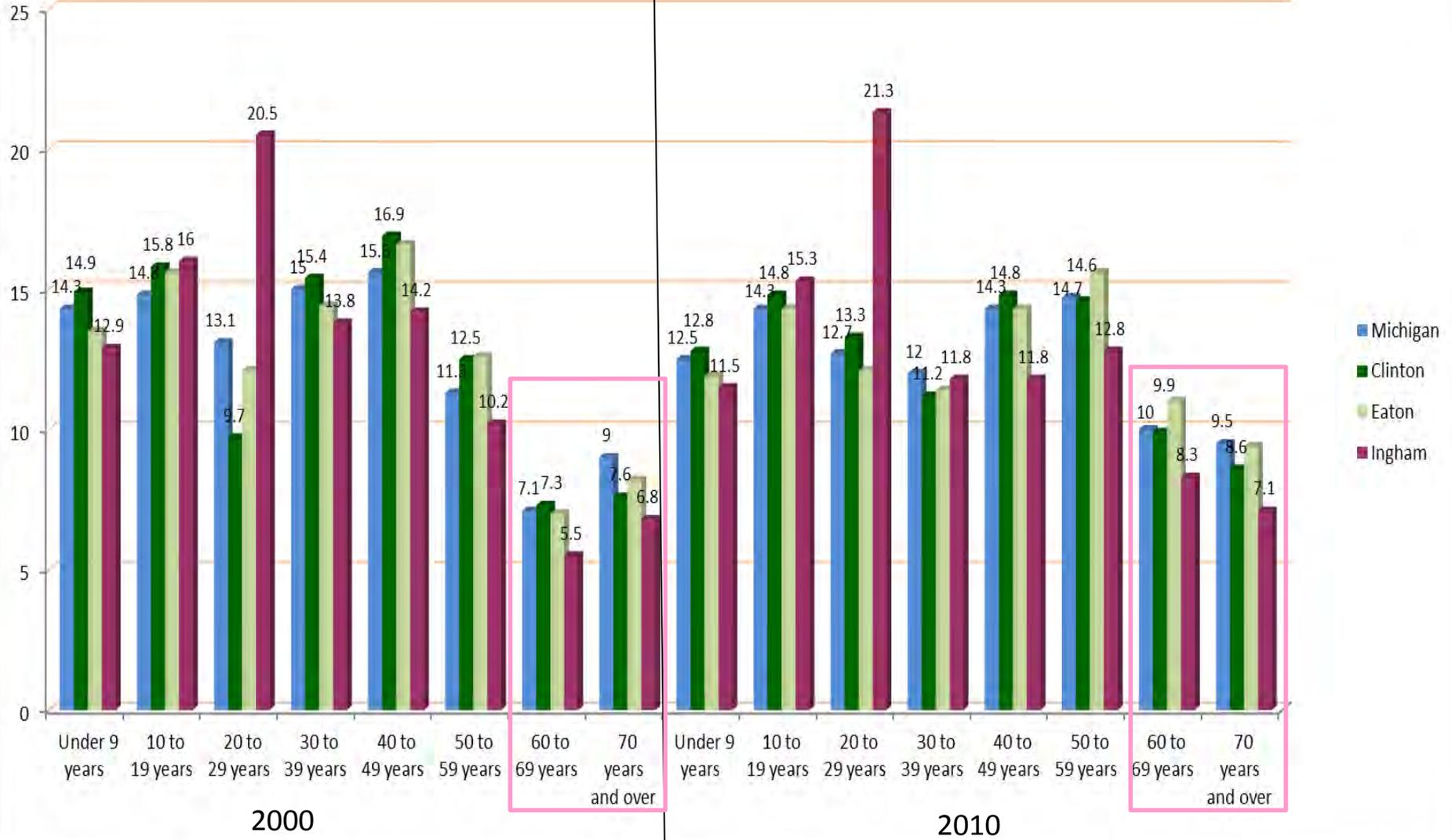
Demographics:
Changes in demographic profile

Location	County	Population		Rate (%)
		2000	2010	2000-2010
USA		281,421,906	303,965,272	8.0%
Michigan		9,938,444	9,952,687	0.1%
Clinton County		64,753	74,235	14.6%
Eaton County		103,655	108,002	4.2%
Ingham County		279,320	281,365	0.7%
DeWitt city	Clinton	4,843	4,591	-5.2%
Fowler village	Clinton	1,140	1,245	9.2%
Maple Rapids village	Clinton	643	512	-20.4%
Ovid village	Clinton	1,522	1,796	18.0%
St. Johns city	Clinton	7,284	7,920	8.7%
Charlotte city	Eaton	8,286	9,126	10.1%
Eaton Rapids city	Eaton	5,202	5,275	1.4%
Grand Ledge city	Eaton	7,810	7,852	0.5%
Potterville city	Eaton	2,174	2,555	17.5%
Sunfield village	Eaton	585	745	27.4%
East Lansing city	Ingham	46,704	48,220	3.2%
Lansing city	Ingham	118,920	115,634	-2.8%
Mason city	Ingham	6,715	8,074	20.2%
Stockbridge village	Ingham	1,274	1,097	-13.9%
Webberville village	Ingham	1,536	1,474	-4.0%
Williamston	Ingham	3,441	3,783	9.9%

Profile of Selected Housing Characteristics: 2000 - Census 2000 Summary File 3 (SF 3) - Sample Data

2010 American Community Survey 1-Year Estimates
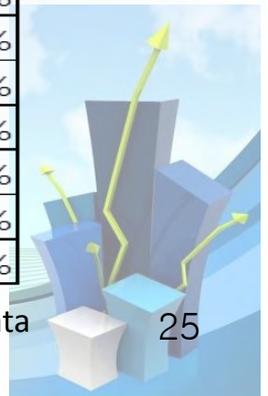
Demographic Characteristics: Race

- Increase in non-white population
- Increase in Asian population
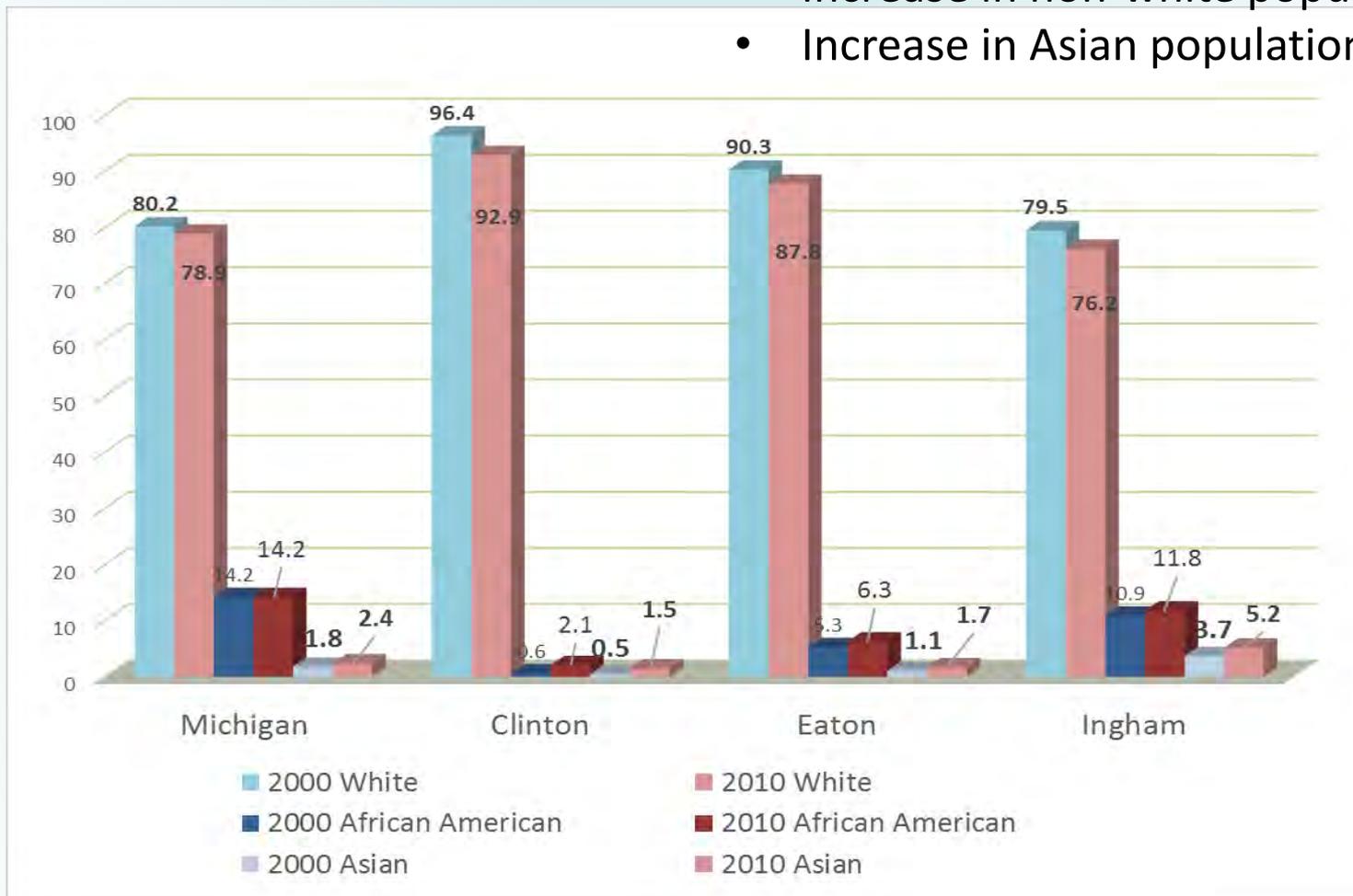
Source: http://factfinder2.census.gov/
DP-1: Profile of General Demographic Characteristics: 2000, Census 2000 SF 1 100-Percent Data
DP-1: Profile of General Population and Housing Characteristics: 2010, 2010 Census SF 1

26

Demographic Characteristics: Educational Attainment

- Higher Educational Attainment
- Higher percentages in High School Diploma or Higher
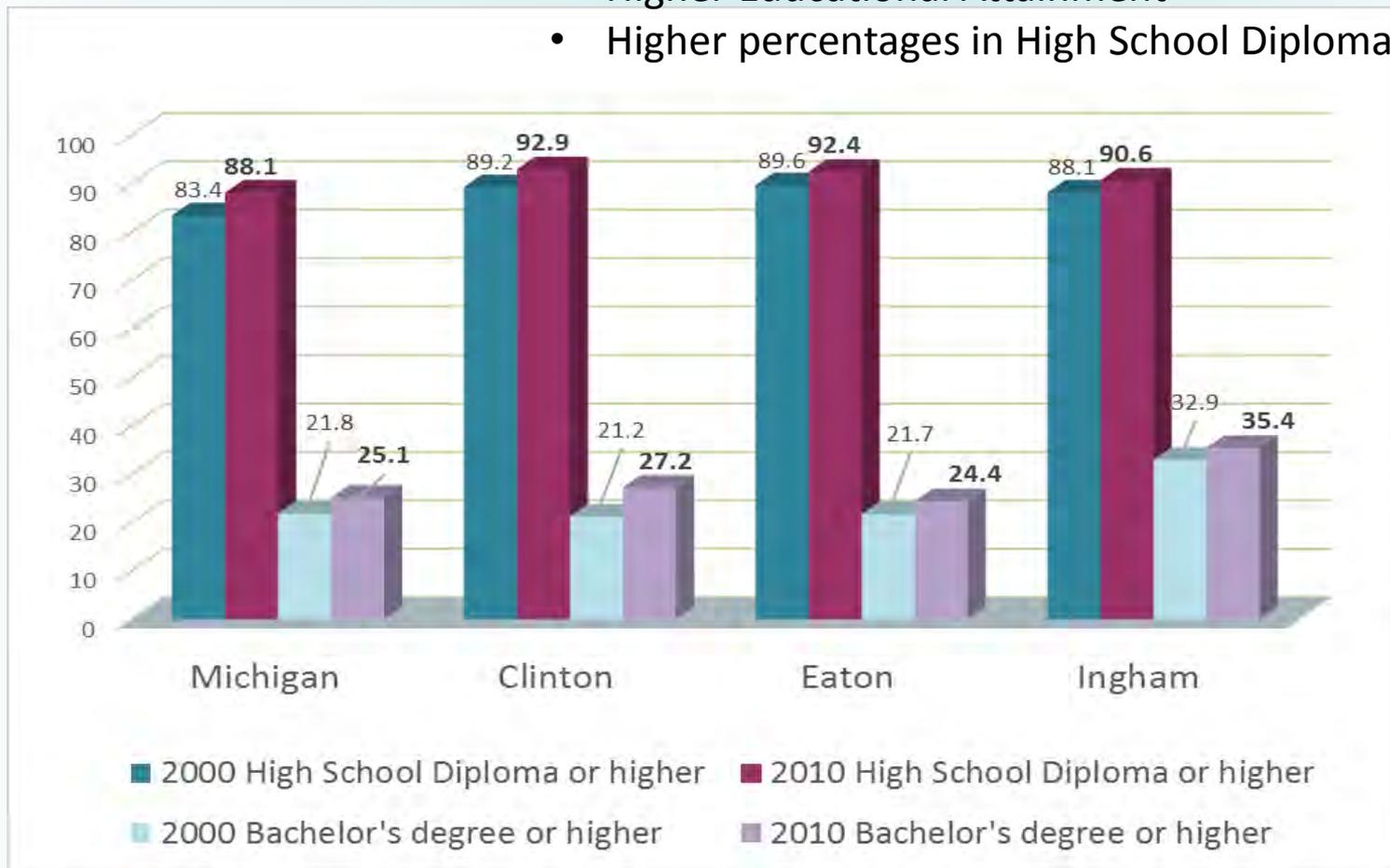
Source: http://factfinder2.census.gov/
[1] DP-2 Profile of Selected Social Characteristics: 2000, Census 2000 SF 3 - Sample Data
[2] DP02 Selected Social Characteristics in the United States , 2006-2010 American Community Survey 5-Year Estimates

Socioeconomic Profile:
Per Capita Income & Unemployment Rate

- In the Tri-County Region, per capita income was $22,134 in 2000, increasing to approximately $25,690 in 2010.
- Clinton County had the highest per capita income in both 2000 and 2010.
- Unemployment rates:

  Year of 2000- 2.1% in Clinton County, 3.0% in Eaton County, and 3.9% in Ingham County

  Year of 2010- 6.9% in Clinton County, 8.2% in Eaton County, and 8.9% in Ingham County

Year	Items	United States	Michigan	Tri-County Regions			
				Clinton County	Eaton County	Ingham County	Tri-County
2000	Per Capita Income [1]	21,587	22,168	22,913	22,411	21,079	22,134.30
2010	Per Capita Income [2]	27,334	25,135	27,223	25,963	23,883	25,689.70
2000	Unemployment rate [1]	3.7	3.7	2.1	3.0	3.9	3
2010	Unemployment rate [2]	7.9	11.5	6.9	8.2	8.9	8

Source: http://factfinder2.census.gov/

[1] DP-3 Profile of Selected Economic Characteristics: 2000, Census 2000 Summary File 3 (SF 3) - Sample Data

[2] DP03 Selected Economic Characteristics, 2006-2010 American Community Survey 5-Year Estimates

All individuals for whom poverty status is determined

Poverty Level	Michigan			Clinton County			Eaton County			Ingham County		
	All income levels	Below poverty level	Percent below poverty level	All income levels	Below poverty level	Percent below poverty level	All income levels	Below poverty level	Percent below poverty level	All income levels	Below poverty level	Percent below poverty level
1999	9,700,622	1,021,605	10.5%	64,038	2,963	4.6%	101,885	5,948	5.8%	262,680	38,421	14.6%
2010	9,726,785	1,444,004	14.8%	73,727	6,249	8.5%	106,567	9,685	9.1%	260,537	51,986	20.0%

Ten Major Industries

❑ **Clinton County**
- Major industries in 2000: "educational, health, and social services (19.6%)," "manufacturing (16.9%)," "public administration (10.6%)," and "retail trade (10.5%)."
- The percentage of "educational, health, and social services" increased to 23.0% in 2010 while that of manufacturing declined to 11.5% in the same year.

❑ **Eaton County**
- Major industries in 2000: "educational, health, and social services (19.4%)," "manufacturing (18.2%)," "retail trade (11.6%)," and "public administration (10.4%)."
- These percentages changed slightly in 2010. About 21.8% were in "educational, health, and social services." The percentage for "manufacturing" declined to 15.6%, and that for "retail trade" declined to 10.8%, while the "public administration" stayed about same (10.2%).

❑ **Ingham County**
- The primary industry was "educational, health, and social services (27.3%)" in 2000 which was the same in 2010.
- The next major industries were "retail trade (10.9% in 2000 and 11.2% in 2010)," "manufacturing (10.4% in 2000 and 8.9% in 2010)," "arts, entertainment, recreation, accommodation, and food services (9.4% in 2000 and 10.1% in 2010)," and "public administration (8.7% in 2000 and 7.6% in 2010)."

Summary

- Population
    - Population getting more diverse
    - Becoming more highly educated
- Socioeconomic Status
    - Increasing in per capita income
    - Small changes in major industries, but still keep higher percentages in "educational, health, and social services" and "public administration."
    - Slight decreases in manufacturing"
    - Ingham County showed an increase in "arts, entertainment, recreation, accommodation, and food services"

- ❖ But,
    - Still **unemployment rates** are increasing
    - **The percentages of Individuals for whom poverty status** are increasing

General Housing Profile

Target Areas

❑ **20 Selected Areas in Tri-County Areas for Data Analysis**

Clinton County

DeWitt, Folwer, Maple Rapids, Ovid, and St, Johns

Eaton County

Charlotte, Eaton Rapids, Grand Ledge, Potterville, Sunfield, & Delta Charter Township

Ingham County

Mason, Lansing, East Lansing, Webberville, Stockbridge, Williamston, Lansing Charter Township, & Meridian Township

33
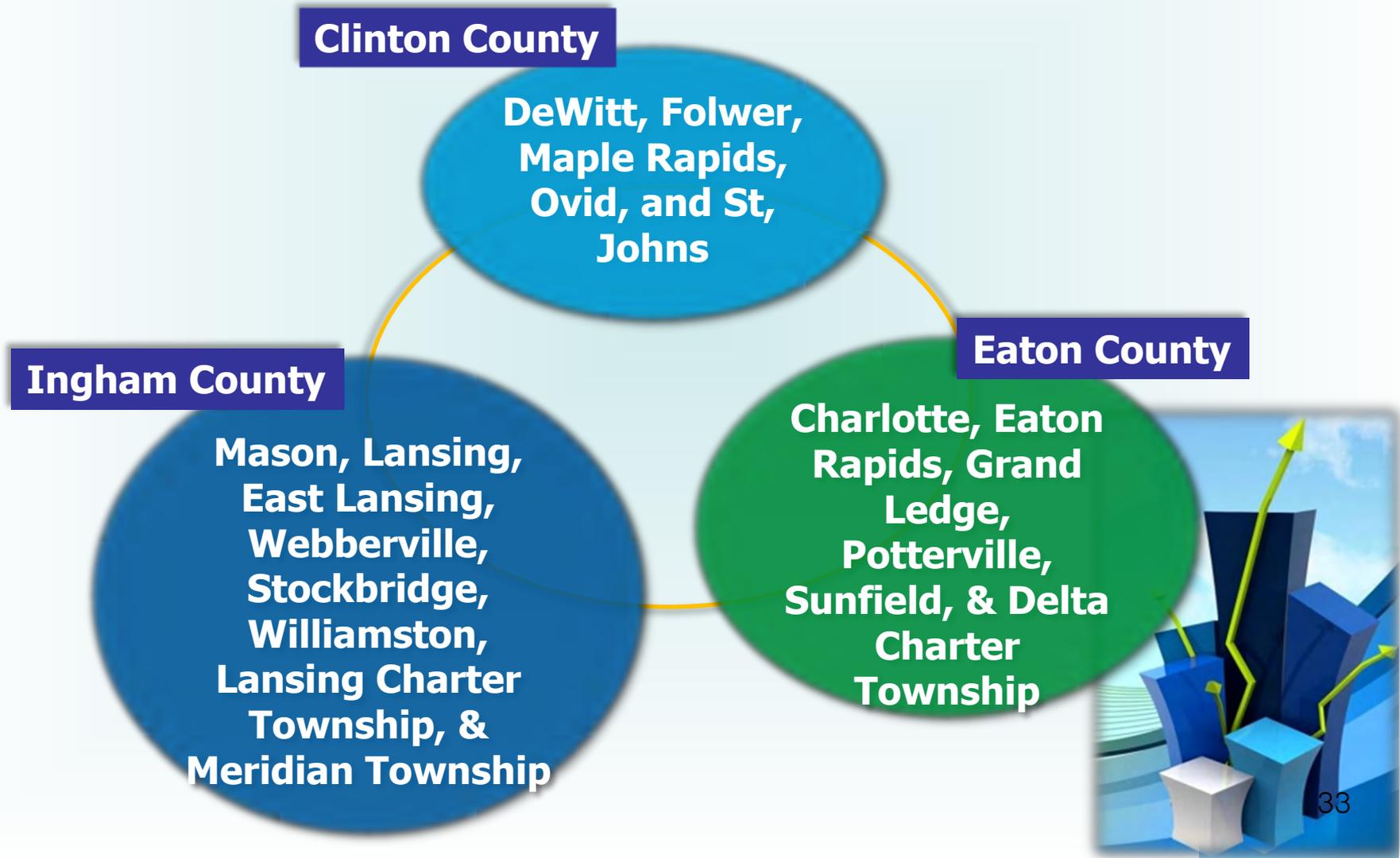
Total Housing Units

- Tri-County regions had 181,804 housing units in 2000 and 198,508 units in 2010.
- Clinton County had 24,630 housing units in 2000 and 30,423 units in 2010, experiencing 23.5% increase, which is the biggest increase among three counties.
- Eaton County had 42,118 units in 2000 and 46,767 units in 2010, experiencing 11% increase.
- Ingham County had 115,056 housing units in 2000 and 123,318 units in 2010, experiencing 5.4% increase.

