HOUSING NEEDS ASSESSMENT

Allegan County, Michigan

BOWEN NATIONAL RESEARCH

2023

TABLE OF CONTENTS

Note: For-Sale housing data and Vacation Rental data are available upon request.

I. INTRODUCTION

A. PURPOSE

The Allegan County Community Foundation retained Bowen National Research in October of 2022 for the purpose of conducting a Housing Needs Assessment of Allegan County, Michigan and its municipalities.

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

- Provide an overview of present-day Allegan County.

- Present and evaluate past, current and projected detailed demographic characteristics.

- Present and evaluate employment characteristics and trends, as well as the economic drivers impacting the area.

- Determine current characteristics of major housing components within the market (for-sale/ownership and rental housing alternatives).

- Evaluate ancillary factors that affect housing market conditions and development (e.g., housing conditions and/or residential blight, development opportunities, development costs and local zoning regulations, housing program identification, and special needs populations).

- Provide housing gap estimates by tenure (renter and owner) and income segment.

- Collect input from community members including area stakeholders and employers in the form of online surveys.

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

B. METHODOLOGIES

The following methods were used by Bowen National Research.

Study Area Delineation

The primary geographic scope of this study is Allegan County, Michigan. Additionally, supplemental data and analysis is provided for the submarkets within Allegan County (Northeast, Northwest, Southeast, Southwest). A full description of all market areas and corresponding maps are included in Section III.

Demographic Information

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

Employment Information

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

Housing Component Definitions

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

Housing Supply Documentation

Between May and July of 2023, Bowen National Research conducted telephone research, as well as online research, of the area's housing supply. Additionally, market analysts from Bowen National Research traveled to the area in July 2023, conducting research on the housing properties identified in this study, as well as obtaining other on-site information relative to this analysis.

The following data was collected on each multifamily rental property:

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

Non-Conventional rental information includes such things as collected and gross rent, bedroom types, square footage, price per square foot, and total available inventory.

Vacation rental data includes share of vacation rentals compared to overall rental supply, bedroom types, average daily rents, annual revenue, seasonal trends and other data points.

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

We also surveyed senior care facilities including assisted living facilities and nursing homes within the county. Information gathered includes total beds, vacancies, fees/rents, unit mix by bedroom type, square footage, unit features/amenities, and services.

Other Housing Factors

We evaluated other factors that impact housing, including residential blight, residential development opportunities (potential sites), local development costs and zoning regulations, housing program overview, and special needs populations (homeless, veterans, persons with a disability, etc.)

Housing Demand

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

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

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

Community Engagement

Bowen National Research conducted two separate online surveys to solicit input from area stakeholders and employers in the county. Overall, 79 individuals participated in the surveys, providing valuable local insight on the housing challenges, issues and opportunities in the county. The aggregate results from these surveys are presented and evaluated in this report in Section IX. The questions used in the surveys and corresponding results are provided in Addendum D.

C. REPORT LIMITATIONS

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

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

II. EXECUTIVE SUMMARY

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

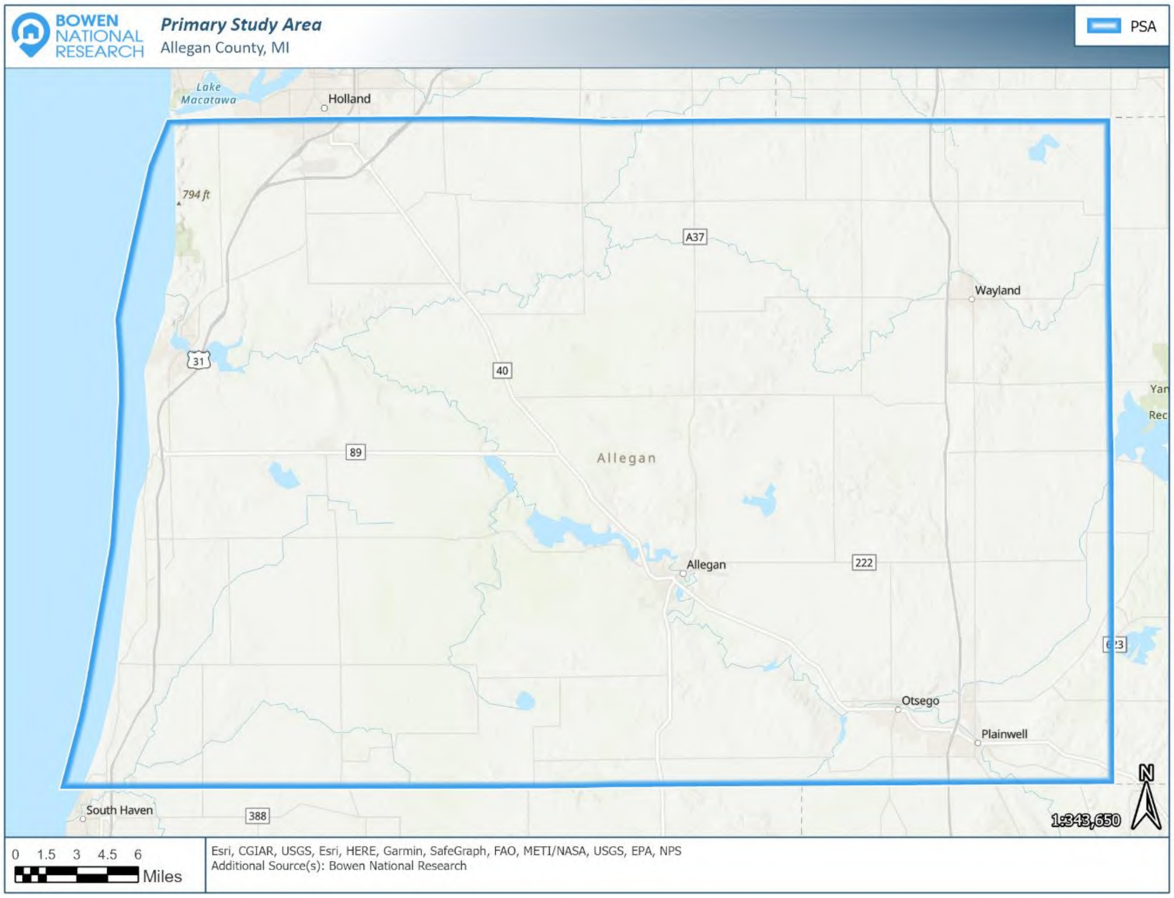
- Demographic Characteristics and Trends
- Economic Conditions and Initiatives
- Existing Housing Stock Costs, Performance, Conditions and Features
- Various Other Housing Factors (Residential Blight, Development Opportunities, Development Costs and Government Regulations, Housing Programs, and Special Needs Populations)
- Community Input (Survey of Stakeholders and Employers)

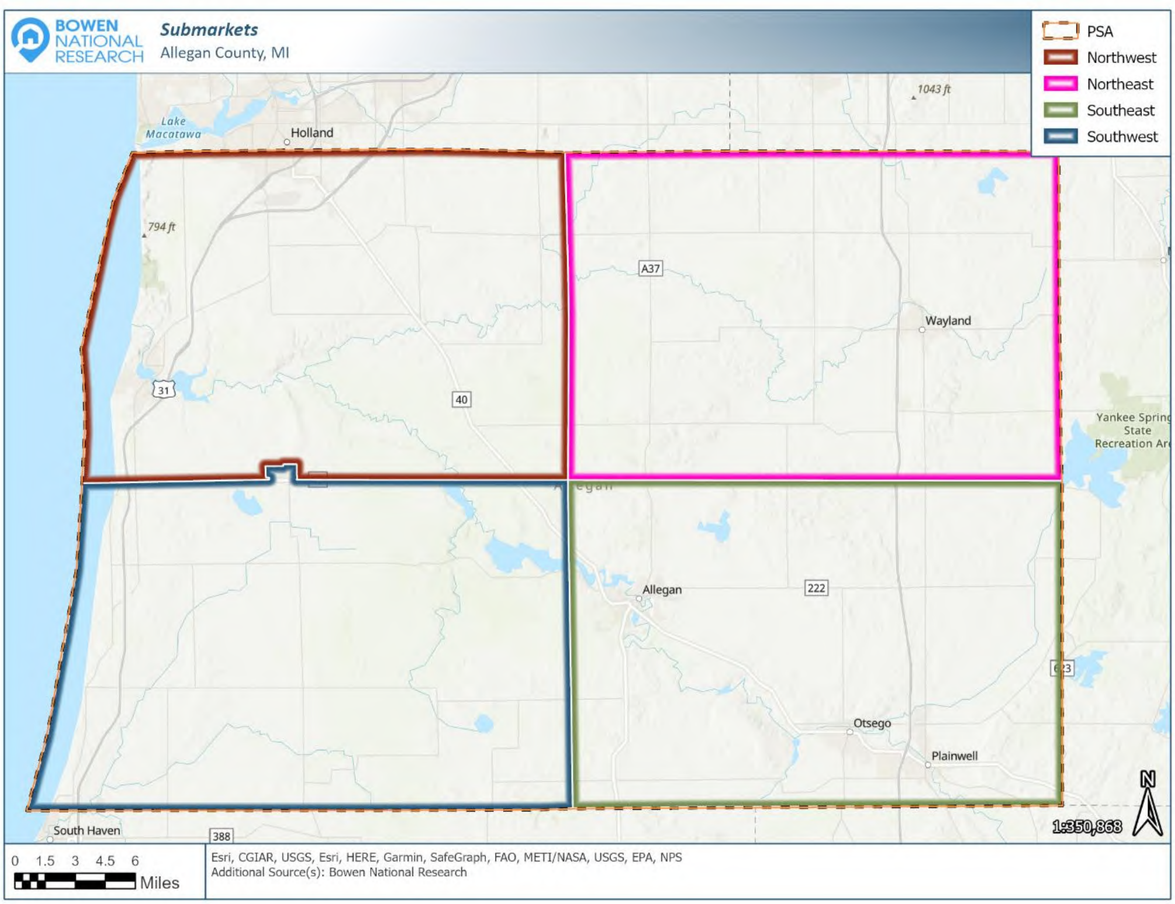
Based on these metrics and input, we were able to identify housing needs by affordability and tenure (rental vs. ownership). Using these findings, we developed an outline of strategies that should be considered for implementation. This Executive Summary provides key findings and recommended strategies.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

<u>Geographic Study Areas</u>

This report focuses on the Primary Study Area (PSA), which consists of Allegan County, Michigan. Additionally, supplemental data and analysis is provided for the Northwest, Northeast, Southeast and Southwest submarkets within the county.

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

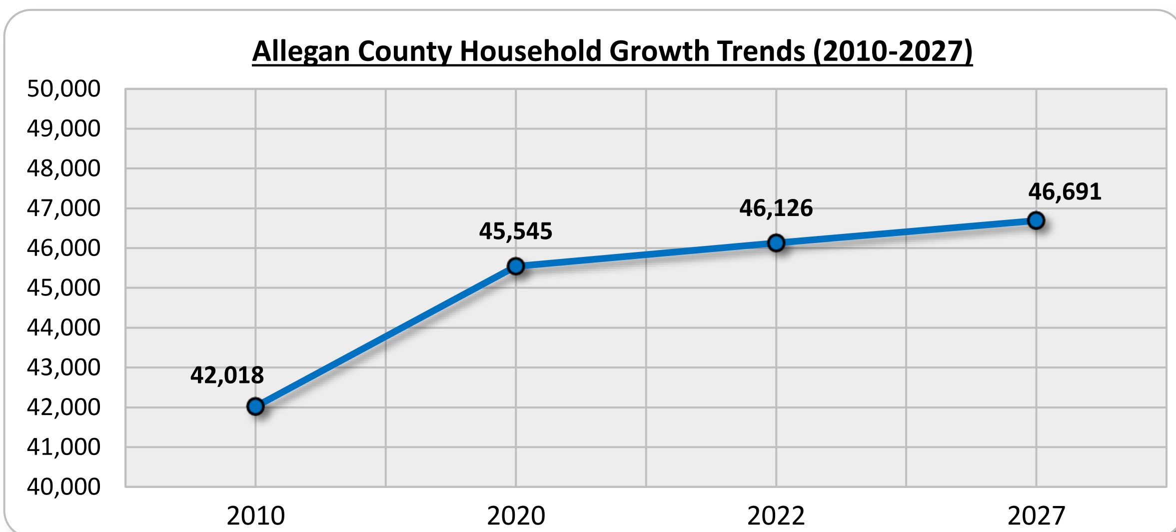

BOWEN NATIONAL RESEARCH
Primary Study Area
Allegan County, MI
PSA
Lake Macatawa
Holland
794 ft
A37
Wayland
31
40
89
Allegan
Allegan
222
Otsego
Plainwell
South Haven
388
1:343,650
0 1.5 3 4.5 6
Miles
Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

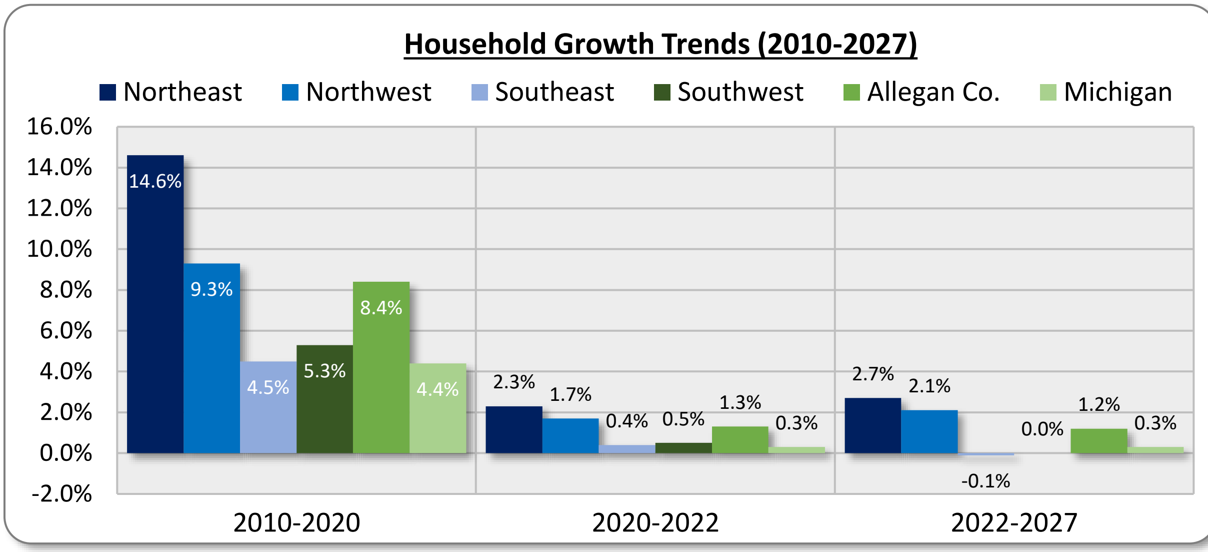

BOWEN NATIONAL RESEARCH
Submarkets
Allegan County, MI
PSA
Northwest
Northeast
Southeast
Southwest
Lake Macatawa
Holland
1043 ft
794 ft
A37
Wayland
31
40
Yankee Spring State Recreation Ar
Allegan
222
Otsego
Plainwell
South Haven
388
1:350,868
0 1.5 3 4.5 6
Miles
Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

Demographics

Overall household growth in the PSA (Allegan County) has been positive since 2010 and is projected to remain positive through 2027. Between 2010 and 2020, the number of households within the PSA (Allegan County) increased by 3,527 (8.4%). This represents a much larger rate of increase as compared to the increase in the state of Michigan (4.4%) during this time period. The number of households in each submarket increased during this time period, with individual increases ranging between 4.5% (Southeast Submarket) and 14.6% (Northeast Submarket). In 2022, there are an estimated 46,126 households in Allegan County. Among the individual submarkets, the Southeast (31.4%) and Northwest (28.2%) submarkets comprise the largest shares of Allegan County households, while the Southwest Submarket accounts for the smallest share (14.5%).

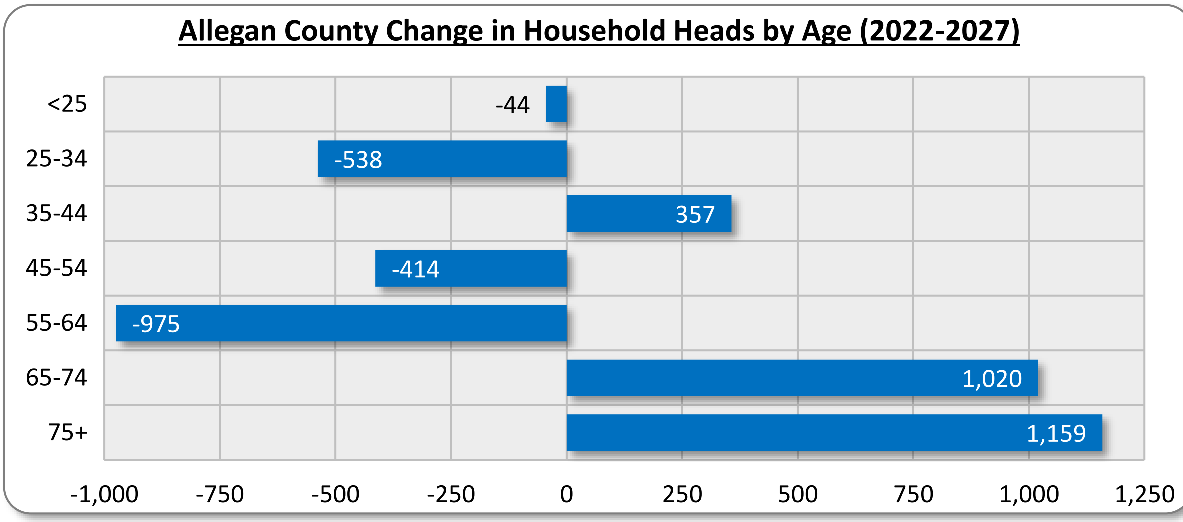
Between 2022 and 2027, the number of households in the PSA is projected to increase by 565 (1.2%), which represents a larger percentage increase in households compared to the state (0.3%). While the Northeast and Northwest submarkets are projected to experience notable growth (2.7% and 2.1%, respectively) in households over the next five years, a marginal decrease in households is projected within the Southeast and Southwest submarkets. It should be noted that household growth alone does not dictate the total housing needs of a market. Factors such as households living in substandard or cost-burdened housing, people commuting into the county for work, pent-up demand, availability of existing housing, and product in the development pipeline all affect housing needs.





Allegan County has a large base of senior households that is expected to experience significant growth over the next several years, while smaller but notable growth is also projected for older millennial households (ages 35 to 44). In 2022, household heads between the ages of 55 and 64 within the PSA (Allegan County) comprise the largest share (21.5%) of all households in the PSA. Household heads between the ages of 45 and 54 (17.5%) and 65 and 74 (17.1%) comprise the next largest shares of the total households in the PSA. Overall, senior households (age 55 and older) constitute approximately one-half (50.1%) of all households within the PSA. This represents a nearly identical share of senior households when compared to the share within the state (50.0%). Household heads under the age of 35, which are typically more likely to be renters or first-time homebuyers, comprise 16.7% of PSA households, while those between the ages of 35 and 54 account for 33.1% of Allegan County households. Among the individual submarkets, the Northeast and Southeast submarkets have the largest shares of households under the age of 35 (18.4% and 17.6%, respectively), while the Northwest and Southwest submarkets have the largest shares of households age 55 and older (54.1% and 52.9%, respectively).

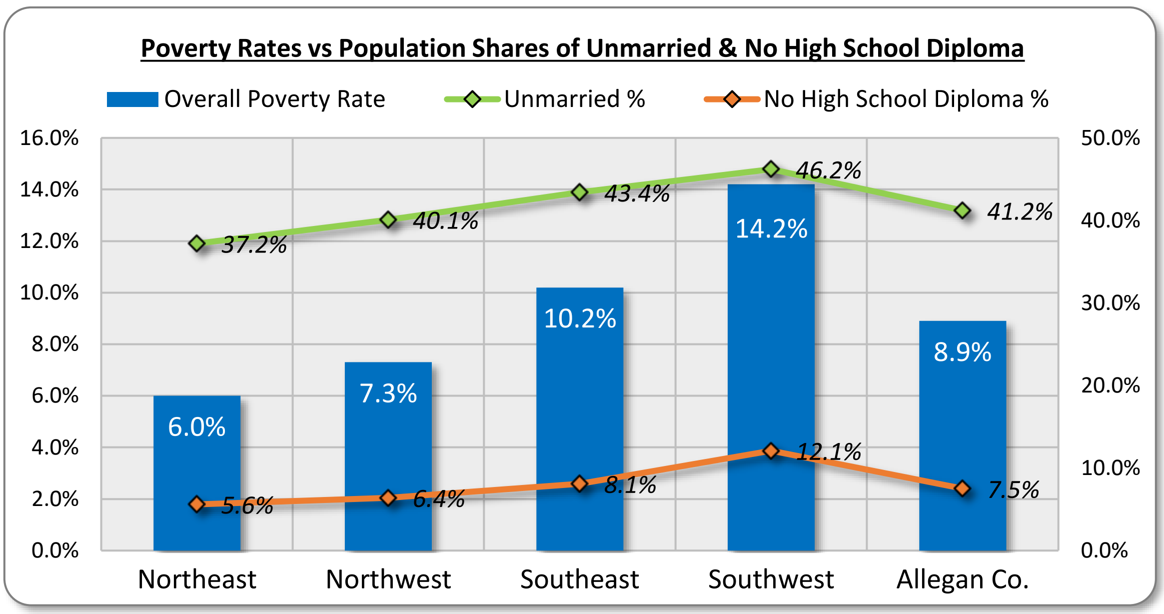
Between 2022 and 2027, projections indicate significant household growth in the PSA among household heads ages 75 and older (21.8%). Households between the ages of 35 and 44 and those between the ages of 65 and 74 are projected to increase by 5.0% and 12.9%, respectively. All other age cohorts are projected to experience declines of at least 3.4% during this time period, with the largest percentage decline projected for the age cohort of 55 to 64 (9.8%). As such, it is likely that demand for senior-oriented housing in the county will increase over the next five years.



In Allegan County, over 10,500 people live in poverty and approximately 6,400 adults do not have a high school diploma, which contribute to the likely challenges that residents may experience with housing affordability. Approximately 10,523 people, or an 8.9% share of the of the population within the PSA (Allegan County) suffer from poverty, which is a notably lower share as compared to the share for the state of Michigan (13.3%). An estimated 6,417 adults (7.5%) in the PSA do not have a high school diploma, which is slightly lower than the state share of 7.7%. Meanwhile, the share of individuals in Allegan County with a college degree (34.4%) is less than the corresponding share in the state (42.1%). Population characteristics vary between the four individual submarkets, but some noteworthy observations include: the minority population share (23.3%), the share of adult population without a high school diploma (12.1%), the overall poverty rate (14.2%), and the poverty rate for the population under 18 years of age (19.8%) in the Southwest Submarket; the low share (37.2%) of unmarried population in the Northeast Submarket; and the high share (43.7%) of the population in the Northwest Submarket with a college degree. These population characteristics can affect the housing market in an area, which can include housing affordability. For example, marital status and educational attainment can play an important role in the overall housing affordability of an area as they may limit the earning potential of households. As a result, affordable housing options should continue to be a consideration for future housing developments in the county.

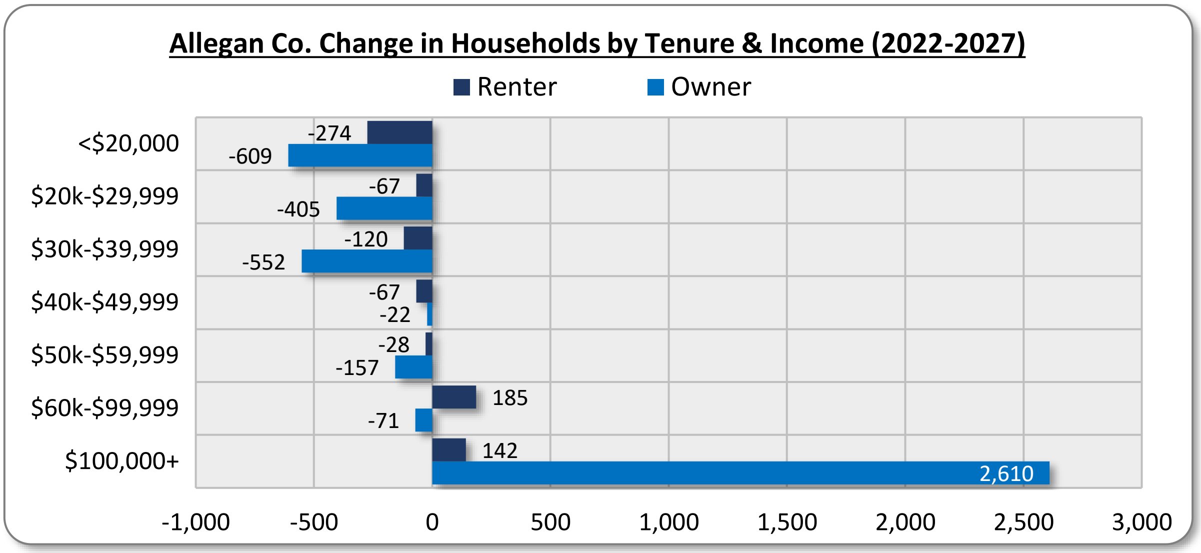
		Population Characteristics (Year)						
		Minority Population (2020)	Unmarried Population (2022)	No High School Diploma (2022)	College Degree (2022)	< 18 Years Below Poverty Level (2021)	Overall Below Poverty Level (2021)	Movership Rate (2021)
Northeast	Number	3,002	9,984	1,278	7,274	691	1,985	2,901
	Percent	9.1%	37.2%	5.6%	31.8%	7.9%	6.0%	8.9%
Northwest	Number	4,441	10,927	1,515	10,369	800	2,287	2,418
	Percent	13.7%	40.1%	6.4%	43.7%	10.7%	7.3%	7.7%
Southeast	Number	3,457	13,293	2,135	8,030	1,162	3,736	3,406
	Percent	9.3%	43.4%	8.1%	30.4%	14.3%	10.2%	9.3%
Southwest	Number	4,038	6,578	1,489	3,680	822	2,511	1,567
	Percent	23.3%	46.2%	12.1%	30.0%	19.8%	14.2%	8.9%
Allegan County	Number	14,938	40,781	6,417	29,352	3,477	10,523	10,292
	Percent	12.4%	41.2%	7.5%	34.4%	12.2%	8.9%	8.7%
Michigan	Number	2,632,321	4,260,403	542,359	2,974,717	390,572	1,310,037	1,261,121
	Percent	26.1%	51.0%	7.7%	42.1%	18.2%	13.3%	12.7%

Source: U.S. Census Bureau; 2020 Census; 2017-2021 American Community Survey; ESRI; Urban Decision Group; Bowen National Research



Most renter and owner household growth in Allegan County is projected to occur among moderate and higher income households, while lower income households (earning less than $40,000 annually) will continue to comprise relatively large shares of area households. In 2022, over half (52.1%) of *renter* households within the PSA (Allegan County) earn less than $40,000 annually. This is a slightly higher share of such households when compared to the state (50.8%). Nearly one-fifth (18.5%) of renter households in the PSA earn between $40,000 and $59,999 annually, while the remaining 29.4% of renter households earn $60,000 or more annually. Within the submarkets of the PSA, the share of renter households earning less than $40,000 annually is highest within the Southwest Submarket (59.6%). Conversely, the share of renter households earning $60,000 or more is highest within the Northeast Submarket (33.4%). The overall distribution of renter households by income within the PSA is slightly more concentrated among the lower and middle-income cohorts as compared to the state, although a notable degree of variation exists within individual submarkets. During this same time, nearly two-thirds (63.5%) of *owner* households in the PSA earn $60,000 or more annually, which represents a slightly larger share as compared to the state (62.9%). Approximately one-fifth (20.5%) of owner households in the PSA earn less than $40,000, while the remaining 16.1% earn between $40,000 and $59,999. As such, the overall distribution of owner households by income in the PSA is more heavily weighted toward the middle- and higher-income cohorts compared to that within the state. Within the individual submarkets of the PSA, the respective shares of owner households earning $60,000 or more annually are highest within the Northwest (67.5%) and Northeast (66.2%) submarkets. Conversely, the Southwest Submarket has the largest share (27.1%) of owner households earning less than $40,000.