	Clinton 2000	Clinton 2010	Eaton 2000	Eaton 2010	Ingham 2000	Ingham 2010
Series1	24630	30695	42118	47050	115056	121281
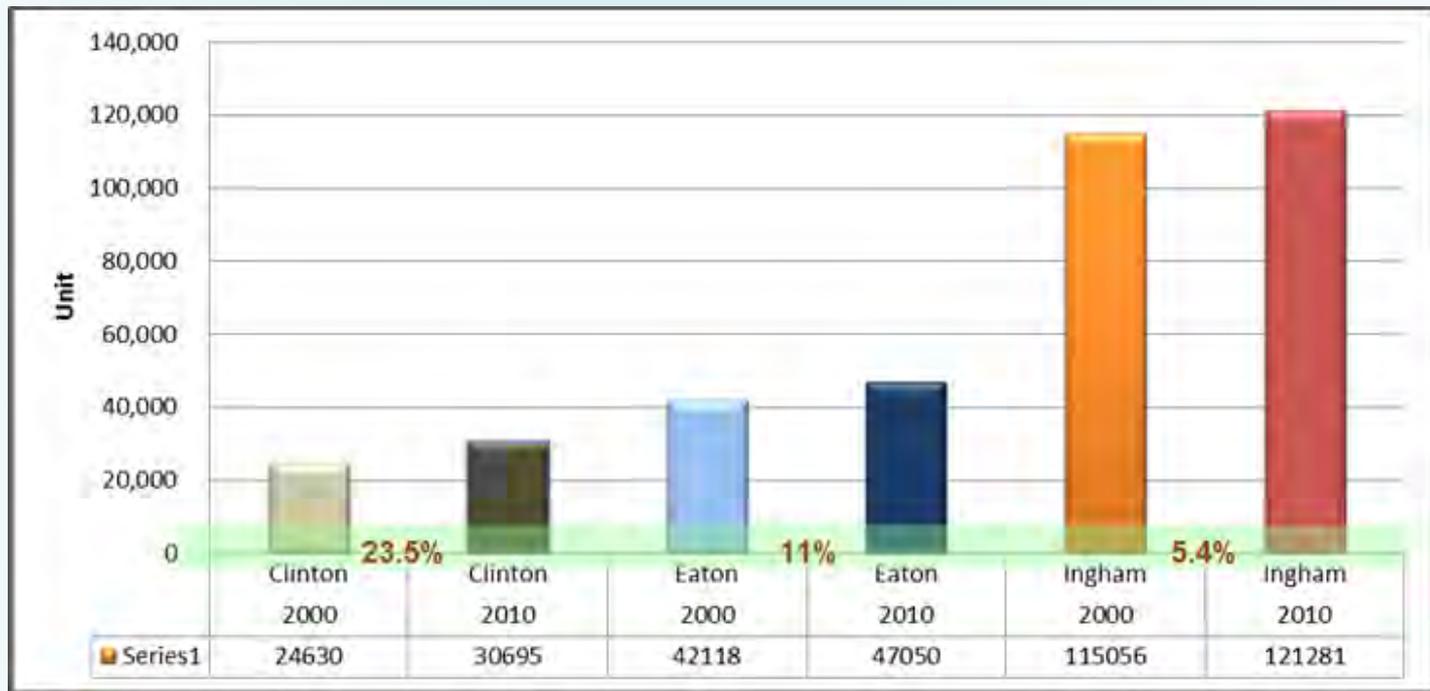
Figure 1. Total Housing Units in 2000 and 2010 in Tri-County Regions
(Source: 2000 and 2010: DP-1 Profile of General Demographic Characteristics, Census SF1)

34

Housing Vacancy

- About 183,422 (94.8%) of the housing units were occupied, with about 5.2% vacancy in 2000, while this vacancy rate increased to 7.8% (15,604 units) in 2010.
- Ingham County experience more increase in housing vacancy between 2000 (5.6%) and 2010 (8.3%) than the other two counties.

	USA 2000	USA 2010	Michigan 2000	Michigan 2010	Clinton 2000	Clinton 2010	Eaton 2000	Eaton 2010	Ingham 2000	Ingham 2010
Percent	9.0	12.2	10.6	14.6	4.0	6.3	4.6	7.6	5.6	8.3
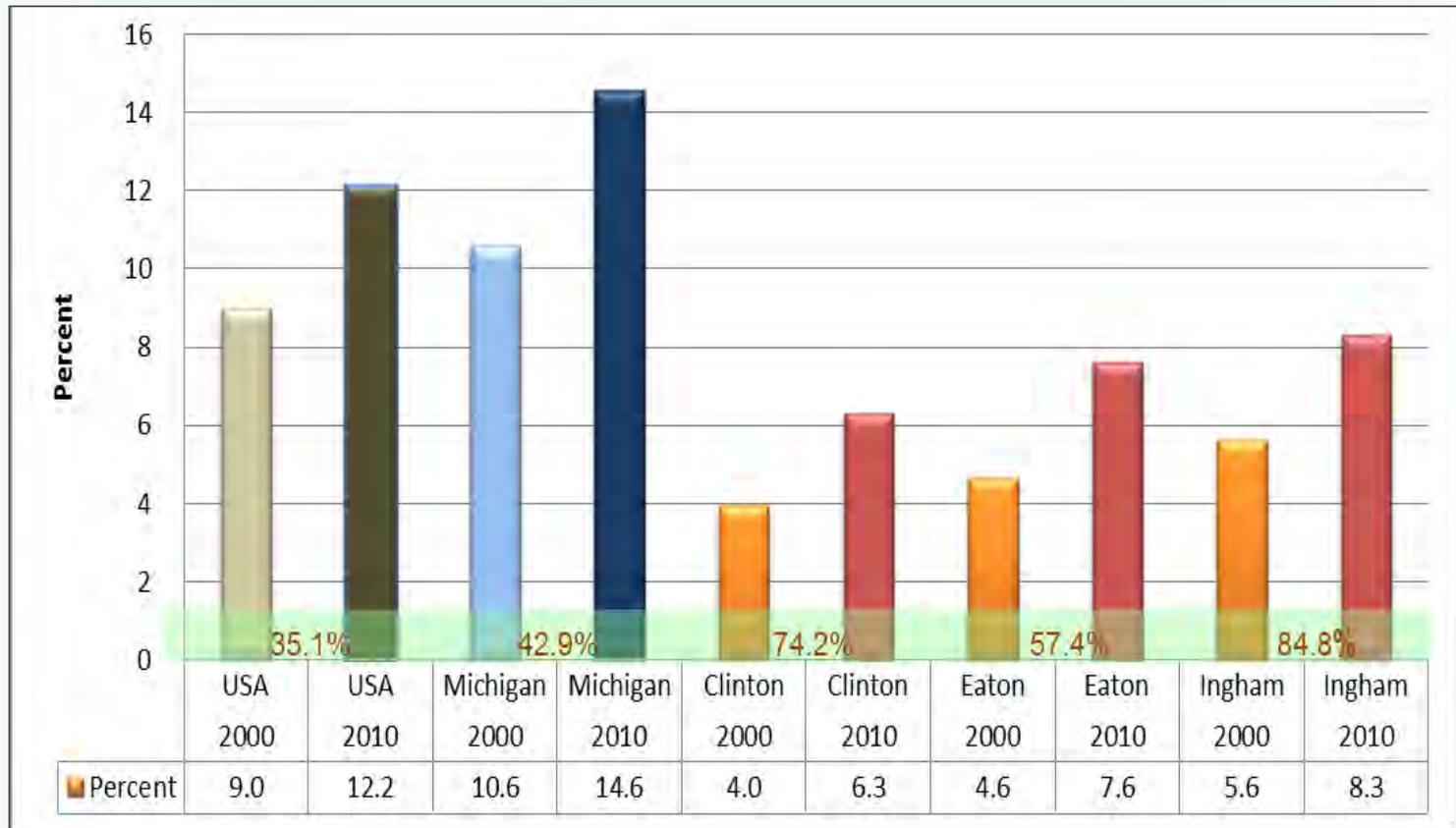
Figure 2. Housing Vacancy Rate in 2000 and 2010
(Source: 2000 and 2010: DP-1 Profile of General Demographic Characteristics, Census SF1)
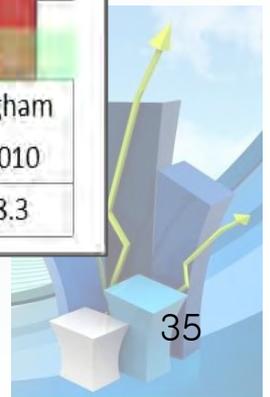
Homeowner and Rental Vacancy Rate – At the County Level

❑ Between 2000 and 2010, homeowner vacancy rates increased.

- In Ingham County, homeowner vacancy rate increased from 1.6% to 3.6%,

- In Clinton County, the rate increased from 1.0% to 2.0%, and

- In Eaton County, it increased from 1.3% to 2.6%.

❑ The rental vacancy rate

- Clinton County: increased from 6.9% to 7.6% (+0.7%),

- Eaton County: the rate stayed in 5.7%, and

- Ingham County: the rate increased from 6.3% to 7.9% (+1.6%).

❑ However, these characteristics looks difference depending on cities and townships.

- We need regional AND local market analysis for understanding housing profiles.

Housing Vacancy In Clinton County

Please refer to Table 2 in your handout.

- The homeowner vacancy rate increased between 2000 and 2010 in all five areas.
- The rental vacancy rate decreased from 18.8% to 14.5% in Maple Rapids, and from 5.1% to 4.6% in Ovid, but the other areas experienced an increase in rental vacancy rate.

Housing Vacancy In Eaton County

Please refer to Table 3 in your handout.

- The homeowner vacancy rate increased slightly between 2000 and 2010 in all six areas.
- The rental vacancy rates were different among the six areas.
- The rate increased from 4.2% to 7.8% in Charlotte, and from 5.2% to 8.3% in Delta Township.
- Sunfield showed a small increase from 5.1% to 5.8%, while Grand Ledge had a larger increase from 3.7% to 8.5%.
- The rental vacancy rate in Eaton Rapids enlarged from 3.3% in 2000 to 10.9% in 2010, but the rate in Potterville shot up from 7.1% to 24.7%.

Housing Vacancy In Ingham County

Please refer to Table 4 in your handout.

- The homeowner vacancy rate increased slightly between 2000 and 2010 in these areas, except for Mason (2.4% in 2000 and 2.0% in 2010).

- The rental vacancy rate also increased in all these areas except for East Lansing, where it decreased between 2000 and 2010 (6.4% in 2000 and 6.0% in 2010).

  - The rate went up from 7.2% to 10.3% in Lansing,

  - from 4.3% to 10.4% in Lansing Charter Township,

  - from 5.2% to 7.6% in Meridian Township,

  - from 4.0% to 8.9% in Stockbridge,

  - from 8.4% to 13.7% in Webberville, and

  - from 3.0% to 11.5% in Williamston

Age of Housing Units

❑ Between 2000 and 2010, these regions built 20,583 new housing units.

   ■ In Clinton County, 5,656 new units,

   ■ in Eaton County 5,318 units, and

   ■ in Ingham County 9,609 units were built during this period.

❑ The age of housing differed among three counties.

   ■ Clinton County had more houses built between 2000 or later (18.6%), and in 1939 or earlier (18.5%). This region also had 16.2% of houses built between 1990 and 1999, and 15.5% built between 1970 and 1979.

   ■ Eaton County had more houses built between 1970 and 1979 (19.9%), on 1939 or earlier (17.3%), and between 1990 and 1999 (15.9%).

   ■ In Ingham County, more houses were built on 1939 or earlier (17.2%), between 1970 and 1979 (16.9%), and between 1950 and 1959 (15.2%).

❑ These data show Clinton County had more newer housing structures compared to the other counties.

Housing Tenure

❑ Handout Pages 8 - 13

Year 2000	Michigan		Clinton County		Eaton County		Ingham County	
Subject	n	%	n	%	n	%	n	%
HOUSING TENURE								
Occupied housing units	3,785,661	100.0	23,653	100.0	40,167	100.0	108,593	100.0
Owner-occupied housing units	2,793,124	73.8	20,173	85.3	29,791	74.2	65,986	60.8
Population in owner-occupied housing units (2)	7,465,216	(X)	55,965	(X)	80,704	(X)	171,036	(X)
Average household size of owner-occupied units	2.67	(X)	2.77	(X)	2.71	(X)	2.59	(X)
Renter-occupied housing units	992,537	26.2	3,480	14.7	10,376	25.8	42,607	39.2
Population in renter-occupied housing units (2)	2,223,339	(X)	7,983	(X)	21,217	(X)	91,457	(X)
Average household size of renter-occupied units	2.24	(X)	2.29	(X)	2.04	(X)	2.15	(X)
Year 2010	Michigan		Clinton County		Eaton County		Ingham County	
Subject	n	%	n	%	n	%	n	%
HOUSING TENURE								
Occupied housing units	3,872,508	100.0	28,766	100.0	43,494	100.0	111,162	100.0
Owner-occupied housing units	2,793,342	72.1	22,612	78.6	31,583	72.6	65,852	59.2
Population in owner-occupied housing units	7,183,134	(X)	60,353	(X)	81,184	(X)	163,461	(X)
Average household size of owner-occupied units	2.57	(X)	2.67	(X)	2.57	(X)	2.48	(X)
Renter-occupied housing units	1,079,166	27.9	6,154	21.4	11,911	27.4	45,310	40.8
Population in renter-occupied housing units	2,471,438	(X)	14,349	(X)	25,016	(X)	98,956	(X)
Average household size of renter-occupied units	2.29	(X)	2.33	(X)	2.10	(X)	2.18	(X)

Household Type by Housing Tenure

- ❏ Handout Pages 14 - 22
- ❏ Please pay attention to the increase in "living alone- 65 years and over" in the tables.

Table 9.

Year 2000	Michigan		Clinton County		Eaton County		Ingham County	
Subject	n	%	N	%	N	%	n	%
HOUSEHOLD TYPE								
Owner-occupied housing units	2,793,124	100.0	20,173	100.0	29,791	100.0	65,986	100.0
Family households	2,107,892	75.5	16,098	79.8	23,593	79.2	47,817	72.5
Householder 15 to 64 years	1,714,193	61.4	13,607	67.5	19,770	66.4	39,965	60.6
Householder 65 years and over	393,699	14.1	2,491	12.3	3,823	12.8	7,852	11.9
Married-couple family	1,732,553	62.0	14,127	70.0	20,247	68.0	38,937	59.0
Male householder, no wife present	102,723	3.7	609	3.0	984	3.3	2,331	3.5
Female householder, no husband present	272,616	9.8	1,362	6.8	2,362	7.9	6,549	9.9
Nonfamily households	685,232	24.5	4,075	20.2	6,198	20.8	18,169	27.5
Householder 15 to 64 years	430,585	15.4	2,615	13.0	3,943	13.2	12,846	19.5
Householder 65 years and over	254,647	9.1	1,460	7.2	2,255	7.6	5,323	8.1
Male householder	307,418	11.0	1,840	9.1	2,588	8.7	7,622	11.6
Living alone	245,151	8.8	1,457	7.2	2,034	6.8	5,788	8.8
65 years and over	62,142	2.2	323	1.6	515	1.7	1,172	1.8
Not living alone	62,267	2.2	383	1.9	554	1.9	1,834	2.8
Female householder	377,814	13.5	2,235	11.1	3,610	12.1	10,547	16.0
Living alone	337,610	12.1	1,966	9.7	3,202	10.7	9,139	13.8
65 years and over	181,364	6.5	1,060	5.3	1,649	5.5	3,915	5.9
Not living alone	40,204	1.4	269	1.3	408	1.4	1,408	2.1
Renter-occupied housing units	992,537	100.0	3,480	100.0	10,376	100.0	42,607	100.0
Family households	467,807	47.1	1,878	54.0	4,658	44.9	15,950	37.4
Householder 15 to 64 years	435,488	43.9	1,758	50.5	4,366	42.1	15,096	35.4
Householder 65 years and over	32,319	3.3	120	3.4	292	2.8	854	2.0
Married-couple family	215,157	21.7	1,076	30.9	2,375	22.9	7,723	18.1
Male householder, no wife present	51,464	5.2	187	5.4	522	5.0	1,678	3.9
Female householder, no husband present	201,186	20.3	615	17.7	1,761	17.0	6,549	15.4
Nonfamily households	524,730	52.9	1,602	46.0	5,718	55.1	26,657	62.6
Householder 15 to 64 years	409,812	41.3	1,299	37.3	4,504	43.4	23,324	54.7
Householder 65 years and over	114,918	11.6	303	8.7	1,214	11.7	3,333	7.8
Male householder	258,460	26.0	837	24.1	2,609	25.1	12,965	30.4
Living alone	192,220	19.4	623	17.9	1,981	19.1	8,293	19.5
65 years and over	24,786	2.5	62	1.8	195	1.9	675	1.6
Not living alone	66,240	6.7	214	6.1	628	6.1	4,672	11.0
Female householder	266,270	26.8	765	22.0	3,109	30.0	13,692	32.1

Household Type by Housing Tenure

- Handout Pages 14 - 22
- Please pay attention to the increase in "living alone- 65 years and over" in the tables.

Table 10.

Year 2010	Michigan		Clinton County		Eaton County		Ingham County	
Subject	n	%	n	%	n	%	n	%
HOUSEHOLD TYPE								
Owner-occupied housing units	2,793,342	100.0	22,612	100.0	31,583	100.0	65,852	100.0
Family households [1]	2,033,245	72.8	17,682	78.2	23,808	75.4	45,670	69.4
Householder 15 to 64 years	1,582,575	56.7	14,076	62.3	18,691	59.2	36,449	55.3
Householder 65 years and over	450,670	16.1	3,606	15.9	5,117	16.2	9,221	14.0
Husband-wife family	1,641,535	58.8	15,296	67.6	20,000	63.3	36,413	55.3
Male householder, no wife present	119,513	4.3	821	3.6	1,209	3.8	2,716	4.1
Female householder, no husband present	272,197	9.7	1,565	6.9	2,599	8.2	6,541	9.9
Nonfamily households [2]	760,097	27.2	4,930	21.8	7,775	24.6	20,182	30.6
Householder 15 to 64 years	470,324	16.8	3,040	13.4	4,780	15.1	13,999	21.3
Householder 65 years and over	289,773	10.4	1,890	8.4	2,995	9.5	6,183	9.4
Male householder	349,658	12.5	2,259	10.0	3,434	10.9	8,791	13.3
Living alone	280,866	10.1	1,796	7.9	2,685	8.5	6,734	10.2
65 years and over	80,158	2.9	516	2.3	816	2.6	1,620	2.5
Living with others	68,792	2.5	463	2.0	749	2.4	2,057	3.1
Female householder	410,439	14.7	2,671	11.8	4,341	13.7	11,391	17.3
Living alone	362,690	13.0	2,326	10.3	3,839	12.2	9,727	14.8
65 years and over	192,728	6.9	1,261	5.6	2,004	6.3	4,176	6.3
Living with others	47,749	1.7	345	1.5	502	1.6	1,664	2.5
Renter-occupied housing units	1,079,166	100.0	6,154	100.0	11,911	100.0	45,310	100.0
Family households [1]	520,828	48.3	2,550	41.4	5,417	45.5	17,004	37.5
Householder 15 to 64 years	482,155	44.7	2,414	39.2	5,044	42.3	16,024	35.4
Householder 65 years and over	38,673	3.6	136	2.2	373	3.1	980	2.2
Husband-wife family	215,592	20.0	1,239	20.1	2,443	20.5	7,356	16.2
Male householder, no wife present	65,850	6.1	391	6.4	731	6.1	2,127	4.7
Female householder, no husband present	239,386	22.2	920	14.9	2,243	18.8	7,521	16.6
Nonfamily households [2]	558,338	51.7	3,604	58.6	6,494	54.5	28,306	62.5
Householder 15 to 64 years	431,443	40.0	3,121	50.7	5,035	42.3	24,724	54.6
Householder 65 years and over	126,895	11.8	483	7.8	1,459	12.2	3,582	7.9
Male householder	269,245	24.9	1,681	27.3	3,069	25.8	13,782	30.4
Living alone	202,227	18.7	1,032	16.8	2,374	19.9	8,600	19.0
65 years and over	33,905	3.1	115	1.9	368	3.1	858	1.9
Living with others	67,018	6.2	649	10.5	695	5.8	5,182	11.4
Female householder	289,093	26.8	1,923	31.2	3,425	28.8	14,524	32.1
Living alone	233,895	21.7	1,208	19.6	2,899	24.3	9,734	21.5
65 years and over	88,646	8.2	350	5.7	1,061	8.9	2,622	5.8

Specific Housing Characteristics

Based on Census 2000 and American Community Survey 2010

Units In Housing Structure

1 Unit Detached Housing Rate

Approximately 65.3% of total housing units were 1-unit detached housing (or single-family housing) in 2000 and 66.7% in 2010.

Single-family detached housing is more dominant in Clinton County – 81.7% in 2000 and 81.1% in 2010- than in Eaton or Ingham County.

This means that Ingham County possesses more multi-unit housing stock than the other two counties
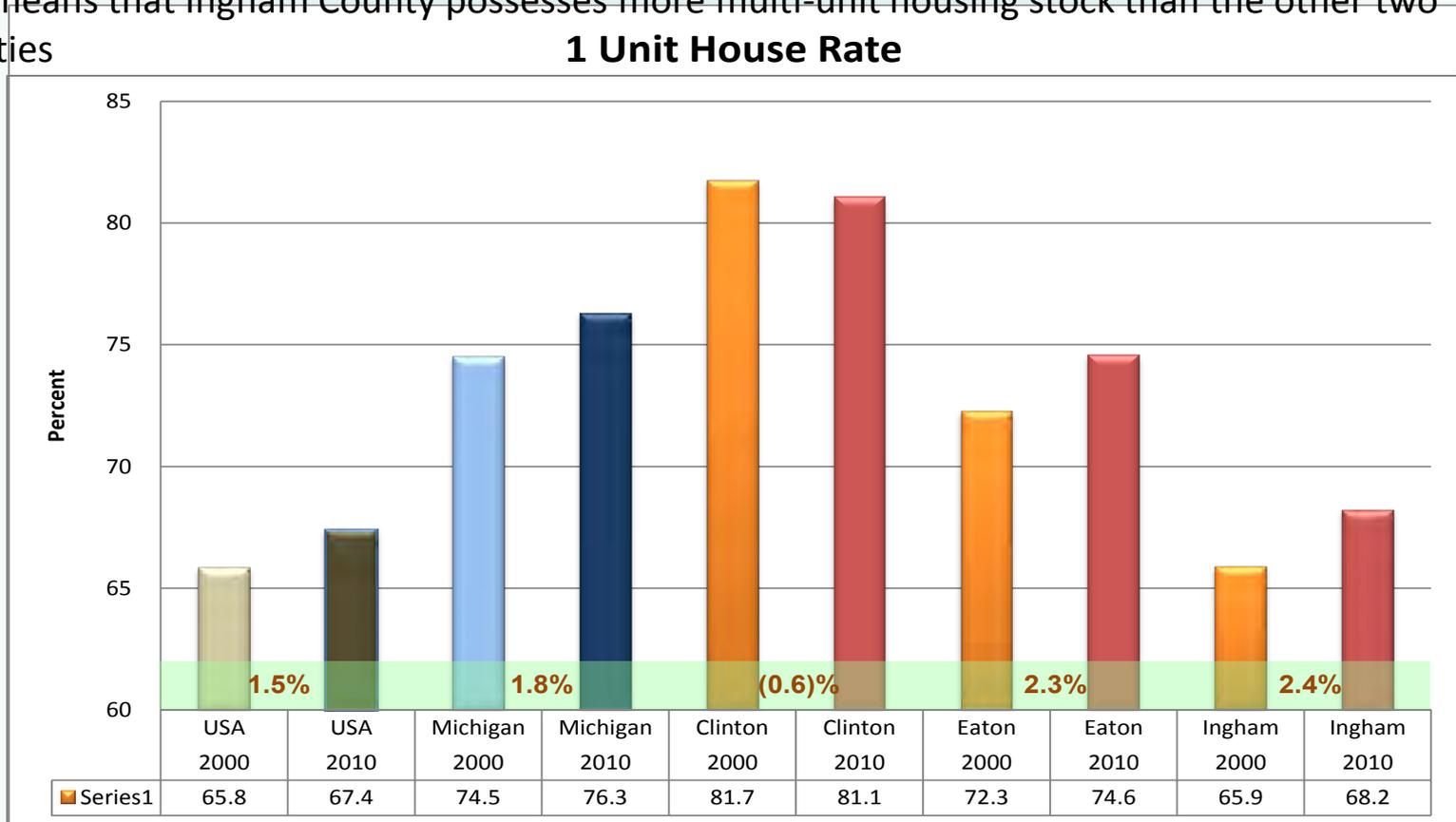
1 Unit House Rate

	USA 2000	USA 2010	Michigan 2000	Michigan 2010	Clinton 2000	Clinton 2010	Eaton 2000	Eaton 2010	Ingham 2000	Ingham 2010
		1.5%		1.8%		(0.6)%		2.3%		2.4%
Series1	65.8	67.4	74.5	76.3	81.7	81.1	72.3	74.6	65.9	68.2

(Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates)

Mobile Homes – Clinton County

The number of mobile homes was 8,934 in 2000, but it went down to 7,871.
This decrease of mobiles homes were observed throughout the three counties.
In Clinton County, there were 2,238 mobile homes which dropped down to 2,048 in 2010.

Mobile home rate (Places in Clinton county)

	Clinton 2000	Clinton 2010	De Witt 2000	DeWitt 2010	Fowler 2000	Fowler 2010	Maple Rapids 2000	Maple Rapids 2010	Ovid 2000	Ovid 2010	St. Johns 2000	St. Johns 2010
Series1	9.1	6.7	0.0	0.0	0.0	0.0	7.3	5.8	8.4	6.3	4.0	3.9

Percentage change labels: (2.4)%, 0%, 0%, (1.6)%, (2.1)%, (0.1)%
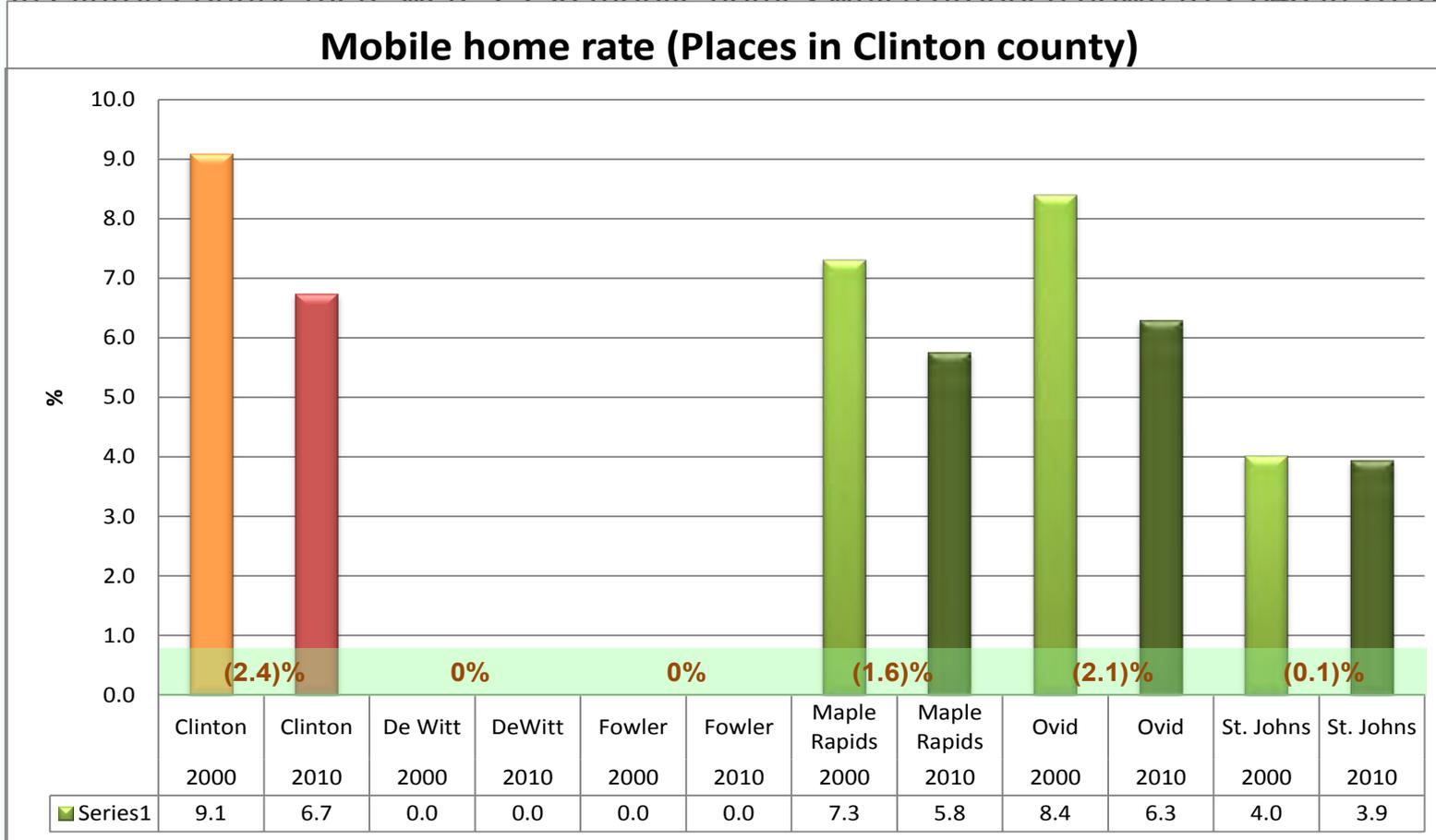
Figure 4.2 Mobile Home Rate in 2000 and 2010 in Clinton County
(Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates)

45

Mobile Homes

Mobile home rate (Places in Eaton county)

	Eaton 2000	Eaton 2010	Charlotte 2000	Charlotte 2010	Eaton Rapids 2000	Eaton Rapids 2010	Grand Ledge 2000	Grand Ledge 2010	Potterville 2000	Potterville 2010	Sunfield 2000	Sunfield 2010
Series1	6.6	5.8	2.9	7.1	7.2	9.6	9.0	10.3	25.5	16.6	5.6	3.5

(0.8)% 4.2% 2.5% 1.3% (8.9)% (2.2)%
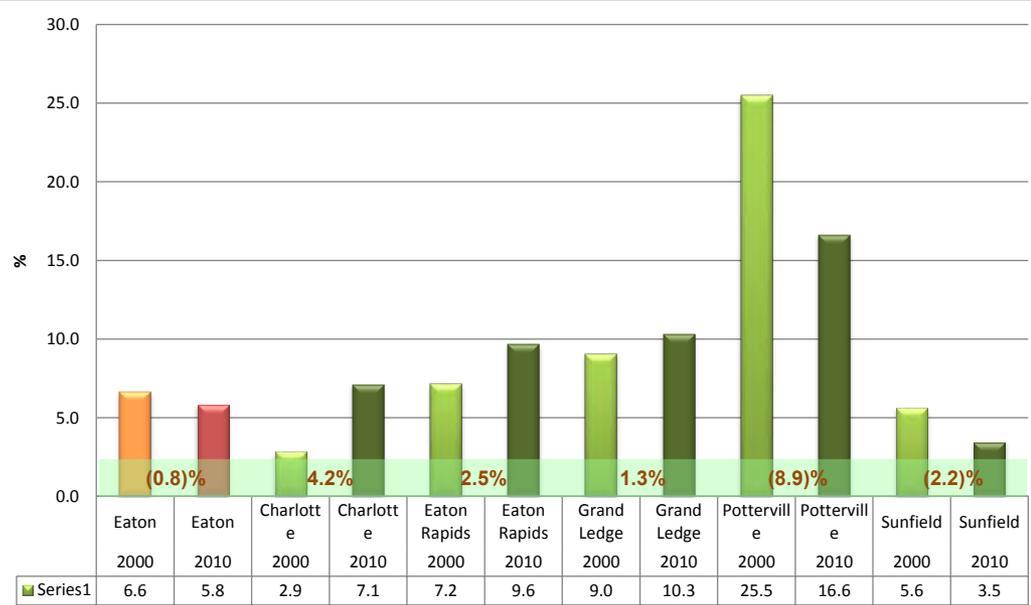
Eaton County

In Eaton County, there were 2,800 mobile homes in 2000 and 2,735 in 2010.

Where do they need to go??

In Ingham County, 3,895 mobile homes were available in 2000, but 3,088 homes were available in 2010.

Ingham County

Mobile home rate (Places in Ingham County)

	Ingham 2000	Ingham 2010	East Lansing 2000	East Lansing 2010	Lansing 2000	Lansing 2010	Mason 2000	Mason 2010	Stockbridge 2000	Stockbridge 2010	Webberville 2000	Webberville 2010	Williamston 2000	Williamston 2010
Series1	3.4	2.5	0.0	0.4	1.7	1.5	9.1	9.4	0.0	0.0	23.4	14.5	6.5	5.7

(0.8)% 0.4% (0.3)% 0.2% 0.0% (8.8)% (0.8)%

Median Housing Values of Owner-Occupied Units

Median Housing Value

Series1	USA 2000	USA 2010	Michigan 2000	Michigan 2010	Clinton 2000	Clinton 2010	Eaton 2000	Eaton 2010	Ingham 2000	Ingham 2010
	119600	188400	115600	144200	120500	167700	113700	152700	98400	137900

(57.5% | 24.7% | 39.2% | 34.3% | 40.1%)

(Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates)

- The median housing values of owner-occupied units were $110,867 in 2000 and $152,767 in 2010 in Tri-County regions.
- Similar increase was observed in each county.
  - In Clinton County, the median housing value was $120,500 in 2000 and this increased to $167,700 in 2010, which was 39.2% increase.
  - In Eaton County, the median housing values was $113,700 in 2000 and $152,700 in 2010, which was 34.3% increase.
  - In Ingham County, it was $98,400 in 2000 and $137,900 in 2010, which was 40.1% increase.

Median Housing Value and Median Household Income

American Community Survey Items	Ingham County	Clinton County	Eaton County	Michigan
Housing units, 2010	121,281	30,695	47,050	4,532,233
Homeownership rate, 2006-10	61.7%	82.5%	75.3%	74.2%
Median value of owner-occupied housing units	$137,900	$167,700	$152,700	$144,200
Median household income, 2010	$45,808	$58,016	$54,885	$48,432
Persons below poverty level, percent, 2006-10	20.0%	8.5%	9.1%	14.8%

Housing price/Median Income: 301.0%   289.1%   278.2%   304.0%

!!! Save you all income, don't spend, just save the money to pay off...It will
Take more than three years to pay off your housing price in Ingham County
Take less than three years to pay off your housing price in Clinton and Eaton County !!!

48

Median Housing Values of Owner-Occupied Units – Clinton County
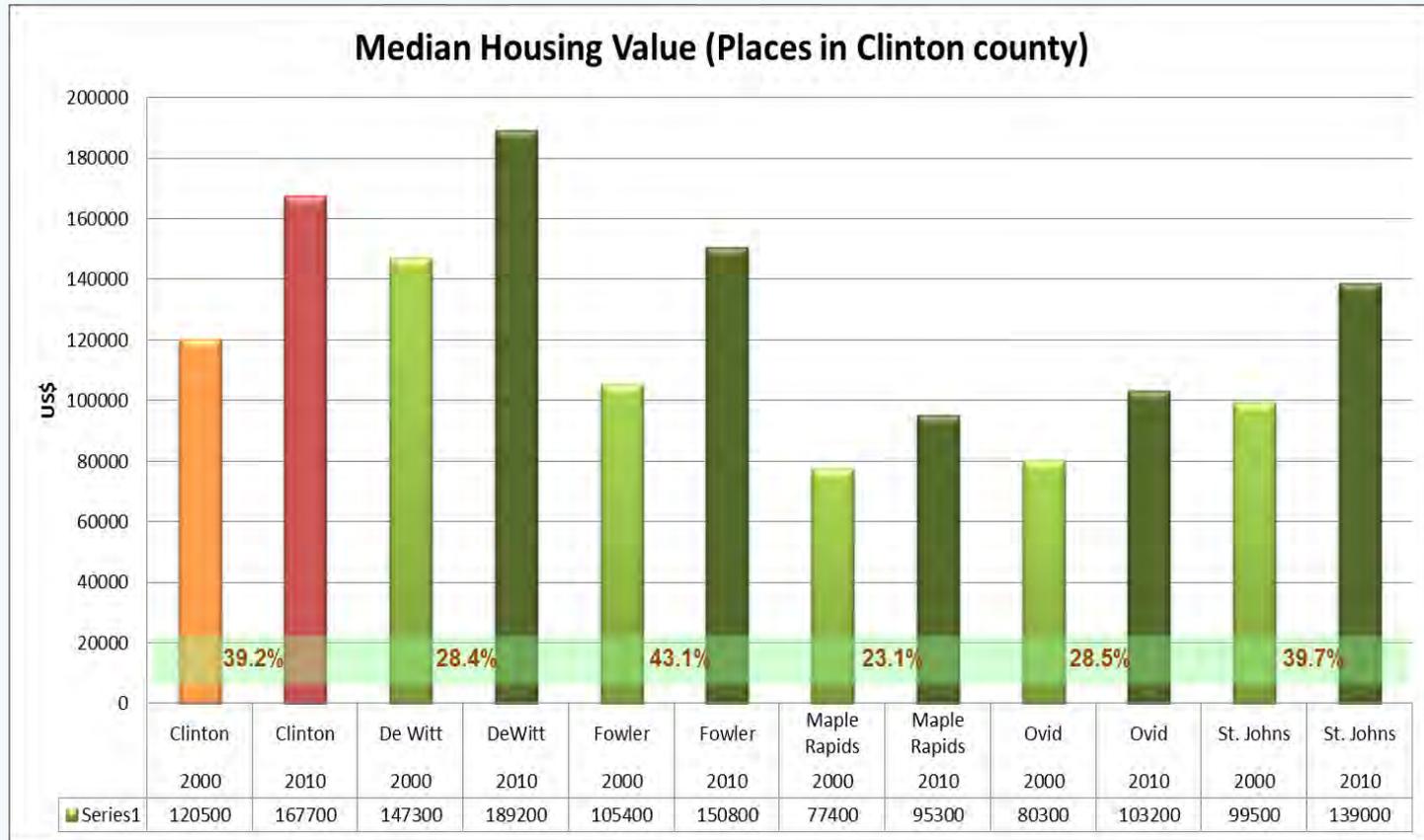
Median Housing Value (Places in Clinton county)

	Clinton	Clinton	De Witt	DeWitt	Fowler	Fowler	Maple Rapids	Maple Rapids	Ovid	Ovid	St. Johns	St. Johns
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Series1	120500	167700	147300	189200	105400	150800	77400	95300	80300	103200	99500	139000

Percent changes shown: 39.2%, 28.4%, 43.1%, 23.1%, 28.5%, 39.7%

(Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates)

Is the higher median housing values because of DeWitt?

49

Median Housing Values – Eaton County & Ingham County

Median Housing Value (Places in Eaton county)
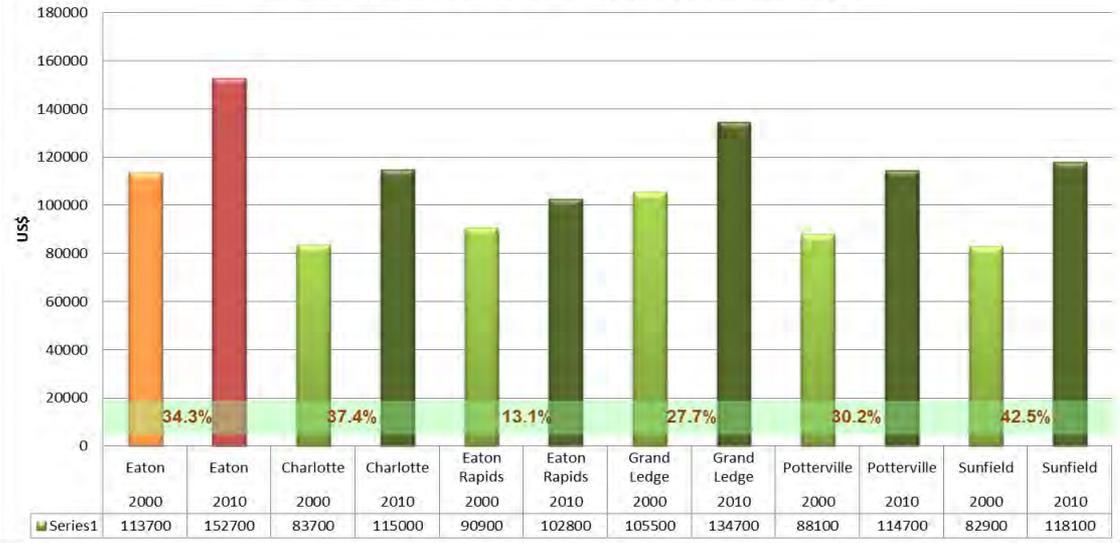
Charlotte: $83,700 -> $115,000
Grand Ledge: $102,800 -> $105,500
Sunfield: $82,900 -> $118,100

Median Housing Value (Places in Ingham County)
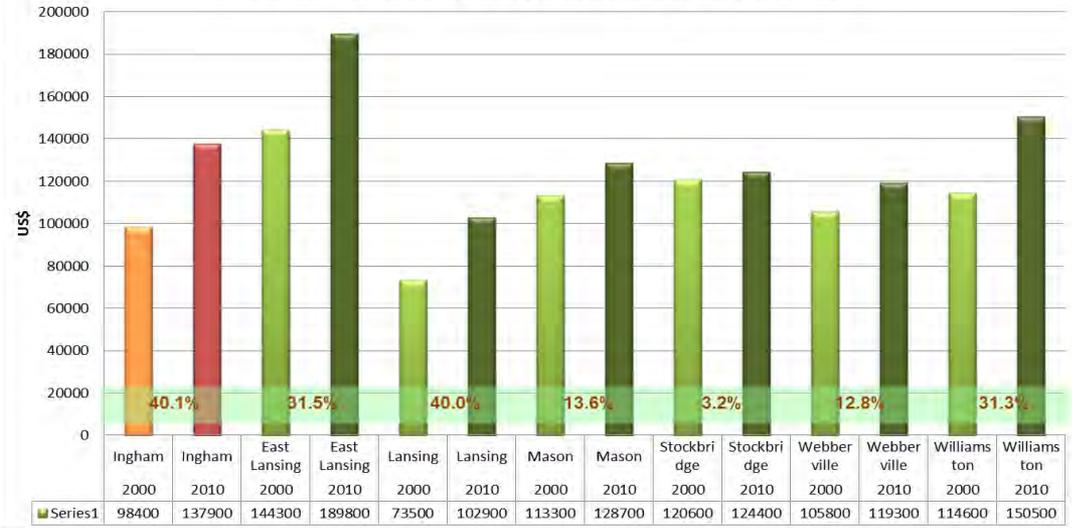
East Lansing: $144,300 -> $189,800
Lansing: $73,500 -> $102,900
Williamston: $114,600 -> $150,500

Housing Affordability Fact

: Percentage of households spending more than 30% of the household income

- **Selected Monthly Owner Costs**

Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.

- **Selected Monthly Owner Costs as a Percentage of Household Income (SMOCPHI)**

This item is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30 percent of household income.

Source: http://factfinder2.census.gov/help/en/glossary/s/selected_monthly_owner_costs.htm

Housing Affordability Fact

Percentage of households spending more than 30% of the household income

Homeowners

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)
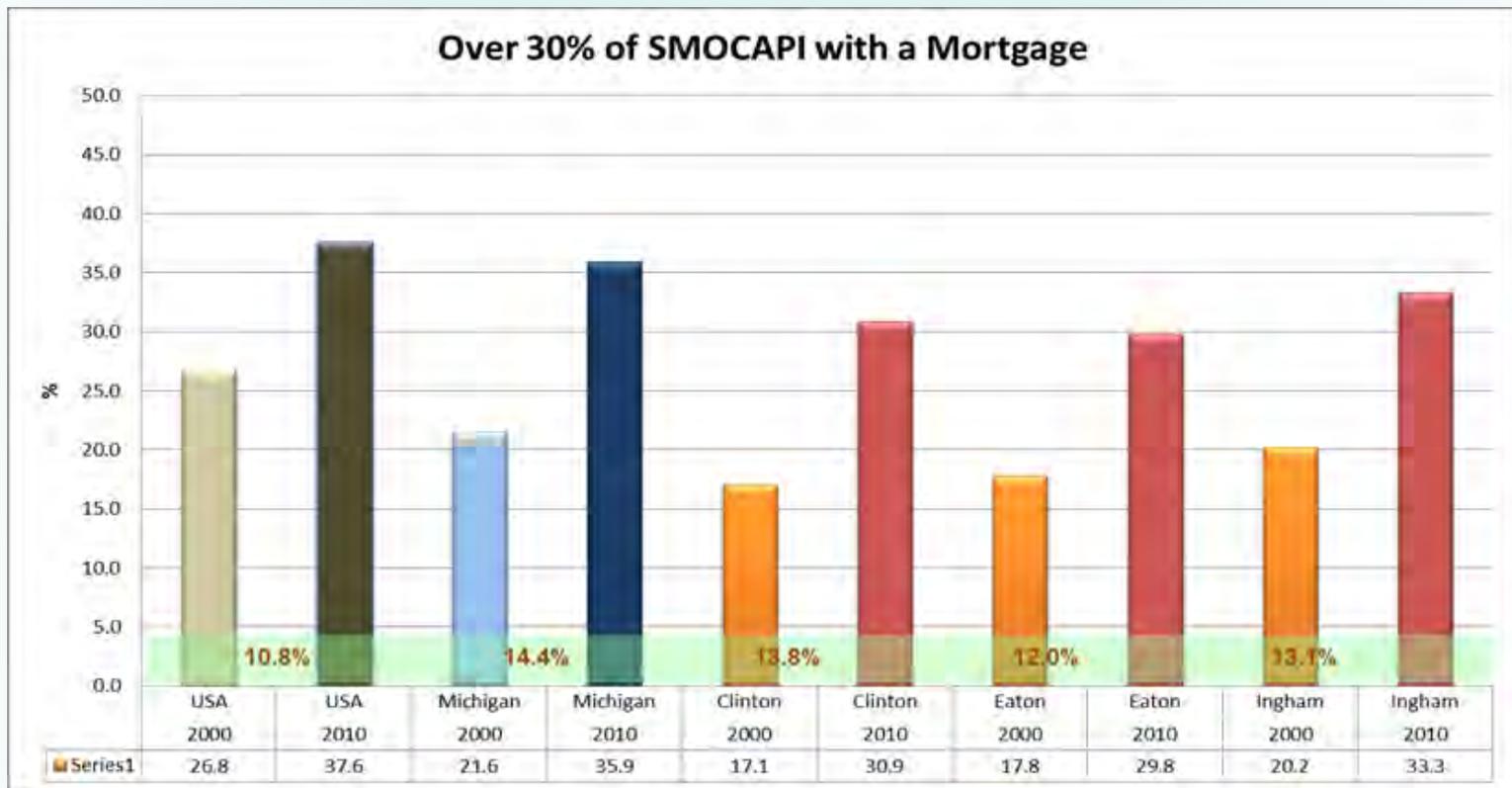
Over 30% of SMOCAPI with a Mortgage