Between 2022 and 2027, all renter household income cohorts earning less than $60,000 in the PSA are projected to decrease, while all income cohorts earning more than $60,000 are projected to increase. The largest increase (24.2%) of renter households by income in the PSA over the next five years is projected among those earning $100,000 or more, although a noteworthy increase (10.2%) among renter households earning between $60,000 and $99,999 is also projected for the PSA. The projected changes of renter households by income within each submarket are similar, with substantial declines projected in the lowest income cohorts and significant increases among the highest income cohorts. The projections for the PSA differ from statewide projections in that some moderate growth is projected for renter households earning between $50,000 and $59,999 at the state level, while all growth of renter households in the PSA is confined to households earning $60,000 or more. Between 2022 and 2027, growth among *owner* households in the PSA is isolated to those earning $100,000 or more annually, with households in this income cohort increasing by 20.2%. Based on these findings, it appears that growth among moderate and higher income households will drive demand for more market-rate housing alternatives, while the large bases of lower income renter and owner households and limited availability of housing product will contribute to the ongoing need for affordable housing alternatives.



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

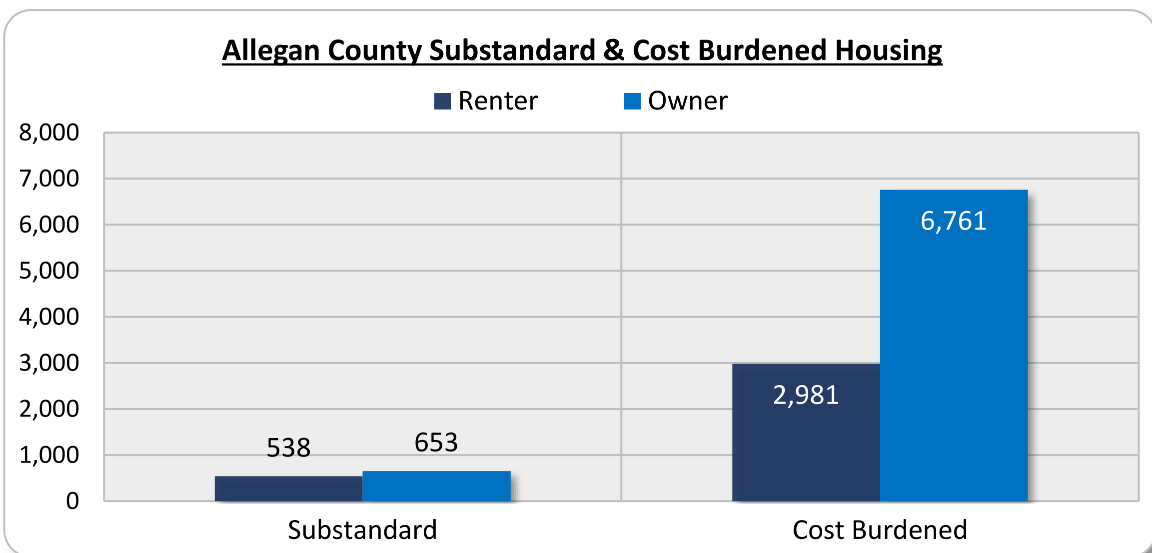
Economy & Workforce

Several metrics in the Allegan County economy have exhibited significant improvements in the past few years and the county appears to be well positioned for continued economic growth. The economy in the PSA (Allegan County) is heavily influenced by the manufacturing sector, which accounts for nearly one-fourth (24.3%) of the employment by sector and includes six of the 10 largest employers within the county. Overall, wages within the PSA are lower than wages at the state level, and housing affordability is an issue for a significant share of individuals working within the most common occupations in the area. In addition, over 8,200 Allegan County residents commute 50 miles or more to their place of employment. Total employment in the PSA has recovered to 98.6% of the 2019 level, while in-place employment is at 98.1% of the pre-COVID level. As such, the economy in the PSA has improved significantly during the past few years, and the monthly unemployment rate in April 2023 (2.8%) is the lowest recorded for the county since January 2020. With proactive legislative measures, such as the utilization of the Obsolete Property Rehabilitation Act (OPRA), projected job creation of approximately 1,200 new jobs, and notable infrastructure investments of nearly $75 million, Allegan County appears to be well positioned for continued economic improvement. While this positive economic activity will contribute to the ongoing demand for housing in Allegan County, it is important that an adequate supply of income-appropriate housing is available to capture new residents and retain existing residents, particularly those with lengthy commutes.

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

Housing Supply

Housing quality and affordability remain challenges for area households, as evidenced by the fact that nearly 1,200 occupied housing units in the PSA (Allegan County) are considered substandard and over 9,700 households are housing cost burdened. For the purposes of this analysis, substandard housing is considered overcrowded (1.01+ persons per room) or lacks complete indoor kitchens or bathroom plumbing. Based on American Community Survey estimates, approximately 538 rental units and 653 owner units in the PSA are considered substandard. Within the individual submarkets, overcrowding among renter-occupied housing is the predominant condition issue in each area and is highest within the Southwest (12.9%) and Northwest (8.8%) submarkets. The area's overcrowding issues appear to be linked, at least partially, to a combination of a high share of large family households and the prevalence of mobile homes, particularly in the Southwest Submarket. In addition to housing quality and conditions, housing affordability is a significant challenge in the market. Cost burdened households pay over 30% of income toward housing costs. Overall, there are lower shares of cost burdened renter (36.6%) and owner (17.8%) households in the PSA compared to the shares within the state (44.9% and 18.6%, respectively). Regardless, there are approximately 2,981 renter households and 6,761 owner households in the PSA that are housing cost burdened, with a combined total of 9,742 cost burdened households. Of these, approximately 1,108 renter households and 2,393 owner households are *severe* housing cost burdened (paying 50% or more of their income toward housing costs). While the largest share (24.6%) of cost burdened owners is in the Southwest Submarket, the largest share (40.4%) of cost burdened renters is within the Southeast Submarket. As a result, it is clear that many households are living in housing conditions that are considered to be below modern-day housing standards and/or unaffordable. Overall, this data illustrates the importance of good quality and affordable housing for Allegan County residents. Housing policies and strategies for the PSA should include efforts to remedy such housing quality and affordability issues.



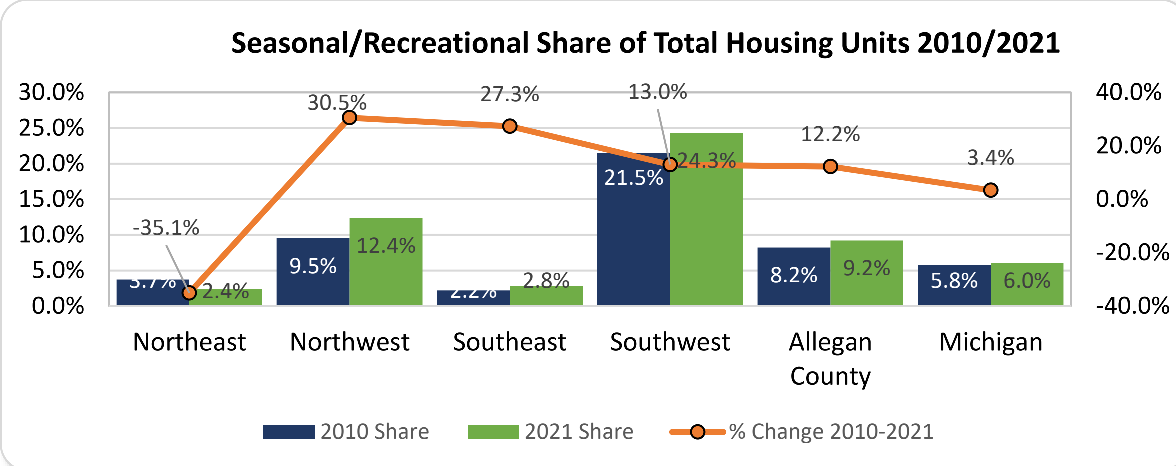
There is limited available inventory among multifamily rentals and pent-up demand for housing serving lower-income renter households. A total of 41 multifamily rental properties containing 2,346 units within Allegan County were surveyed. The surveyed rentals within the PSA have a combined occupancy rate of 97.7%. Typically, healthy, well-balanced markets have rental housing occupancy rates generally between 94% and 96%. As such, the PSA's multifamily rental market is operating at a high occupancy level with very limited availability. While standalone market-rate projects are operating at an occupancy rate of 95.4%, projects operating under an affordable housing program have occupancy levels of 98.0% or higher. In addition, a majority of properties maintain waiting lists. Of the 41 properties surveyed within the PSA, 41.7% of market-rate properties, 62.5% of Tax Credit properties, and 96.0% of government-subsidized properties maintain wait lists indicating that pent-up demand exists for all types of multifamily rental housing within Allegan County. It should also be noted that the 48 vacancies in the market-rate supply, which account for 87.3% of all vacant units in the PSA, are contained within one property in the Northwest Submarket. This property first opened at the end of 2021 and is still in the process of initial lease-up for units in the later phases of completion. Of the remaining vacancies in the PSA, there are six non-subsidized Tax Credit vacant units (within the Southeast Submarket) and only one government-subsidized vacant unit (within the Southwest Submarket). As such, this illustrates the importance of affordable housing options for low-income households in the PSA. It is notable that there are no vacancies within the Northeast Submarket as it is 100.0% occupied. Overall, Allegan County has a relatively limited supply of available multifamily rentals, regardless of the level of affordability. The lack of available multifamily rental housing represents a development opportunity for such product.

Surveyed Multifamily Rental Housing - Allegan County (PSA)				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	10	1,052	48	95.4%
Market-rate/Tax Credit	2	199	4	98.0%
Tax Credit	4	142	2	98.6%
Tax Credit/Government-Subsidized	10	367	1	99.7%
Government-Subsidized	15	586	0	100.0%
Total	41	2,346	55	97.7%

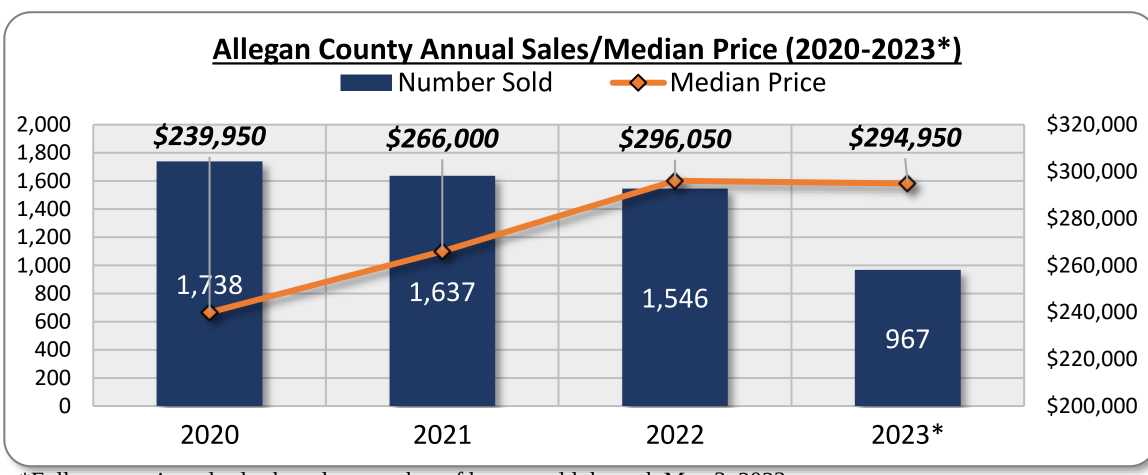
Source: Bowen National Research

Non-conventional rentals, such as houses, duplexes and mobile homes comprise the majority of rental housing in the county, most of which is not affordable to most low-income households and has limited availability. Non-conventional rental housing, which is essentially any rental housing unit not in a multifamily apartment, comprises 69.0% of the rental housing stock in the PSA (Allegan County). This is a considerably larger share than the share of non-conventional rentals (55.5%) for the state of Michigan. The share (13.8%) of mobile homes in the PSA, specifically, is notably higher than the corresponding share (4.1%) within the state. While the share of non-conventional rentals in each submarket is larger than the state share, the largest share of non-conventional rentals is within the Southwest Submarket (90.9%). This is due primarily to the exceptionally high share of mobile home rentals in this submarket (30.4%). A total of 27 non-conventional housing units were identified in the county as *available* for rent. When compared to the overall non-conventional inventory of the PSA (4,555 units), these 27 units represent an overall vacancy rate of just 0.6%, which is considered very low. The available non-conventional rentals identified in the PSA have average rents ranging from $600 for a studio unit to $2,706 for a four-bedroom unit. Three-bedroom units, which comprise the largest share (40.7%) of the available units in the county, have an average rent of $1,521. When typical tenant utility costs (approximately $300) are also considered, the inventoried non-conventional three-bedroom units have an average *gross* rent of approximately $1,821, which is a much higher average rent compared to the equivalent three-bedroom market-rate (between $1,100 and $1,259) and Tax Credit (between $759 and $1,192) multifamily apartments in the PSA. As such, it is unlikely that low-income residents would be able to afford the typical non-conventional rental housing in the area. Based on this analysis, the inventory of available non-conventional rentals is extremely limited and typical rents for this product indicate that such housing is not a viable alternative for most lower income households.

Vacation rentals and seasonal/recreational housing represent a notable segment of the county housing stock and has a significant influence on the local housing market. A total of 4,721 units representing approximately 9.2% of the total housing units in the PSA (Allegan County) in 2021 were classified as seasonal/recreational, which represents a larger share of such units as compared to the state (6.0%). Between 2010 and 2021, the share of seasonal/recreational units in the PSA increased by 12.2%, a much higher rate of increase as compared to the state (3.4%). Among the individual submarkets of the PSA, the shares of seasonal/recreational units as a percentage of the total housing units are highest within the Southwest (24.3%) and Northwest (12.4%) submarkets. As such, it is apparent that seasonal/recreational units are a major influence on the housing markets in these two areas. This is not surprising given that these submarkets are located along the shoreline of Lake Michigan. Overall, short-term vacation rentals play an important role in the large tourism industry within Allegan County (approximately $245 million generated from tourism within the county during 2021) and provide owners a substantial incentive to build new units, convert existing permanent housing units, and rent second homes when not being personally utilized. With seasonal/recreational housing units comprising 9.2% of the county's overall housing units and 64.7% of the total vacant units in the county in 2021, it is apparent that this segment is a major influence in the local housing market. These short-term rental units can contribute to housing shortages in the PSA because they do not represent permanent housing options due to cost and year-round availability. Therefore, it is critical that future housing developments provide for an adequate supply of income-appropriate permanent housing for the full-time residents and workforce of Allegan County while also providing rental housing options for the tourism industry in the area. A lack of affordable permanent housing options can limit the ability of employers to attract and retain employees and restrict residential growth in the PSA, while a lack of short-term rental options can limit tourism in the area. As a result, area stakeholders will need to seek an adequate balance between these two housing segments.



Allegan County's annual home sales activity has slowed over the past couple of years while the growth in the median sales price appears to have stabilized in 2023. The median price of homes sold within the PSA (Allegan County) increased by $56,100, or 23.4%, between 2020 and 2022. The average *annual* increase of the median sales price was $28,050, or 11.1%, during this time period. Through May 3, 2023, the median price of the 326 homes sold in the PSA in 2023 is $294,950. This represents a 19.9% decrease in sales volume and a marginal decrease (less than 0.1%) in median sales price compared to the same time period in 2022. This may be attributed, in part, to a slowing level of demand due to rapidly rising home mortgage interest rates that occurred in 2022. Within the individual submarkets, increases of 20.0% or greater in the median sales price occurred in the Southeast (27.5%), Northeast (24.6%), and Northwest (22.6%) submarkets between 2020 and 2022. In comparison, the 8.2% increase in the median sales price within the Southwest Submarket was considerably less. Between 2020 and 2022, the overall volume of home sales decreased in the PSA by 11.0%. The *decline* in volume during this time period within individual submarkets ranges between 0.4% (Southwest) and 17.5% (Northwest). Among the submarkets, the Northwest (32.2%) and Southeast (29.5%) submarkets account for the largest shares of sales volume in the PSA between 2020 and 2022. A combination of high mortgage rates and low housing supply in Allegan County will likely keep housing sale volumes relatively low in 2023.



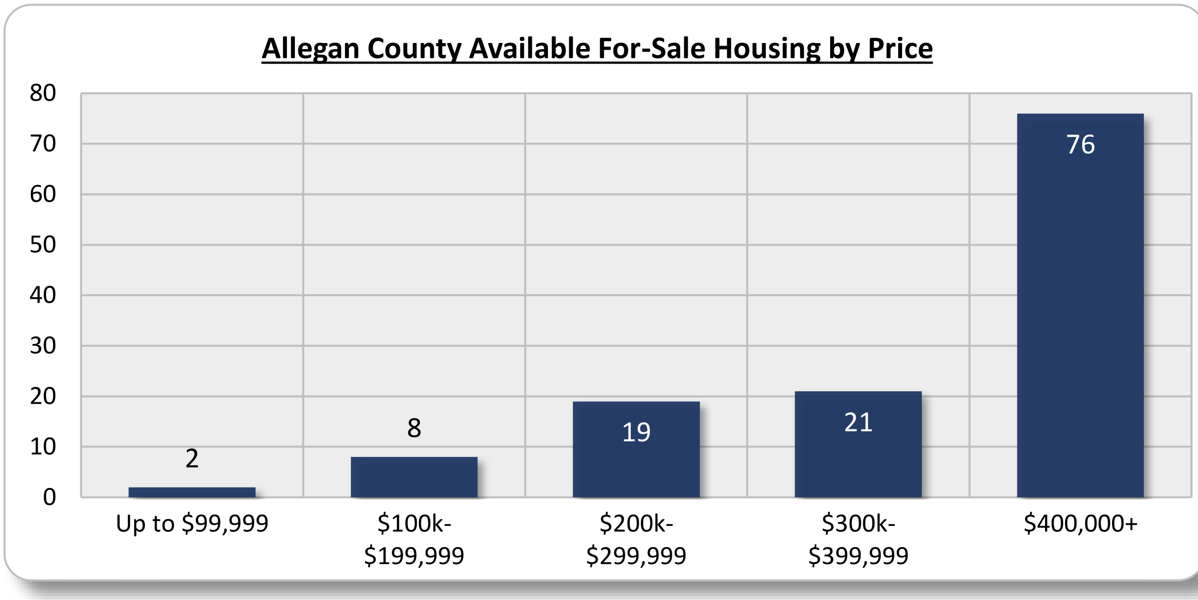
*Full-year projected sales based on number of homes sold through May 3, 2023.

Overall, there is a relatively limited amount of for-sale housing available for purchase in Allegan County, particularly among product priced below $200,000. There are two inventory metrics most often used to evaluate the health of a for-sale housing market. These metrics include *Months Supply of Inventory* (MSI) and availability rate. Overall, based on the monthly absorption rate of 131.2 homes, the county's 126 homes listed as available for purchase represent less than one month of supply. Typically, healthy and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). Therefore, the PSA's inventory is considered extremely low and indicates limited available supply. When comparing the 126 available units with the overall inventory of 37,982 owner-occupied units, the PSA has a vacancy/availability rate of 0.3%, which is well below the normal range of 2.0% to 3.0% for a well-balanced for-sale/owner-occupied market. The county's 0.3% availability rate is considered low and an indication that the market has limited availability. As such, the PSA appears to have a disproportionately low number of housing units available to purchase and may represent a development opportunity. The table below illustrates the number of homes available to purchase by price point in the county.

Allegan County (PSA) Available For-Sale Housing by Price (As of May 5, 2023)		
List Price	Number Available	Percent of Supply
Up to $99,999	2	1.6%
$100,000 to $199,999	8	6.3%
$200,000 to $299,999	19	15.1%
$300,000 to $399,999	21	16.7%
$400,000+	76	60.3%
Total	126	100.0%

Source: MLS (Multiple Listing Service)

The overall median list price in the PSA (Allegan County) is $489,950. The largest share (60.3%) of available housing units in the PSA is priced at $400,000 or higher, followed by homes priced between $300,000 and $399,999 (16.7%). A total of just 10 homes, or 7.9% of the available supply, are priced below $200,000, while only 15.1% of the available homes are priced between $200,000 and $299,999. The limited available product within these price ranges likely creates affordability challenges for the lower- and middle-income renter households in the PSA that seek home ownership and limits the ability of the county to attract additional households within these income cohorts. Regardless of price point, the PSA has a severe lack of available for-sale product given the number of owner-occupied households in Allegan County.



While senior care housing facilities in the county are operating at a variety of performance levels (both above and below national averages), significant senior household growth over the foreseeable future will drive demand for senior care housing alternatives. A total of 16 senior care facilities with 634 beds were surveyed in the county. The following table summarizes the surveyed facilities by property type.

Surveyed Senior Care Facilities – Allegan County					
Project Type	Projects	Beds	Vacant	Occupancy Rate	National Occupancy Rate*
Assisted Living-Home for the Aged	2	80	14	82.5%	81.2%**
Assisted Living-Large Group Homes	9	180	40	77.8%	81.2%**
Nursing Homes	5	374	81	78.3%	81.3%
Total	16	634	135	78.7%	83.2%

*Source: National Investment Center (NIC) for Senior Housing & Care (1st Quarter of 2023)
**Assisted Living occupancy rate covers all types of housing within this category.
Note that family homes, small group homes, and medium group homes were excluded from this survey.

Senior care facilities in Allegan County are reporting overall occupancy rates that range from 77.8% (assisted living-large group homes) to 82.5% (assisted living-home for the aged). The occupancy rate for the PSA nursing homes (78.3%) is slightly below the national occupancy rate for this type of housing (81.3%). Although the occupancy rate for the assisted living Homes for the Aged is higher than the national occupancy rate for assisted living facilities (all types), representatives from the surveyed facilities stated that vacancies are primarily due to a lack of referrals and residents relocating to skilled nursing care. One representative noted that occupancy has improved recently, and their facility is projected to be fully occupied soon. Among the assisted living Large Group Homes, one representative noted that they currently have a building closed for renovation (20 beds), with an expected completion date at the end of 2023. It should be noted that if the vacant beds within this building are not included in the vacancy calculations, the occupancy rate for the active Large Group Home beds is 87.5%, which is well above the national average reported for the first quarter of 2023. Other representatives noted the lingering effects of COVID and the recent passing of residents as reasons for vacancies. Representatives of nursing care facilities also noted COVID as a primary reason for vacancies, but two representatives indicated they have experienced staffing issues recently and attributed a portion of their vacancies to this factor. With the senior population (aged 65 and older) projected to increase in the PSA by 18.1% over the next five years, and 10 of the 16 surveyed facilities having occupancy rates of 90.0% or higher, demand for senior care within Allegan County is likely to increase over the next several years. As such, it is reasonable to conclude that occupancy rates will continue to increase and there may be an opportunity to develop additional senior care housing in the market.

Additional housing supply information is included in Section VI.

Other Housing Factors

Over a dozen housing units exhibit significant residential blight in the county, with the largest concentrations of blighted homes located in Allegan and Otsego. From on-site observations, Bowen National Research identified 13 residential units that exhibited a significant level of exterior blight. It should be noted that the interiors of properties were not evaluated as part of this survey. These 13 residential units represent less than 0.1% of the 52,521 housing units in Allegan County (based on 2022 estimates). This share of blighted residential units is much lower than blighted home shares observed in other jurisdictions where Bowen National Research conducted surveys of residential blight. Typically, blighted residential units in a city or county represent less than 1.0% of all residential units. However, the share of blighted residential units may be higher within individual cities such as Allegan, Otsego, and Wayland. Note that representatives of Bowen National Research did not visit every residential street within Allegan County. This analysis primarily focused on incorporated municipalities that have a residential zoning code (e.g., Allegan, Wayland, Otsego). A more extensive survey of residential blight within the county would have likely uncovered additional residential units that exhibited characteristics of blight. Based on other published secondary data sources and interviews with local sources, as much as 1.6% of the local housing stock may be blighted. Blighted residential properties represent potential nuisances, safety hazards, and are potentially detrimental to nearby property uses and values. Many of these structures

are boarded up, have missing siding or roof shingles, or show signs of damage that make such units either uninhabitable or represent serious safety or public nuisance issues. Based on this analysis, efforts to remediate blighted housing and the preservation of the existing housing stock should be a priority within selected communities in the county.

With approximately 19 potential sites that could support residential development/redevelopment in Allegan County, the availability of potential residential development sites does not appear to be a significant obstacle to increasing the number of housing units. Our cursory investigation for potential sites within the PSA (both land and buildings) identified 19 properties that are potentially capable of accommodating future residential development via new construction or adaptive reuse. Of the 19 total properties, seven properties contain at least one existing building that is not necessarily vacant and may require demolition, new construction or adaptive reuse. The remaining 12 properties were vacant or undeveloped parcels of land that could potentially support residential development. It should be noted that our survey of potential development opportunities in Allegan County consists of properties that were actively marketed for sale at the time of this report as well as those identified in person while conducting on-the-ground research. The 19 identified properties represent nearly 400 acres of land and at least 85,000 square feet of existing structure area. Seven of the identified properties consist of over 10 acres of land each, providing the ability to develop large residential projects that may include single-family homes or multifamily housing. A total of seven properties have at least one existing building or structure ranging in size from 1,710 square feet to 31,540 square feet, potentially enabling the redevelopment of such structures into single-family or multifamily projects. However, not all of these properties may be feasible to redevelop as housing due to overall age, condition, or structural makeup (availability and feasibility of identified properties were beyond the scope of this study). A full list of all identified properties is included on page VII-8.