	USA 2000	USA 2010	Michigan 2000	Michigan 2010	Clinton 2000	Clinton 2010	Eaton 2000	Eaton 2010	Ingham 2000	Ingham 2010
Series1	26.8	37.6	21.6	35.9	17.1	30.9	17.8	29.8	20.2	33.3

Chart labels: 10.8%, 14.4%, 13.8%, 12.0%, 13.1%

Housing Affordability Fact

Percentage of households spending more than 30% of the household income

Over 30% of SMOCAPI with a Mortgage (Places in Clinton county)

	Clinton	Clinton	De Witt	DeWitt	Fowler	Fowler	Maple Rapids	Maple Rapids	Ovid	Ovid	St. Johns	St. Johns
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Series1	17.1	30.9	17.0	27.6	15.8	29.0	24.3	32.4	20.5	40.7	16.2	31.4
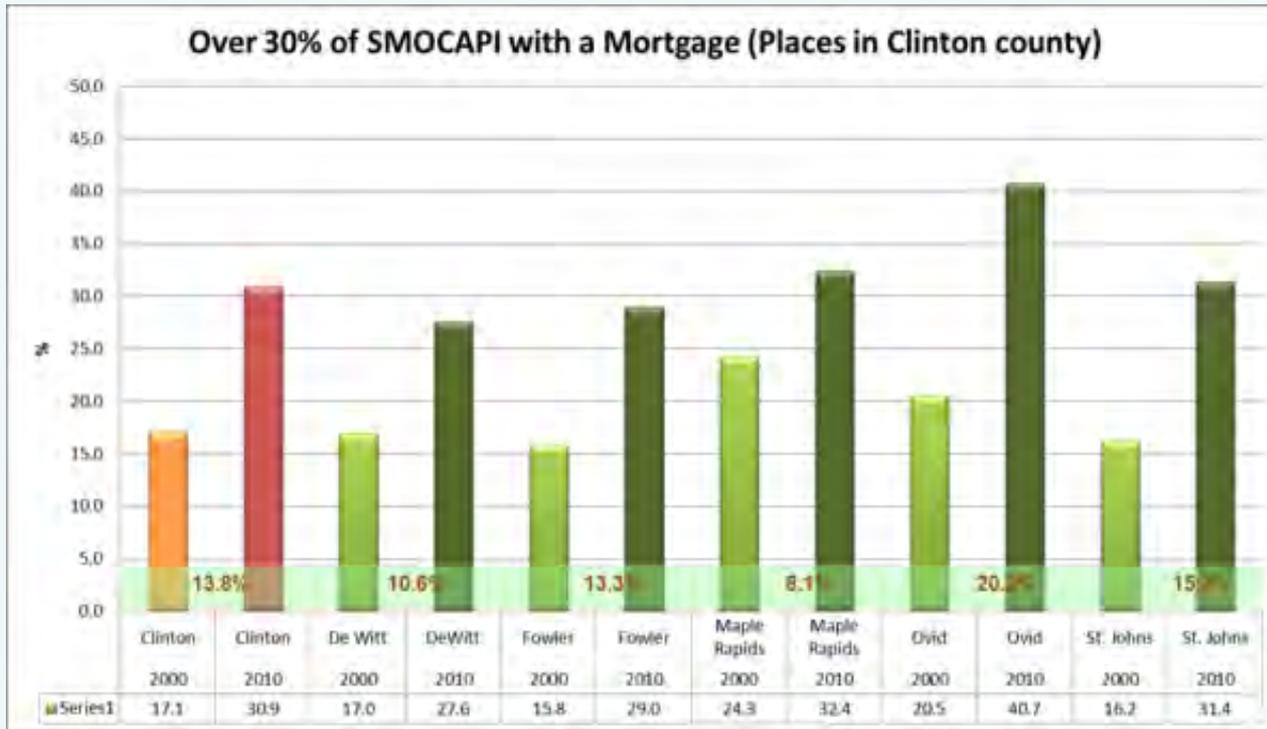
Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates

Clinton County General: 17.1% -> 30.9%
- DeWitt: 17.0% -> 27.6%
- Fowler: 15.8% -> 29.0%
- Maple Rapids: 24.3% -> 32.4%
- Ovid: 20.5% -> 40.7%
- St Johns: 16.2% -> 31.4%

53

Housing Affordability Fact

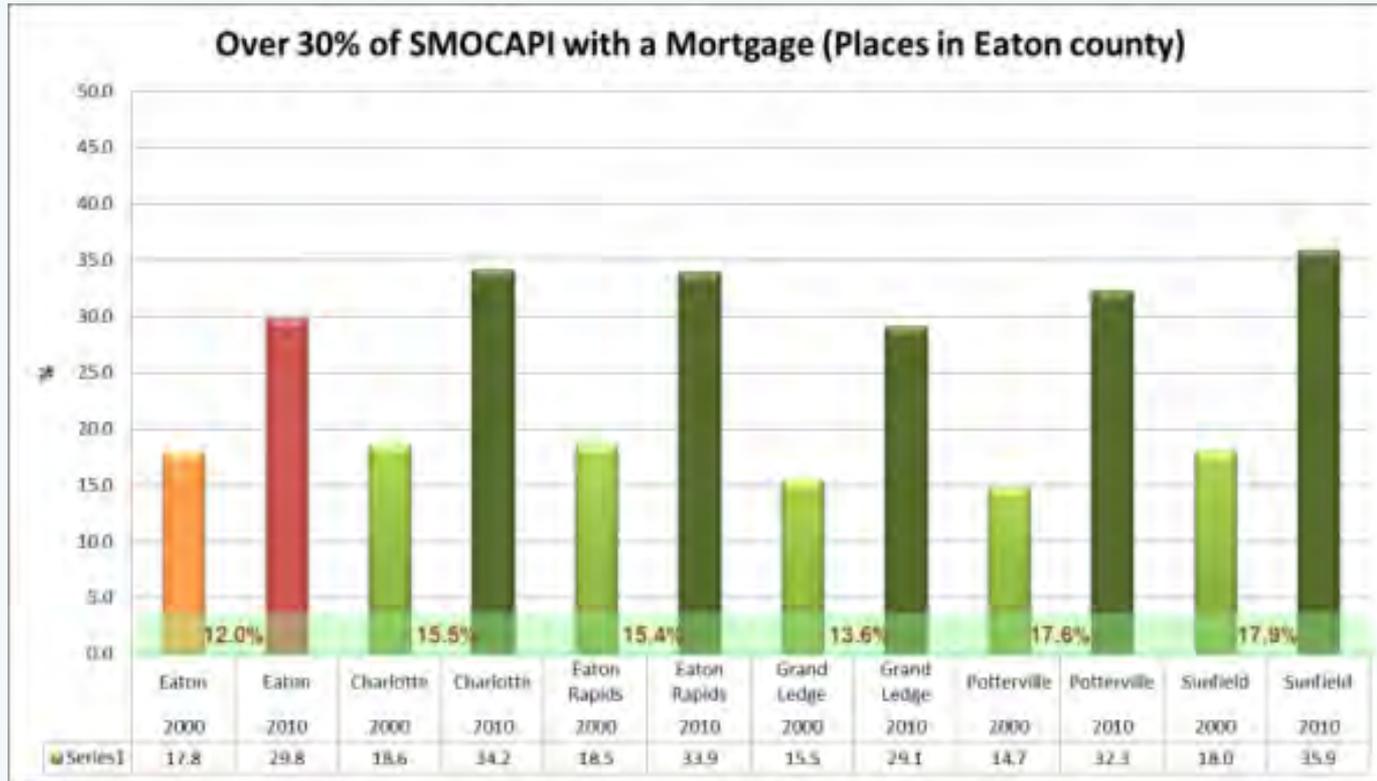### Percentage of households spending more than 30% of the household income

Over 30% of SMOCAPI with a Mortgage (Places in Eaton county)

Series1	Eaton 2000	Eaton 2010	Charlotte 2000	Charlotte 2010	Eaton Rapids 2000	Eaton Rapids 2010	Grand Ledge 2000	Grand Ledge 2010	Potterville 2000	Potterville 2010	Sunfield 2000	Sunfield 2010
	17.8	29.8	18.6	34.2	18.5	33.9	15.5	29.1	14.7	32.3	18.0	35.9

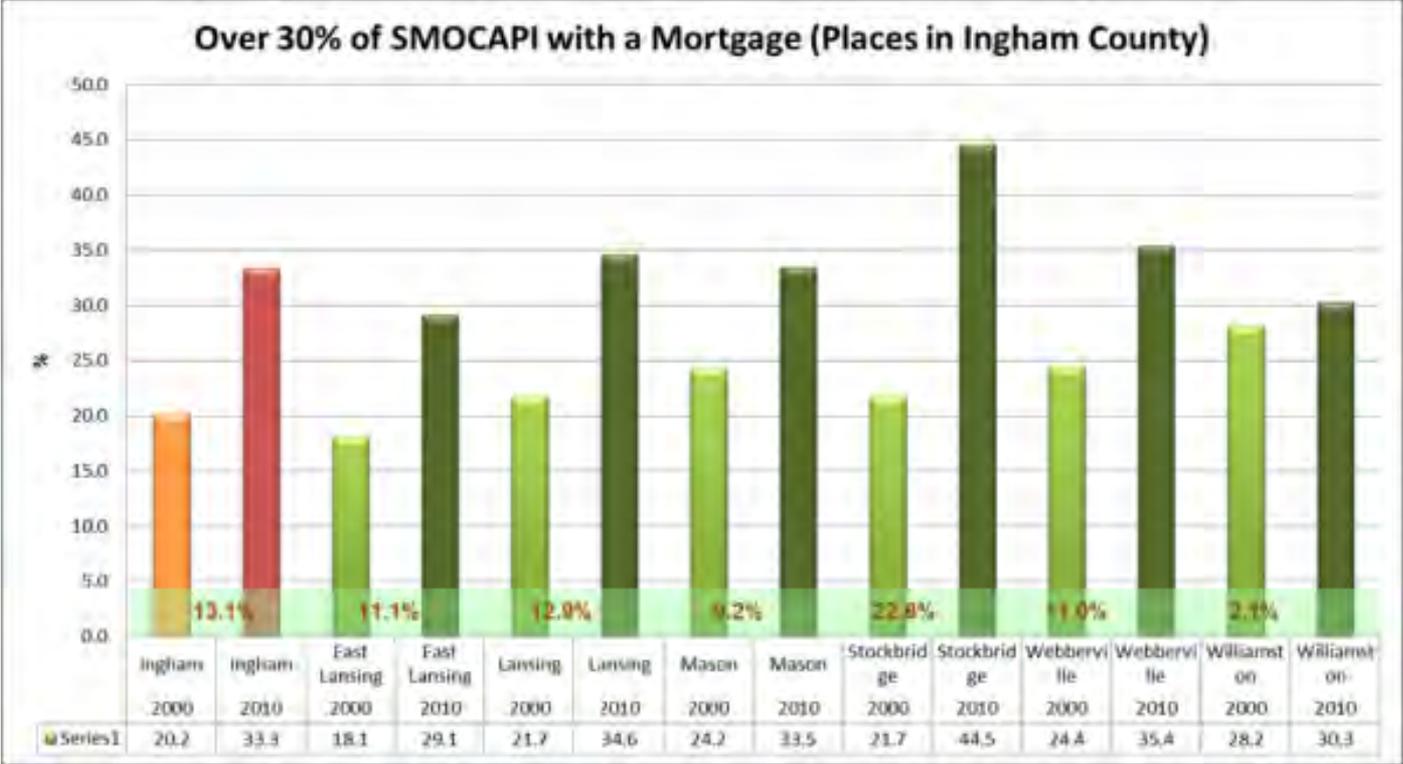Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates

Eaton County General: 17.8% -> 29.8%
- Charlotte: 18.6% -> 34.2%
- Eaton Rapids: 18.5% -> 33.9%
- Grand Ledge: 15.5% -> 29.1%
- Potterville:14.7% -> 32.3%
- St Johns: 18.0% -> 35.9%

54

Housing Affordability Fact

Percentage of households spending more than 30% of the household income

Over 30% of SMOCAPI with a Mortgage (Places in Ingham County)

	Ingham 2000	Ingham 2010	East Lansing 2000	East Lansing 2010	Lansing 2000	Lansing 2010	Mason 2000	Mason 2010	Stockbridge 2000	Stockbridge 2010	Webberville 2000	Webberville 2010	Williamston 2000	Williamston 2010
Series1	20.2	33.3	18.1	29.1	21.7	34.6	24.2	33.5	21.7	44.5	24.4	35.4	28.2	30.3

Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates
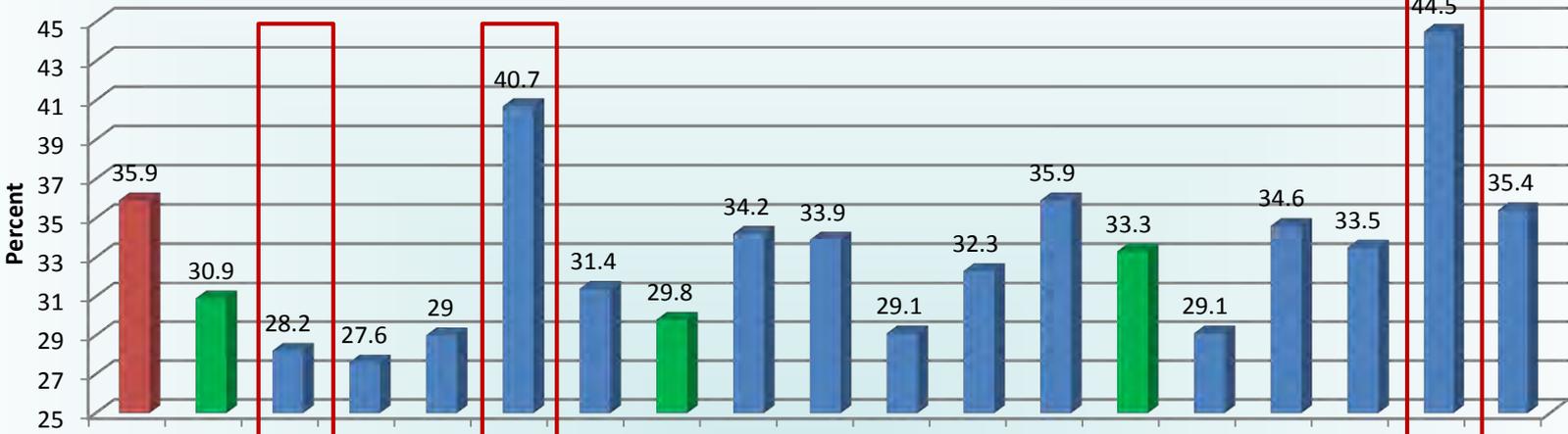
Ingham County General: 20.2% -> 33.3%
- East Lansing: 18.1% -> 29.1%
- Lansing: 21.7% -> 34.6%
- Mason: 24.2% ->33.5%
- Stockbridge: 21.7% -> 44.5%
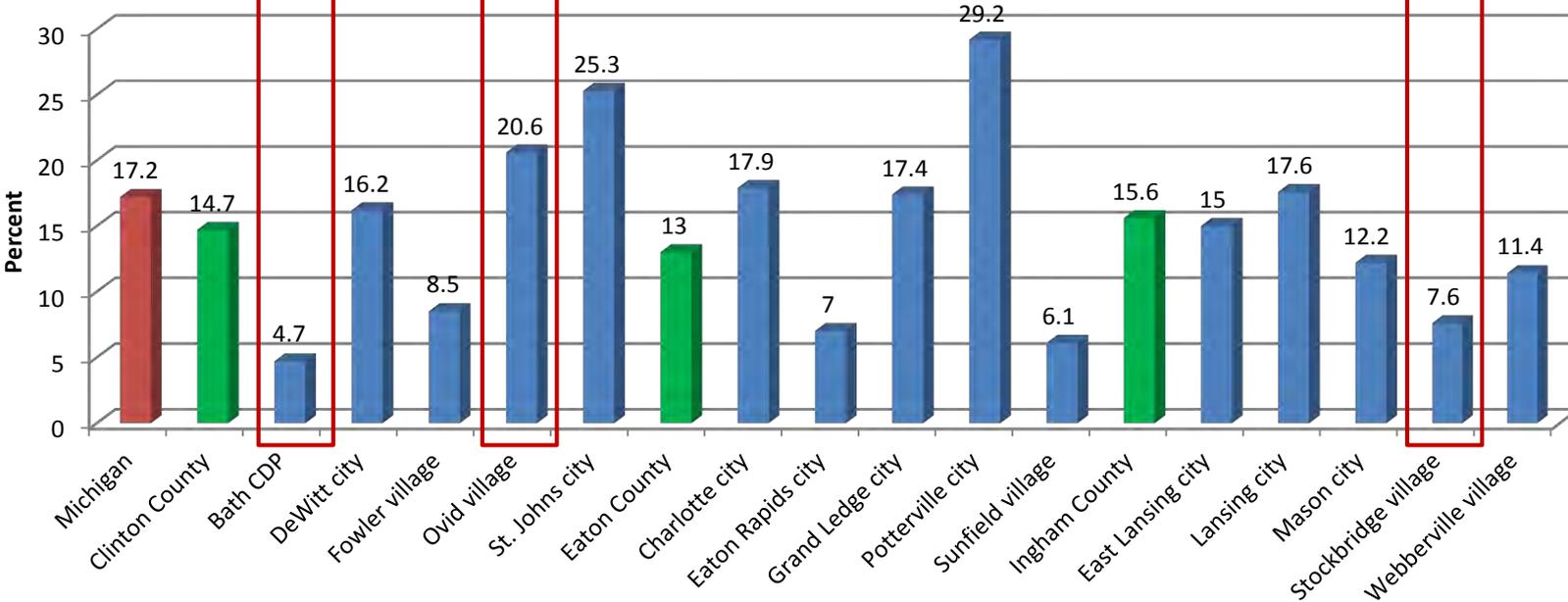- Webberville: 24.4% -> 35.4%
- Williamston: 28.2% -> 30.3%

55
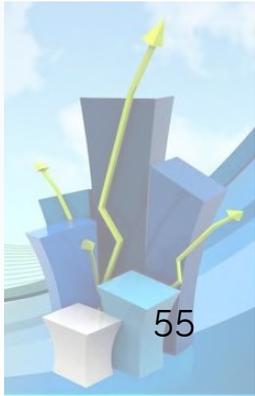
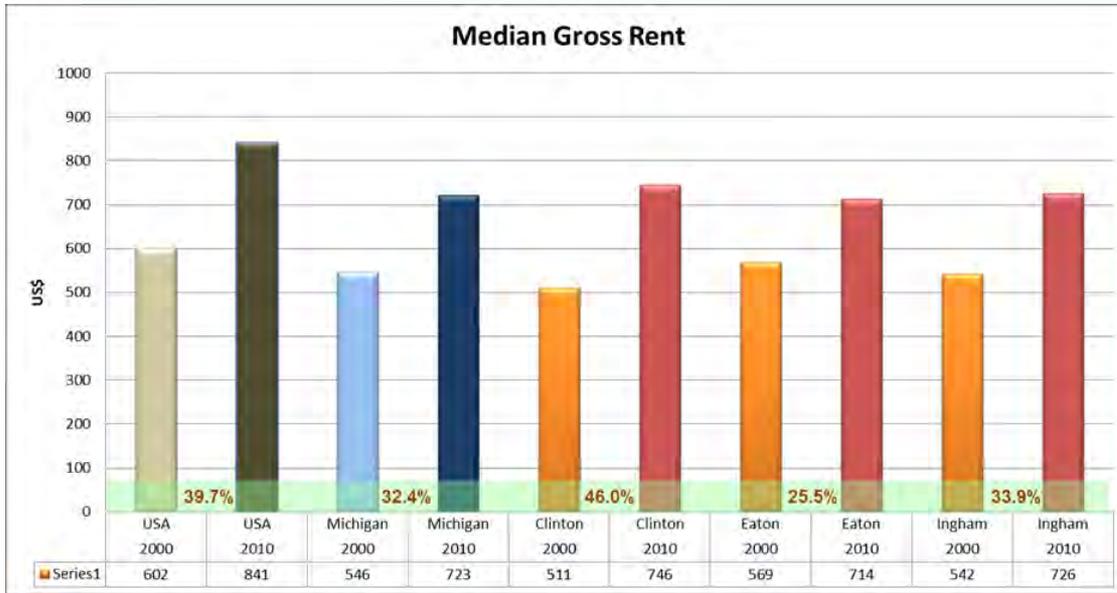# SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)

SMOCAPI over 30% (Owner with Mortgage) (2010)

SMOCAPI over 30% (Owner without Mortgage) (2010)

Occupied Units Paying Rent: Median Gross Rent

Median Gross Rent

Series1	USA 2000	USA 2010	Michigan 2000	Michigan 2010	Clinton 2000	Clinton 2010	Eaton 2000	Eaton 2010	Ingham 2000	Ingham 2010
	602	841	546	723	511	746	569	714	542	726

Percentages shown: 39.7%, 32.4%, 46.0%, 25.5%, 33.9%

Need more affordable rental units!

Median Gross Rent (Places in Clinton county)

Series1	Clinton 2000	Clinton 2010	De Witt 2000	DeWitt 2010	Fowler 2000	Fowler 2010	Maple Rapids 2000	Maple Rapids 2010	Ovid 2000	Ovid 2010	St. Johns 2000	St. Johns 2010
	511	746	563	797	428	486	413	138	533	550	506	617

Percentages shown: 46.0%, 41.6%, 13.6%, (66.6)%, 3.2%, 21.9%
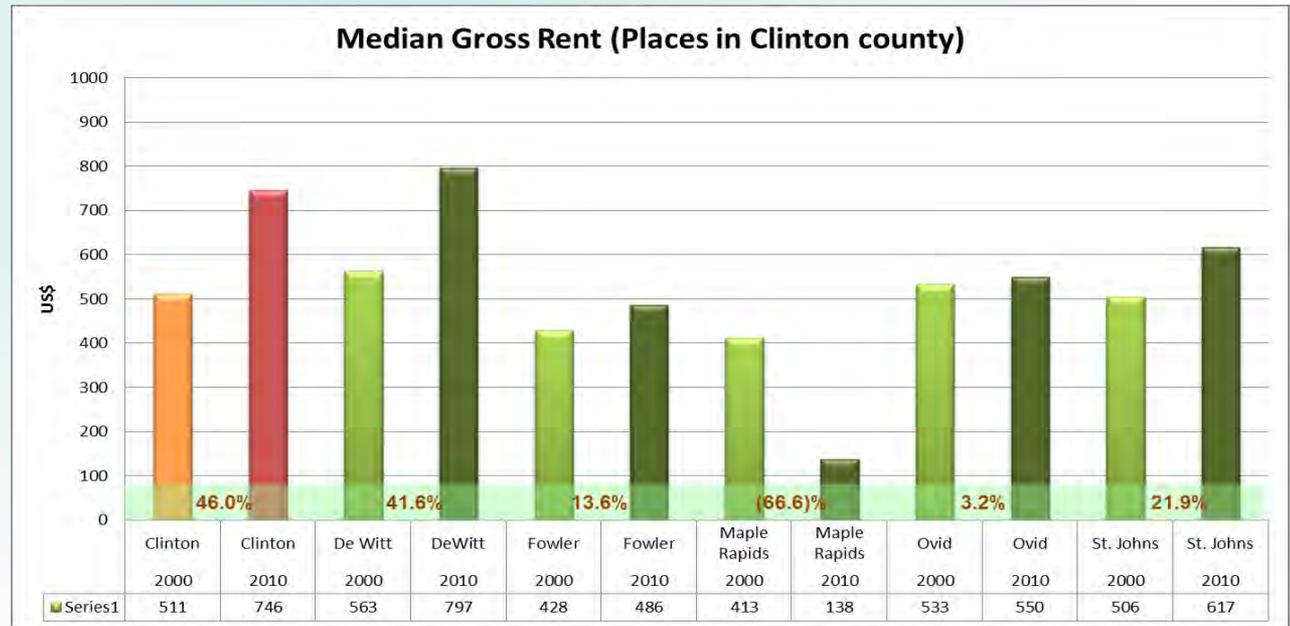
Occupied Units Paying Rent: Median Gross Rent

Median Gross Rent (Places in Eaton county)

Series1	Eaton 2000	Eaton 2010	Charlotte 2000	Charlotte 2010	Eaton Rapids 2000	Eaton Rapids 2010	Grand Ledge 2000	Grand Ledge 2010	Potterville 2000	Potterville 2010	Sunfield 2000	Sunfield 2010
	569	714	448	636	471	627	549	776	441	542	579	650

Percentages shown: 25.5%, 65.9%, 62.1%, 37.3%, 26.0%, 12.6%
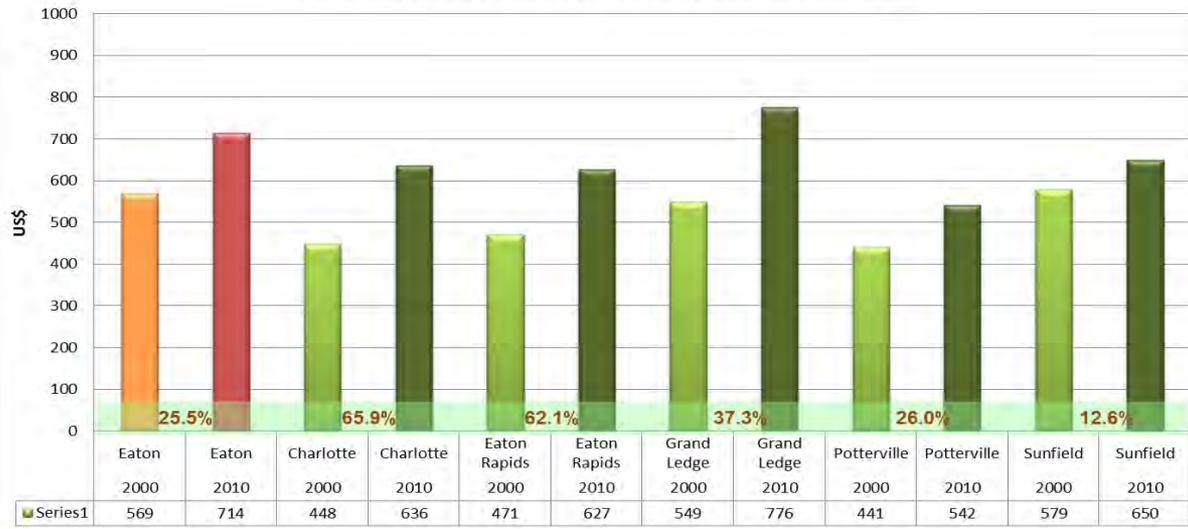
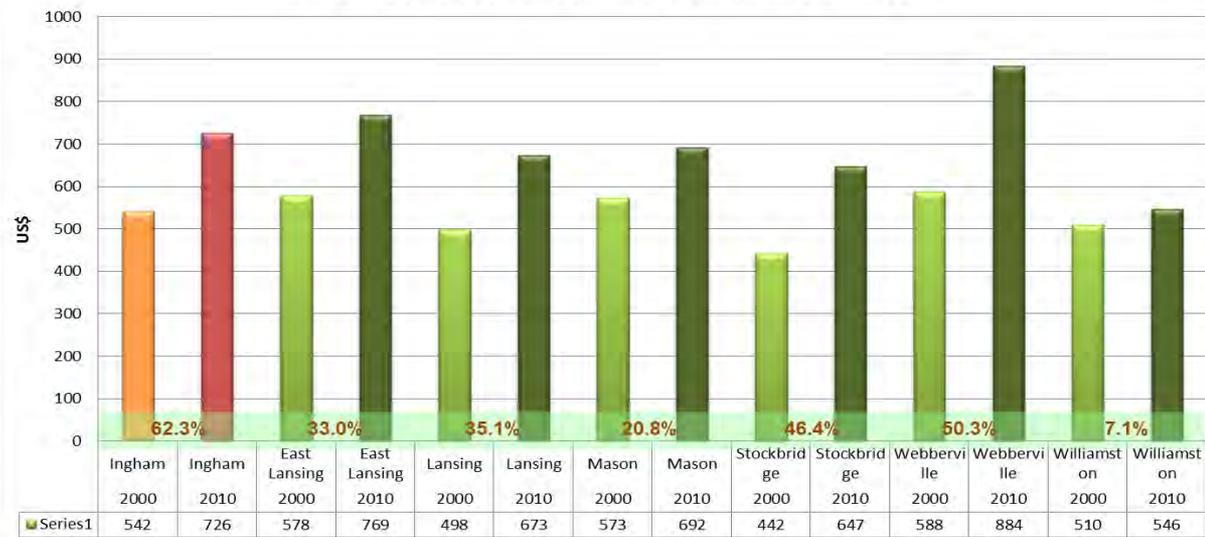The most expensive area among 5 cities
Grand Ledge: $549 -> $776

The rent fee is increasing. We need more rental units available to decrease median gross rent.

The most expensive area among 6 cities
East Lansing: $578 -> $769
Webberville: $588 -> $884

Median Gross Rent (Places in Ingham County)

Series1	Ingham 2000	Ingham 2010	East Lansing 2000	East Lansing 2010	Lansing 2000	Lansing 2010	Mason 2000	Mason 2010	Stockbridge 2000	Stockbridge 2010	Webberville 2000	Webberville 2010	Williamston 2000	Williamston 2010
	542	726	578	769	498	673	573	692	442	647	588	884	510	546

Percentages shown: 62.3%, 33.0%, 35.1%, 20.8%, 46.4%, 50.3%, 7.1%

Vehicles Available –
Indicator to see the need of public transportation, walkable, and bikable environment

Vehicles Available	Clinton				Eaton				Ingham			
	2000		2010		2000		2010		2000		2010	
	Number	Percent	Estimate	Percent	Number	Percent	Estimate	Percent	Number	Percent	Estimate	Percent
Occupied housing units	23,653	100.0	28,321	100.0	40,167	100.0	43,358	100.0	108,593	100.0	108,723	100.0
No vehicles available	**732**	**3.1**	**1,025**	**3.6**	**1,844**	**4.6**	**2,171**	**5.0**	**8,713**	**8.0**	**8,981**	**8.3**
1 vehicle available	5,763	24.4	7,339	25.9	12,222	30.4	12,985	29.9	41,228	38.0	41,883	38.5
2 vehicles available	11,023	46.6	12,399	43.8	17,322	43.1	18,323	42.3	41,282	38.0	41,104	37.8
3 or more vehicles available	6,135	25.9	7,558	26.7	8,779	21.9	9,879	22.8	17,370	16.0	16,755	15.4

Vehicle.	Ingham				East Lansing				Lansing			
	2000		2010		2000		2010		2000		2010	
	No.	%	No.	%	No.	%	Est.	%	No.	%	Est.	%
Occupied housing units	108,593	100.0	108,723	100.0	14,426	100.0	13,141	100.0	49,569	100.0	48,515	100.0
No vehicles available	**8,713**	**8.0**	**8,981**	**8.3**	**1,435**	**9.9**	**1,563**	**11.9**	**5,439**	**11.0**	**5,314**	**11.0**
1 vehicle available	41,228	38.0	41,883	38.5	6,298	43.7	5,796	44.1	21,145	42.7	20,930	43.1
2 vehicles available	41,282	38.0	41,104	37.8	4,450	30.8	4,277	32.5	17,185	34.7	16,839	34.7
3 or more vehicles available	17,370	16.0	16,755	15.4	2,243	15.5	1,505	11.5	5,800	11.7	5,432	11.2

Other Selected Characteristics

Subject	Clinton 2000 n	Clinton 2000 %	Clinton 2010 n	Clinton 2010 %	Eaton 2000 n	Eaton 2000 %	Eaton 2010 n	Eaton 2010 %	Ingham 2000 n	Ingham 2000 %	Ingham 2010 n	Ingham 2010 %
SELECTED CHARACTERISTICS												
Occupied housing units	23653		28321		40167		43358		108593		108723	
Lacking complete plumbing facilities	60	0.25	50	0.18	72	0.18	126	0.29	392	0.36	275	0.25
Lacking complete kitchen facilities	28	0.12	67	0.24	129	0.32	223	0.51	423	0.39	648	0.60
No telephone service available	296	1.25	2672	9.43	648	1.61	1623	3.74	2215	2.04	7794	7.17
OCCUPANTS PER ROOM												
Occupied housing units	23653	100	28321	100	40167	100	43358	100	108593	100	108723	100
1.00 or less	23313	98.6	28145	99.4	39511	98.4	42946	99.0	105347	97.0	107262	98.7
1.01 to 1.50	282	1.2	161	0.6	467	1.2	369	0.9	2141	2.0	1294	1.2
1.51 or more	58	0.2	15	0.1	189	0.5	43	0.1	1105	1.0	167	0.2

(Source: Census 2000 Summary File 3 (SF 3) - Sample Data & 2006-2010 American Community Survey 5-Year Estimates)
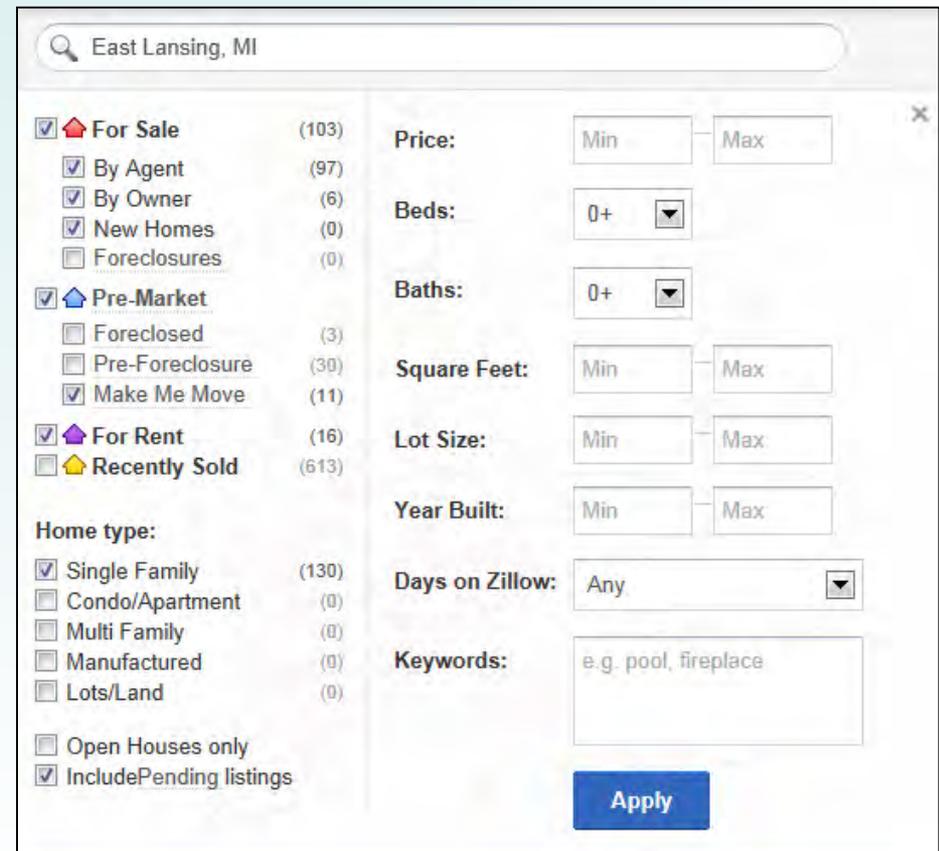
Observations of Regional Housing Condition

Single-Family vs. Multi-Family Houses

- Presents geographical locations of single-family or multifamily- housing units that were currently sold or on sale in Tri-County region.
- Refers to one of the popular real estate search tool, Zillow.com

Figure 5. Search options to get single-family housing map
(source: http://www.zillow.com/homes/)

Single-Family vs. Multi-Family Houses

Lansing
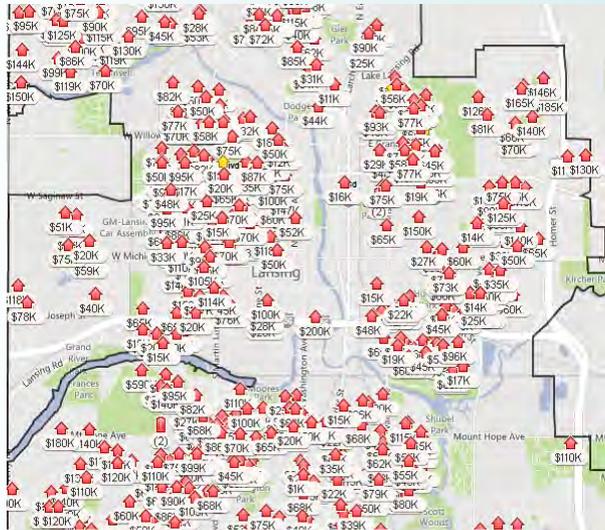
Single-family
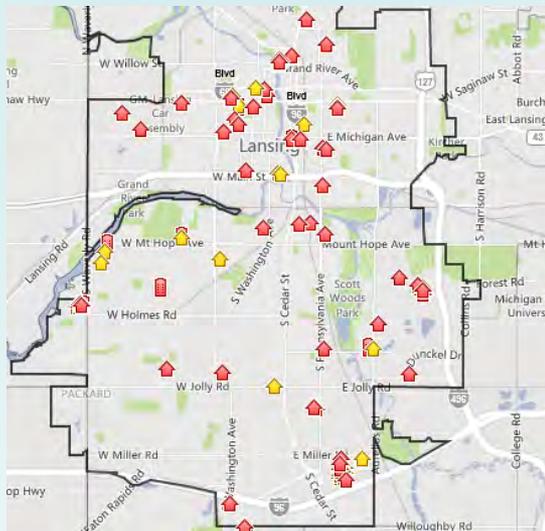
Multi-family
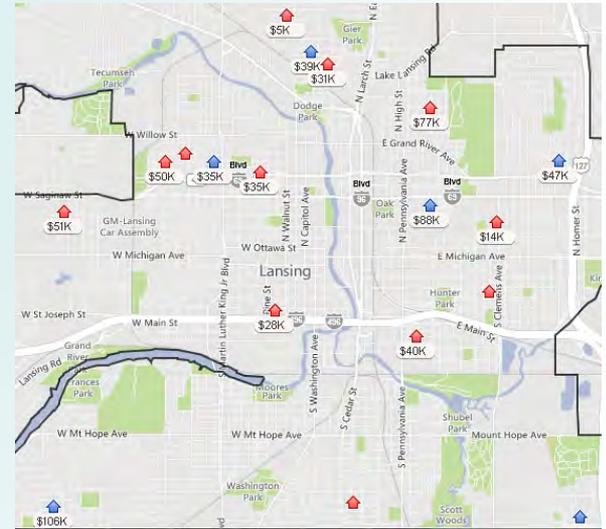
Foreclosed single-family

East Lansing

Source: Zillow.com (April 9, 2013)

63

Single-Family vs. Multi-Family Houses

Mason
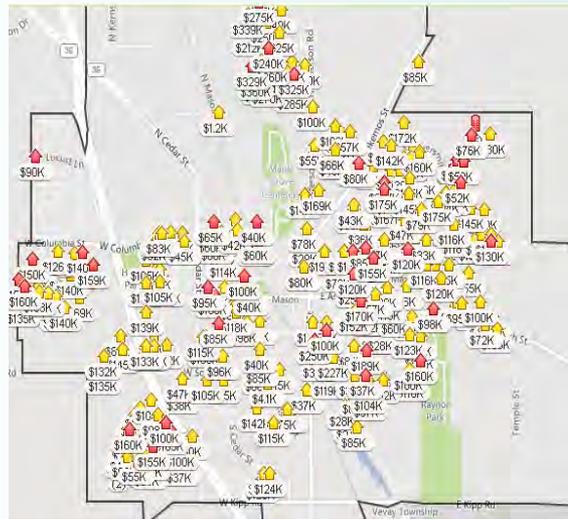
Single-family
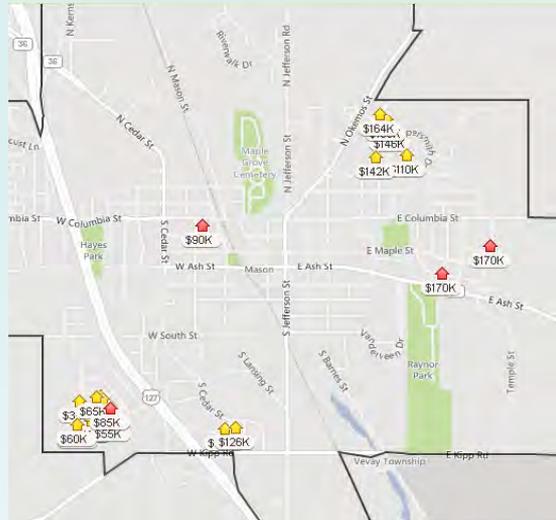
Multi-family
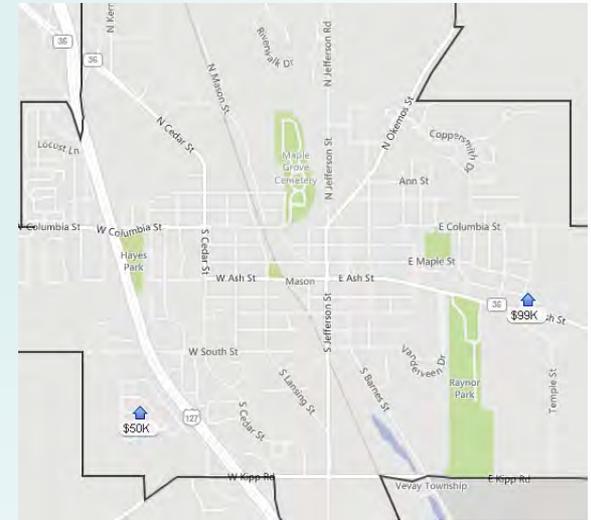
Foreclosed single-family

Williamston
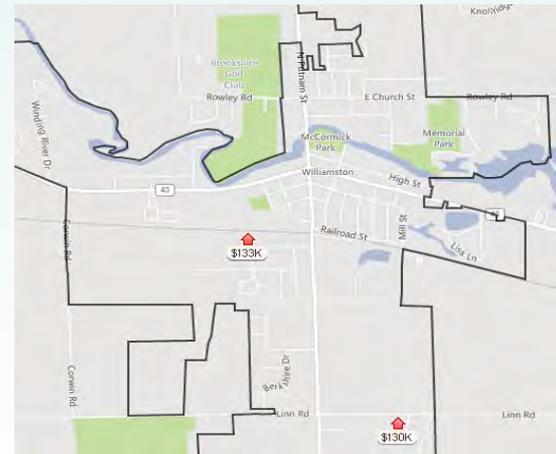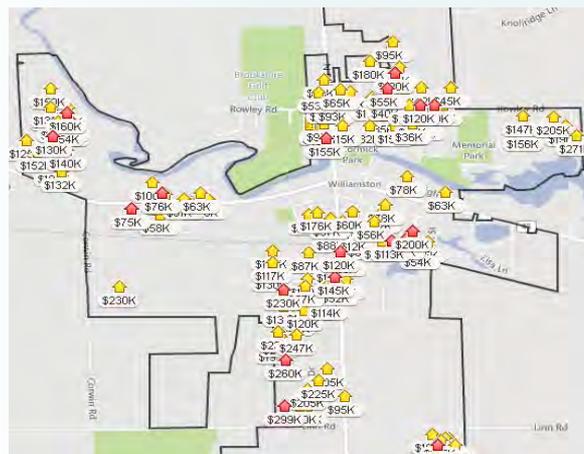
Source: Zillow.com (April 9, 2013)

Single-Family vs. Multi-Family Houses

Webbervile
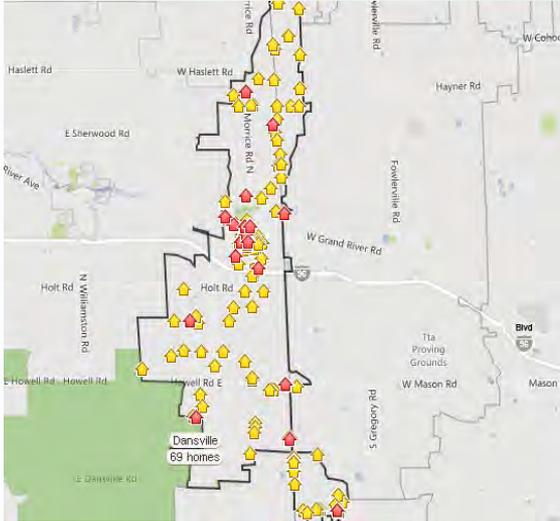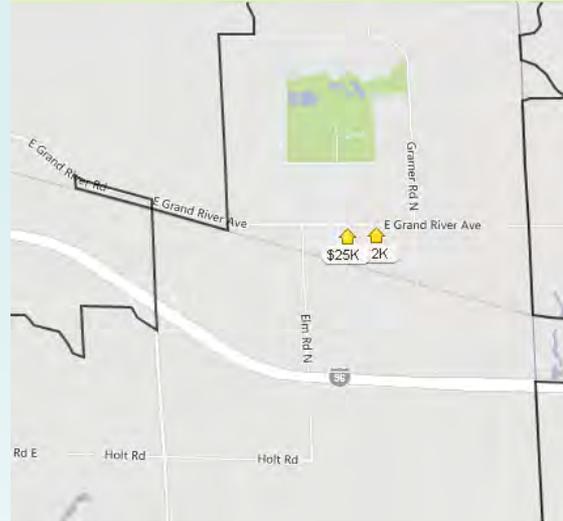
Single-family Multi-family Foreclosed single-family

Source: Zillow.com (April 9, 2013)

The regional offers tremendous number of single-family homes.
Need more multifamily units?

65

Summary of Housing Features

- Increase in elderly households: living alone households

- Newer structures in Clinton County

- Outdated structures in Ingham County

- The area predominantly occupied by Single-Family Detached Houses

- Vacant housing: Owner-occupied/ Renter-occupied – need solutions for this issue.