Housing development costs in the county appear to be similar to other counties in the region, while local zoning ordinances appear to favor single-family development. Residential development costs associated with land costs, labor costs, utility costs, government fees, or taxes/assessments in Allegan County appear to be competitive when compared to adjacent counties. However, the limited amount of residentially zoned land available for sale may be a barrier to development. A search for development opportunities in the county only uncovered 8.82 acres of residentially zoned land that is currently available for sale out of the nearly 400 acres in the county identified as potential development opportunities. Based on our estimates for a typical new entry-level single-family home in the county, it appears that it would need to be priced at $375,000 and above to make it financially viable for a developer to construct entry-level housing without some type of assistance and/or concessions from the private or public sectors, including changes to local zoning. Based on a review of zoning ordinances in the five largest municipalities in the county (by population), each have zoning districts in place to allow a variety of residential unit types ranging from single-family homes to larger apartment buildings. Commercial zoning districts in each of these communities also allow at least some form of residential development opportunities. Overall, it appears that larger communities in Allegan County have considered residential development options aside from single-family homes that could potentially be a more affordable option for their citizens, especially considering that the median asking price of a single-family home in the county ($489,950 as of May 2023) is not affordable for a significant portion of households in Allegan County.

<u>Community Input</u>

According to 79 community stakeholders and employers who participated in surveys, housing affordability and availability are primary challenges that are impacting many residents, employees and employers. To gain information, perspective and insight about Allegan County housing issues and the factors influencing housing decisions by its residents, developers and others, our firm conducted targeted surveys of area stakeholders and employers. Over 79 survey responses were received from a broad cross section of the community. The following is a summary of **key** responses.

Stakeholders: Based on the feedback provided by area stakeholders, it appears that Allegan County is most in need of affordable rental ($500 to $999/month) and for-sale housing ($150,000 to $199,999) for families (two or more bedrooms), housing that accepts Housing Choice Voucher (HCV) holders, and housing for low- to moderate-income workers (earning at or below $60,000). In addition, it appears that there is a significant need for affordable senior-oriented housing for households with incomes/assets below $25,000. Regarding specific housing types, respondents indicated that ranch-style/single-floor plan units and multifamily apartments are among the top needs within the county. Limited availability, rent affordability, home purchase affordability and lack of access to public transportation rated as the most common housing issues experienced within Allegan County. While the cost of labor/materials, land and infrastructure were the most cited barriers to residential development, the repairs of existing housing, availability of homebuyer assistance programs, availability of project- and tenant-based rental subsidies and availability of home repair loans were the top priorities by stakeholder respondents. Overall, the consensus is that the aforementioned housing issues cause residents of Allegan County to live in substandard housing or housing they cannot afford, and ultimately, limits the ability of families to grow and thrive.

Employers: Based on the feedback from area employers, it appears that over three-fifths (61.5%) of employers in the county experienced staffing issues as a result of housing. Overall, the lack of available housing and affordability are the top issues for employees in the area. This has resulted in difficulty attracting employees for over three-fourths (76.9%) of the employer respondents, while over one-half (53.9%) have had issues retaining employees. A majority (53.9%) of employer respondents indicated that they would be at least "somewhat" more likely to hire new employees if adequate housing were available in the county, with up to 697 additional employees expected to be hired as a result. Despite the issues that housing can create for employers, it is noteworthy that the majority (84.6%) of the surveyed employers currently do not provide any type of housing assistance, and almost one-half (46.2%) would not consider providing such programs in the future. However, two of the employer respondents did note that they currently offer some type of relocation assistance and nearly one-third (30.8%) of respondents would consider offering this type of assistance. Among various future government housing programs and initiatives, employer respondents consider new housing development/redevelopment and renter/homebuyer assistance to be the most important. Overall, the consensus among area employers is that Allegan County is most in need of entry level for-sale housing (below $200,000) and moderate market-rate rental housing ($750 to $1,250/month). Among product types, it appears that employers consider single-family homes (both rental and for-sale) to be the most critical need in the area.

Housing Gap Estimates

Allegan County has an overall housing gap of 6,214 units for rental and for-sale product at a variety of affordability levels. It is projected that Allegan County has a five-year **rental housing gap of 1,885 units** and a **for-sale housing gap of 4,329 units**. While there are housing gaps among all affordability levels of both rental and for-sale product, the rental housing gap is distributed most heavily among the lower priced product (rents of $1,096 or less) and the for-sale housing gap is primarily for product priced either at $379,601 and higher and housing priced between $233,867 and $379,600. Details of this analysis, including our methodology and assumptions, are included in Section VIII.

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

PSA (Allegan County) Housing Gap Estimates (2022 to 2027) - Number of Units Needed		
Housing Segment		Number of Units
Rentals	Very Low-Income Rental Housing (≤$1,096/Month Rent)	989
	Low-Income Rental Housing ($1,097-$1,754/Month Rent)	355
	Moderate-Income Rental Housing ($1,755-$2,847/Month Rent)	395
	High-Income Market-Rate Rental Housing ($2,848+/Month Rent)	146
	TOTAL UNITS	**1,885**
For-Sale	Entry-Level For-Sale Homes (≤$146,166 Price Point)	219
	Low-Income For-Sale Homes ($146,167-$233,866 Price Point)	709
	Moderate-Income For-Sale Homes ($233,867-$379,600 Price Point)	1,657
	High-Income Upscale For-Sale Housing ($379,601+ Price Point)	1,744
	TOTAL UNITS	**4,329**

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

Recommended Housing Strategies

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

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

Identify and designate a "housing champion" to lead efforts and consider capacity building that will expand the base of participants and resources that can be utilized to address housing issues. While Allegan County has a variety of housing advocates, organizations and government-supported entities that support local housing efforts, these groups primarily function with a limited focus. In order to make tangible progress on addressing broader local housing issues, Allegan County would likely benefit from someone (a person and/or organization) serving as a local "Housing Champion." Local stakeholders and advocates should explore the level of interest of community leaders and local housing advocates on creating either a volunteer-based housing coalition or a more formal consortium/commission/task force. Such a group would serve as the entity that would investigate and discuss housing issues and devise possible solutions and advise local government on potential housing initiatives. It is recommended that any group that is formed include both public and private sector groups from a variety of interests and geographies. Consideration should also be given to hiring/retaining a housing specialist that would be responsible for facilitating housing initiatives on a regular basis. This can be an individual working for a city, town or county government, or someone that works for a nonprofit group, the regional housing authority, or other housing advocacy group.

Develop community-specific and county-level housing plans. As shown throughout this report, the four selected submarkets in Allegan County each have unique demographic characteristics and trends (e.g., greater/lower shares of seniors, lower/higher income households etc.), along with different housing characteristics and challenges (e.g., more/less expensive housing, better/lower quality housing, greater influence from seasonal housing, etc.). Although some of these submarkets may have some more positive demographic and housing metrics, it is clear that some submarkets experience greater challenges with housing affordability and housing conditions. Consideration should be given to developing specific housing plans for targeted submarkets or the individual communities within them. It is also clear from this report that the various communities share many similar attributes and challenges as, along with an interdependence with, overall Allegan County. It will be important that Allegan County works together with other municipalities and townships to address mutual housing issues whenever possible. This may be in the form of joint grant applications, agreements over infrastructure, holding joint strategic housing planning sessions and/or work groups, supporting capacity building through the pairing of community and county resources, and increasing the impact of development incentives through the use of complementary policy tools. Additional discussion and examples of such strategies can be found on the Local Housing Solutions website at: www.Localhousingsolutions.org

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

Consider implementing/modifying policies to encourage or support the development of new residential units and the preservation of existing housing, particularly housing that is affordable to lower income households. As shown throughout this study, the Allegan County market has several housing issues associated with affordability, availability and quality. As a result, the county and municipalities should consider modifying or expanding housing policies that would encourage residential development and help with the preservation of the existing housing stock. In an effort to support the development and preservation of more affordable housing alternatives, local governments should consider supporting projects being developed with affordable housing development programs (e.g., Tax Credit and HUD programs), offering tax abatements and/or infrastructure assistance, providing pre-development financial assistance, waiving or lowering government permitting/development fees, consider creative housing regulatory provisions or incentives (e.g., density bonuses, inclusionary zoning, in-lieu fees, accessory dwelling units, lot splits, tiny homes, mixed-use and mixed-income projects, etc.), and supporting a housing trust fund or creating a *local* land bank (Michigan has a state land bank that currently covers Allegan County). Overall, focus should be placed on housing efforts and programs that support low-income households (seniors and families), workforce households, and first-time homebuyers. Additional housing is needed in order to have a healthy housing market, which will ultimately contribute to the local economy, quality of life and overall prosperity of Allegan County.

Support efforts to develop residential units along or near primary transit corridors and/or within walkable communities to accommodate the housing needs of seniors and workforce households, and to appeal to younger households. The demographic analysis of Allegan County revealed that the county's base of younger households (under the age of 35) is diminishing while the base of seniors (ages 65 and older) is increasing. Also shown in this report, there is pent-up demand for housing that is affordable to low- to moderate-income households that constitute a large portion of the local workforce, many of which are both housing and transportation cost burdened. Although many factors contribute to household characteristics and trends, housing product type, location, and design aspects play roles in housing decisions made by certain household age cohorts. The development of multifamily housing near primary transit routes and/or within walkable downtowns or neighborhoods often serves to attract younger households and support the needs of senior households, while also accommodating the needs of much of the local workforce. While there is no traditional fixed-route public transit system in Allegen County, there are several arterial roadways that are within and between the several municipalities in the county that may serve as ideal locations for potential residential development. In terms of future residential development that focuses on more affordable housing alternatives, it is recommended that residential projects be developed along or within reasonable walking distance (approximately 0.5 mile) of the arterial roads should be considered. We believe multifamily projects, both apartments and condominiums, serving seniors, young professionals, lower income workforce households, and millennials, should be encouraged in these areas.

Formulate education and outreach campaign to help support housing initiatives. Using both existing and newly created housing education initiatives, local stakeholders should develop an overarching education program with a more unified objective. The program could, for example, include educating landlords on the Housing Choice Voucher program, informing potential homebuyers about homebuying requirements and assistance (credit repair, down payments, etc.), and advising existing homeowners on home repair assistance. Additional outreach efforts should involve both informing and engaging the county residents, elected officials, area employers and other stakeholders on the benefits of developing affordable housing. Such efforts could help to mitigate stigmas associated with affordable housing, illustrate the benefits such housing has on the local economy, and help to get the community to "buy in" on housing initiatives. Annual or other periodic housing forums, workshops, or "developers' day" events, preparing annual reports or preparing marketing material could be used to help communicate housing advocate messaging.

Market Allegan County's housing needs and opportunities to potential residential development partners and develop a centralized housing resource center. Using a variety of sources, the county should attempt to identify and market itself to the residential developers (both for-profit and nonprofit), real estate investors, housing advocacy groups and others active in the region. Identification could be through trade associations, published lists of developers, real estate agents or brokers, and other real estate entities in the region. Marketing of the community through trade publications, direct solicitation or public venues (e.g., housing and economic conferences) should be considered. The promotion of market data (including this Housing Needs Assessment), development opportunities, housing programs and incentives should be the focus of such efforts. It is common for economic development organizations to have a website that educates potential developers of industrial, manufacturing or warehouse space on such things as potential development sites, profiles of the local workforce, local tax rates and other pertinent factors that may influence building or investment decisions. This same approach can be used for promoting *residential* development and investment opportunities in Allegan County. The development of an online *residential* resource center should be considered that includes or directs people to development and housing resources such as:

Housing Assistance and Resources	
Resident Track	**Developer Track**
Housing Advocacy Contacts	Published Reports (Housing Study)
Renter and Homebuyer Education Information/Programs	Government Contacts (Planning, Zoning, etc.)
Fair Housing Information & Contacts	Building and Zoning Regulations
Housing Supply Inventory (Rental Listings, Realtors Listing, etc.)	Potential Development Sites
Renter & Homebuyer Financial Assistance	Infrastructure & Public Works Information
Supportive Service Contacts	Development Incentives

This website could be an addition to an existing government website or the creation of a new website through a housing or economic advocacy organization. While this recommendation focuses on a website, it is also possible that such resources be provided through a physical organization or staffed office.

III. COMMUNITY OVERVIEW AND STUDY AREAS

A. ALLEGAN COUNTY, MICHIGAN

This report focuses on the housing needs of Allegan County, Michigan. Founded in 1831, Allegan County is approximately 842.50 square miles and is located in the southwestern portion of the Lower Peninsula of Michigan, bordering the shores of Lake Michigan. The county seat, the city of Allegan, is just over 40 miles southwest of Grand Rapids, Michigan. The main thoroughfares that serve Allegan County include Interstate 196, U.S. Highway 131, and State Routes 40, 89, 179, and 222.

Allegan County has an estimated population of 121,956 in 2022, increasing by 1,454 people, or 1.2%, since 2020. The county's estimated population density is 144.8 persons per-square-mile in 2022, which is lower compared to the state of Michigan (173.3 persons per-square-mile). The county's incorporated communities include the cities of Allegan, Douglas, Wayland, Fennville, South Haven (partial) Holland (partial), Otsego, Plainwell, and Saugatuck. There are also various villages, townships, and unincorporated areas within Allegan County. The city of Allegan, which serves as the county seat, is home to the county courthouse, various commercial businesses, employment opportunities, and a hospital. Notable attractions within the county include the Saugatuck Dunes State Park, various wineries and vineyards, and several national historic locations. In addition, Allegan County features eight county parks, 25 miles of beaches along Lake Michigan, and a variety of aquatic and recreational activities.

Based on 2022 estimates, 82.3% of the county's households are owner households. Over two-thirds (69.0%) of rental units are within structures of four or fewer units (including mobile homes), while the majority (99.6%) of the owner-occupied units are within these smaller structures and mobile homes (primarily single-family homes). As shown in the supply section (Section VI) of this report, the market offers a wide variety of price points and rents. Additional information regarding the county's demographic characteristics and trends, economic conditions, housing supply, and other factors that impact housing are included throughout this report.

B. STUDY AREA DELINEATIONS

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

Primary Study Area – The Primary Study Area (PSA) includes all of Allegan County.

Submarkets – The PSA has been divided into four submarkets. The submarkets are subsequently referred to as the Northeast Submarket, Northwest Submarket, Southeast Submarket, and Southwest Submarket.

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

BOWEN NATIONAL RESEARCH

State of Michigan

Allegan County, MI

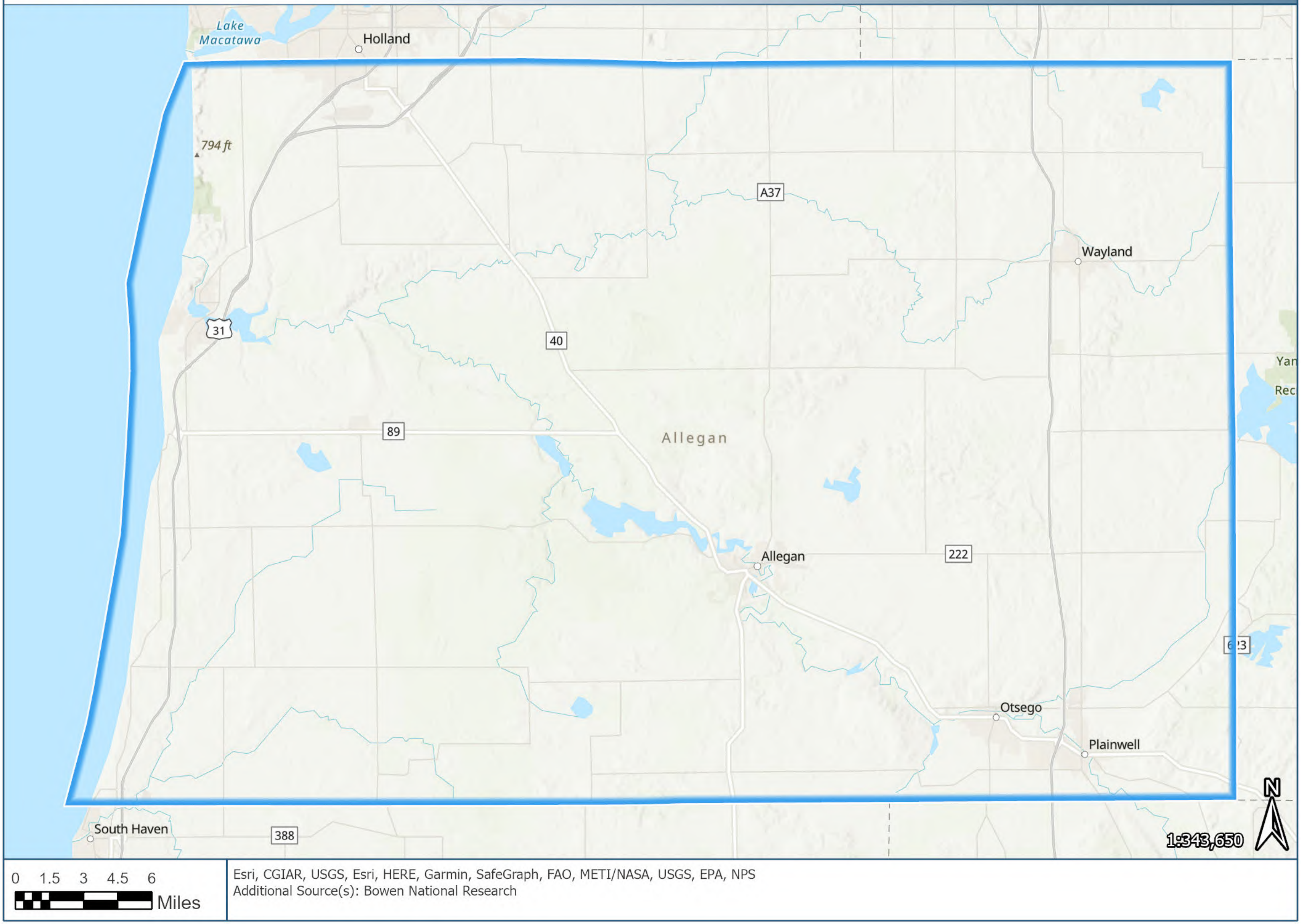
0 30 60 90 120 Miles

Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, Esri, USGS
Additional Source(s): Bowen National Research

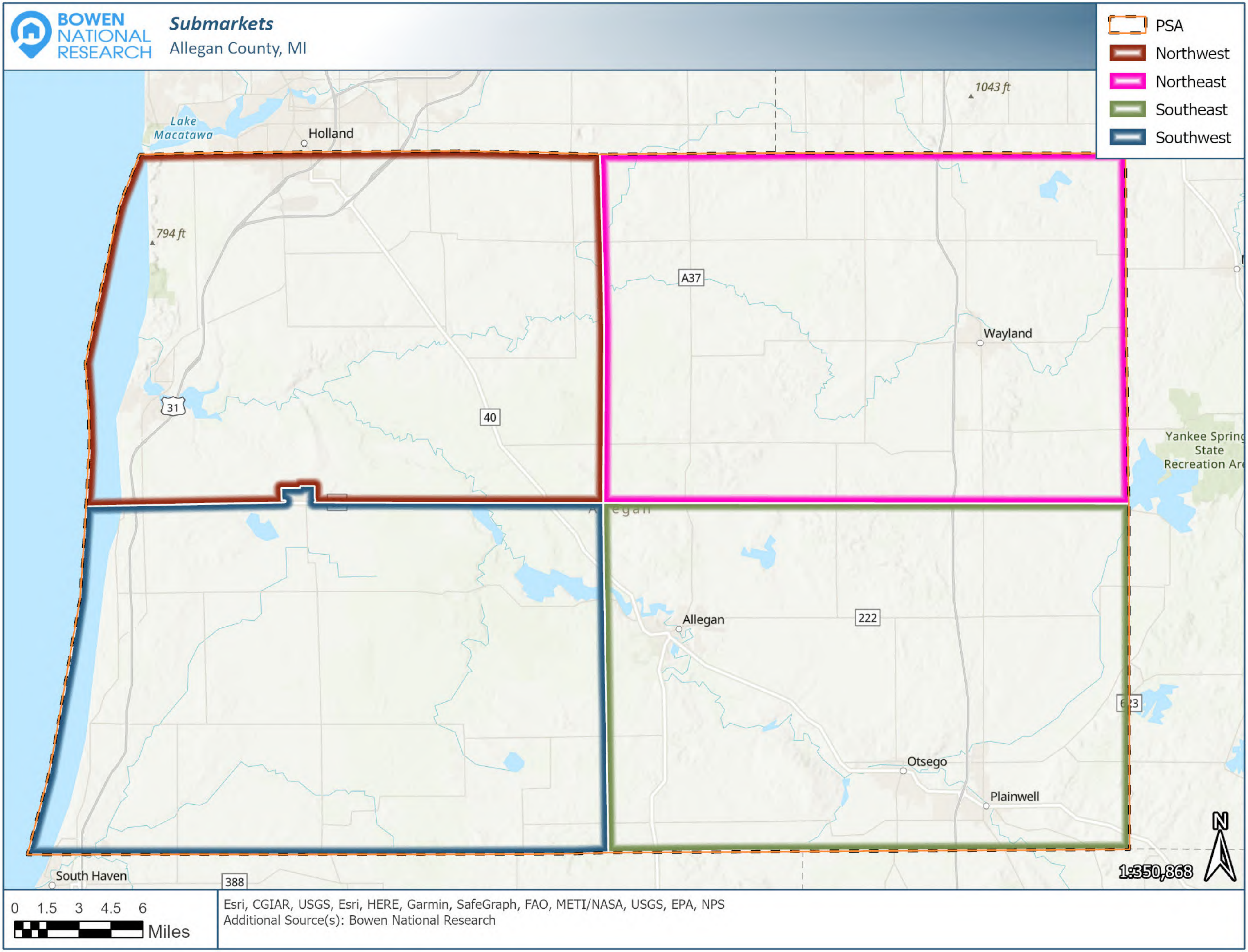
BOWEN NATIONAL RESEARCH

Primary Study Area

Allegan County, MI



Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research



BOWEN NATIONAL RESEARCH
Submarkets
Allegan County, MI
PSA
Northwest
Northeast
Southeast
Southwest
Lake Macatawa
Holland
1043 ft
794 ft
A37
Wayland
31
40
Yankee Springs State Recreation Area
Allegan
222
Otsego
Plainwell
South Haven
388
1:350,868
N
0 1.5 3 4.5 6
Miles
Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

IV. DEMOGRAPHIC ANALYSIS

A. INTRODUCTION

This section of the report evaluates key demographic characteristics for the Primary Study Area (PSA, Allegan County) and the four select submarkets of the county (Northeast, Northwest, Southeast, and Southwest). Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in the selected geographic areas. Demographic comparisons between these geographies and the state of Michigan provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Allegan County and what are these people like?
- In what kinds of household groupings do Allegan County residents live?
- What share of people rent or own their Allegan County residence?
- Are the number of people and households living in Allegan County increasing or decreasing over time?
- How has migration contributed to the population changes within Allegan County in recent years, and what are these in-migrants like?
- How do Allegan County residents, submarket residents and residents of the state compare with each other?

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

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

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

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

B. POPULATION CHARACTERISTICS

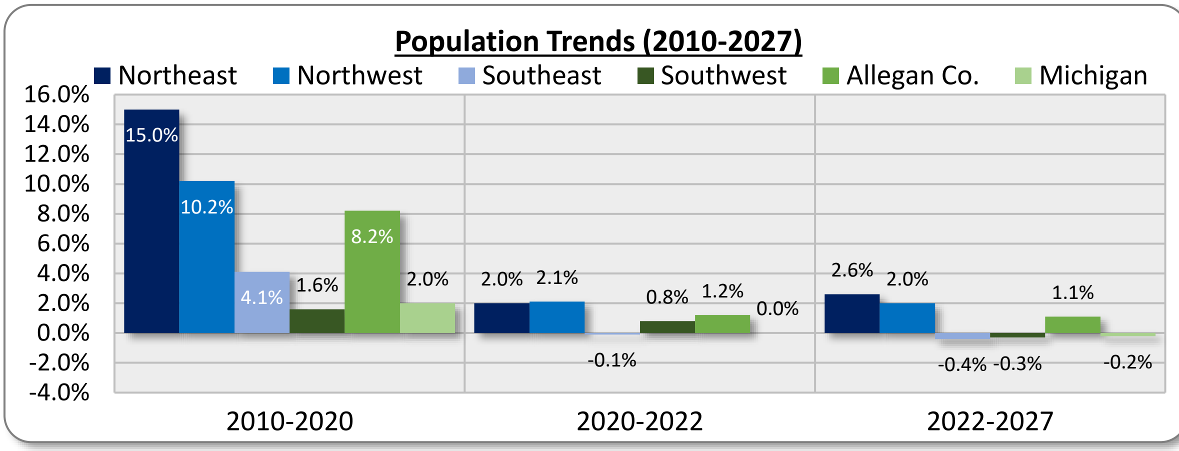
Population by numbers and percent change (growth or decline) for selected years is shown in the following table. It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding. Positive changes between time periods in the following table are illustrated in green, while negative changes are illustrated in red.

	Total Population									
	2010 Census	2020 Census	Change 2010-2020		2022 Estimated	Change 2020-2022		2027 Projected	Change 2022-2027	
			Number	Percent		Number	Percent		Number	Percent
Northeast	28,941	33,283	**4,342**	**15.0%**	33,943	**660**	**2.0%**	34,823	**880**	**2.6%**
Northwest	29,487	32,504	**3,017**	**10.2%**	33,197	**693**	**2.1%**	33,876	**679**	**2.0%**
Southeast	35,880	37,335	**1,455**	**4.1%**	37,297	**-38**	**-0.1%**	37,156	**-141**	**-0.4%**
Southwest	17,100	17,380	**280**	**1.6%**	17,519	**139**	**0.8%**	17,467	**-52**	**-0.3%**
Allegan County	111,408	120,502	**9,094**	**8.2%**	121,956	**1,454**	**1.2%**	123,322	**1,366**	**1.1%**
Michigan	9,883,297	10,077,094	**193,797**	**2.0%**	10,077,929	**835**	**0.0%**	10,054,166	**-23,763**	**-0.2%**

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

Between 2010 and 2020, the population within the PSA (Allegan County) increased by 9,094 (8.2%), which represents a much larger rate increase as compared to the increase (2.0%) within the state of Michigan during this time period. While each submarket experienced a population increase during this time, the most notable increases occurred in the Northeast (15.0%) and Northwest (10.2%) submarkets. In 2022, the total population of the PSA is 121,956. Among the individual submarkets, the Southeast Submarket comprises the largest share (30.6%) of the PSA population, while the Southwest Submarket accounts for the smallest share (14.4%). Between 2022 and 2027, the population of the PSA is projected to increase by an additional 1.1%, at which time the estimated total population of the PSA will be 123,322. The population increase within the PSA over the next five years contrasts with the 0.2% projected decline in population for the state during this time. While the Northeast and Northwest submarkets are projected to have notable population increases (2.6% and 2.0%, respectively) over the next five years, the Southeast and Southwest submarkets are projected to have moderate declines in population (0.4% and 0.3%, respectively). It is critical to point out that *household* changes, as opposed to population, are more material in assessing housing needs and opportunities. Historical and projected household changes for the PSA and submarkets are covered later in this section starting on page IV-14.