- Not a variety of rental housing units

- If we remove mobile homes, is there any other place for them to move?

Question

I will show you house images that exist in the region. Please tell me what is your thought after you see these pictures.

Residential Units in the Region

Housing along the Grand River Avenue – Eight Stops
Images by Space & Kim (2014)

Picture location 1- Multi –family units above commercial space downtown East Lansing

Images by Space & Kim (2014)

Picture location 2 - Housing on 100 block Stoddard and Spartan, East Lansing. Within this block are commercial spaces, row housing, rental single detached homes and a few owner occupied homes.

Images by Space & Kim (2014)

70

Picture location 3- Mobile Homes Grand River and Van Atta

Images by Space & Kim (2014)

Picture location 4- Downtown Williamston on Grand River

Images by Space & Kim (2014)

Picture location 5- one block south, Williamston

Images by Space & Kim (2014)

73

Picture location 6- one block north between Williamston and Webberville

Images by Space & Kim (2014)

Picture location 7- abandoned house and two-story home near Webberville

Picture location 8- one block south of Grand River, Webberville

Images by Space & Kim (2014)

- Think about the harmony between existing residential structures and future housing developments
- We need to improve housing quality

HOUSING ISSUES AND SOLUTIONS FROM EXPERTS AND PLANNERS

INTENSIVE INTERVIEW RESULTS

FROM THE TRI-COUNTY REGION

MAY 28TH 2014
SUK-KYUNG KIM, PH.D,
ASSISTANT PROFESSOR
MICHIGAN STATE UNIVERSITY

77

DATA COLLECTION PROCESS

Developed an initial interview questionnaire

Had several meetings with the Office for the Survey Research at Michigan State University to discuss the questions and interview methods

Finalized the interview questionnaire and submitted an application to the Institutional Review Board for Human Subject Research at MSU

Obtained the final approval from the IRB at MSU

Completed the interviewer training session and confirmed questionnaire contents with interviewers

Finalized contact information for potential interview participants

Thank you~!
Housing Task Force Members, Tri-County Regional Planning Commission, and GLHC

Conducted telephone interviews

Reported major findings

TIME LINE

DATA COLLECTION PROCESS

Developed an initial interview questionnaire

Had several meetings with the Office for the Survey Research at Michigan State University to discuss the questions and interview methods

Finalized the interview questionnaire and submitted an application to the Institutional Review Board for Human Subject Research at MSU

Obtained the final approval from the IRB at MSU

Completed the interviewer training session and confirmed questionnaire contents with interviewers

Finalized contact information for potential interview participants

Thank you—! Housing Task Force Members, Tri-County Regional Planning Commission, and GLHC.

Conducted telephone interviews

Reported major findings

Reports available at

Housing Expert Interviews

- ✓ Questionnaire: September 2012
- ✓ IRB: November 2012
- ✓ Interviewer Training: November 2012
- ✓ Contact List: December 2012 (47 samples)
- ✓ Conducting Interviews:
       December 2012-March 2013
- ✓ Summary of Findings: April 2013

Planners' Interviews

- ✓ Questionnaire: March 2013
- ✓ IRB: May 2013
- ✓ Interviewer Training: May 2013
- ✓ Contact List: May 2013 (28 samples)
- ✓ Conducting Interviews:
       May 27, 2013-July 30, 2013
- ✓ Summary of Findings: October 2013

PARTICIPANTS

Expert Participants: 33
(Participation Rate: 70.2%)

Developers

Property managers
Landlords

MSU faculty

Loan providers

Habitat for Humanity®

SIREN/Eaton Shelter

MFTF
Michigan Foreclosure Task Force

Non Profits

Clinton Transit

TOWNSHIP

Non-profit organizations

Planner Participants: 17
(Participation Rate: 60.7%)

Clinton County
St, Johns, DeWitt, & Watertown Township

Eaton County, Pottervile & Delta Charter Township

Lansing, East Lansing, Webberville, Stockbridge, Williamston, Delhi Township, Leslie, Mason, Lansing Township, & Meridian Township

Ingham County

Eaton County
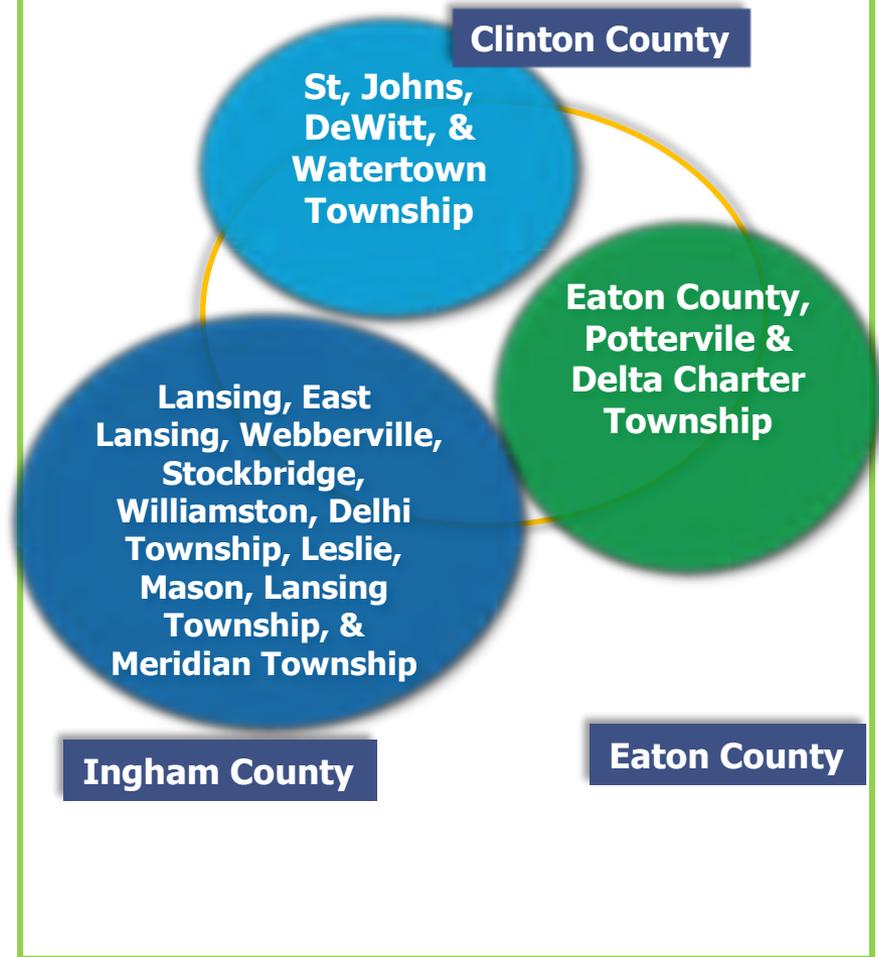
LIST OF QUESTIONS

- **Opinions on an adequate supply of affordable housing**

- **Major Concerns for Improving Housing Affordability**

- **Particular Groups in Need of Affordable Housing Options**

- **Other Housing Issues in Their Areas**

- **Major Obstacles to Achieving Housing Affordability**

- **Foreclosure**

- **Housing Vacancy**

- **Mixed-Use Development**

- **Public Transportation**

- **Walkability**

- **Possible Actions to Resolve Various Affordable Housing Issues**

OPINIONS ON AN ADEQUATE SUPPLY OF AFFORDABLE HOUSING

Housing Experts

Hard to answer, 21.2%

Yes, 21.2%

No, 57.6%
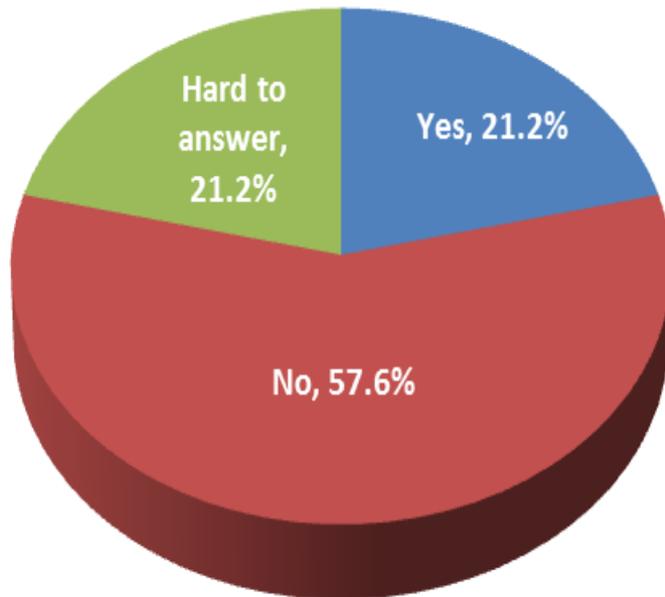
Planners

No, they don't have an adequate supply of affordable housing:

Because their jurisdictions lacked range within the housing stock.

Yes, they have an adequate supply of affordable housing:

Because their jurisdictions offered a wide variety of housing types, such as **single family homes in combination with townhouses, apartments,** and so on.

MAJOR CONCERNS FOR IMPROVING HOUSING AFFORDABILITY

Eaton County
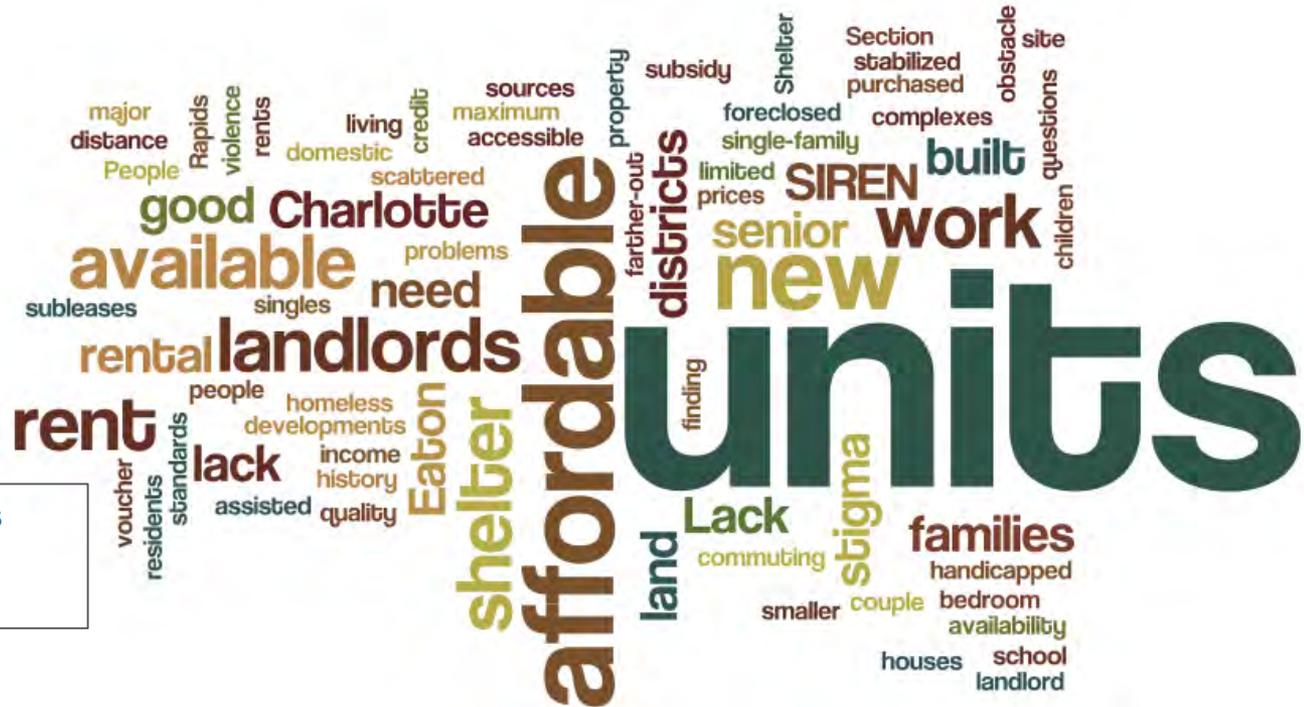
- Unified in population components
- Units accommodating aging population, renters, and so on.

- Lack of affordable single-family housing units, especially for seniors
- Lack of affordable rental units and lack of landlords' efforts
  - Need more units for homeless or domestic violence victims
  - Need more 3-4 bedroom rental units
  - Need good quality homes for the section 8 voucher program
- Lack of public transportation: connecting between houses to school or work.
- Lack of units for residents with disabilities, lands for new developments, and employment
  - Lack of accessible units for the residents with disabilities
  - Lack of land for new development
  - Good school districts and stabilized sources of income

MAJOR CONCERNS FOR IMPROVING HOUSING AFFORDABILITY

Clinton County

- More concerned about the role of county in housing development
- Concerned about many rural areas
- Units accommodating residents' housing needs

- Lack of affordable single-family housing units, especially for seniors
- Lack of affordable rental units: need to revisit multifamily housing development issue; new multifamily developments are for students not for residents in their communities.
- Lack of public transportation: Connecting between houses to school or work.
- More concerned about the county's role in housing development
- Concerned about the connection between houses and food systems.
- More concerned about the economic depression in the area: This caused their concerns about energy-efficient housing, affordable rental housing, and community-oriented planning.

MAJOR CONCERNS FOR IMPROVING HOUSING AFFORDABILITY

Ingham County

- Diverse population components
- A variety of housing options to accommodate this characteristics

- Lack of available affordable housing units: low-income households, students, apartment reters, singles, seniors including baby boomers, larger families, and young families.
- Insufficient financial support and/or lack of enough credits
- Property tax causing lack of affordable housing and financial burdens
- Lack of rental units and landlords' efforts
- Development density
- Public transportation options
- Quality of homes

PARTICULAR GROUPS IN NEED OF AFFORDABLE HOUSING OPTIONS

When we talk about the lack of affordable housing, which groups in particular come to mind? Who seems to be having a hard time finding affordable housing in your area?

Groups	Housing Experts					Planners				
	Yes, they have a hard time		Total		ranking	Yes, they have hard a time		Total		ranking
	n	%	n	%		n	%	n	%	
Families lower than poverty level	26	78.8	33	100.0	1	7	41.2	17	100.0	3
Elderly	19	57.6	33	100.0	3	9	52.9	17	100.0	1
Renters	17	51.5	33	100.0	4	6	35.3	17	100.0	4
Households with children attending public school	17	51.5	33	100.0	4	6	35.3	17	100.0	4
Refugees	9	27.3	33	100.0	6	2	11.8	17	100.0	7
College students	6	18.2	33	100.0	7	5	29.4	17	100.0	6
Other (handicapped, veterans, etc)	20	60.6	33	100.0	2	8	47.1	17	100.0	2

OTHER HOUSING ISSUES:
ADDRESSED BY PLANNERS

1. Diversifying the Housing Stock

Planners suggested diversifying the housing stock beyond single-family homes to cater to the needs of their populations in regards to price as well as home functionality, such as the number of bedrooms.

Planners also called for a better balance between renters and homeowners within the housing stock. Rentals and affordable housing options tend to be placed in nodes outside of the average housing stock. This segregates communities, economically and socially. Planners would prefer to present renters and residents requiring subsidy the opportunity to be integrated into the general homeowners' housing stock.

2. Maintaining Quality within the Housing Stock

Planners noted that achieving affordability is especially difficult when factoring in the cost of maintenance. This creates a sacrifice between affordability and quality. The inability for upkeep was noted on behalf of homeowners, renters, and landlords.

This issue could be addressed by choosing different materials in home construction that are longer lasting, or easier to maintain integrity. Also, the issue could be addressed through programming that educations homeowners and renters on ways to maintain a home.

OTHER HOUSING ISSUES:
ADDRESSED BY PLANNERS

3. Preserving an Aging Housing Stock

In relation to maintaining quality, many of the planners reported an aging housing stock that has been difficult to keep pace with. These homes tend to be priced within the means of low-income families; however, the degree of dilapidation and cost of improvement makes long-term costs higher than usually anticipated. Planners also noted confusion and controversy regarding historic designation and proper practices in preservation of old homes.

4. Vacancy within the Housing and Commercial Stock

Planners recognized that the recession halted many construction projects and have left many developments, such as subdivisions, unfinished. For this reason, as well as a high number of foreclosures, vacancy has become an issue- although the general conditions relevant to foreclosures seemed to be improving.

Some planners suggested the same vacancy issue holds true beyond the housing market, for industrial and commercial properties

Planners reported that the existing vacancies are making the rebound more difficult due to the poor condition of the vacant lots and structures. The effects these properties have on surrounding property values.
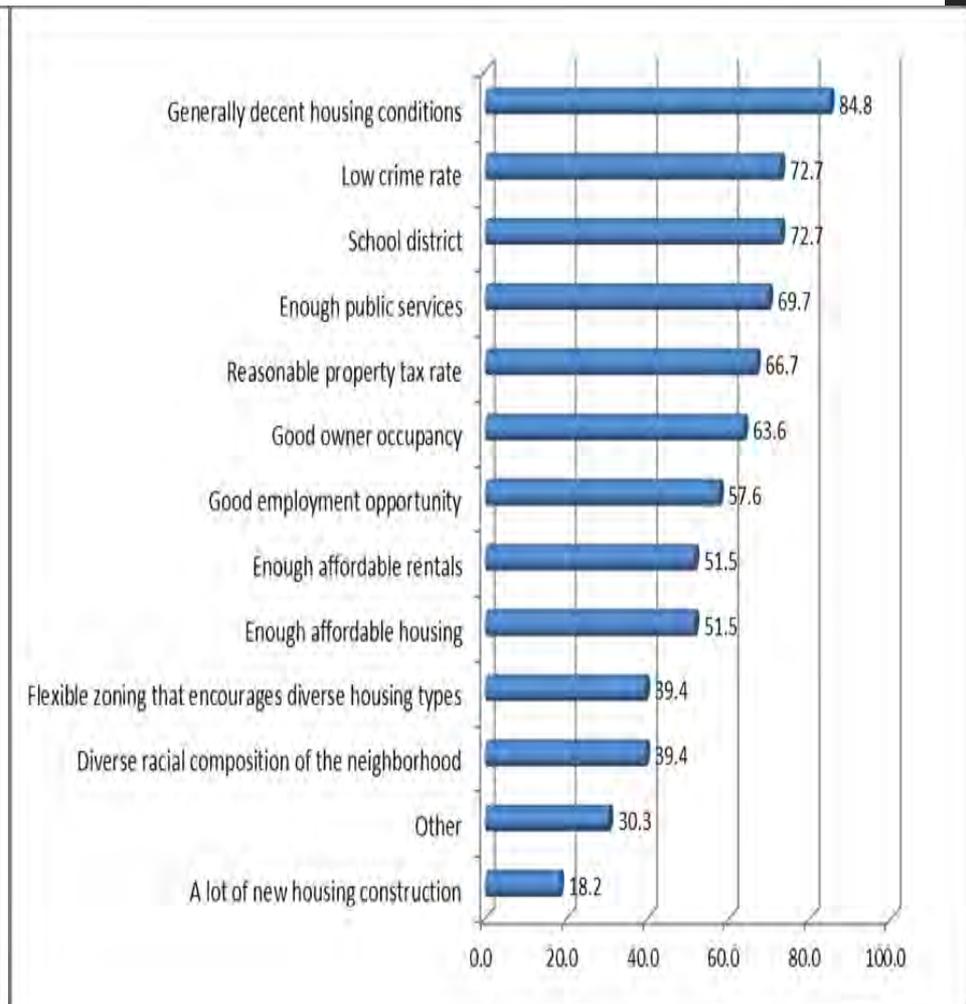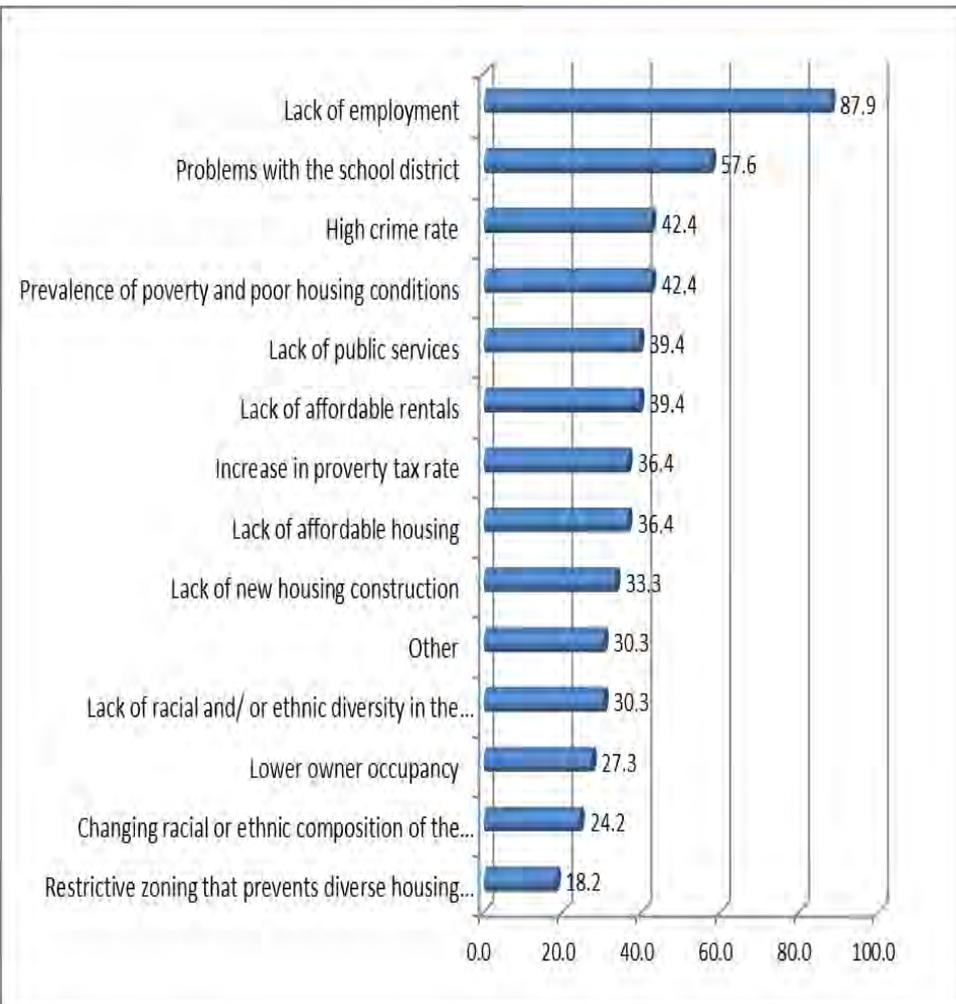
FACTORS INFLUENCING THE HOUSING MARKET VALUE:
ADDRESSED BY HOUSING EXPERTS

- Upkeep of homes in the neighborhood
- Level of neighborhood crime
- Repair and maintenance of streets and sidewalks
- Proximity to public transportation
- Distance to commercial shopping districts