The following graph compares the percent change in population since 2010 and projected through 2027.



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

		Population Densities 2010	2020	2022	2027
Northeast	Population	28,941	33,283	33,943	34,823
	Area in Square Miles	216.72	216.72	216.72	216.72
	Density	133.5	153.6	156.6	160.7
Northwest	Population	29,487	32,504	33,197	33,876
	Area in Square Miles	193.40	193.40	193.40	193.40
	Density	152.5	168.1	171.6	175.2
Southeast	Population	35,880	37,335	37,297	37,156
	Area in Square Miles	216.71	216.71	216.71	216.71
	Density	165.6	172.3	172.1	171.5
Southwest	Population	17,100	17,380	17,519	17,467
	Area in Square Miles	215.67	215.67	215.67	215.67
	Density	79.3	80.6	81.2	81.0
Allegan County	Population	111,408	120,502	121,956	123,322
	Area in Square Miles	842.50	842.50	842.50	842.50
	Density	132.2	143.0	144.8	146.4
Michigan	Population	9,883,297	10,077,094	10,077,929	10,054,166
	Area in Square Miles	58,143.72	58,143.72	58,143.72	58,143.72
	Density	170.0	173.3	173.3	172.9

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

With a population density of 144.8 persons per square mile in 2022, the PSA (Allegan County) is less densely populated than the state (173.3 persons per square mile), overall. The population density of the PSA increased by 9.5% between 2010 and 2022, and it is projected that the density will increase by an additional 1.1% over the next five years. Among the PSA submarkets, the population density is highest within the Southeast (172.1 persons per square mile) and Northwest (171.6 persons per square mile) submarkets. Conversely, the population density in the Southwest Submarket (81.2 persons per square mile) is significantly less. The population density within a given market can be useful in determining the appropriate housing types to best accommodate the housing needs of area residents.

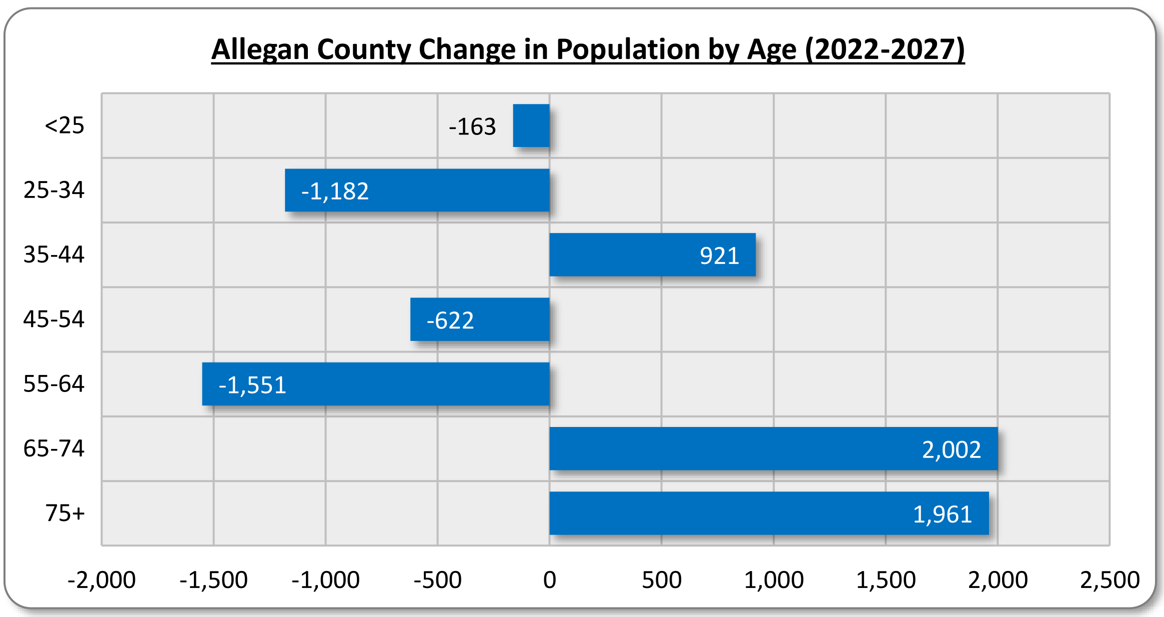
Population by age cohorts for selected years is shown in the following table. Note that five-year projected declines for each age cohort are in red, while increases are illustrated in green:

		Population by Age							
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Median Age
Northeast	2010	10,697 (37.0%)	3,435 (11.9%)	4,110 (14.2%)	4,841 (16.7%)	3,144 (10.9%)	1,622 (5.6%)	1,092 (3.8%)	35.9
	2022	11,058 (32.6%)	4,571 (13.5%)	4,499 (13.3%)	4,342 (12.8%)	4,767 (14.0%)	3,086 (9.1%)	1,620 (4.8%)	37.9
	2027	11,143 (32.0%)	4,166 (12.0%)	4,945 (14.2%)	4,247 (12.2%)	4,430 (12.7%)	3,797 (10.9%)	2,095 (6.0%)	39.1
	Change 2022-2027	**85 (0.8%)**	**-405 (-8.9%)**	**446 (9.9%)**	**-95 (-2.2%)**	**-337 (-7.1%)**	**711 (23.0%)**	**475 (29.3%)**	N/A
Northwest	2010	9,420 (31.9%)	2,862 (9.7%)	3,701 (12.6%)	4,898 (16.6%)	4,087 (13.9%)	2,375 (8.1%)	2,144 (7.3%)	41.9
	2022	9,473 (28.5%)	3,665 (11.0%)	3,646 (11.0%)	4,161 (12.5%)	5,314 (16.0%)	4,028 (12.1%)	2,910 (8.8%)	44.5
	2027	9,473 (28.0%)	3,436 (10.1%)	3,967 (11.7%)	3,906 (11.5%)	4,859 (14.3%)	4,701 (13.9%)	3,534 (10.4%)	45.2
	Change 2022-2027	0 (0.0%)	**-229 (-6.2%)**	**321 (8.8%)**	**-255 (-6.1%)**	**-455 (-8.6%)**	**673 (16.7%)**	**624 (21.4%)**	N/A
Southeast	2010	11,843 (33.0%)	4,114 (11.5%)	4,675 (13.0%)	5,641 (15.7%)	4,544 (12.7%)	2,766 (7.7%)	2,297 (6.4%)	39.3
	2022	10,874 (29.2%)	4,858 (13.0%)	4,459 (12.0%)	4,660 (12.5%)	5,418 (14.5%)	4,217 (11.3%)	2,811 (7.5%)	41.6
	2027	10,685 (28.8%)	4,529 (12.2%)	4,541 (12.2%)	4,531 (12.2%)	4,893 (13.2%)	4,653 (12.5%)	3,324 (8.9%)	42.3
	Change 2022-2027	**-189 (-1.7%)**	**-329 (-6.8%)**	**82 (1.8%)**	**-129 (-2.8%)**	**-525 (-9.7%)**	**436 (10.3%)**	**513 (18.2%)**	N/A
Southwest	2010	5,837 (34.1%)	1,790 (10.5%)	2,205 (12.9%)	2,741 (16.0%)	2,383 (13.9%)	1,378 (8.1%)	766 (4.5%)	39.4
	2022	5,234 (29.9%)	2,190 (12.5%)	1,929 (11.0%)	2,176 (12.4%)	2,716 (15.5%)	2,141 (12.2%)	1,133 (6.5%)	41.9
	2027	5,179 (29.7%)	1,970 (11.3%)	2,001 (11.5%)	2,031 (11.6%)	2,483 (14.2%)	2,322 (13.3%)	1,481 (8.5%)	42.9
	Change 2022-2027	**-55 (-1.1%)**	**-220 (-10.0%)**	**72 (3.7%)**	**-145 (-6.7%)**	**-233 (-8.6%)**	**181 (8.5%)**	**348 (30.7%)**	N/A
Allegan County	2010	37,799 (33.9%)	12,201 (11.0%)	14,691 (13.2%)	18,121 (16.3%)	14,158 (12.7%)	8,140 (7.3%)	6,298 (5.7%)	39.1
	2022	36,642 (30.0%)	15,283 (12.5%)	14,533 (11.9%)	15,338 (12.6%)	18,215 (14.9%)	13,471 (11.0%)	8,474 (6.9%)	41.2
	2027	36,479 (29.6%)	14,101 (11.4%)	15,454 (12.5%)	14,716 (11.9%)	16,664 (13.5%)	15,473 (12.5%)	10,435 (8.5%)	42.1
	Change 2022-2027	**-163 (-0.4%)**	**-1,182 (-7.7%)**	**921 (6.3%)**	**-622 (-4.1%)**	**-1,551 (-8.5%)**	**2,002 (14.9%)**	**1,961 (23.1%)**	N/A
Michigan	2010	3,317,872 (33.6%)	1,164,113 (11.8%)	1,277,934 (12.9%)	1,509,979 (15.3%)	1,251,951 (12.7%)	724,679 (7.3%)	636,769 (6.4%)	38.8
	2022	3,006,023 (29.8%)	1,310,257 (13.0%)	1,210,015 (12.0%)	1,246,045 (12.4%)	1,411,666 (14.0%)	1,122,669 (11.1%)	771,254 (7.7%)	40.9
	2027	2,923,450 (29.1%)	1,230,470 (12.2%)	1,270,855 (12.6%)	1,190,891 (11.8%)	1,290,569 (12.8%)	1,224,672 (12.2%)	923,259 (9.2%)	41.8
	Change 2022-2027	**-82,573 (-2.7%)**	**-79,787 (-6.1%)**	**60,840 (5.0%)**	**-55,154 (-4.4%)**	**-121,097 (-8.6%)**	**102,003 (9.1%)**	**152,005 (19.7%)**	N/A

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

In 2022, the median age for the population of the PSA (Allegan County) is 41.2 years, which represents a slightly older median age when compared to the median age of 40.9 years for the state. Within the PSA, 42.5% of the PSA population is less than 35 years of age, 24.5% is between the ages of 35 and 54, and 32.8% is age 55 or older. Overall, the distribution of population by age within the PSA is remarkably similar to the distribution for the state. Among the individual submarkets, the Northeast Submarket has the largest share (46.1%) of population less than 35 years of age, while the Northwest Submarket has the largest share (36.9%) of population 55 years of age and older. Between 2022 and 2027, noteworthy changes in the PSA population by age include: the projected increase (18.1%) in the population aged 65 years and older, the increase (6.3%) of population between the ages of 45 and 54, and the decrease (8.5%) of population between the ages of 55 and 64. While the projected changes of population by age in the PSA are generally reflected in each of the submarkets, the moderate increase (0.8%) in population less than 25 years of age in the Northeast Submarket is one notable variation. Overall, the projected changes of population by age within the PSA are largely consistent with the trends projected within the state over the next five years.

The following graph compares the projected change in population by age cohort between 2022 and 2027.



Noteworthy population characteristics for each area are illustrated in the following table. Note that data included within this table is derived from multiple sources (2020 Census, ESRI, American Community Survey) and is provided for the most recent time period available for the given source.

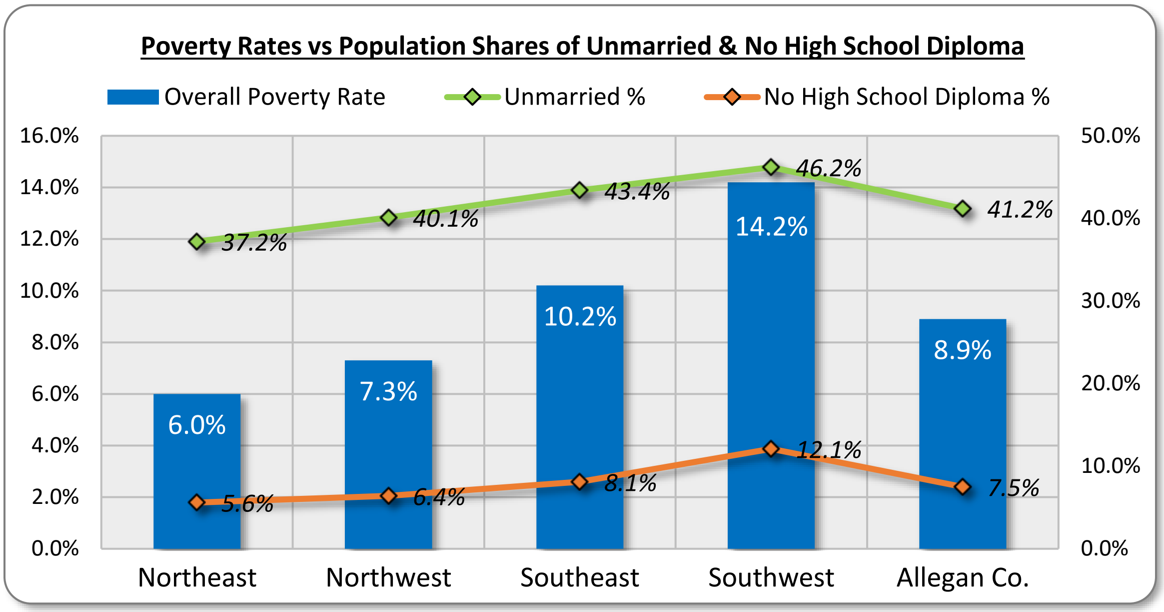
		Population Characteristics (Year)						
		Minority Population (2020)	Unmarried Population (2022)	No High School Diploma (2022)	College Degree (2022)	< 18 Years Below Poverty Level (2021)	Overall Below Poverty Level (2021)	Movership Rate (2021)
Northeast	Number	3,002	9,984	1,278	7,274	691	1,985	2,901
	Percent	9.1%	37.2%	5.6%	31.8%	7.9%	6.0%	8.9%
Northwest	Number	4,441	10,927	1,515	10,369	800	2,287	2,418
	Percent	13.7%	40.1%	6.4%	43.7%	10.7%	7.3%	7.7%
Southeast	Number	3,457	13,293	2,135	8,030	1,162	3,736	3,406
	Percent	9.3%	43.4%	8.1%	30.4%	14.3%	10.2%	9.3%
Southwest	Number	4,038	6,578	1,489	3,680	822	2,511	1,567
	Percent	23.3%	46.2%	12.1%	30.0%	19.8%	14.2%	8.9%
Allegan County	Number	14,938	40,781	6,417	29,352	3,477	10,523	10,292
	Percent	12.4%	41.2%	7.5%	34.4%	12.2%	8.9%	8.7%
Michigan	Number	2,632,321	4,260,403	542,359	2,974,717	390,572	1,310,037	1,261,121
	Percent	26.1%	51.0%	7.7%	42.1%	18.2%	13.3%	12.7%

Source: U.S. Census Bureau; 2020 Census; 2017-2021 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, minorities in the PSA (Allegan County) comprise a notably smaller share (12.4%) of the overall population as compared to the state (26.1%). Among the adult population of the PSA, 41.2% of the population is unmarried, which is a smaller share than the state share (51.0%). The share of the adult population in the PSA that lacks a high school diploma (7.5%) is slightly lower than the share within the state (7.7%), while the share of individuals in Allegan County with a college degree (34.4%) is less than the corresponding share in the state (42.1%). Overall, 8.9% of the population within the PSA lives in poverty, which is a notably lower share as compared to the share for the state of Michigan (13.3%). The share of children under the age of 18 years in the PSA living in poverty (12.2%) is also lower than the corresponding state share (18.2%). The movership rate (the share of the population moving within or to a given area year over year) of the PSA is 8.7%, which is less than the 12.7% rate reported within the state.

Some noteworthy observations of the population characteristics within individual submarkets include: the minority population share (23.3%), the share of adult population without a high school diploma (12.1%), the overall poverty rate (14.2%), and the poverty rate for the population under 18 years of age (19.8%) in the Southwest Submarket; the low share (37.2%) of unmarried population in the Northeast Submarket; and the high share (43.7%) of the population in the Northwest Submarket with a college degree. As marital status and educational attainment typically affect household income, these factors can play an important role in the overall housing affordability of an area.

The following graph compares the overall poverty rate for each study area and the shares of each population that is unmarried and that lacks a high school diploma.



While the analysis on the preceding pages illustrates recent population changes, future population projections, and population characteristics such as age, marital status, and educational attainment, the following addresses where people *move* to and from, referred to as migration patterns. For the purposes of this analysis, the Census Bureau's Population Estimates Program (PEP) is considered the most reliable source for the total *volume* of domestic migration. To evaluate migration *flows* between counties and mobility patterns by age and income at the county level, we use the U.S. Census Bureau's migration estimates published by the American Community Survey (ACS) for 2021 (latest year available). It is important to note that while county administrative boundaries are likely imperfect reflections of commuter sheds, moving across a county boundary is often an acceptable distance to make a meaningful difference in a person's local housing and labor market environment. The data provided by the PEP is intended to provide general insight regarding the contributing factors of population change (natural increase, domestic migration, and international migration), and as such, gross population changes within this data should not be compared to other tables which may be derived from alternate data sources such as the Decennial Census or American Community Survey.

The following table illustrates the cumulative change in total population for the PSA (Allegan County) between April 2010 and July 2020.

Estimated Components of Population Change by County for the PSA (Allegan County) April 1, 2010 to July 1, 2020								
	Population		Change*		Components of Change			
Area	2010	2020	Number	Percent	Natural Increase	Domestic Migration	International Migration	Net Migration
Allegan County	111,398	118,927	7,529	6.8%	4,093	2,870	625	3,495

Source: U.S. Census Bureau, Population Division, October 2021
*Includes residual of (-59) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the population change within Allegan County from 2010 to 2020 was the result of a combination of natural increase (more births than deaths), domestic migration, and international migration. While all three factors positively influenced the population increase between 2010 and 2020 in the PSA, the largest contributing factor was natural increase (4,093), which accounts for approximately 54.4% of the overall increase. However, domestic migration (2,870) and international migration (625) were also noteworthy factors in this population growth. In order for Allegan County to continue benefiting from these contributing factors of the recent population growth, it is important that an adequate supply of income-appropriate rental and for-sale housing is available to attract domestic and international migrants, and to retain young families in the area, which contribute to natural increase in an area.

The following table details the *shares* of domestic in-migration by three select age cohorts for the PSA (Allegan County) from 2012 to 2021.

Allegan County, Michigan Domestic County Population In-Migrants by Age, 2012 to 2021		
Age	2012-2016	2017-2021
1 to 34	58.9%	64.5%
35 to 54	26.0%	20.8%
55+	15.1%	14.7%
Median Age (In-state migrants)	28.7	28.2
Median Age (Out-of-state migrants)	36.7	37.1
Median Age (Allegan County)	40.5	40.6

Source: U.S. Census Bureau, 2016 & 2021 5-Year ACS Estimates (S0701); Bowen National Research

According to 2012-2016 American Community Survey estimates, 58.9% of domestic in-migrants to Allegan County were less than 35 years of age. Between 2017 and 2021, the share of in-migrants less than 35 years of age (64.5%) increased, while the share of in-migrants between the ages of 35 and 54 (20.8%) and those age 55 and older (14.7%) decreased. The median age of in-state migrants (originating from a different county in Michigan) decreased from 28.7 years to 28.2 years between the two time periods, while the median age of out-of-state migrants increased from 36.7 years to 37.1 years. Overall, the data suggests that a vast majority of recent domestic in-migrants to Allegan

County are under the age of 35, with those between the ages of 35 and 54 also comprising about one-fifth of the total domestic in-migration. Based on the population changes between 2010 and 2022 (page IV-4), most of the in-migrants less than 35 years of age are likely between the ages of 25 and 34. While out-of-state migrants are generally older than in-state migrants, domestic in-migrants (both in-state and out-of-state) are typically younger than the existing population of Allegan County.

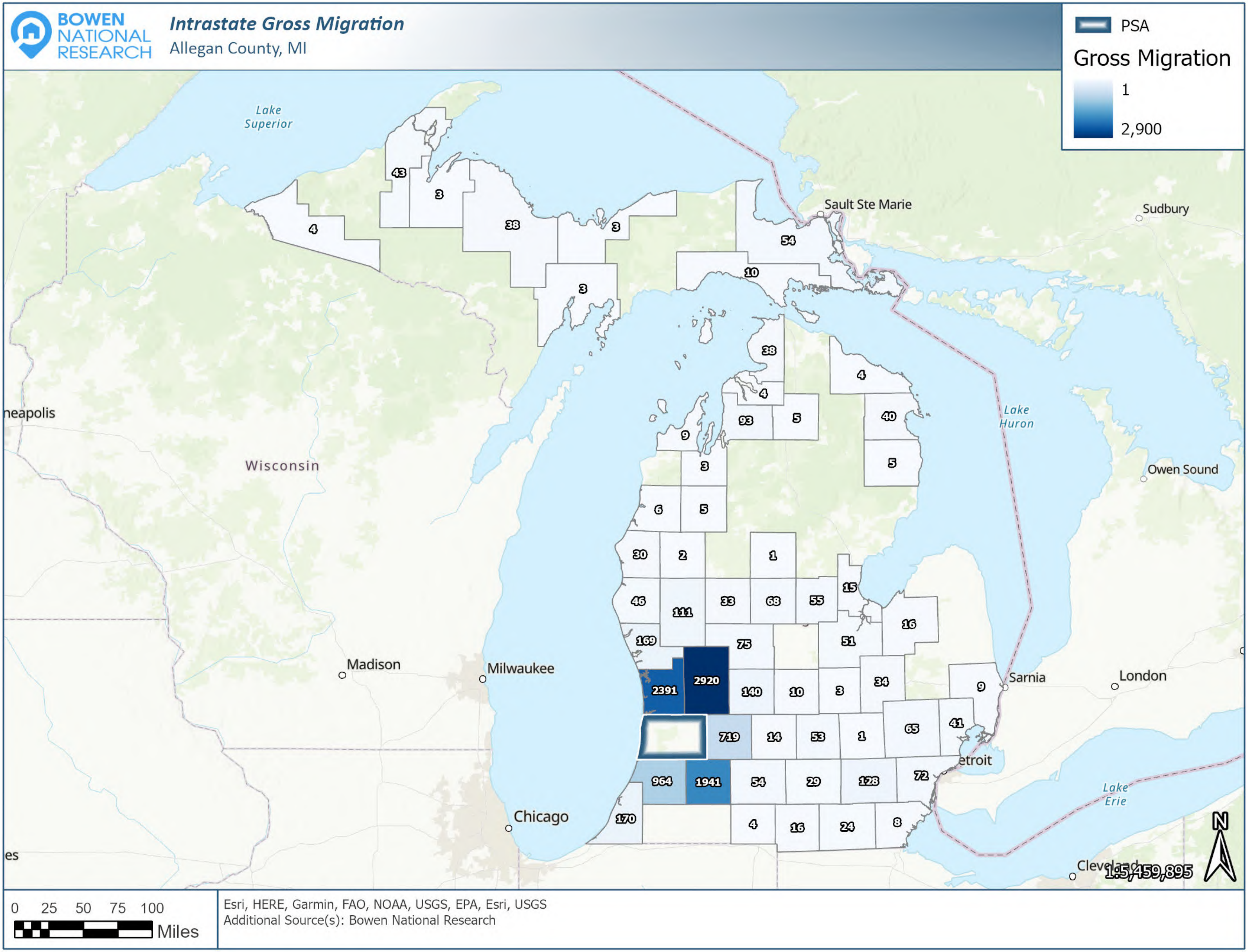
The following table illustrates the top 10 gross migration counties (total combined inflow and outflow) for Allegan County with the resulting net migration (difference between inflow and outflow) for each. Note that counties which directly border the PSA (Allegan County) are illustrated in red text.

County-to-County Domestic Population Migration for Allegan County, MI Top 10 Gross Migration Counties*			
	Gross Migration		
County	Number	Percent	Net Migration
Kent County, MI	2,920	22.4%	174
Ottawa County, MI	2,391	18.3%	-377
Kalamazoo County, MI	1,941	14.9%	-451
Van Buren County, MI	964	7.4%	-616
Barry County, MI	719	5.5%	-323
Cook County, IL	233	1.8%	187
Berrien County, MI	170	1.3%	74
Muskegon County, MI	169	1.3%	11
Ionia County, MI	140	1.1%	46
Washtenaw County, MI	128	1.0%	-118
All Other Counties	3,276	25.1%	-742
Total Migration	**13,051**	**100.0%**	**-2,135**

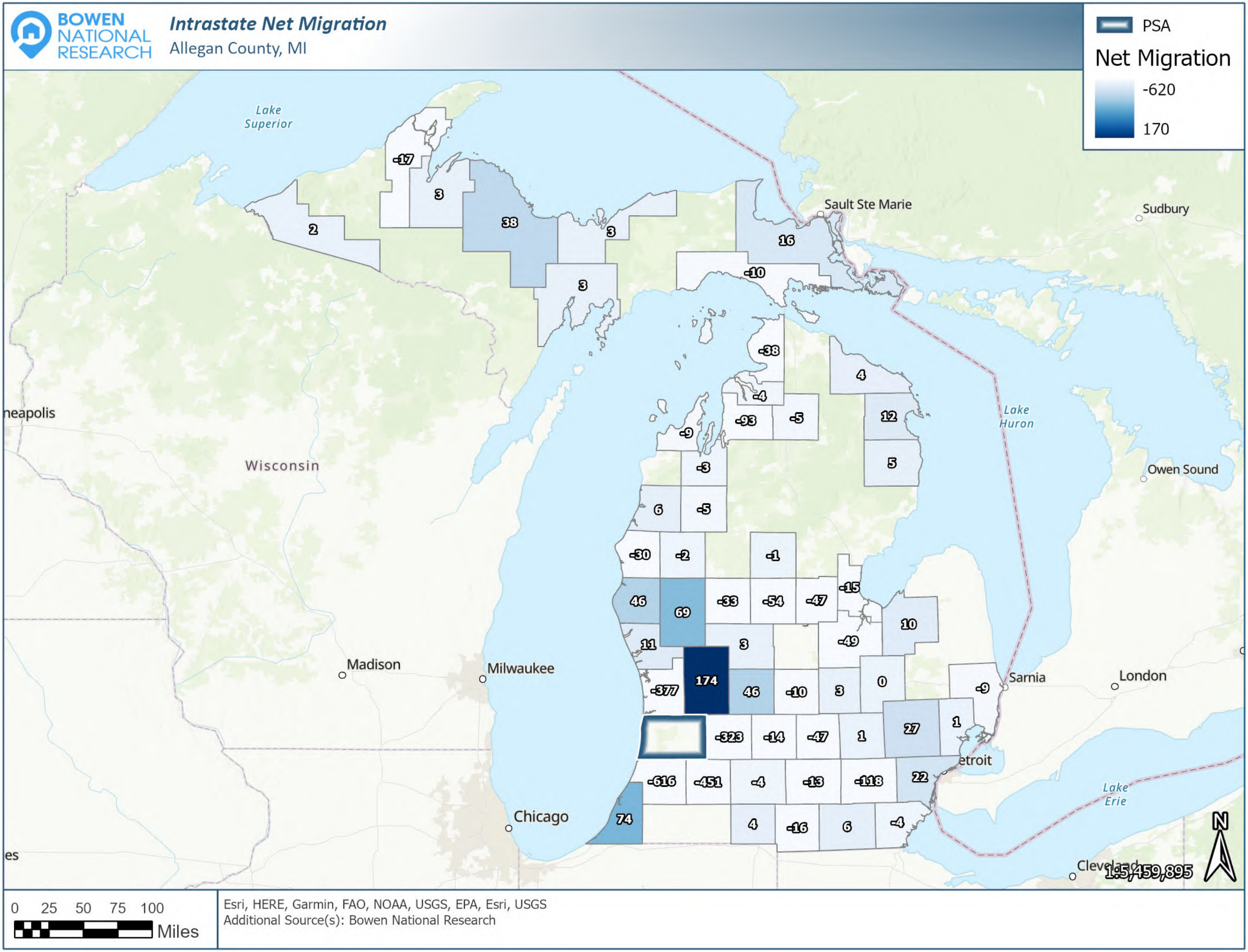
Source: U.S. Census Bureau, 2020 5-Year American Community Survey; Bowen National Research
*Only includes counties within the state and bordering states

As the preceding table illustrates, the top five gross migration counties all directly border the PSA (Allegan County) and comprise 68.5% of the total gross migration for the PSA. Although Kent County has a positive net-migration influence (174) on the PSA, the five adjacent counties have an overall negative net-migration influence (-1,593) on Allegan County. In total, nearly three-fourths (74.9%) of the gross migration for the PSA is among the top 10 counties listed. Among these counties, Cook County (IL) and Kent County have the largest *positive* net-migration influence on the PSA (187 and 174, respectively). Conversely, Van Buren County (-616) and Kalamazoo County (-451) have the largest overall *negative* net migration for the PSA. It is interesting to note that the Components of Population Change data, which covers the time period between 2010 and 2020, exhibited positive domestic migration for the PSA, while the County-to-County Domestic Population Migration data, which utilizes data between 2016 and 2020 illustrates negative net domestic migration. This likely indicates that domestic migration in the PSA has declined significantly in more recent years.

Maps illustrating the gross migration and net-migration between Allegan County and counties within the state of Michigan and bordering states for 2020 are shown on the following pages.



Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, Esri, USGS
Additional Source(s): Bowen National Research



BOWEN NATIONAL RESEARCH
Intrastate Net Migration
Allegan County, MI
PSA
Net Migration
-620
170
Lake Superior
Sault Ste Marie
Sudbury
Lake Huron
Owen Sound
Wisconsin
Madison
Milwaukee
Chicago
Sarnia
London
Detroit
Lake Erie
Cleveland
1:5,459,895
-17
3
38
2
3
16
3
-10
-38
4
-4
-93
-5
12
-9
5
-3
6
-5
-30
-2
-1
-15
46
69
-33
-54
-47
10
-49
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174
46
-10
3
0
-9
-377
-323
-14
-47
1
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1
-616
-451
-4
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-118
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0 25 50 75 100
Miles
Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, Esri, USGS
Additional Source(s): Bowen National Research

While the data contained in the previous pages illustrates the overall net migration trends for the PSA (Allegan County) and gives perspective about the general location where these individuals migrate to and from, it is also important to understand the income levels of in-migrants as it directly relates to affordability of housing. The following table illustrates the *per-person* income distribution by geographic mobility status for Allegan County in-migrants. Note that this data is provided for the county *population*, not households, ages 15 and above:

Allegan County: Income Distribution by Mobility Status for Population Age 15+ Years*						
2021 Inflation Adjusted Individual Income	Moved Within Same County		Moved From Different County, Same State		Moved From Different State	
	Number	Percent	Number	Percent	Number	Percent
<$10,000	535	18.3%	458	15.0%	34	4.1%
$10,000 to $14,999	179	6.1%	176	5.8%	89	10.7%
$15,000 to $24,999	574	19.6%	439	14.4%	80	9.6%
$25,000 to $34,999	442	15.1%	593	19.4%	195	23.4%
$35,000 to $49,999	525	18.0%	751	24.6%	248	29.7%
$50,000 to $64,999	309	10.6%	175	5.7%	29	3.5%
$65,000 to $74,999	50	1.7%	162	5.3%	64	7.7%
$75,000+	309	10.6%	300	9.8%	96	11.5%
Total	2,923	100.0%	3,054	100.0%	835	100.0%

Source: U.S. Census Bureau, 2021 5-Year American Community Survey (B07010); Bowen National Research
*Excludes population with no income

According to data provided by the 2021 American Community Survey, over one-third (35.2%) of the population that moved to Allegan County from a different county within Michigan earned less than $25,000 per year. This is a larger share of such individuals when compared to the share (24.4%) of individuals migrating from outside the state that earn less than $25,000 per year. By comparison, the share of individuals earning $50,000 or more per year is smaller for both in-migrants from a different county within Michigan (20.8%) and those from outside the state (22.7%). Although it is likely that a significant share of the population earning less than $25,000 per year consists of children and young adults considered to be dependents within a larger family, this illustrates that affordable housing options are likely important for a significant portion of in-migrants to Allegan County.

Based on our evaluation of the components of population change between 2010 and 2020, the population increase during this time in Allegan County was due primarily to natural increase and domestic migration. In-migrants are typically much younger, on average, than the existing population of the county, and a significant portion earn low to moderate wages. While regional migration comprises a majority of gross domestic migration in the PSA, data suggests that this has been a negative influence on net migration for Allegan County in recent years. In order for the PSA to maximize migration potential, it is important that an adequate supply of income-appropriate housing is readily available in the future.

C. HOUSEHOLD CHARACTERISTICS

Households by numbers and percent change (growth or decline) for selected years are shown in the following table. Note that decreases are illustrated in red text, while increases are illustrated in green text:

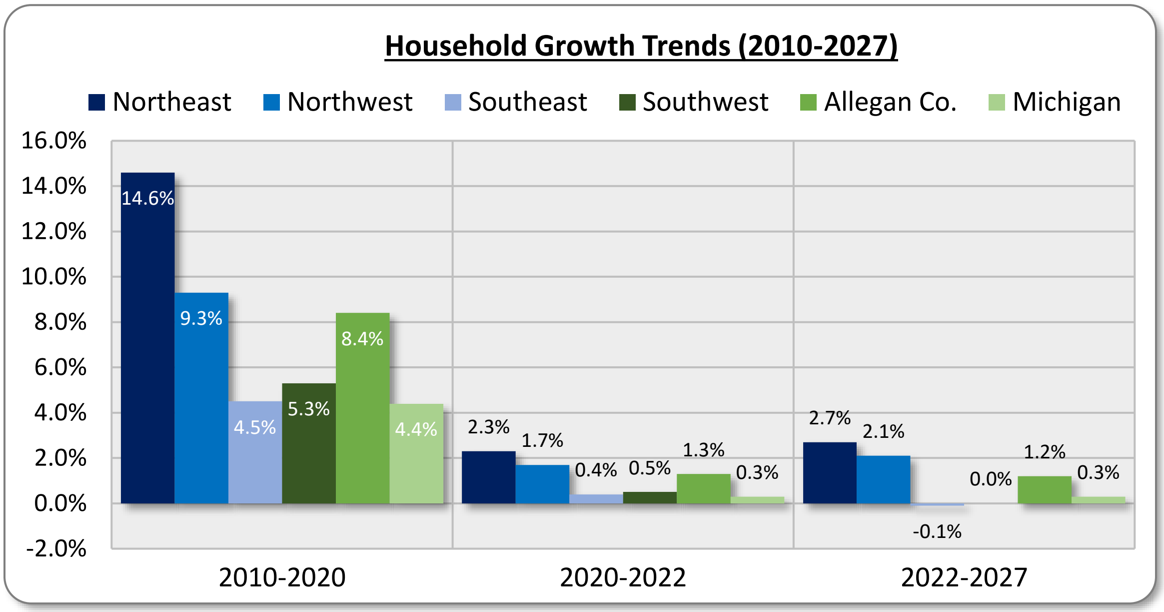
	Total Households									
	2010 Census	2020 Census	Change 2010-2020		2022 Estimated	Change 2020-2022		2027 Projected	Change 2022-2027	
			Number	Percent		Number	Percent		Number	Percent
Northeast	10,163	11,649	**1,486**	**14.6%**	11,918	**269**	**2.3%**	12,235	**317**	**2.7%**
Northwest	11,694	12,780	**1,086**	**9.3%**	13,003	**223**	**1.7%**	13,271	**268**	**2.1%**
Southeast	13,826	14,444	**618**	**4.5%**	14,501	**57**	**0.4%**	14,481	**-20**	**-0.1%**
Southwest	6,336	6,672	**336**	**5.3%**	6,705	**33**	**0.5%**	6,704	**-1**	**0.0%**
Allegan County	42,018	45,545	**3,527**	**8.4%**	46,126	**581**	**1.3%**	46,691	**565**	**1.2%**
Michigan	3,872,302	4,041,552	**169,250**	**4.4%**	4,055,460	**13,908**	**0.3%**	4,067,324	**11,864**	**0.3%**

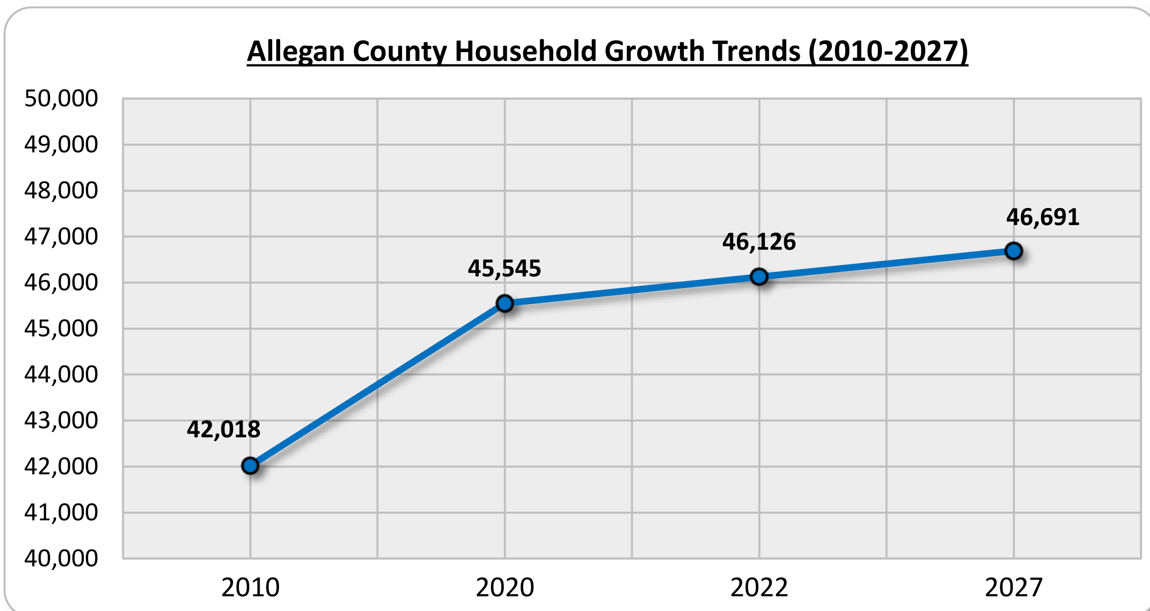
Source: 2010, 2020 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2010 and 2020, the number of households within the PSA (Allegan County) increased by 3,527 (8.4%). This represents a much larger rate of increase as compared to the increase in the state of Michigan (4.4%) during this time period. The number of households in each submarket increased during this time period, with individual increases ranging between 4.5% (Southeast Submarket) and 14.6% (Northeast Submarket). In 2022, there are a total of 46,126 households in the PSA. Among the individual submarkets, the Southeast (31.4%) and Northwest (28.2%) submarkets comprise the largest shares of Allegan County households, while the Southwest Submarket accounts for the smallest share (14.5%). Between 2022 and 2027, the number of households in the PSA is projected to increase by 565 (1.2%), which represents a larger percentage increase in households compared to the state (0.3%). While the Northeast and Northwest submarkets are projected to experience notable growth (2.7% and 2.1%, respectively) in households over the next five years, a marginal decrease in households is projected within the Southeast and Southwest submarkets.

While the projected increase in households within Allegan County will likely result in additional demand for housing in the market, household growth alone does not dictate the total housing needs of a market. Other factors that affect housing needs, which are addressed throughout this report, include: households living in substandard or cost-burdened housing, commuting patterns, pent-up demand, availability of existing housing, and product in the development pipeline.

The following graphs compare household growth between 2010 and 2027:





Household heads by age cohorts for selected years are shown in the following table. Note that five-year projected declines are in red, while increases are in green:

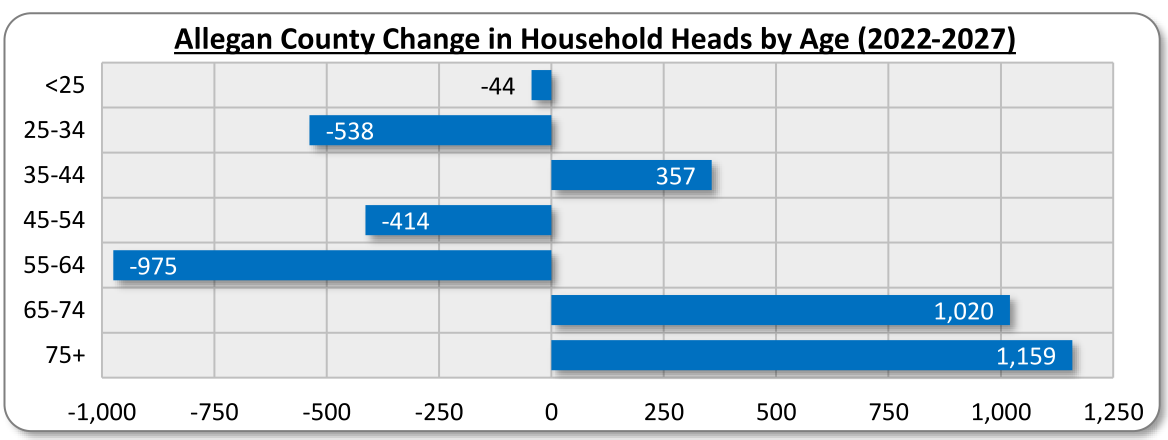
		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
Northeast	2010	300 (3.0%)	1,543 (15.2%)	2,112 (20.8%)	2,648 (26.1%)	1,795 (17.7%)	1,011 (9.9%)	754 (7.4%)
	2022	294 (2.5%)	1,898 (15.9%)	2,191 (18.4%)	2,223 (18.7%)	2,512 (21.1%)	1,785 (15.0%)	1,015 (8.5%)
	2027	277 (2.3%)	1,710 (14.0%)	2,373 (19.4%)	2,134 (17.4%)	2,301 (18.8%)	2,153 (17.6%)	1,287 (10.5%)
	Change 2022-2027	**-17 (-5.8%)**	**-188 (-9.9%)**	**182 (8.3%)**	**-89 (-4.0%)**	**-211 (-8.4%)**	**368 (20.6%)**	**272 (26.8%)**
Northwest	2010	392 (3.4%)	1,298 (11.1%)	1,973 (16.9%)	2,739 (23.4%)	2,372 (20.3%)	1,486 (12.7%)	1,434 (12.3%)
	2022	378 (2.9%)	1,567 (12.1%)	1,834 (14.1%)	2,201 (16.9%)	2,856 (22.0%)	2,340 (18.0%)	1,827 (14.1%)
	2027	383 (2.9%)	1,447 (10.9%)	1,963 (14.8%)	2,039 (15.4%)	2,563 (19.3%)	2,678 (20.2%)	2,198 (16.6%)
	Change 2022-2027	**5 (1.3%)**	**-120 (-7.7%)**	**129 (7.0%)**	**-162 (-7.4%)**	**-293 (-10.3%)**	**338 (14.4%)**	**371 (20.3%)**
Southeast	2010	522 (3.8%)	1,828 (13.2%)	2,413 (17.5%)	3,195 (23.1%)	2,692 (19.5%)	1,669 (12.1%)	1,505 (10.9%)
	2022	484 (3.3%)	2,069 (14.3%)	2,217 (15.3%)	2,486 (17.1%)	3,047 (21.0%)	2,455 (16.9%)	1,743 (12.0%)
	2027	462 (3.2%)	1,925 (13.3%)	2,236 (15.4%)	2,409 (16.6%)	2,722 (18.8%)	2,681 (18.5%)	2,046 (14.1%)
	Change 2022-2027	**-22 (-4.5%)**	**-144 (-7.0%)**	**19 (0.9%)**	**-77 (-3.1%)**	**-325 (-10.7%)**	**226 (9.2%)**	**303 (17.4%)**
Southwest	2010	168 (2.7%)	748 (11.8%)	1,136 (17.9%)	1,542 (24.3%)	1,353 (21.4%)	871 (13.8%)	516 (8.1%)
	2022	153 (2.3%)	894 (13.3%)	956 (14.3%)	1,156 (17.2%)	1,496 (22.3%)	1,315 (19.6%)	735 (11.0%)
	2027	144 (2.1%)	808 (12.1%)	983 (14.7%)	1,069 (15.9%)	1,350 (20.1%)	1,403 (20.9%)	947 (14.1%)
	Change 2022-2027	**-9 (-5.9%)**	**-86 (-9.6%)**	**27 (2.8%)**	**-87 (-7.5%)**	**-146 (-9.8%)**	**88 (6.7%)**	**212 (28.8%)**
Allegan County	2010	1,382 (3.3%)	5,421 (12.9%)	7,637 (18.2%)	10,117 (24.1%)	8,214 (19.5%)	5,039 (12.0%)	4,208 (10.0%)
	2022	1,308 (2.8%)	6,429 (13.9%)	7,198 (15.6%)	8,065 (17.5%)	9,911 (21.5%)	7,895 (17.1%)	5,320 (11.5%)
	2027	1,264 (2.7%)	5,891 (12.6%)	7,555 (16.2%)	7,651 (16.4%)	8,936 (19.1%)	8,915 (19.1%)	6,479 (13.9%)
	Change 2022-2027	**-44 (-3.4%)**	**-538 (-8.4%)**	**357 (5.0%)**	**-414 (-5.1%)**	**-975 (-9.8%)**	**1,020 (12.9%)**	**1,159 (21.8%)**
Michigan	2010	170,982 (4.4%)	525,833 (13.6%)	678,259 (17.5%)	844,895 (21.8%)	746,394 (19.3%)	463,569 (12.0%)	442,370 (11.4%)
	2022	150,466 (3.7%)	572,672 (14.1%)	630,554 (15.5%)	677,148 (16.7%)	814,827 (20.1%)	695,910 (17.2%)	513,883 (12.7%)
	2027	144,849 (3.6%)	535,146 (13.2%)	653,008 (16.1%)	642,114 (15.8%)	736,410 (18.1%)	749,254 (18.4%)	606,543 (14.9%)
	Change 2022-2027	**-5,617 (-3.7%)**	**-37,526 (-6.6%)**	**22,454 (3.6%)**	**-35,034 (-5.2%)**	**-78,417 (-9.6%)**	**53,344 (7.7%)**	**92,660 (18.0%)**

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

In 2022, household heads between the ages of 55 and 64 within the PSA (Allegan County) comprise the largest share (21.5%) of all households in the PSA. Household heads between the ages of 45 and 54 (17.5%) and 65 and 74 (17.1%) comprise the next largest shares of the total households in the PSA. Overall, senior households (age 55 and older) constitute approximately one-half (50.1%) of all households within the PSA. This represents a nearly identical share of senior households when compared to the share within the state (50.0%). Household heads under the age of 35, which are typically more likely to be renters or first-time homebuyers, comprise 16.7% of PSA households, while those between the ages of 35 and 54 account for 33.1% of Allegan County households. Among the individual submarkets, the Northeast and Southeast submarkets have the largest shares of households under the age of 35 (18.4% and 17.6%, respectively), while the Northwest and Southwest submarkets have the largest shares of households age 55 and older (54.1% and 52.9%, respectively).

Between 2022 and 2027, projections indicate significant household growth in the PSA among household heads ages 75 and older (21.8%). Households between the ages of 35 and 44 and those between the ages of 65 and 74 are projected to increase by 5.0% and 12.9%, respectively. All other age cohorts are projected to experience declines of at least 3.4% during this time period, with the largest percentage decline projected for the age cohort of 55 to 64 (9.8%). The most significant increase of households by age within each submarket over the next five years is projected to occur among households aged 75 and older, with individual increases ranging between 17.4% (Southeast Submarket) and 28.8% (Southwest Submarket). Households between the ages of 35 and 44 and 65 and 74 are also projected to increase in each submarket during this time. Overall, the projected changes in households by age cohort in each submarket are generally consistent with projections for the PSA and the state of Michigan over the next five years. The aforementioned changes in households by age in the PSA and submarkets will likely have an impact on the area housing market, particularly the demand for senior-oriented housing in the county.

The following graph illustrates the projected change in households by age.



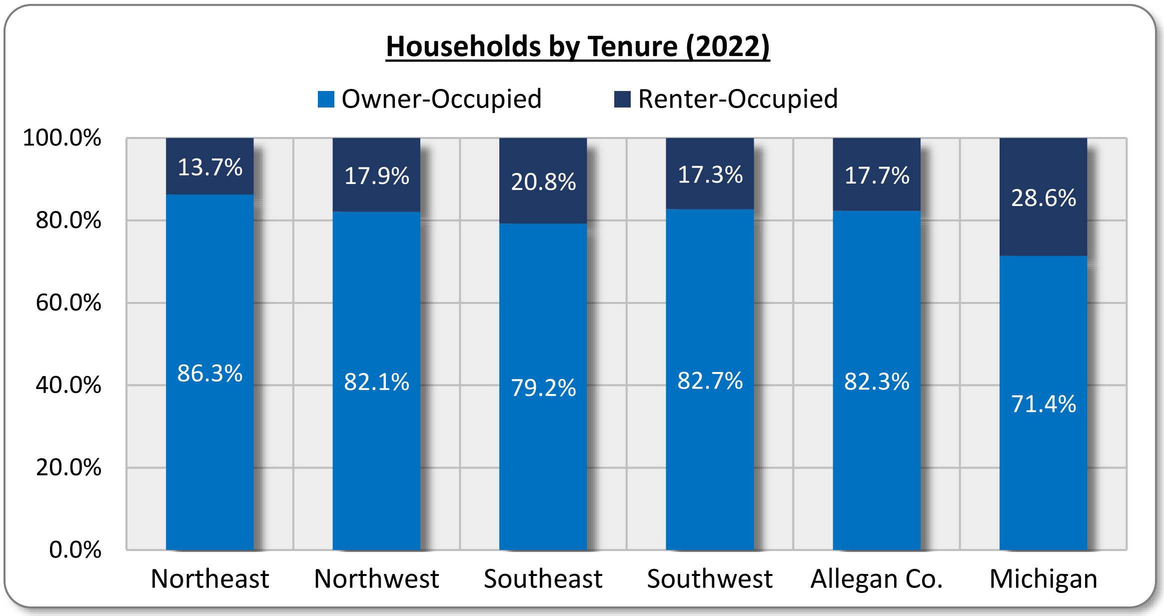
Households by tenure (renters and owners) for selected years are shown in the following table. Note that 2027 numbers which represent a decrease from 2022 are illustrated in red text, while increases are illustrated in green text.

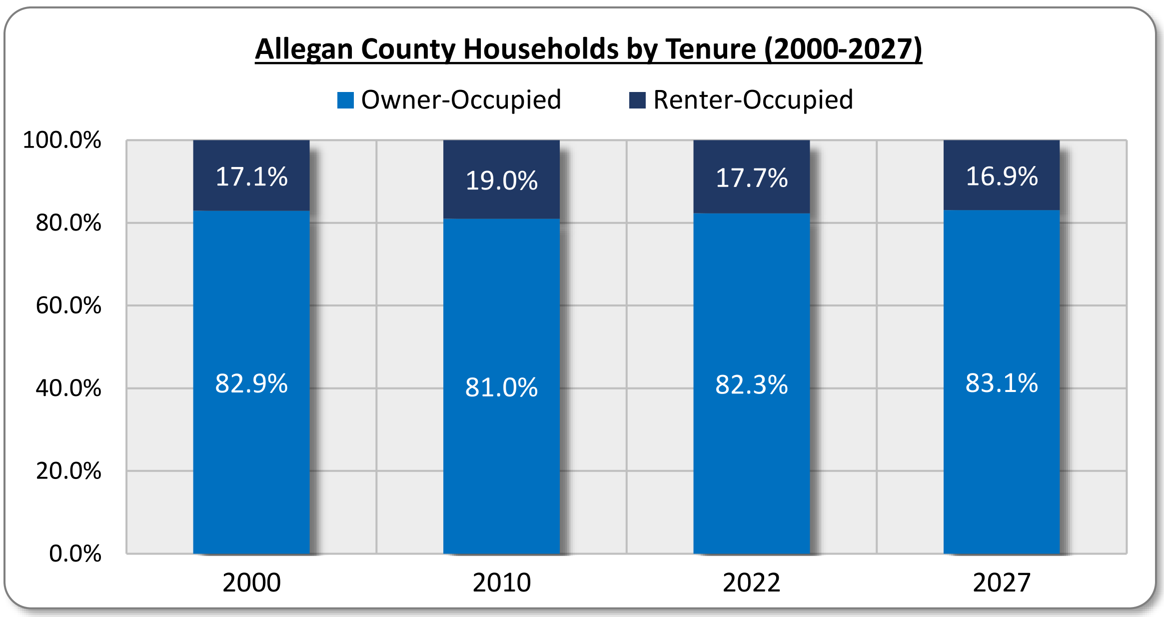
	Households by Tenure								
		2000		2010		2022		2027	
	Household Type	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Northeast	Owner-Occupied	7,526	87.6%	8,751	86.1%	10,281	86.3%	**10,670**	**87.2%**
	Renter-Occupied	1,070	12.4%	1,412	13.9%	1,636	13.7%	**1,564**	**12.8%**
	Total	8,596	100.0%	10,163	100.0%	11,917	100.0%	**12,234**	100.0%
Northwest	Owner-Occupied	8,711	81.6%	9,489	81.1%	10,670	82.1%	**10,933**	**82.4%**
	Renter-Occupied	1,967	18.4%	2,205	18.9%	2,333	17.9%	**2,339**	**17.6%**
	Total	10,678	100.0%	11,694	100.0%	13,003	100.0%	**13,272**	100.0%
Southeast	Owner-Occupied	10,327	80.7%	10,564	76.4%	11,489	79.2%	**11,572**	**79.9%**
	Renter-Occupied	2,474	19.3%	3,261	23.6%	3,012	20.8%	**2,909**	**20.1%**
	Total	12,801	100.0%	13,825	100.0%	14,501	100.0%	**14,481**	100.0%
Southwest	Owner-Occupied	5,088	83.6%	5,247	82.8%	5,542	82.7%	**5,602**	**83.6%**
	Renter-Occupied	1,001	16.4%	1,088	17.2%	1,162	17.3%	**1,102**	**16.4%**
	Total	6,089	100.0%	6,335	100.0%	6,704	100.0%	6,704	100.0%
Allegan County	Owner-Occupied	31,652	82.9%	34,052	81.0%	37,982	82.3%	**38,777**	**83.1%**
	Renter-Occupied	6,513	17.1%	7,966	19.0%	8,144	17.7%	**7,914**	**16.9%**
	Total	38,165	100.0%	42,018	100.0%	46,126	100.0%	**46,691**	100.0%
Michigan	Owner-Occupied	2,792,684	73.8%	2,793,208	72.1%	2,895,751	71.4%	**2,936,335**	**72.2%**
	Renter-Occupied	991,785	26.2%	1,079,094	27.9%	1,159,709	28.6%	**1,130,990**	**27.8%**
	Total	3,784,469	100.0%	3,872,302	100.0%	4,055,460	100.0%	**4,067,325**	100.0%

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

In 2022, there is an 82.3% share of *owner* households and a 17.7% share of *renter* households in the PSA (Allegan County). This represents a one-and-three-tenths percentage point increase in share of owner households in the PSA between 2010 and 2022. Owner households in the PSA comprise a notably higher share (82.3%) of the total households as compared to the share in the state (71.4%). While the share of owner households in each submarket is higher than the state share, the largest share of owner households is within the Northeast Submarket (86.3%). Conversely, the largest share of renter households is within the Southeast Submarket (20.8%). Between 2022 and 2027, the number of owner households in the PSA is projected to increase by 2.1% (795 households), with the largest individual increase projected to occur in the Northeast Submarket (3.8%, or 389 households). Although renter households are projected to decline by 2.8% (230 households) in the PSA over the next five years, it is noteworthy that the number of renter households in the Northwest Submarket is projected to slightly increase (0.3%, or six households) during this time. Overall, this will result in a 1.2% increase in total households in the PSA over the next five years and an increase in the share (83.1%) of owner households. Although these tenure projections will likely have an impact on the local housing market, recent changes in home mortgage interest rates and home construction costs, which have increased significantly, can greatly influence the accuracy of tenure projections. As such, these factors should also be a part of future housing development evaluations.