Legend: ■ very important ■ somewhat important ■ not important ■ not sure
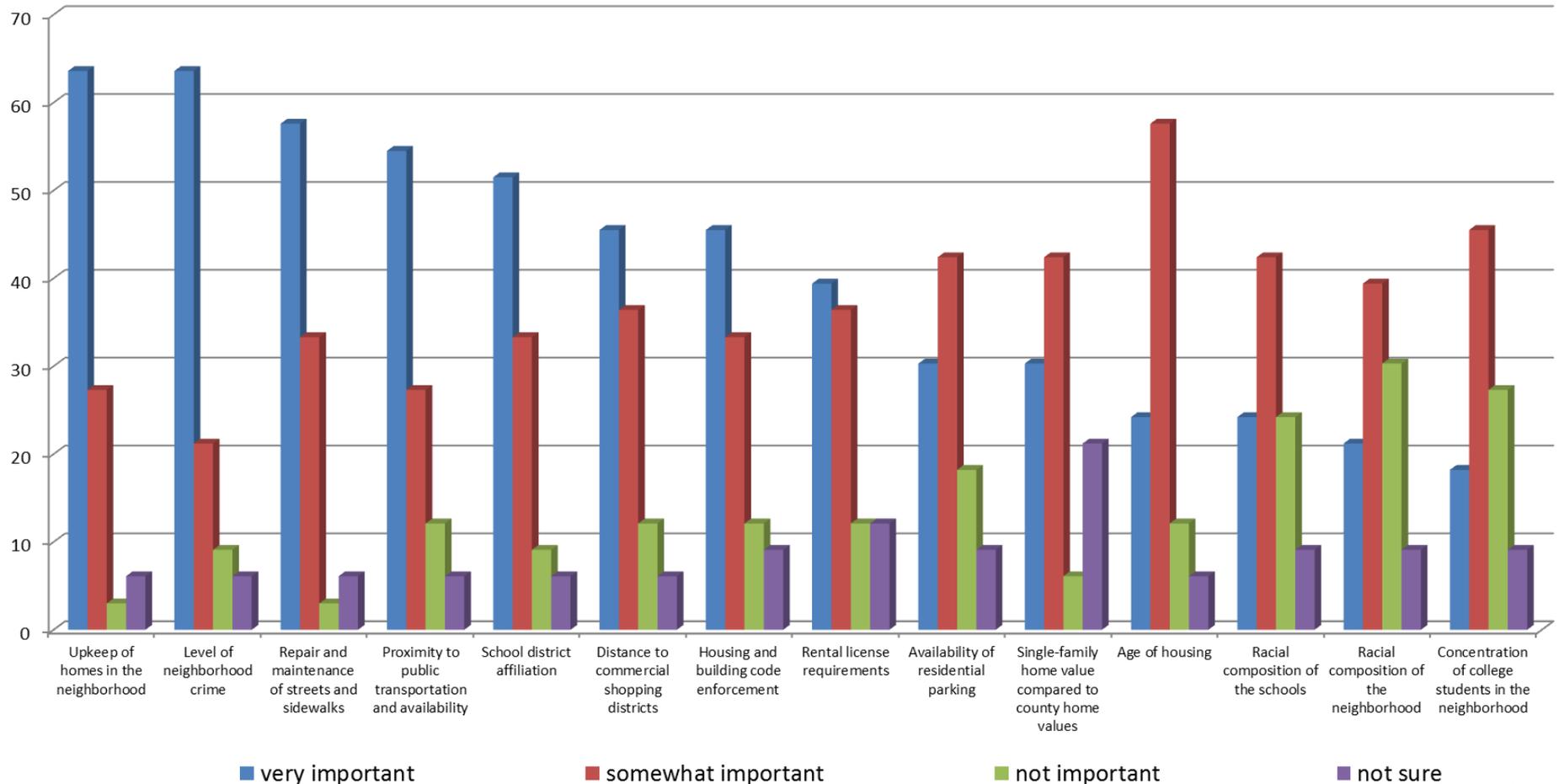
REASONS PEOPLE LEAVE OR CHOOSE THE COMMUNITIES:

ADDRESSED BY HOUSING EXPERTS

Reasons people leave the current community	
Lack of employment	87.9
Problems with the school district	57.6
High crime rate	42.4
Prevalence of poverty and poor housing conditions	42.4
Lack of public services	39.4
Lack of affordable rentals	39.4
Increase in proverty tax rate	36.4
Lack of affordable housing	36.4
Lack of new housing construction	33.3
Other	30.3
Lack of racial and/ or ethnic diversity in the...	30.3
Lower owner occupancy	27.3
Changing racial or ethnic composition of the...	24.2
Restrictive zoning that prevents diverse housing...	18.2

Reasons people choose the current community	
Generally decent housing conditions	84.8
Low crime rate	72.7
School district	72.7
Enough public services	69.7
Reasonable property tax rate	66.7
Good owner occupancy	63.6
Good employment opportunity	57.6
Enough affordable rentals	51.5
Enough affordable housing	51.5
Flexible zoning that encourages diverse housing types	39.4
Diverse racial composition of the neighborhood	39.4
Other	30.3
A lot of new housing construction	18.2

Reasons people leave the current community

Reasons people choose the current community

90

MAJOR OBSTACLES TO ACHIEVING HOUSING AFFORDABILITY

Housing Experts

- **Difficulties in Finance**
  - Lack of financial sources for building or purchasing homes
  - Lack of Employment
- **Prices of homes and property taxes**
- **Lack of regional housing vision, zoning, and regulations**
  - There is no cohesive regional vision for housing
  - Zoning requirements are unclear sometimes
  - Sprawled development has been an obstacles
- **Lack of affordable rental or single-family housing units**
  - Need more rental units with enough bedrooms
- **Lack of knowledge of low-income families about their rights**
  - **Knowledge of the ability to apply for Section 8 housing**
- **Foreclosed units without appropriate assistance**
- **Lack of developers and investors**

Planners

- **Lack of Resources**
  - Many jurisdictions and/or organizations do not have the capacity in terms of dollars or human resources to make the improvements to the housing stock that they would like to see.
  - They lack of resources to conduct research that would determine how to operate under their capacity and in what ways capacity should be expanded.
- **Restrictions by Ordinances and Lack of Ordinances**
  - Many planners identified outdated ordinances as obstacles to the housing market.
  - For instance, some cities' ordinance do not encourage the urban infill that the planners are trying to achieve.
- **State of the Economy**
  - The nature of the economic is a major obstacles- from the high foreclosure rates experiences since that market collapse to the remaining lack of employment.

FORECLOSURE
ADDRESSED BY PLANNERS

Planners' responses when asked "have you experienced an increase or decrease of foreclosures in your area in the past three years?"

- About 24% of the planners have experienced an increase in foreclosures, while 41% have experienced a decrease in foreclosures during the past three years.

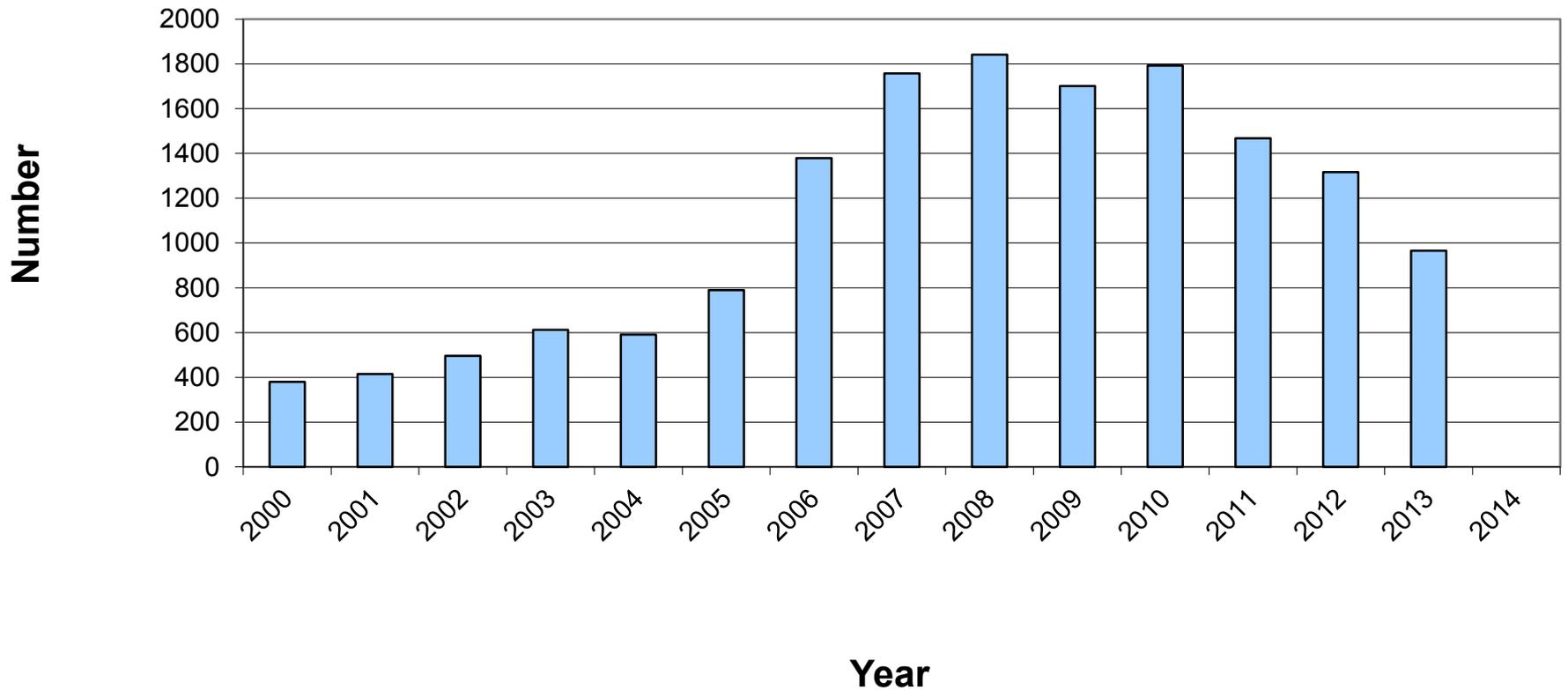- About 35% of the planners were unable to comment.
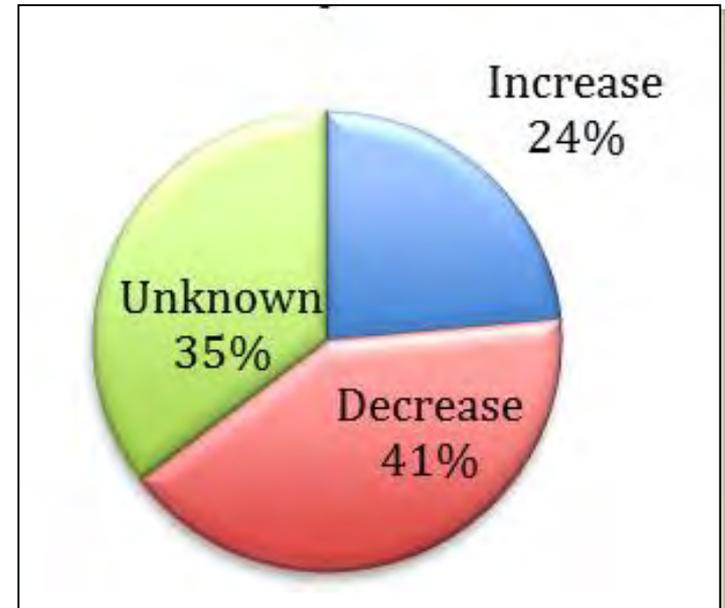
Planners' responses when asked "Is the foreclosure related issue getting better or worse?"
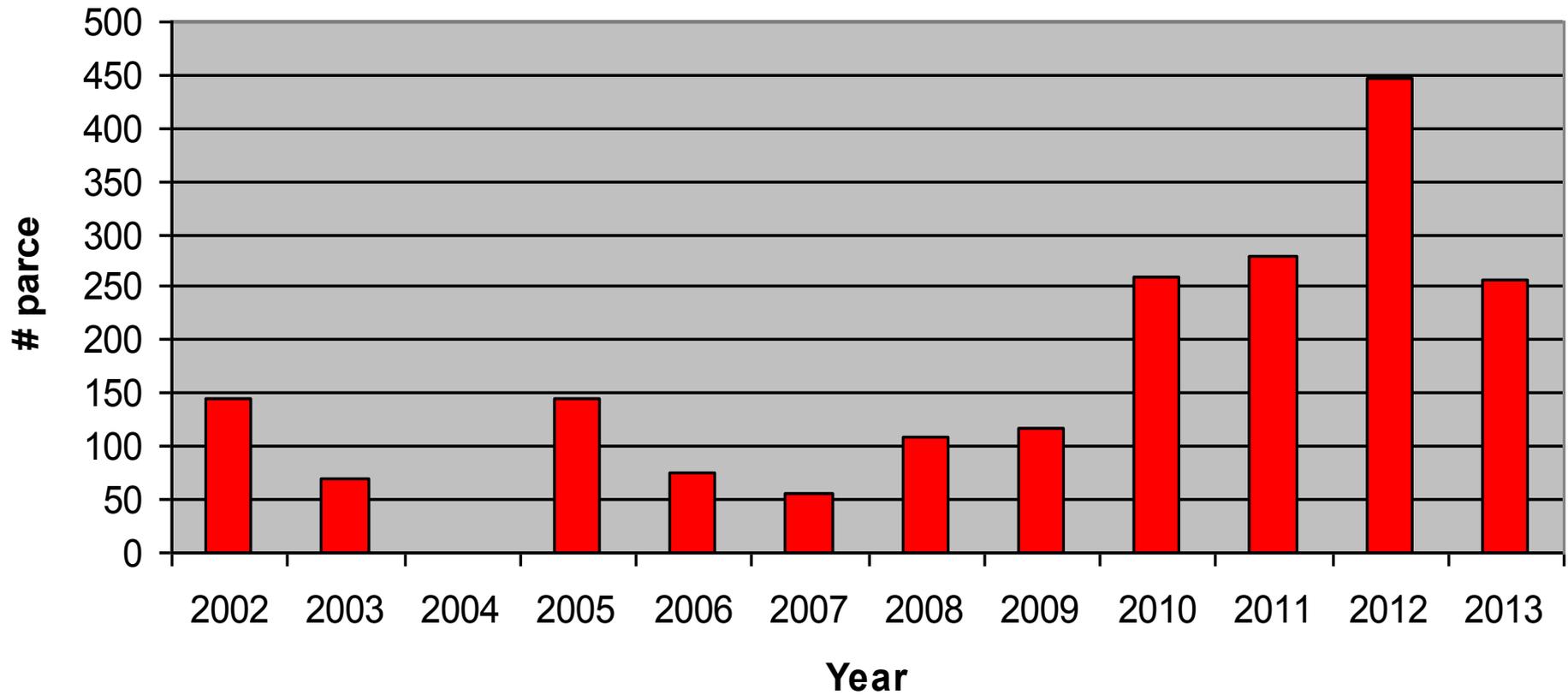
- About 94% of the planners responded "better."
- The remaining 6% were unable to comment.

Ingham County Sheriff's Deeds

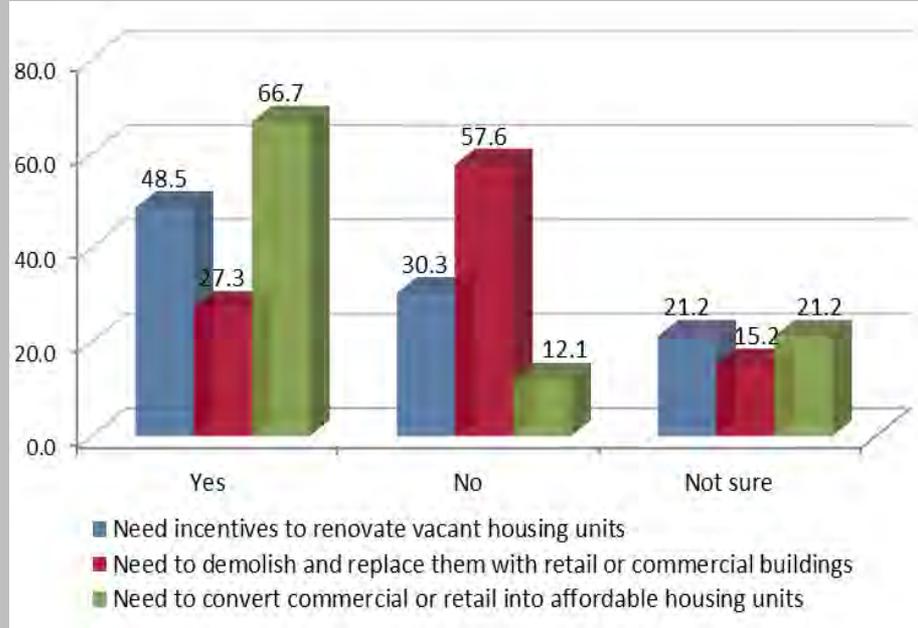By Ingham County Land Bank

Ingham Tax Foreclosures
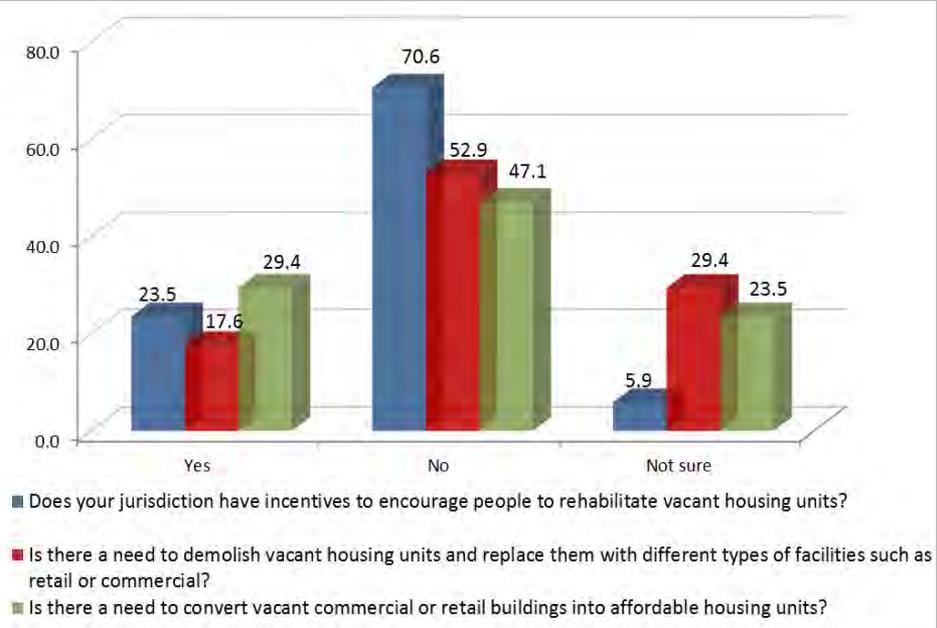
By Ingham County 94and Bank

HOUSING VACANCY: OPINIONS ON VACANT UNITS

Whether their jurisdiction makes efforts to reduce the number of vacant housing units,
- Some efforts: 41%
- No efforts being done to reduce the number of vacant housing units: 53%
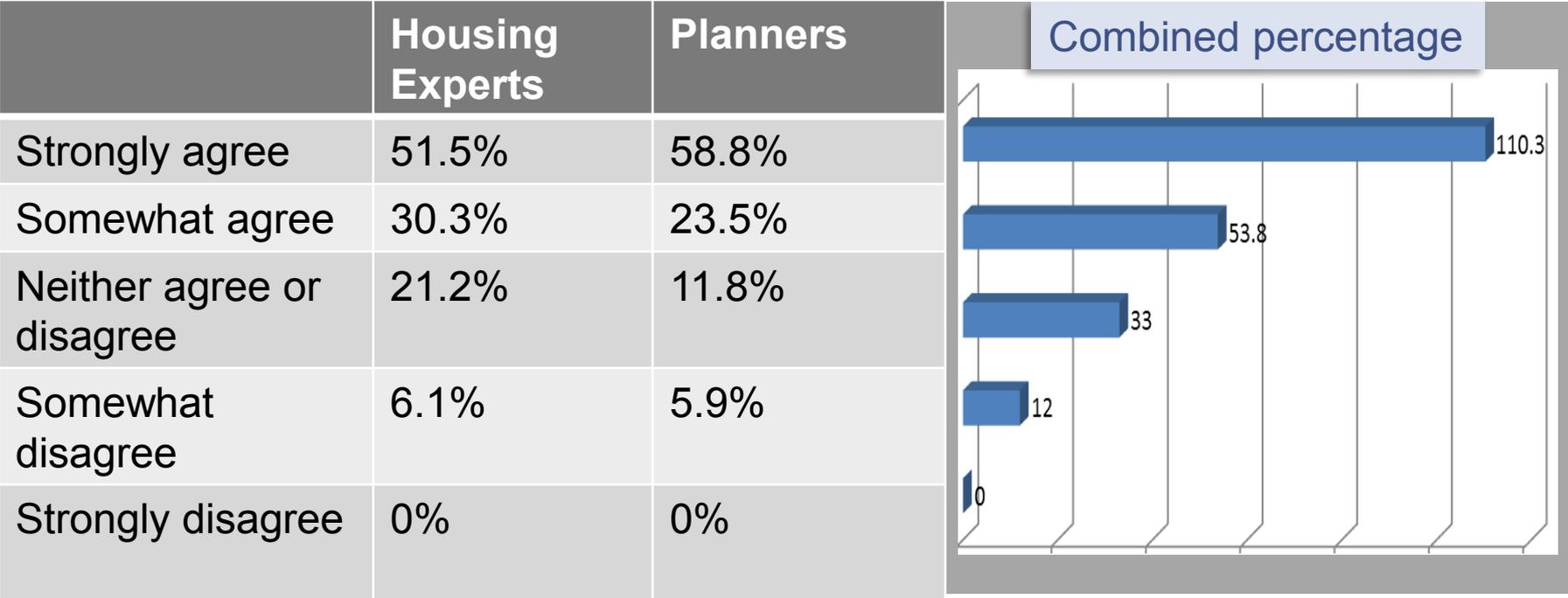- Unable to speak on the matter: 5.5%

Housing Experts

Planners

MIXED-USE DEVELOPMENT

How much do you agree with the need to develop more mixed-use buildings?

	Housing Experts	Planners	Combined percentage
Strongly agree	51.5%	58.8%	110.3
Somewhat agree	30.3%	23.5%	53.8
Neither agree or disagree	21.2%	11.8%	33
Somewhat disagree	6.1%	5.9%	12
Strongly disagree	0%	0%	0

Very strong opinions for developing more mixed-use buildings

MIXED-USE DEVELOPMENT

Instead of big mixed-use development, many housing experts indicated small-scale mixed-use developments in downtown areas.

- Utilizing current outdated buildings downtown through upgrading the facades and offering small-scale mixed-use developments that can include some affordable residential units on the 2nd or 3rd floor.

- A newly developed mixed-use building located along Grand River Avenue in East Lansing, MI, that include retails on the first floor and residential units on the 2nd floor.

Mixed-use buildings in Williamston, MI

Mixed-use building in East Lansing, MI

PUBLIC TRANSPORTATION

Many housing experts and planners indicated there is a lack of public transportation connecting residential areas to commercial spaces.