The following graphs illustrate households by tenure for the various submarkets for 2022 and the households by tenure for the entirety of Allegan County from 2000 and projected to 2027:





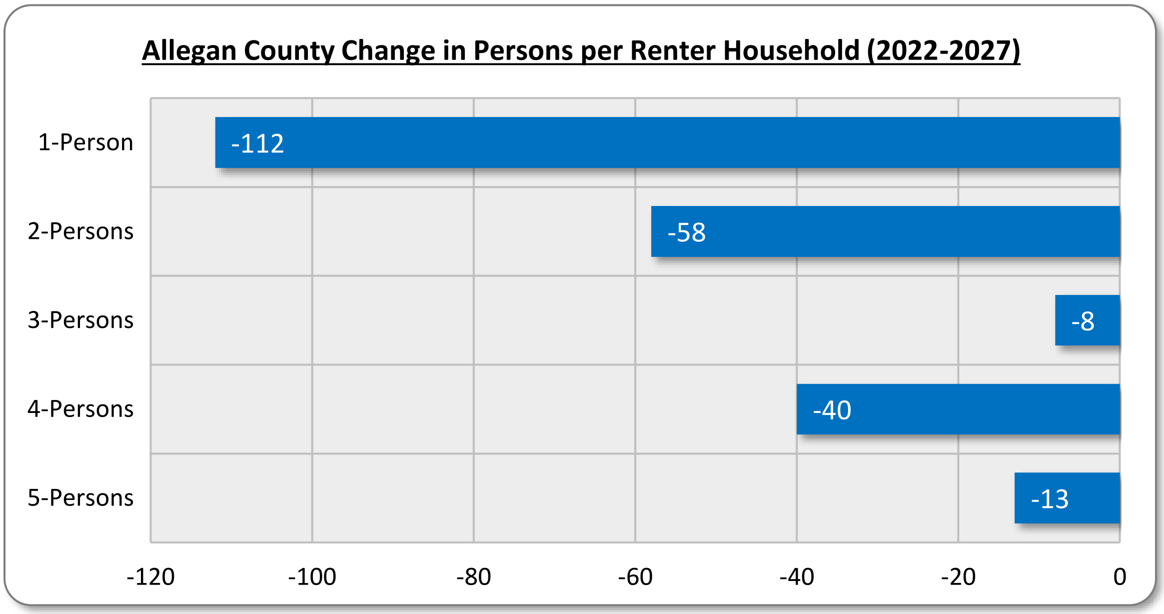
Renter households by size for selected years are shown in the following table for the PSA (Allegan County) and the state of Michigan.

		Persons Per Renter Household						
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	Average H.H. Size
Northeast	2010	414 (29.3%)	326 (23.1%)	245 (17.3%)	173 (12.3%)	254 (18.0%)	1,412 (100.0%)	2.67
	2022	582 (35.6%)	467 (28.6%)	247 (15.1%)	217 (13.2%)	123 (7.5%)	1,636 (100.0%)	2.29
	2027	551 (35.2%)	475 (30.4%)	229 (14.6%)	201 (12.9%)	108 (6.9%)	1,564 (100.0%)	2.26
Northwest	2010	731 (33.2%)	663 (30.1%)	389 (17.6%)	239 (10.8%)	183 (8.3%)	2,205 (100.0%)	2.31
	2022	845 (36.2%)	684 (29.3%)	407 (17.5%)	178 (7.6%)	219 (9.4%)	2,333 (100.0%)	2.25
	2027	837 (35.8%)	707 (30.2%)	409 (17.5%)	166 (7.1%)	219 (9.4%)	2,339 (100.0%)	2.24
Southeast	2010	1,083 (33.2%)	1,084 (33.2%)	339 (10.4%)	520 (16.0%)	234 (7.2%)	3,261 (100.0%)	2.31
	2022	964 (32.0%)	845 (28.1%)	558 (18.5%)	354 (11.8%)	291 (9.7%)	3,012 (100.0%)	2.39
	2027	901 (31.0%)	785 (27.0%)	577 (19.8%)	351 (12.1%)	295 (10.1%)	2,909 (100.0%)	2.43
Southwest	2010	226 (20.7%)	285 (26.2%)	243 (22.4%)	209 (19.2%)	125 (11.5%)	1,088 (100.0%)	2.75
	2022	281 (24.2%)	407 (35.0%)	150 (12.9%)	61 (5.3%)	264 (22.7%)	1,162 (100.0%)	2.67
	2027	251 (22.7%)	370 (33.6%)	131 (11.9%)	50 (4.6%)	300 (27.2%)	1,102 (100.0%)	2.80
Allegan County	2010	2,457 (30.8%)	2,365 (29.7%)	1,202 (15.1%)	1,148 (14.4%)	794 (10.0%)	7,966 (100.0%)	2.43
	2022	2,661 (32.7%)	2,407 (29.6%)	1,355 (16.6%)	812 (10.0%)	909 (11.2%)	8,144 (100.0%)	2.37
	2027	2,549 (32.2%)	2,349 (29.7%)	1,347 (17.0%)	772 (9.8%)	896 (11.3%)	7,914 (100.0%)	2.38
Michigan	2010	448,903 (41.6%)	282,183 (26.1%)	152,152 (14.1%)	109,096 (10.1%)	86,759 (8.0%)	1,079,094 (100.0%)	2.17
	2022	509,808 (44.0%)	316,021 (27.3%)	151,458 (13.1%)	104,838 (9.0%)	77,585 (6.7%)	1,159,709 (100.0%)	2.07
	2027	502,940 (44.5%)	309,372 (27.4%)	145,607 (12.9%)	99,739 (8.8%)	73,332 (6.5%)	1,130,990 (100.0%)	2.05

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

With an average renter household size of 2.37 in 2022, one- and two-person households comprise over three-fifths (62.3%) of all renter households within the PSA (Allegan County). This is a smaller share of such households compared to those within the state overall (71.3%), which has an average renter household size of 2.07 persons. Conversely, over one-fifth (21.2%) of renter households in the PSA consist of four- and five-person households, which is a notably larger share as compared to the state (15.7%). While the number of renter households for each size cohort in the PSA is projected to decrease over the next five years, the largest decrease in terms of *number* of households is projected to occur among one-person households (112 households, or 4.2%). However, the largest decrease in terms of *percentage* is projected to occur among four-person households (4.9%, or 40 households). Despite the overall projected decrease in renter households in the PSA, notable growth is projected among five-person renter households in the Southwest Submarket (13.6%, or 36 households), three-person renter households in the Southeast Submarket (3.4%, or 19 households), and two-person renter households in the Northwest Submarket (3.4%, or 23 households).

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



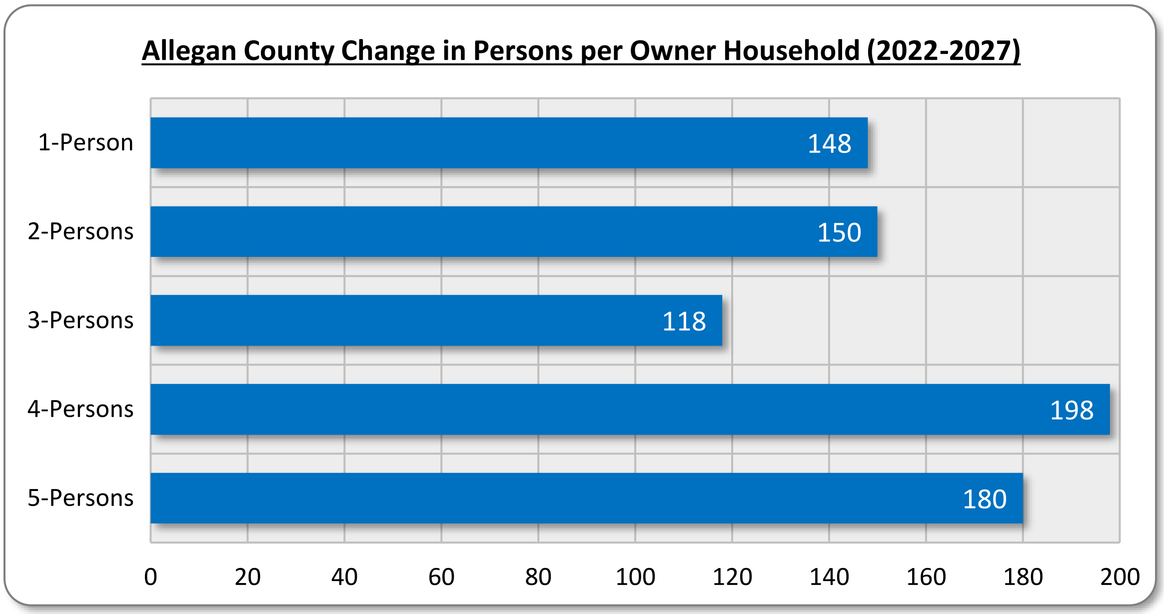
Owner households by size for the PSA (Allegan County) and the state of Michigan for selected years are shown in the following table.

		Persons Per Owner Household						
		1-Person	**2-Person**	**3-Person**	**4-Person**	**5-Person**	**Total**	**Average H.H. Size**
Northeast	2010	1,427 (16.3%)	3,156 (36.1%)	1,445 (16.5%)	1,526 (17.4%)	1,196 (13.7%)	8,751 (100.0%)	2.76
	2022	1,571 (15.3%)	3,923 (38.2%)	1,636 (15.9%)	1,729 (16.8%)	1,422 (13.8%)	10,281 (100.0%)	2.76
	2027	1,632 (15.3%)	4,063 (38.1%)	1,724 (16.2%)	1,774 (16.6%)	1,477 (13.8%)	10,670 (100.0%)	2.76
Northwest	2010	2,048 (21.6%)	3,721 (39.2%)	1,481 (15.6%)	1,288 (13.6%)	952 (10.0%)	9,489 (100.0%)	2.51
	2022	2,215 (20.8%)	4,366 (40.9%)	1,311 (12.3%)	1,410 (13.2%)	1,371 (12.9%)	10,673 (100.0%)	2.57
	2027	2,264 (20.7%)	4,384 (40.1%)	1,345 (12.3%)	1,447 (13.2%)	1,495 (13.7%)	10,935 (100.0%)	2.59
Southeast	2010	2,096 (19.8%)	4,408 (41.7%)	1,526 (14.4%)	1,530 (14.5%)	1,004 (9.5%)	10,564 (100.0%)	2.52
	2022	2,325 (20.2%)	4,752 (41.4%)	1,597 (13.9%)	1,702 (14.8%)	1,113 (9.7%)	11,489 (100.0%)	2.52
	2027	2,342 (20.2%)	4,722 (40.8%)	1,525 (13.2%)	1,852 (16.0%)	1,132 (9.8%)	11,572 (100.0%)	2.54
Southwest	2010	1,048 (20.0%)	2,152 (41.0%)	726 (13.8%)	688 (13.1%)	633 (12.1%)	5,247 (100.0%)	2.56
	2022	1,061 (19.1%)	2,282 (41.2%)	1,044 (18.8%)	464 (8.4%)	692 (12.5%)	5,542 (100.0%)	2.54
	2027	1,054 (18.8%)	2,254 (40.2%)	1,140 (20.4%)	445 (7.9%)	709 (12.7%)	5,602 (100.0%)	2.55
Allegan County	2010	6,616 (19.4%)	13,437 (39.5%)	5,179 (15.2%)	5,036 (14.8%)	3,783 (11.1%)	34,052 (100.0%)	2.59
	2022	7,148 (18.8%)	15,311 (40.3%)	5,591 (14.7%)	5,336 (14.0%)	4,596 (12.1%)	37,982 (100.0%)	2.60
	2027	7,296 (18.8%)	15,461 (39.9%)	5,709 (14.7%)	5,534 (14.3%)	4,776 (12.3%)	38,777 (100.0%)	2.61
Michigan	2010	662,549 (23.7%)	1,048,850 (37.5%)	430,992 (15.4%)	390,770 (14.0%)	260,048 (9.3%)	2,793,208 (100.0%)	2.48
	2022	707,722 (24.4%)	1,103,281 (38.1%)	441,892 (15.3%)	378,185 (13.1%)	264,672 (9.1%)	2,895,751 (100.0%)	2.44
	2027	719,481 (24.5%)	1,117,713 (38.1%)	448,627 (15.3%)	381,972 (13.0%)	268,543 (9.1%)	2,936,335 (100.0%)	2.44

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

With an average owner household size of 2.60 in 2022, one- and two-person households comprise nearly three-fifths (59.1%) of all owner households within the PSA (Allegan County). This is a smaller share of such households compared to those within the state overall (62.5%), which has an average owner household size of 2.44 persons. In addition to the total number of owner households in the PSA projected to increase over the next five years, each owner household size cohort is projected to experience a moderate increase in number. The largest increase in terms of *number* is projected for four-person owner households (198 households, or 3.7%). Among the individual submarkets, the most notable increases of owner households are projected to occur among three-person owner households in the Southwest Submarket (9.2%, or 96 households), five-person owner households in the Northwest Submarket (9.0%, or 124 households), and four-person owner households in the Southeast Submarket (8.8%, or 150 households). Overall, these projected changes in owner households by size in the PSA will likely increase demand for a variety of for-sale products in the market between 2022 and 2027.

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



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

	Median Household Income				
	2010 Census	2022 Estimated	% Change 2010-2022	2027 Projected	% Change 2022-2027
Northeast	$54,979	$74,678	35.8%	$82,351	10.3%
Northwest	$53,141	$75,245	41.6%	$83,457	10.9%
Southeast	$45,289	$65,140	43.8%	$72,113	10.7%
Southwest	$43,083	$60,280	39.9%	$67,402	11.8%
Allegan County	$49,379	$69,565	40.9%	$77,495	11.4%
Michigan	$46,042	$65,522	42.3%	$75,988	16.0%

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

As the preceding table illustrates, the median household income for the PSA (Allegan County) in 2022 is $69,565, which represents an increase of 40.9% over the median household income in 2010. The estimated median household income in the PSA in 2022 is approximately 6.2% higher than the median income for the state ($65,522). Among the individual submarkets, the median household income is highest within the Northwest ($75,245) and Northeast ($74,678) submarkets, while the Southwest Submarket ($60,280) has the lowest median household income. Between 2022 and 2027, it is projected that the median household income in the PSA will increase by 11.4%, at which time the median household income in the PSA will be $77,495. Projected increases within the submarkets range between 10.3% (Northeast Submarket) and 11.8% (Southwest Submarket). Although these increases are less than the 16.0% projected increase in median household income for the state during this time period, the overall median household income for the PSA is expected to remain above that of the state through 2027.

The distribution of *renter* households by income is illustrated in the following table. Note that declines between 2022 and 2027 are in red, while increases are in green:

		Renter Households by Income							
		<$10,000	$10,000 - $19,999	$20,000 - $29,999	$30,000 - $39,999	$40,000 - $49,999	$50,000 - $59,999	$60,000 - $99,999	$100,000+
Northeast	2010	180 (12.7%)	277 (19.6%)	212 (15.0%)	207 (14.7%)	176 (12.5%)	105 (7.4%)	205 (14.5%)	50 (3.6%)
	2022	116 (7.1%)	184 (11.3%)	241 (14.7%)	207 (12.7%)	202 (12.4%)	138 (8.5%)	416 (25.4%)	131 (8.0%)
	2027	93 (5.9%)	168 (10.7%)	234 (15.0%)	161 (10.3%)	147 (9.4%)	136 (8.7%)	468 (30.0%)	157 (10.0%)
	Change 2022-2027	**-23 (-19.8%)**	**-16 (-8.7%)**	**-7 (-2.9%)**	**-46 (-22.2%)**	**-55 (-27.2%)**	**-2 (-1.4%)**	**52 (12.5%)**	**26 (19.8%)**
Northwest	2010	253 (11.5%)	490 (22.2%)	356 (16.2%)	314 (14.2%)	269 (12.2%)	145 (6.6%)	279 (12.7%)	99 (4.5%)
	2022	204 (8.7%)	294 (12.6%)	383 (16.4%)	294 (12.6%)	230 (9.9%)	186 (8.0%)	536 (23.0%)	204 (8.8%)
	2027	168 (7.2%)	258 (11.0%)	369 (15.8%)	262 (11.2%)	213 (9.1%)	190 (8.1%)	630 (26.9%)	250 (10.7%)
	Change 2022-2027	**-36 (-17.6%)**	**-36 (-12.2%)**	**-14 (-3.7%)**	**-32 (-10.9%)**	**-17 (-7.4%)**	**4 (2.2%)**	**94 (17.5%)**	**46 (22.5%)**
Southeast	2010	460 (14.1%)	758 (23.3%)	527 (16.2%)	490 (15.0%)	411 (12.6%)	176 (5.4%)	348 (10.7%)	91 (2.8%)
	2022	280 (9.3%)	415 (13.8%)	540 (17.9%)	393 (13.1%)	313 (10.4%)	237 (7.9%)	641 (21.3%)	192 (6.4%)
	2027	229 (7.9%)	351 (12.1%)	513 (17.6%)	369 (12.7%)	321 (11.0%)	213 (7.3%)	668 (23.0%)	246 (8.5%)
	Change 2022-2027	**-51 (-18.2%)**	**-64 (-15.4%)**	**-27 (-5.0%)**	**-24 (-6.1%)**	**8 (2.6%)**	**-24 (-10.1%)**	**27 (4.2%)**	**54 (28.1%)**
Southwest	2010	182 (16.8%)	282 (25.9%)	180 (16.5%)	146 (13.4%)	124 (11.4%)	53 (4.9%)	96 (8.9%)	24 (2.2%)
	2022	127 (10.9%)	188 (16.2%)	230 (19.8%)	147 (12.7%)	116 (10.0%)	80 (6.9%)	214 (18.4%)	59 (5.1%)
	2027	103 (9.4%)	165 (14.9%)	212 (19.2%)	130 (11.8%)	114 (10.4%)	74 (6.8%)	227 (20.6%)	76 (6.9%)
	Change 2022-2027	**-24 (-18.9%)**	**-23 (-12.2%)**	**-18 (-7.8%)**	**-17 (-11.6%)**	**-2 (-1.7%)**	**-6 (-7.5%)**	**13 (6.1%)**	**17 (28.8%)**
Allegan County	2010	1,075 (13.5%)	1,807 (22.7%)	1,275 (16.0%)	1,157 (14.5%)	981 (12.3%)	479 (6.0%)	929 (11.7%)	263 (3.3%)
	2022	727 (8.9%)	1,081 (13.3%)	1,395 (17.1%)	1,042 (12.8%)	862 (10.6%)	641 (7.9%)	1,808 (22.2%)	587 (7.2%)
	2027	593 (7.5%)	941 (11.9%)	1,328 (16.8%)	922 (11.6%)	795 (10.0%)	613 (7.7%)	1,993 (25.2%)	729 (9.2%)
	Change 2022-2027	**-134 (-18.4%)**	**-140 (-13.0%)**	**-67 (-4.8%)**	**-120 (-11.5%)**	**-67 (-7.8%)**	**-28 (-4.4%)**	**185 (10.2%)**	**142 (24.2%)**
Michigan	2010	199,712 (18.5%)	246,606 (22.9%)	177,623 (16.5%)	132,096 (12.2%)	102,309 (9.5%)	60,184 (5.6%)	120,836 (11.2%)	39,728 (3.7%)
	2022	126,236 (10.9%)	162,922 (14.0%)	158,818 (13.7%)	141,901 (12.2%)	118,492 (10.2%)	91,450 (7.9%)	233,472 (20.1%)	126,418 (10.9%)
	2027	96,335 (8.5%)	124,306 (11.0%)	134,987 (11.9%)	129,810 (11.5%)	112,280 (9.9%)	96,092 (8.5%)	267,397 (23.6%)	169,784 (15.0%)
	Change 2022-2027	**-29,901 (-23.7%)**	**-38,616 (-23.7%)**	**-23,831 (-15.0%)**	**-12,091 (-8.5%)**	**-6,212 (-5.2%)**	**4,642 (5.1%)**	**33,925 (14.5%)**	**43,366 (34.3%)**

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

In 2022, over half (52.1%) of *renter* households within the PSA (Allegan County) earn less than $40,000 annually. This is a slightly higher share of such households when compared to the state (50.8%). Nearly one-fifth (18.5%) of renter households in the PSA earn between $40,000 and $59,999 annually, while the remaining 29.4% of renter households earn $60,000 or more annually. This represents a slightly smaller share of higher income renter households (earning $60,000 or more annually) than the share within the state (31.0%). Within the submarkets of the PSA, the share of renter households earning less than $40,000 annually is highest within the Southwest Submarket (59.6%). Conversely, the share of renter households earning $60,000 or more is highest within the Northeast Submarket (33.4%). The share of middle-income renter households (earning between $40,000 and $60,000) in each submarket ranges between 16.9% (Southwest) and 20.9% (Northeast). The overall distribution of renter households by income within the PSA is slightly more concentrated among the lower and middle-income cohorts as compared to the state, although a notable degree of variation exists within individual submarkets.

Between 2022 and 2027, all renter household income cohorts earning less than $60,000 in the PSA are projected to decrease, while all income cohorts earning more than $60,000 are projected to increase. The largest increase (24.2%) of renter households by income in the PSA over the next five years is projected among those earning $100,000 or more, although a noteworthy increase (10.2%) among renter households earning between $60,000 and $99,999 is also projected for the PSA. The projected changes of renter households by income within each submarket are similar, with substantial declines projected in the lowest income cohorts and significant increases among the highest income cohorts. The projections for the PSA differ from statewide projections in that some moderate growth is projected for renter households earning between $50,000 and $59,999 at the state level, while all growth of renter households in the PSA is confined to households earning $60,000 or more. While the overall number of renter households in the PSA is projected to decline by 2.8% over the next five years, the increase among higher earning renter households in Allegan County will likely have an impact on the rental market in the area.

The following table shows the distribution of *owner* households by income. Note that declines between 2022 and 2027 are in red, while increases are in green:

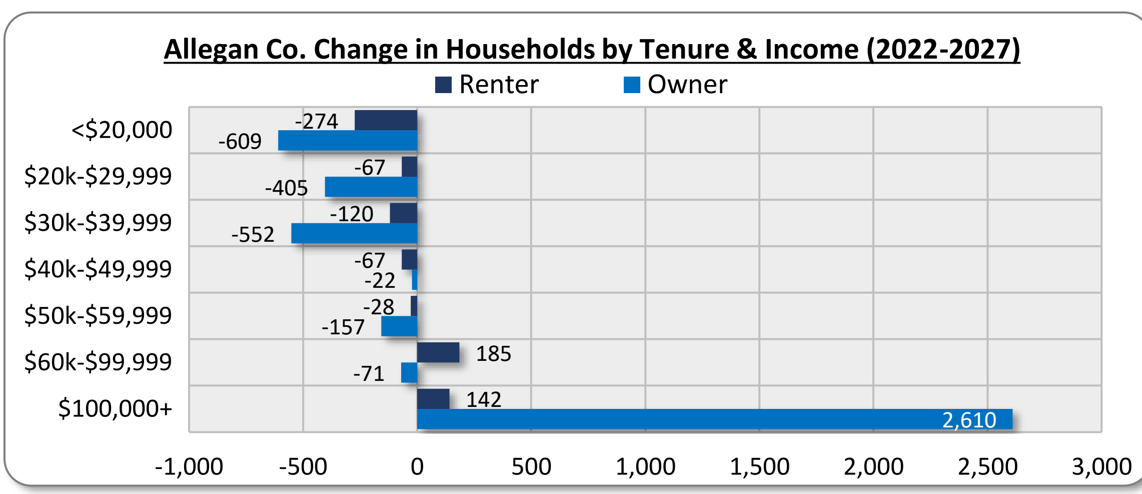
		Owner Households by Income							
		<$10,000	$10,000 - $19,999	$20,000 - $29,999	$30,000 - $39,999	$40,000 - $49,999	$50,000 - $59,999	$60,000 - $99,999	$100,000+
Northeast	2010	286 (3.3%)	589 (6.7%)	738 (8.4%)	941 (10.7%)	875 (10.0%)	1,101 (12.6%)	2,968 (33.9%)	1,253 (14.3%)
	2022	192 (1.9%)	351 (3.4%)	564 (5.5%)	653 (6.4%)	943 (9.2%)	777 (7.6%)	3,267 (31.8%)	3,535 (34.4%)
	2027	149 (1.4%)	297 (2.8%)	511 (4.8%)	480 (4.5%)	781 (7.3%)	785 (7.4%)	3,414 (32.0%)	4,253 (39.9%)
	Change 2022-2027	**-43 (-22.4%)**	**-54 (-15.4%)**	**-53 (-9.4%)**	**-173 (-26.5%)**	**-162 (-17.2%)**	**8 (1.0%)**	**147 (4.5%)**	**718 (20.3%)**
Northwest	2010	281 (3.0%)	726 (7.7%)	865 (9.1%)	989 (10.4%)	928 (9.8%)	1,052 (11.1%)	2,799 (29.5%)	1,849 (19.5%)
	2022	238 (2.2%)	398 (3.7%)	639 (6.0%)	664 (6.2%)	772 (7.2%)	755 (7.1%)	3,031 (28.4%)	4,178 (39.1%)
	2027	171 (1.6%)	294 (2.7%)	521 (4.8%)	511 (4.7%)	753 (6.9%)	733 (6.7%)	3,080 (28.2%)	4,871 (44.5%)
	Change 2022-2027	**-67 (-28.2%)**	**-104 (-26.1%)**	**-118 (-18.5%)**	**-153 (-23.0%)**	**-19 (-2.5%)**	**-22 (-2.9%)**	**49 (1.6%)**	**693 (16.6%)**
Southeast	2010	434 (4.1%)	959 (9.1%)	1,097 (10.4%)	1,326 (12.6%)	1,217 (11.5%)	1,109 (10.5%)	3,036 (28.7%)	1,385 (13.1%)
	2022	310 (2.7%)	532 (4.6%)	857 (7.5%)	846 (7.4%)	1,003 (8.7%)	917 (8.0%)	3,381 (29.4%)	3,644 (31.7%)
	2027	229 (2.0%)	389 (3.4%)	709 (6.1%)	704 (6.1%)	1,114 (9.6%)	805 (7.0%)	3,158 (27.3%)	4,463 (38.6%)
	Change 2022-2027	**-81 (-26.1%)**	**-143 (-26.9%)**	**-148 (-17.3%)**	**-142 (-16.8%)**	**111 (11.1%)**	**-112 (-12.2%)**	**-223 (-6.6%)**	**819 (22.5%)**
Southwest	2010	287 (5.5%)	590 (11.3%)	617 (11.8%)	657 (12.5%)	609 (11.6%)	552 (10.5%)	1,323 (25.2%)	612 (11.7%)
	2022	200 (3.6%)	342 (6.2%)	516 (9.3%)	445 (8.0%)	516 (9.3%)	430 (7.8%)	1,538 (27.7%)	1,556 (28.1%)
	2027	154 (2.7%)	270 (4.8%)	429 (7.7%)	360 (6.4%)	563 (10.0%)	399 (7.1%)	1,493 (26.7%)	1,935 (34.5%)
	Change 2022-2027	**-46 (-23.0%)**	**-72 (-21.1%)**	**-87 (-16.9%)**	**-85 (-19.1%)**	**47 (9.1%)**	**-31 (-7.2%)**	**-45 (-2.9%)**	**379 (24.4%)**
Allegan County	2010	1,288 (3.8%)	2,864 (8.4%)	3,317 (9.7%)	3,913 (11.5%)	3,628 (10.7%)	3,814 (11.2%)	10,125 (29.7%)	5,100 (15.0%)
	2022	940 (2.5%)	1,623 (4.3%)	2,575 (6.8%)	2,607 (6.9%)	3,233 (8.5%)	2,879 (7.6%)	11,216 (29.5%)	12,912 (34.0%)
	2027	703 (1.8%)	1,251 (3.2%)	2,170 (5.6%)	2,055 (5.3%)	3,211 (8.3%)	2,722 (7.0%)	11,145 (28.7%)	15,522 (40.0%)
	Change 2022-2027	**-237 (-25.2%)**	**-372 (-22.9%)**	**-405 (-15.7%)**	**-552 (-21.2%)**	**-22 (-0.7%)**	**-157 (-5.5%)**	**-71 (-0.6%)**	**2,610 (20.2%)**
Michigan	2010	135,263 (4.8%)	233,420 (8.4%)	278,350 (10.0%)	300,038 (10.7%)	283,387 (10.1%)	274,521 (9.8%)	702,775 (25.2%)	585,454 (21.0%)
	2022	80,319 (2.8%)	131,782 (4.6%)	185,563 (6.4%)	220,625 (7.6%)	218,468 (7.5%)	235,521 (8.1%)	748,158 (25.8%)	1,075,315 (37.1%)
	2027	62,603 (2.1%)	99,802 (3.4%)	149,805 (5.1%)	186,195 (6.3%)	189,502 (6.5%)	216,728 (7.4%)	736,291 (25.1%)	1,295,408 (44.1%)
	Change 2022-2027	**-17,716 (-22.1%)**	**-31,980 (-24.3%)**	**-35,758 (-19.3%)**	**-34,430 (-15.6%)**	**-28,966 (-13.3%)**	**-18,793 (-8.0%)**	**-11,867 (-1.6%)**	**220,093 (20.5%)**

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

In 2022, nearly two-thirds (63.5%) of *owner* households in the PSA (Allegan County) earn $60,000 or more annually, which represents a slightly larger share as compared to the state (62.9%). Approximately one-fifth (20.5%) of owner households in the PSA earn less than $40,000, while the remaining 16.1% earn between $40,000 and $59,999. As such, the overall distribution of owner households by income in the PSA is more heavily weighted toward the middle- and higher-income cohorts compared to that within the state. Within the individual submarkets of the PSA, the respective shares of owner households earning $60,000 or more annually are highest within the Northwest (67.5%) and Northeast (66.2%) submarkets. Conversely, the Southwest Submarket has the largest share (27.1%) of owner households earning less than $40,000. The individual shares of owner households earning between $40,000 and $59,999 in each submarket range between 14.3% (Northwest) and 17.1% (Southwest).

Between 2022 and 2027, projected growth among owner households in the PSA is isolated to those earning $100,000 or more annually, with households in this income cohort increasing by 20.2% in the PSA. All owner income cohorts earning less than $100,000 are projected to decline in the PSA during this time, with the most notable decreases (between 15.7% and 25.2%) projected to occur in each cohort earning less than $40,000 annually. Although the projections for owner households by income within the PSA are generally consistent with statewide projections over the next five years, some notable variation exists within individual submarkets. The increase among owner households earning between $40,000 and $49,999 in the Southeast (11.1%) and Southwest (9.1%) submarkets and the increase among owner households earning between $60,000 and $99,999 in the Northeast Submarket (4.5%) are among the most notable variations. With the overall number of owner households in the PSA projected to increase by 2.1% between 2022 and 2027 and a notable shift in the distribution of owner households by income, these projected changes should be considered when evaluating the for-sale housing market in Allegan County.

The following graph illustrates household income growth by tenure between 2022 and 2027.



D. DEMOGRAPHIC THEME MAPS

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

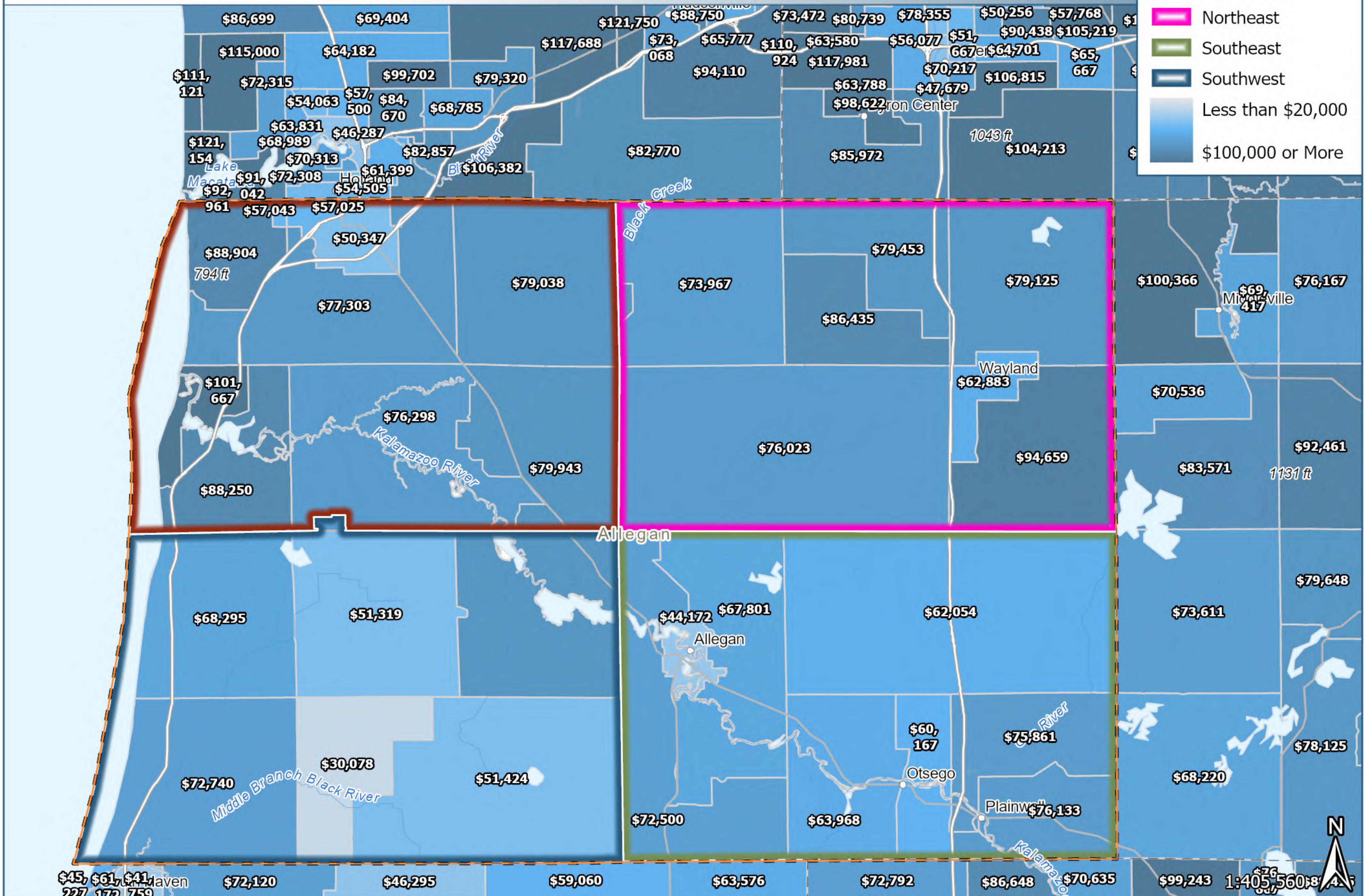
- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55 + years)
- Younger Adult Population Share (20 to 34 years)
- Population Density

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

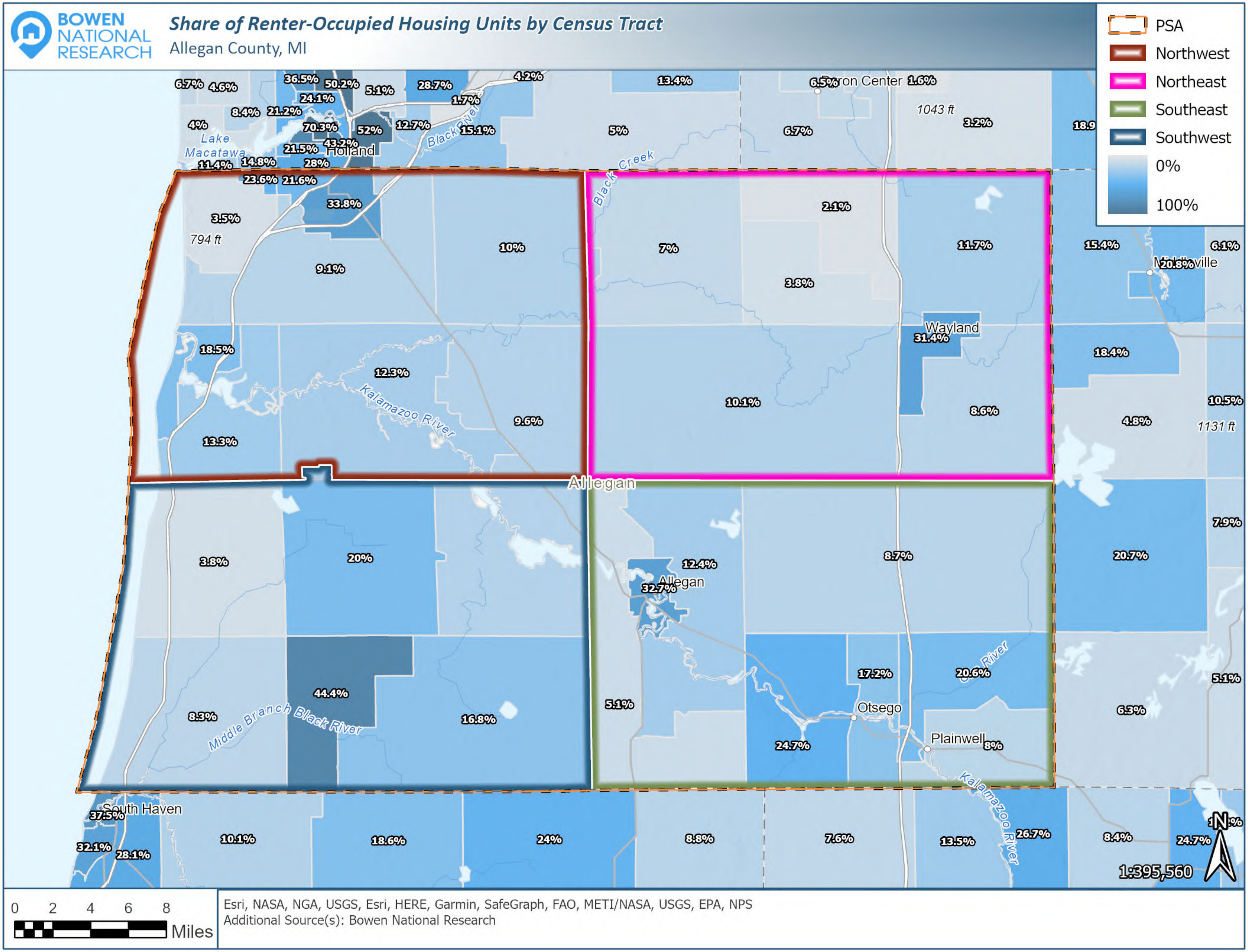
BOWEN NATIONAL RESEARCH

Median Household Income by Census Tract

Allegan County, MI



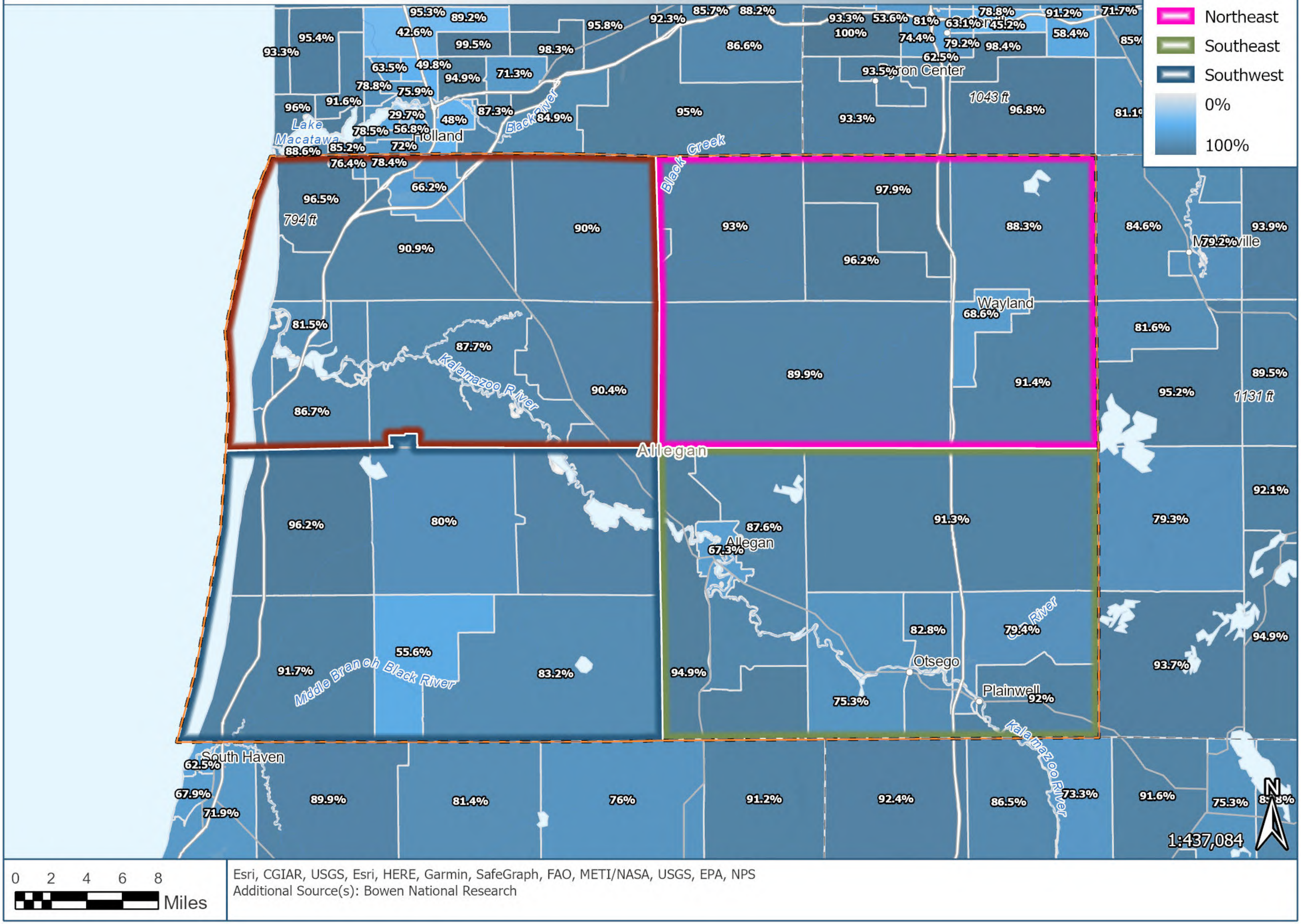
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research


BOWEN NATIONAL RESEARCH
Share of Renter-Occupied Housing Units by Census Tract
Allegan County, MI
PSA
Northwest
Northeast
Southeast
Southwest
0%
100%
Holland
Lake Macatawa
Black River
Black Creek
Byron Center
1043 ft
794 ft
Wayland
Middleville
1131 ft
Kalamazoo River
Allegan
Otsego
Plainwell
Middle Branch Black River
South Haven
6.7%
4.6%
36.5%
50.2%
5.1%
28.7%
4.2%
13.4%
6.5%
1.6%
24.1%
1.7%
8.4%
21.2%
12.7%
15.1%
5%
6.7%
3.2%
18.9
4%
70.3%
52%
43.2%
21.5%
11.4%
14.8%
28%
23.6%
21.6%
33.8%
3.5%
2.1%
9.1%
10%
7%
11.7%
15.4%
6.1%
20.8%
3.8%
18.5%
12.3%
31.4%
18.4%
10.1%
9.6%
13.3%
8.6%
10.5%
4.8%
7.9%
3.8%
20%
12.4%
8.7%
20.7%
32.7%
17.2%
20.6%
5.1%
44.4%
8.3%
16.8%
5.1%
24.7%
8%
6.3%
37.5%
32.1%
28.1%
10.1%
18.6%
24%
8.8%
7.6%
13.5%
26.7%
8.4%
24.7%
1:395,560
N
0 2 4 6 8 Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

BOWEN NATIONAL RESEARCH

Share of Owner-Occupied Housing Units by Census Tract

Allegan County, MI



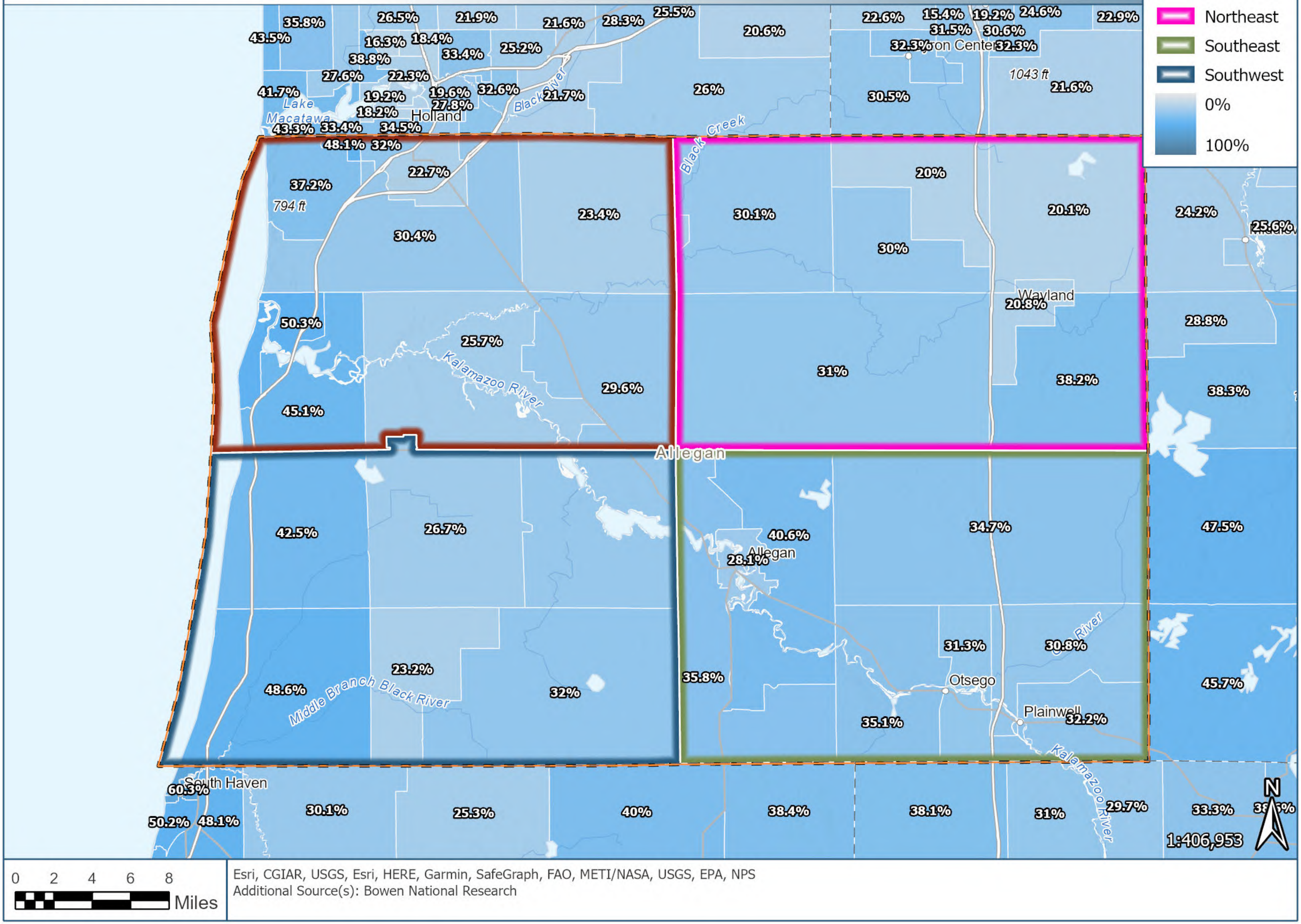
Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Additional Source(s): Bowen National Research