Their comments were categorized into three groups:

Comments Regarding CATA

Need More Transportation Options

Transportation is Not a Problem

POSSIBLE ACTIONS TAKEN BY MUNICIPALITIES
ADDRESSED BY HOUSING EXPERTS

- ✓ **Finance and Availability of Homes**

  Action 1: Financial Support

  Action 2: Offering more diverse housing options, particularly more rental units or opportunities for renters

- ✓ **Regional Housing Planning**

  Action 3: Adopting a regional housing plan considering jobs and housing

  Action 4: Creating a housing authority or active city involvement

  Action 5: Code and regulation reinforcement

  Action 6: Simplifying the process for low-income families to find permanent homes

  Action 7: Provide more transportation options

- ✓ **Education and Outreach**

  Action 8: Offering more information and education opportunities

  Action 9: Giving incentives to developers

HOUSING PROGRAMS AND SERVICES IN THE INTERNET

County	City	Website URL	Housing Programs and Services
Clinton	Bath Township	http://www.bathtownship.us/	
Clinton	DeWitt	http://www.dewittmi.org/	
Clinton	Fowler	http://fowlermi.com/	
Clinton	St. Johns	http://www.cityofsaintjohnsmi.com/	
Eaton	Charlotte	http://www.charlottemi.org/	
Eaton	Eaton Rapids	http://w	
Eaton	Grand Ledge	http://w	
Eaton	Potterville	http://w	
Ingham	East Lansing	http://w	
Ingham	Lansing	http://w	
Ingham	Leslie	http://w	
Ingham	Mason	http://w	
Ingham	Stockbridge	http://w	
Ingham	Webberville	http://w	
Ingham	Williamston	http://w	

Hard to find out information in the city's, township's, or county's websites

	Ingham county					Eaton County					Clinton County				
Admin	HUD	MSHDA	Other	Public Housing	Rural Housing	HUD	MSHDA	Other	Public Housing	Rural Housing	HUD	MSHDA	Other	Public Housing	Rural Housing
Developments	19	24	4	8	7	4	10	3	1	14	1	2	0	1	6
Units															
Family Units	1127	1074	464	550	184	0	246	312	24	473	178	174	0	30	154
Elderly Units	725	1293	90	317	96	281	516	90	0	40	0	82	0	0	16
Total Units	1852	2367	554	867	280	281	762	402	24	513	178	256	0	30	170
Program Units															
Barrier Free	135	64	0	9	3	72	34	6	1	13	13	5	0	0	3
Market Rate	665	476	0	0	0	0	44	0	0	0	0	81	0	0	0
Section 8	2290	881	0	0	0	686	456	0	0	0	298	120	0	0	0
Section 236	358	212	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 202	43	0	0	0	0	51	0	0	0	0	0	0	0	0	0
R/S	158	144	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC	922	166	554	0	16	0	526	402	0	76	0	107	0	0	52
Section 221(d)3	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Housing	30	18	0	0	0	0	0	0	0	0	0	0	0	0	0
MSHDA	0	574	0	0	0	0	121	0	0	0	0	0	0	0	0
MSHDA-LIHTC	0	467	0	0	0	0	156	0	0	0	0	0	0	0	16
Public Housing	0	0	0	877	0	0	0	0	24	0	0	0	0	30	0
Section 515	0	0	0	0	165	0	0	0	0	345	0	0	0	0	2
RAP	0	0	0	0	115	0	0	0	0	119	0	0	0	0	116

Created by S. Kim based on http://www.mshda.info/housing_locator

COMPREHENSIVE PLANS
SEARCHED BY S KIM

City of DeWitt
- Master Plan: Comprehensive Plan Development Plan
  http://www.dewittmi.org/Portals/78/PDFs/DeWittMasterPlanCCapproved101910.pdf
- Has a housing section in Chapter Four, including a "snapshot" of facts such as owner vs. renter, age of housing stock, and housing type.
- The link on DeWitt's website is supposed to send visitors to the development plan, but is actually a link for a previous Recreation Plan. Found link thru Google URL: http://www.dewittmi.org/
- Zoning Map: http://www.dewittmi.org/Portals/78/PDFs/DeWittZoning36x46.pdf

Fowler, Maple Rapids, Ovid
- Master Plan: None on website or thru google.

St. Johns
- Master Plan: N/A
- URL: http://cityofstjohnsmi.com/
- Zoning Map:
http://cityofstjohnsmi.com/Departments/CommunityDevelopmentZoning/ZoningOrdinance.aspx (link to zoning ordinances, no map found)
- Comments: No master plan found on website, links to planning department are primarily ordinances

Bath Charter Township
- Master Plan: 2009 Comprehensive Development Plan, two of the ten principles include housing components "Provide diverse housing types and opportunities" and "build center of concentrated mixed uses"http://www.bathtownship.us/images/pdf/Planning/Bath%20comp%20plan_final1.pdf
- URL: http://www.bathtownship.us/
- Zoning Map: http://www.bathtownship.us/images/pdf/Planning/bath_official_zoning.pdf
- Future Land Use Map: http://www.bathtownship.us/images/pdf/Planning/FLU.pdf

COMPREHENSIVE PLANS
SEARCHED BY S KIM

Watertown Township
• Master Plan: Master Plan (Updated 2009)
  http://watertowntownship.com/Portals/0/Master%20Plan%20(Updated%20October%202009).pdf
• URL: http://watertowntownship.com/
• Zoning Map: http://watertowntownship.com/Portals/0/Files/Zoning%20Map.pdf
• Future Land Use Map: http://watertowntownship.com/Portals/0/Files/Future%20Land%20Use%20Map.pdf
• Comments: Incorporates strategies such as clustering new housing developments into goals and objectives.
  Places and emphasis on rural/farmland.

DeWitt Charter Township
• Master Plan: 2005 Comprehensive Development Plan
  Link to whole plan:
http://www.dewitttownship.org/Portals/10/Documents/Planning%20 %20Comp%20Dev%20Plan/ComprehensiveDevelopmentPlan_000.pdf
• Link to individual chapters:
   http://www.dewitttownship.org/OurDepartmentsServices/PlanningDepartment/ComprehensiveDevelopmentPlan.aspx
• URL: http://www.dewitttownship.org/
• Zoning Map: http://www.dewitttownship.org/Portals/10/Documents/zoningmap0507_001.pdf
• Future Land Use Map: http://www.dewitttownship.org/Portals/10/Documents/Planning%20-%20Comp%20Dev%20Plan/Map4-1_000.pdf
• Comments: Housing issue integrated throughout the plan, no direct chapter on housing

Charlotte
• Master Plan: 2008 Master Plan
http://www.charlottemi.org/wp-content/uploads/2011/06/CharlotteMasterPlanApril2008.pdf
Found through Google, not Charlotte's website
• URL: http://www.charlottemi.org/
• Zoning Map: N/A
• Comments: No maps found on website or through Google

COMPREHENSIVE PLANS
SEARCHED BY S KIM

Eaton Rapids
- Master Plan: N/A
- URL: http://www.cityofeatonrapids.com/
- Zoning Map: N/A
- Comments: master plan nor zoning map found on website or through Google

Grand Ledge
- Master Plan: N/A
- URL: http://www.grand-ledge.com/
- Zoning Map: http://www.grand-ledge.com/?page_id=807
- Comments: No master plan or map found on site or through Google

Potterville
- Master Plan: N/A
- URL: http://www.pottervillemi.org/
- Zoning Map: http://www.pottervillemi.org/city_hall/zoning_code/index.php
- Comments: No master plan found on website or through Google

Sunfield
- Master Plan: N/A
- URL: N/A
- Zoning Map: N/A
- Comments: No website for Sunfield, nor master plan/zoning map found through Google

COMPREHENSIVE PLANS

SEARCHED BY S KIM

Delta Charter Township
- Master Plan: 2013 Comprehensive Plan for Land Use http://www.deltami.gov/wp-content/uploads/2012/09/2013-Delta-Township-Comprehensive-Plan_Adopted-Version.pdf
- Existing housing conditions included throughout chapter on Community Profile, including housing type, age, and values, etc.
- No explicit "goal" for housing in "goals and objectives" section
- URL: http://www.deltami.gov/
- Zoning Map: maps within plan

Vermontville
Master Plan: Adopted in 2002 http://www.vermontville-mi.gov/documents/master_plan.pdf
- Housing incorporated into community profile ("existing" conditions for time of adoptions)
- Housing not explicitly included in 7 goals/objectives
URL: http://www.vermontville-mi.gov/
Zoning Map: http://www.vermontville-mi.gov/council/ordinances.htm#two
- Link to zoning ordinances, no map on website
- Proposed maps included in master plan (land uses)

Lansing
Master Plan: "Design Lansing 2012 Comprehensive Plan"
http://www.lansingmi.gov/media/view/Design_Lansing_Comprehensive_Plan__ADOPTED_April_9__2012___LowRez/3523
URL: http://www.lansingmi.gov/
Zoning Map (interactive): http://gismo.lansingmi.gov/website/PropertyInfo/viewer.htm
Links to all maps from Comprehensive Plan: http://www.lansingmi.gov/Plan-Maps

COMPREHENSIVE PLANS
SEARCHED BY S KIM

East Lansing

• Master Plan: 2006 Big Picture Comprehensive Plan
http://www.cityofeastlansing.com/Home/Departments/PlanningBuildingDevelopment/ComprehensivePlanUpdate/2006BigPictureComprehensivePlan/
• Other Plans (Land Use, Transportation, Parks/Rec):
http://www.cityofeastlansing.com/Home/Departments/PlanningBuildingDevelopment/PlanningZoning/
• URL: http://www.cityofeastlansing.com/
• Zoning Map: Maps available for download at
http://www.cityofeastlansing.com/Home/Departments/PlanningBuildingDevelopment/Maps/
• Comments: No specific housing chapter in comprehensive plan, but is mentioned in planning areas sections.

Webberville

• Master Plan: No adopted plan found online. Found MSU Practicum Webberville Grand River Avenue Corridor Sub-Area Plan:
http://www.spdc.msu.edu/uploads/files/Urban_Collab/UPP/Projects/2013/VillageofWebbervilleReport_michavegrriveravecorridor_alfaroharthaynesramos_042613.pdf
• URL: http://villageofwebberville.com/
• Zoning Map: http://villageofwebberville.com/Portals/18/Moving%20Files/ZONING-2006_11-22%20rotated.pdf

Stockbridge

• Master Plan: Adopted 2008 http://www.vil.stockbridge.mi.us/Portals/10/Master%20Plan%20PDF4-29-08.pdf
• URL: http://www.vil.stockbridge.mi.us/Home.aspx
• Link to other Maps and Plans: http://www.vil.stockbridge.mi.us/PlanningCommission.aspx
• Zoning Map: http://www.vil.stockbridge.mi.us/Portals/10/Zoning%20Map%20(ADOPTED%20-%20NOVEMBER%205,%202012).pdf

COMPREHENSIVE PLANS
SEARCHED BY S KIM

City of Williamston
- Master Plan: Adopted 2006 http://www.williamston-mi.us/pdf/planning/Masterplan/MPnomaps.pdf
- URL: http://www.williamston-mi.us/index.html
- Zoning Map: http://www.williamston-mi.us/zoning-map.html
- Link to other Maps: http://www.williamston-mi.us/city-maps.html
- Comments: Master plan as a designated housing chapter.

Williamstown Township
Master Plan: Adopted 2006 http://www.williamstowntownship.com/government/master_plan.php w
URL: http://www.williamstowntownship.com/
Zoning Map: No zoning map found

Lansing Charter Township
Master Plan: Adopted in 2010
http://www.lansingtownship.org/Departments/PlanningandDevelopment/2014MasterPlanUpdate.aspx
URL: http://www.lansingtownship.org/Home.aspx
Zoning Map: Multiple zoning maps http://www.lansingtownship.org/ZoningMaps.aspx
Comments: Master plan has a designated housing chapter

Delhi Charter Township
Master Plan: http://www.delhitownship.com/CommunityDevelopment-mp.htm
URL: http://www.delhitownship.com/index.html
Zoning Map: No map available link to zoning brochure,
http://www.delhitownship.com/forms/cd/building_zoning_planning_brochure.pdf
Comments: There is a section in the plan for key housing observations

COMPREHENSIVE PLANS
SEARCHED BY S KIM

City of Leslie
Master Plan: No master plan found on Website
URL: http://www.cityofleslie.org/index.shtm
Zoning Map: http://www.cityofleslie.org/forms/Leslie%20City%20Zoning%20Map.pdf

City of Mason
Master Plan: http://www.mason.mi.us/2014/032514%20MASTER%20PLAN%202014.pdf
Appendices: **http://www.mason.mi.us/Mason.newsitedemo.com-jan11/httpdocs/cityhall/bldg_zoning/master_plan_add.pdf**
URL: http://www.mason.mi.us/index.htm
Zoning Map: 2009 http://www.mason.mi.us/2009PDF/030909-ZoningMap.pdf
Comments: No designated housing chapter in plan

FUTURE COMPREHENSIVE HOUSING PLANS

ADDRESSED BY PLANNERS

"Does your city/township/county have a comprehensive *housing* plan for the next five years?"

- **About 29% of the planners** reported that the master plan within their city/township/county incorporates a specific housing component.

- The remaining **71% reported** that there was **not** a designated housing plan within their jurisdictions.
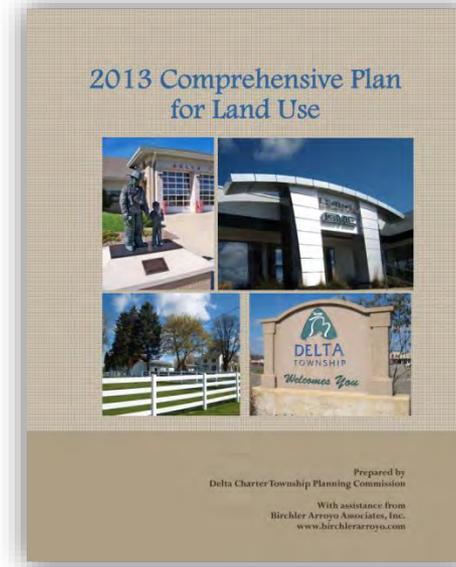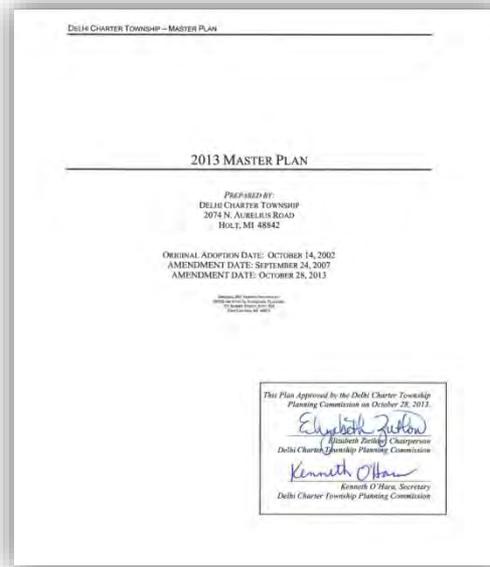
FUTURE COMPREHENSIVE HOUSING PLANS

ADDRESSED BY PLANNERS

"What kinds of aspects would you emphasize in a comprehensive housing plan and housing assistance program to improve housing affordability in your area?"

❖ **Continue existing programs and pursue new partnerships**

- Planners already involved in housing programs noted that they would continue to execute those same services.

- Some, including planners without existing programs, mentioned bringing back past programs that are now expired. Those programs include rehabilitation, land banking, quality of life programs, community engagement programs, down payment assistance, and so on.

- Almost all the planners expressed interest in partnering with new networks as a means of targeting their individual weaknesses within their jurisdictions' housing stock. This includes partnerships with landlords, property owners, and developers to discuss affordable options as well as more formal partnerships with organizations that can provide funding, such as MISHDA.

- Many of the planners expressed a desire to implement programs that educate renters and owners about home maintenance. This would be a tactic to keep homes affordable in terms of quality and ability to resell or rent.

FUTURE COMPREHENSIVE HOUSING PLANS

ADDRESSED BY PLANNERS

"What kinds of aspects would you emphasize in a comprehensive housing plan and housing assistance program to improve housing affordability in your area?"

❖ **Target senior living and aging in place**

- Implementing strategies that allow populations to age in place, meaning the housing stock can evolve with the population.

- This will make the stock more diverse in regards to the variety of people each home can accommodate and the stock will hopefully become more accessible for seniors and handicapped through better design tactics.

❖ **Introduce more mixed-use properties**

- Increasing density through mixed-use properties and downtown living trended across many planners as a way to diversify the housing stock.

- Many hope to incorporate such tactics into future plans and those that already have indicated these practices in plans hope to see the tactics implemented while the need still exists.

- This strategy was especially noted in the Lansing area. More mixed-use housing could increase density, integrate different socio-economic backgrounds, and provide an infrastructure for renters and buyers more interested in the urban lifestyle.

FUTURE COMPREHENSIVE HOUSING PLANS

ADDRESSED BY PLANNERS

"What kinds of aspects would you emphasize in a comprehensive housing plan and housing assistance program to improve housing affordability in your area?"

❖ **Energy Efficiency**

- The planners indicated a need to increase energy efficiency by making good use of subsidy resources and other available funds. From an affordability standpoint, this will increase the durability of homes and the long-term costs.

- Energy efficiency should be considered in terms of retrofitting existing structures and also be a consideration in new construction.

POSSIBLE ACTIONS TO RESOLVE VARIOUS AFFORDABLE HOUSING ISSUES

"What are some possible actions that could be taken by the upper municipalities over your jurisdiction?"

❖ **The Regional Approach, Public and Private Efforts**

- Many of the planners felt a regional discussion is necessary in identifying next steps or approaches to improving housing affordability. Many have different needs and demands, and the planners felt that now is an opportunity to make future plans comprehensive across multiple municipalities.

- Look at more a regional strategy for affordable unites and not over concentrate in Lansing.

- Need a regional worldview-encouraging housing efficiency on a range of levels, working with MSHDA, potential refugee housing, senior housing. It should be regional cooperation.

- Need more regional collaboration to help each other understand the needs and services, specifically planning services.

- Need more funding to support regional efforts.

POSSIBLE ACTIONS TO RESOLVE VARIOUS AFFORDABLE HOUSING ISSUES

"What are some possible actions that could be taken by the upper municipalities over your jurisdiction?"

❖ **The Municipalities and Government Roles**

- There are efforts underway that include updating the comprehensive plan to understand demand and growth, or if they add units faster than the population, what areas will be abandoned.

- Encouraging banking industry to be more friendly to help individuals/ new families with assistance for acquiring new affordable homes.

- It is up to elected officials.

- A lot of the programs that the state/ county already have would be great to partner with

- Need more from the state for local communities to diversify housing and to make neighborhoods more walkable and connect residential with services and retails and jobs. Working with the Department of Transportation.

POSSIBLE ACTIONS TO RESOLVE VARIOUS AFFORDABLE HOUSING ISSUES

"What are some possible actions that could be taken by the upper municipalities over your jurisdiction?"

❖ **The Role of Funding and Capacity from the State or the Counties**

- Devoting more resources to the issue, being able to participate in more programs that reflect/address our needs better (or are more flexible or can be tailored more to our specific needs) – unfortunately, most programs that come down from state/HUD are helpful, but so prescriptive it's hard to adapt to the needs of our community, the one-size-fits-all doesn't really fit   -> Need a variety of programs with different funding size.

- City's capacity for tackling things is low, due to small staff – City of XXX is seen by residents as providing water/sewer, roads, parks, police/fire, collecting taxes, but anything else is seen as luxury, so what needs to be done is either local municipalities working together or county working together with smaller cities and towns to take on the responsibility to provide affordable housing, assistance programs, and grant.

- They would love to do these projects, but don't have time to administer federal or state programs. -> Lack of human resources to get some funding for improving housing affordability.

Tri-County Resident Survey

Regional Affordable Housing Seminar
May 28, 2014
Presented by Suk-Kyung Kim, Ph.D., Assistant Professor
School of Planning, Design, & Construction, Michigan State University

Purpose & Contents

- To collect and analyze residents' opinions and needs about their individual homes and regional housing conditions and to help TCRPC and Greater Lansing Housing Coalition set practical and achievable goals to improve housing affordability across the region based on the results.

- **Survey Questions**
  - Socioeconomic and Demographic information
  - Current Housing Characteristics: Type, Age of Housing, Size, Story, Basement, Number of Bedrooms and Bathrooms, Tenure, Length of Residency, and so on.
  - Housing Affordability: For their current residence and available regional housing stock (Units for Seniors, Residents with Disabilities, Mixed-use Development)
  - Opinions on Future Development
  - Transportation Mode: Walking, Biking, Passenger Cars, etc.
  - Fair Housing/ Energy-Efficient Housing/ Aging-In-Place

Voluntary Participation

- Participation in this study is entirely voluntary.
  - Participants may choose not to participate, to skip any question that they do not want to answer, and they can end their participation at any time.
  - Respondents' confidentiality and privacy will be protected to the maximum extent allowed by local, state, and federal law. They were not be asked to give their name or any other information that would allow them be identified.

- The survey took about 25-30 minutes to complete.
  - While there is no direct benefit to the respondents personally for participating, they were informed that the results of this study might provide information to improve housing affordability in the region.

Data Collection Process

Developing a Resident Survey Questionnaire, Revising the Questionnaire, & Establishing the Data Collection Process
July 2013-November 2013

⬇

Obtain IRB Approval for the Resident Survey
November 2013

⬇

Specify Survey Versions: Owners, Renters, and Students
December 2013

⬇

Develop an Online Survey which Includes All Versions
December 2013

⬇

Collect Responses from the Random Samples
January 2014-February 2014

⬇

Extend the Survey to Non-Random Samples and Collect Data from On-Site Surveys
March 2014-April 2014

Sampling

Random Samples: Obtained 4,000 resident samples

- 1,000 samples from low-income category (25% of total samples): 30% of the median household.
- Sampling guidelines:
    - If we use $39,000 cut off it represents about 33% of the households in Ingham, Eaton, and Clinton Counties.
    - If we use the $19,000 cut off it is around 16% of households.
    - Also 60% of the HH are in Ingham, 16% in Clinton, and 23% Eaton. 80% of the blocks in the proposed sampling frame are from Ingham, 15% from Eaton, and 5% in Clinton.
    - Based on these assumptions, we used the $19,000 cut off.
- 3,000 samples from the other categories (75% of total samples)

Random Samples: Obtained 3,000 MSU student samples

Purposive Samples: Obtained 500 samples that include low-income renters, seniors, and college students

Survey Methods

1) Online Survey: sending a cover letter and providing an URL
Residents: 361
https://ippsr.co1.qualtrics.com/SE/?SID=SV_3aeNE3wja89fR9b

Students:
https://ippsr.co1.qualtrics.com/SE/?SID=SV_4OBQpkBjWH4Ocvz

2) Site Visits: Between March 1 and April 20, 2014
- Ingham County Health Department, Lansing
- Jefferson Square Senior Apartments, Mason
- Marsh Point Senior Apartments, Haslett
- Edgewood Apartments, East Lansing
- Meridian Township Senior Center, Okemos
- Eaton County Senior Center, Eaton Rapids
- Bellevue Apartments, Bellevue

3) Class Visits: Between March 1 and April 30, 2014
10 classes at Michigan State University