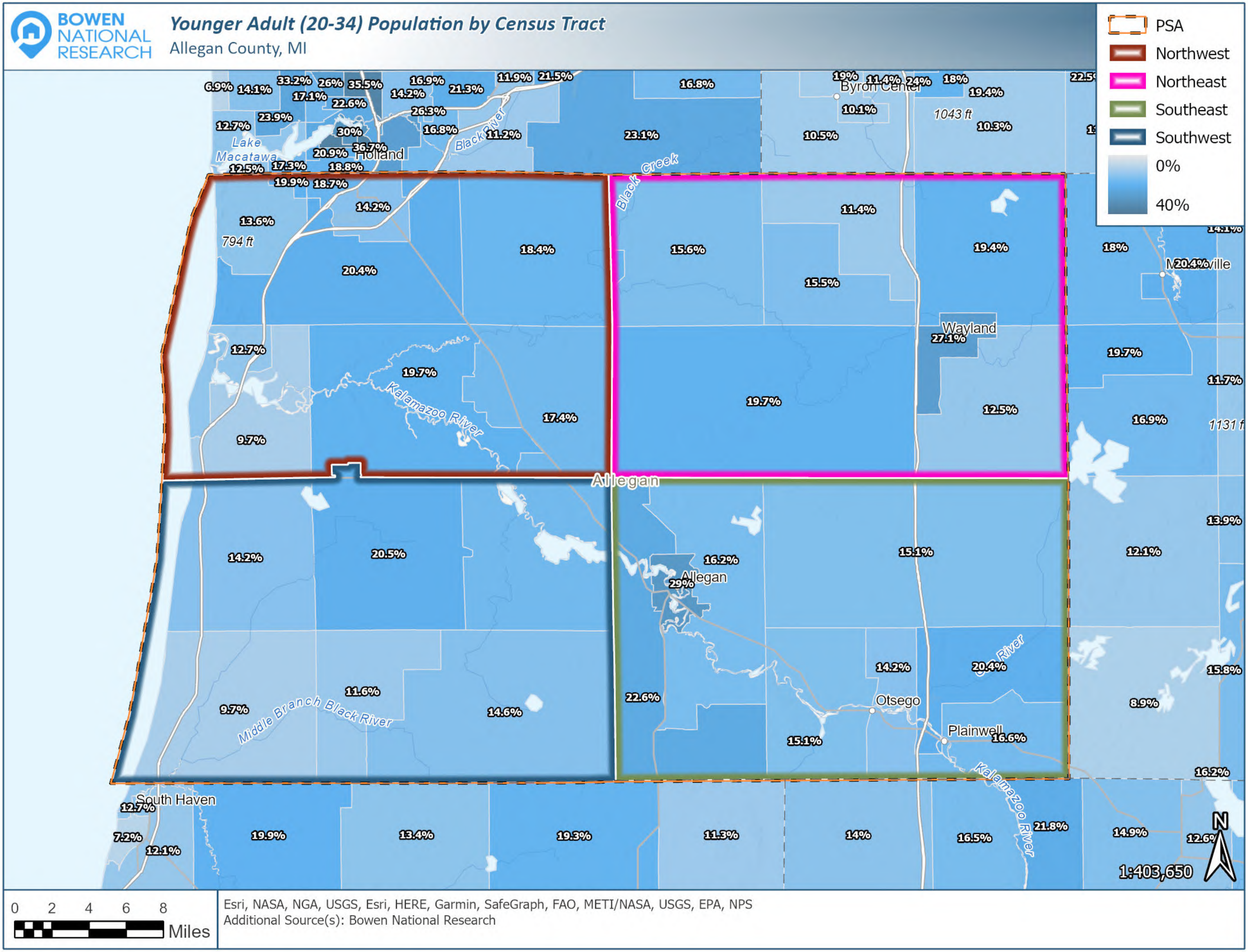
BOWEN NATIONAL RESEARCH

Older Adult (55+) Population by Census Tract

Allegan County, MI



Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

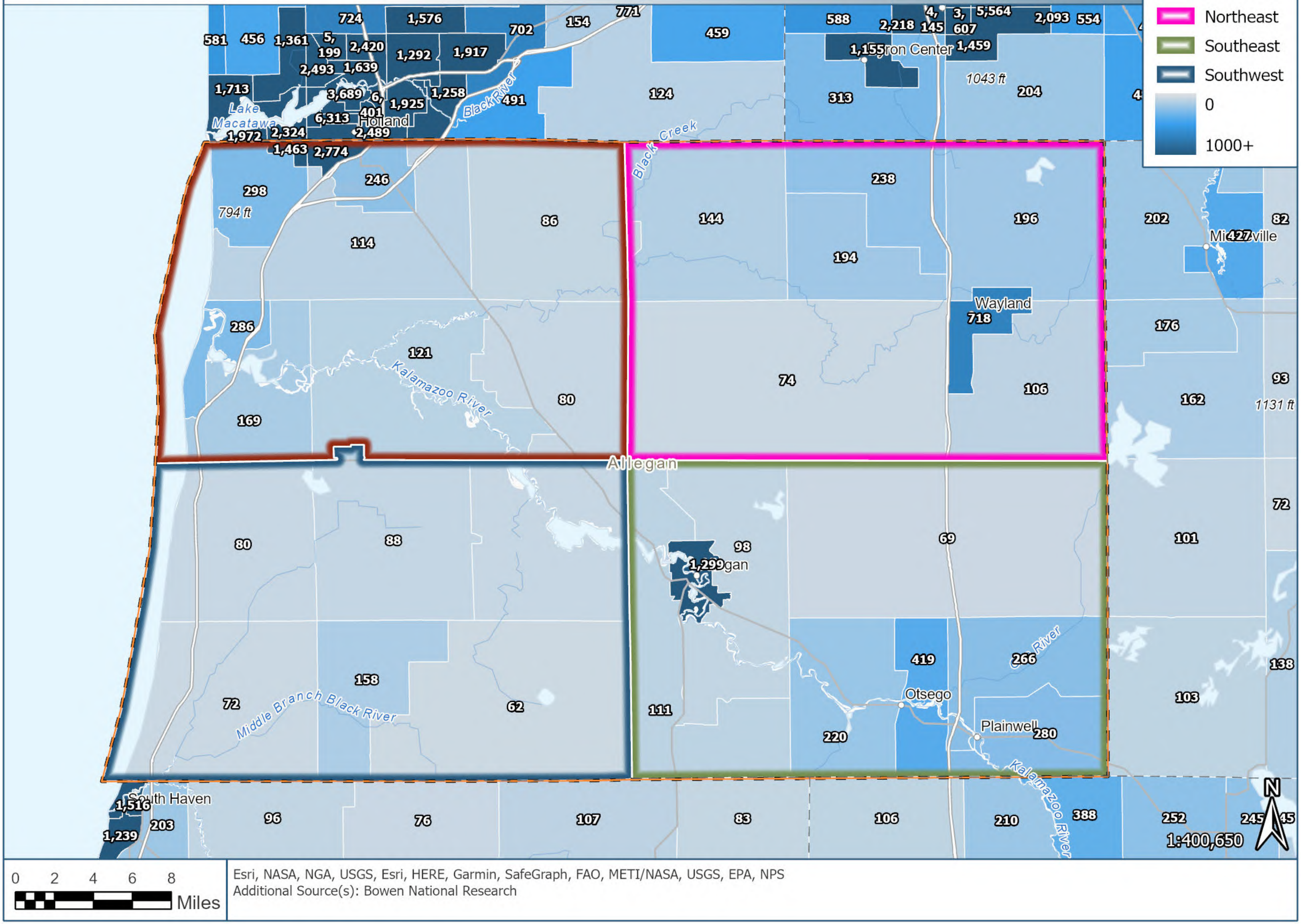


BOWEN NATIONAL RESEARCH
Younger Adult (20-34) Population by Census Tract
Allegan County, MI
PSA
Northwest
Northeast
Southeast
Southwest
0%
40%
Holland
Lake Macatawa
Black River
Black Creek
Byron Center
Wayland
Allegan
Kalamazoo River
Otsego
Plainwell
South Haven
Middle Branch Black River
794 ft
1043 ft
1:403,650
N
0 2 4 6 8 Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

BOWEN NATIONAL RESEARCH

Population Density by Census Tract (Persons Per Square Mile)

Allegan County, MI



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

V. ECONOMIC ANALYSIS

A. INTRODUCTION

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

An overview of the Allegan County workforce is provided through several overall metrics: employment by industry, wages by occupation, total employment, unemployment rates and in-place employment trends. We also evaluated the area's largest employers, economic and infrastructure developments, and the potential for significant closures or layoffs in the area (WARN Notices). In addition, commuting patterns for the PSA, which include commuting modes, times, and county-to-county commuter flows are analyzed.

B. WORKFORCE ANALYSIS

The PSA has an employment base comprised of individuals within a broad range of employment sectors. The primary industries of significance within the PSA include manufacturing, retail trade, and wholesale trade. Although agriculture, forestry, fishing, and hunting comprises a relatively small share of the overall employment in Allegan County, the share within the PSA is approximately three times greater than the share within the state. Each industry within the PSA requires employees of varying skills and education levels. There is a broad range of typical wages within the PSA based on occupation. The following evaluates key economic metrics within Allegan County. It should be noted that based on the availability of various economic data metrics, some information is presented only for select geographic areas, which may include the PSA (Allegan County), the four PSA submarkets, the Balance of Lower Peninsula of Michigan Nonmetropolitan Area, and/or the state of Michigan, depending upon the availability of such data.

Employment by Industry

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

NAICS Group	Employment by Industry					
	Northeast		Northwest		Southeast	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	155	2.0%	133	0.7%	218	1.2%
Mining	19	0.2%	0	0.0%	35	0.2%
Utilities	4	0.1%	52	0.3%	0	0.0%
Construction	**1,116**	**14.2%**	988	5.2%	574	3.0%
Manufacturing	**728**	**9.2%**	**4,402**	**23.0%**	**6,520**	**34.6%**
Wholesale Trade	**574**	**7.3%**	**2,869**	**15.0%**	346	1.8%
Retail Trade	**1,371**	**17.4%**	**2,474**	**12.9%**	**1,563**	**8.3%**
Transportation & Warehousing	256	3.3%	**1,236**	**6.4%**	221	1.2%
Information	75	1.0%	161	0.8%	218	1.2%
Finance & Insurance	101	1.3%	305	1.6%	296	1.6%
Real Estate & Rental & Leasing	107	1.4%	363	1.9%	203	1.1%
Professional, Scientific & Technical Services	288	3.7%	754	3.9%	690	3.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	12	0.1%
Administrative, Support, Waste Management & Remediation Services	116	1.5%	181	0.9%	520	2.8%
Educational Services	**673**	**8.5%**	700	3.7%	**1,755**	**9.3%**
Health Care & Social Assistance	398	5.1%	1,220	6.4%	**1,425**	**7.6%**
Arts, Entertainment & Recreation	518	6.6%	258	1.3%	728	3.9%
Accommodation & Food Services	572	7.3%	**1,572**	**8.2%**	1,201	6.4%
Other Services (Except Public Administration)	486	6.2%	1,121	5.8%	772	4.1%
Public Administration	247	3.1%	331	1.7%	**1,499**	**8.0%**
Non-classifiable	70	0.9%	56	0.3%	45	0.2%
Total	7,874	100.0%	19,176	100.0%	18,841	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research
Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

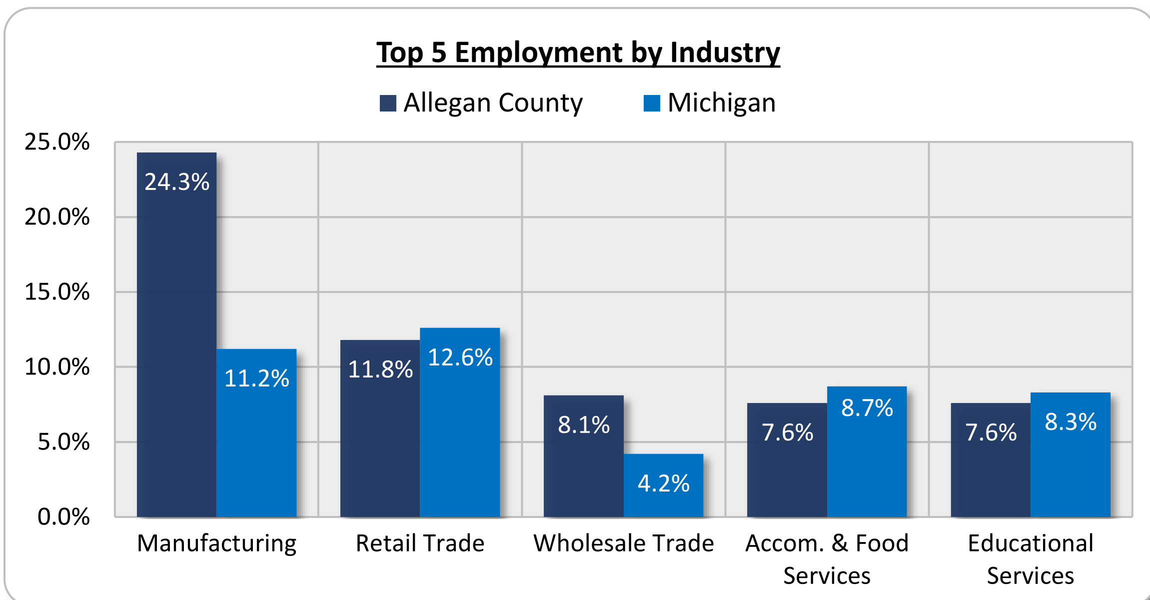
NAICS Group	Employment by Industry					
	Southwest		Allegan County		Michigan	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	89	3.7%	595	1.2%	18,094	0.4%
Mining	5	0.2%	59	0.1%	6,059	0.1%
Utilities	0	0.0%	56	0.1%	14,450	0.3%
Construction	130	5.5%	2,808	5.8%	163,027	3.6%
Manufacturing	94	4.0%	**11,744**	**24.3%**	**513,197**	**11.2%**
Wholesale Trade	106	4.5%	**3,895**	**8.1%**	193,695	4.2%
Retail Trade	**280**	**11.8%**	**5,688**	**11.8%**	**576,665**	**12.6%**
Transportation & Warehousing	63	2.6%	1,776	3.7%	95,658	2.1%
Information	43	1.8%	497	1.0%	91,050	2.0%
Finance & Insurance	15	0.6%	717	1.5%	168,540	3.7%
Real Estate & Rental & Leasing	29	1.2%	702	1.5%	95,407	2.1%
Professional, Scientific & Technical Services	20	0.8%	1,752	3.6%	295,491	6.5%
Management of Companies & Enterprises	3	0.1%	15	0.0%	8,827	0.2%
Administrative, Support, Waste Management & Remediation Services	48	2.0%	865	1.8%	111,717	2.4%
Educational Services	**530**	**22.3%**	**3,658**	**7.6%**	**378,891**	**8.3%**
Health Care & Social Assistance	132	5.5%	3,175	6.6%	**765,165**	**16.7%**
Arts, Entertainment & Recreation	72	3.0%	1,576	3.3%	139,513	3.1%
Accommodation & Food Services	**329**	**13.8%**	**3,674**	**7.6%**	**398,782**	**8.7%**
Other Services (Except Public Administration)	**146**	**6.1%**	2,525	5.2%	270,042	5.9%
Public Administration	**235**	**9.9%**	2,312	4.8%	238,652	5.2%
Non-classifiable	10	0.4%	181	0.4%	30,131	0.7%
Total	2,379	100.0%	48,270	100.0%	4,573,053	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research
Note: Since this survey is conducted of establishments and not of residents, some employees may not live within each market. These employees, however, are included in our labor force calculations because their places of employment are located within each market.

The labor force within the PSA (Allegan County) is based primarily in five sectors: Manufacturing (24.3%), Retail Trade (11.8%), Wholesale Trade (8.1%), Accommodation & Food Services (7.6%), and Educational Services (7.6%). Combined, these five job sectors represent nearly three-fifths (59.4%) of the PSA employment base. This represents a slightly greater concentration of employment within the top five sectors compared to the top five sectors in the state (57.5%). Areas with a heavy concentration of employment within a limited number of industries can be more vulnerable to economic downturns with greater fluctuations in unemployment rates and total employment. With a slightly greater concentration of employment and four of the top sectors in the PSA (manufacturing, retail trade, wholesale trade, and accommodation and food services) being typically more vulnerable to downturns, the economy within Allegan County is likely less insulated from economic fluctuations as compared to the state, overall. It is also important to note that many occupations within the top industries of the PSA typically have lower average wages which can contribute to demand for affordable housing options.

Among the individual submarkets in the PSA, there is a significant degree of variation among the top employment sector in each respective area. Within the Northwest and Southeast submarkets, Manufacturing comprises the largest share (23.0% and 34.6%, respectively) of employment in each area. Retail Trade (17.4%) is the top sector in the Northeast Submarket, while Educational Services (22.3%) accounts for the largest share of employment in the Southwest Submarket. Although many of the top five largest sectors of employment in the PSA are also among the top sectors in each submarket, some notable exceptions include: Construction (14.2%) in the Northeast Submarket, Transportation & Warehousing (6.4%) in the Northwest Submarket, and Public Administration (8.0% and 9.9%, respectively) in the Southeast and Southwest submarkets. Among the four submarkets, the Northwest (39.7%) and Southeast (39.0%) submarkets account for the largest individual shares of total employment in the PSA. It is worth noting that much of the concentration of jobs in the Northwest Submarket is influenced by employers in the Holland area. While the Southeast Submarket is influenced by employers located in the City of Allegan.

The following graph illustrates the distribution of employment by job sector for the five largest employment sectors in the PSA (Allegan County) and the state of Michigan:



Employment Characteristics and Trends

Allegan County is in the Balance of Lower Peninsula of Michigan Nonmetropolitan Area. Typical wages by job category for the Balance of Lower Peninsula of Michigan Nonmetropolitan Area are compared with those of Michigan in the following table:

Typical Wage by Occupation Type		
Occupation Type	Balance Of Lower Peninsula of Michigan Nonmetropolitan Area	Michigan
Management Occupations	$100,730	$119,010
Business and Financial Occupations	$69,760	$81,430
Computer and Mathematical Occupations	$78,890	$90,400
Architecture and Engineering Occupations	$79,770	$87,880
Community and Social Service Occupations	$51,630	$51,050
Art, Design, Entertainment and Sports Medicine Occupations	$50,750	$58,430
Healthcare Practitioners and Technical Occupations	$75,700	$92,010
Healthcare Support Occupations	$32,870	$34,110
Protective Service Occupations	$49,000	$49,960
Food Preparation and Serving Related Occupations	$30,570	$31,850
Building and Grounds Cleaning and Maintenance Occupations	$34,850	$34,280
Personal Care and Service Occupations	$35,330	$34,500
Sales and Related Occupations	$42,560	$48,760
Office and Administrative Support Occupations	$41,300	$43,840
Construction and Extraction Occupations	$50,880	$56,880
Installation, Maintenance and Repair Occupations	$51,580	$54,450
Production Occupations	$42,100	$45,450
Transportation and Moving Occupations	$39,810	$42,780

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

Most annual blue-collar salaries range from $30,570 to $51,630 within the Balance of Lower Peninsula of Michigan Nonmetropolitan Area. White-collar jobs, such as those related to professional positions, management and medicine, have an average salary of $80,970. Average wages within the area are typically 9.4% lower than the overall average state wages. White-collar professions in the study area typically earn 14.0% less than those within Michigan, while blue-collar wages are typically 5.6% less than the average state wages. Within the nonmetropolitan area, wages by occupation vary widely and are reflective of a diverse job base that covers a wide range of industry sectors and job skills, as well as diverse levels of education and experience. Because employment is distributed among a variety of professions with diverse income levels, there are likely a variety of housing needs by affordability level. As a significant share of the labor force within Allegan County is contained within manufacturing, retail and wholesale trade, food services and educational services, many workers in the area have typical wages ranging between approximately $30,000 and $40,000 annually, likely contributing to the need for lower priced housing product in the county.

In an effort to better understand how area wages by occupation affect housing affordability, wages for the top 30 occupations by share of total employment within the Balance of Lower Peninsula of Michigan Nonmetropolitan Area were analyzed. While this data does not include every possible occupation and wage within each sector, the occupations included in this table represent over two-fifths (45.0%) of the total employment in the statistical area in 2022 and provide a general overview of housing affordability for some of the most common occupations. Based on the annual wages at the lower quartile (bottom 25%) and median levels, the maximum affordable monthly rent and home price (at 30% of income) for each occupation was calculated. It is important to note that calculations based on the median annual wage mean that half of the individuals employed in this occupation earn less than the stated amount. It is equally important to understand that the supplied data is based on *individual* income. As such, affordability levels will proportionally increase for households with multiple income sources at a rate dependent on the additional income. Affordable rents and home prices for each occupation presented in this analysis that are **below** the two-bedroom Fair Market Rent ($972) or the overall median list price ($489,950) of the available for-sale inventory in the PSA (Allegan County) as of May 5, 2023, are shown in **red** text, indicating that certain lower-wage earning occupations cannot reasonably afford a typical housing unit in the market.

The following table illustrates the wages (lower quartile and median) and housing affordability levels for the top 30 occupations in the Balance of Lower Peninsula of Michigan Nonmetropolitan Area.

Wages and Housing Affordability for Top 30 Occupations by Share of Labor Force Balance of Lower Peninsula of Michigan Nonmetropolitan Area								
Occupation Sector, Title & Wages*					Housing Affordability**			
Sector Group (Code)	Labor Force Share	Occupation Title	Annual Wages		Max. Monthly Rent		Max. Purchase Price	
			Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
Sales & Related Occupations (41)	2.6%	Cashiers	$23,300	$26,750	**$583**	**$669**	**$77,667**	**$89,167**
	2.5%	Retail Salespersons	$25,960	$29,720	**$649**	**$743**	**$86,533**	**$99,067**
	1.0%	Sales Reps, Wholesale/Mfg.	$47,370	$64,980	$1,184	$1,625	**$157,900**	**$216,600**
Food Preparation/ Serving (35)	2.7%	Fast Food and Counter Workers	$23,340	$26,360	**$584**	**$659**	**$77,800**	**$87,867**
	1.6%	Waiters/Waitresses	$25,260	$30,840	**$632**	**$771**	**$84,200**	**$102,800**
	1.1%	Cooks, Restaurant	$27,950	$29,860	**$699**	**$747**	**$93,167**	**$99,533**
Office and Administrative Support (43)	2.3%	Office Clerks, General	$30,360	$37,020	**$759**	**$926**	**$101,200**	**$123,400**
	1.5%	Customer Services Reps.	$29,580	$36,030	**$740**	**$901**	**$98,600**	**$120,100**
	1.0%	Bookkeeping/Accounting Clerks	$35,360	$41,290	**$884**	$1,032	**$117,867**	**$137,633**
	1.0%	Secretaries/Administrative Assts.	$31,810	$37,910	**$795**	**$948**	**$106,033**	**$126,367**
Transportation Material Moving (53)	2.5%	Stockers/Order Fillers	$28,180	$30,490	**$705**	**$762**	**$93,933**	**$101,633**
	1.9%	Heavy/Tractor-Trailer Drivers	$42,770	$48,350	$1,069	$1,209	**$142,567**	**$161,167**
	1.5%	Laborers/Stock/Material Movers	$30,580	$34,570	**$765**	**$864**	**$101,933**	**$115,233**
	0.8%	Industrial Truck/Tractor Operators	$36,500	$43,460	**$913**	$1,087	**$121,667**	**$144,867**
Production Occupations (51)	2.8%	Misc. Assemblers/Fabricators	$30,860	$34,410	**$772**	**$860**	**$102,867**	**$114,700**
	1.1%	First-Line Supervisors, Production	$49,520	$61,070	$1,238	$1,527	**$165,067**	**$203,567**
	0.9%	Inspectors/Testers/Samplers	$35,840	$40,510	**$896**	$1,013	**$119,467**	**$135,033**
	0.9%	Packaging Machine Operators	$36,760	$38,840	**$919**	**$971**	**$122,533**	**$129,467**
	0.8%	Machinists	$32,180	$39,460	**$805**	$987	**$107,267**	**$131,533**
	0.8%	Cutting/Punching/Press Operators	$34,510	$36,830	**$863**	**$921**	**$115,033**	**$122,767**
Education, Training, & Library (25)	1.4%	Elementary School Teachers	$49,170	$61,540	$1,229	$1,539	**$163,900**	**$205,133**
	1.4%	Teaching Assistants	$26,220	$29,030	**$656**	**$726**	**$87,400**	**$96,767**
Healthcare (29, 31)	2.3%	Home Health/Personal Aides	$22,770	$27,710	**$569**	**$693**	**$75,900**	**$92,367**
	1.4%	Registered Nurses	$65,490	$76,180	$1,637	$1,905	**$218,300**	**$253,933**
	1.2%	Nursing Assistants	$31,550	$36,130	**$789**	**$903**	**$105,167**	**$120,433**
Management (11)	1.9%	General/Operations Managers	$50,110	$77,010	$1,253	$1,925	**$167,033**	**$256,700**
Construction, Installation/ Maintenance/ Repair (47, 49)	1.0%	Maintenance/Repair Workers	$31,360	$39,160	**$784**	$979	**$104,533**	**$130,533**
	0.9%	Construction Laborers	$36,780	$40,810	**$920**	$1,020	**$122,600**	**$136,033**
Bldg./Grounds Maintenance (37)	1.4%	Janitors/Cleaners	$28,250	$31,640	**$706**	**$791**	**$94,167**	**$105,467**
	0.8%	Landscaping/Groundskeeping	$28,700	$32,090	**$718**	**$802**	**$95,667**	**$106,967**

Source: U.S. Bureau of Labor Statistics, May 2022 Occupational Employment and Wage Statistics (OEWS)
*Annual wages listed are at the lower 25th percentile (quartile) and median level for each occupation
**Housing Affordability is the maximum monthly rent or total for-sale home price a household can reasonably afford based on stated wages.

In order to reasonably afford a two-bedroom rental at the Fair Market Rate of $972, an individual would need to earn at least $38,880 per year. As such, the *lower quartile* of wage earners within 24 of the 30 occupations listed in the previous table do not have sufficient wages to afford a typical rental. Many of these occupations, particularly those within the food services industry and support positions within various sectors, earn significantly less than the amount required to afford a typical rental in the market. When wages for each occupation are increased to their respective *median* levels, 18 occupations still do not have the income necessary to afford a typical rental. While a share of these individuals likely lives in multiple-income households, this illustrates the reasonable conclusion that a significant portion of households with a single income earned in a variety of occupations in the PSA are likely housing cost burdened.

Housing affordability issues among the listed occupations are more prevalent when home ownership is considered. In order to afford the purchase of a typical home in the PSA at the median list price of $489,950, an individual would have to earn at least $146,985 per year. Therefore, none of the occupations with wages up to the median wage in the top 30 occupations have sufficient incomes to afford the purchase of a typical home in the PSA. As previously stated, it is likely that many of these individuals are part of multiple-income households. However, even if a household or person had double the single wage earner incomes of the median wages shown in the preceding table, most of such households or persons would not be able to afford a home at the current median list price of $489,950. Nonetheless, this analysis illustrates that home ownership is not affordable for a significant share of workers in the most common occupations in the PSA.

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

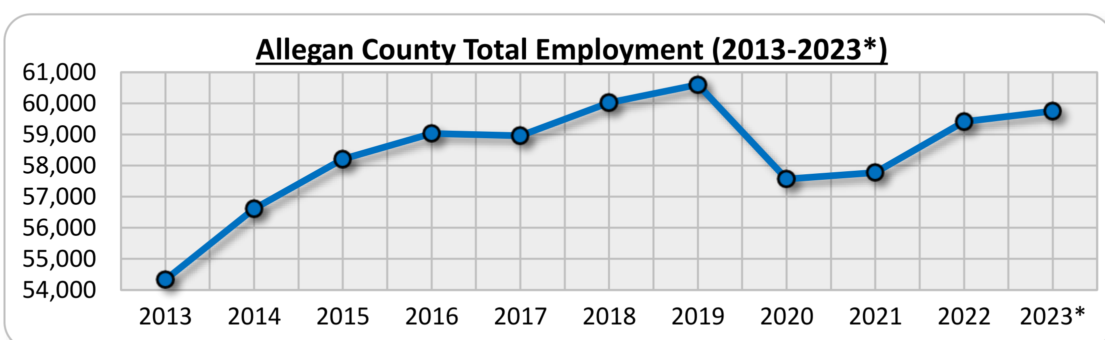
Employment Base and Unemployment Rates

Total employment reflects the number of employed persons who live within an area regardless of where they work. The following illustrates the total employment base for Allegan County, the state of Michigan, and the United States.

	Total Employment					
	Allegan County		Michigan		United States	
Year	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2013	54,330	-	4,323,410	-	144,904,568	-
2014	56,610	4.2%	4,416,017	2.1%	147,293,817	1.6%
2015	58,207	2.8%	4,501,816	1.9%	149,540,791	1.5%
2016	59,033	1.4%	4,606,948	2.3%	151,934,228	1.6%
2017	58,962	-0.1%	4,685,853	1.7%	154,721,780	1.8%
2018	60,024	1.8%	4,739,081	1.1%	156,709,676	1.3%
2019	60,603	1.0%	4,773,453	0.7%	158,806,261	1.3%
2020	57,568	-5.0%	4,379,122	-8.3%	149,462,904	-5.9%
2021	57,775	0.4%	4,501,562	2.8%	154,624,092	3.5%
2022	59,418	2.8%	4,632,539	2.9%	159,884,649	3.4%
2023*	59,750	0.6%	4,680,196	1.0%	161,366,622	0.9%

Source: Department of Labor; Bureau of Labor Statistics
*Through April

From 2013 to 2019, total employment in the PSA (Allegan County) increased by 11.5%, or 6,273 employees, which represents a larger rate increase than the state (10.4%) and nation (9.6%) during this time period. In 2020, total employment in the PSA decreased by 5.0%, which reflects a rate of *reduction* below that for the state (8.3%) and nation (5.9%) during that year. This reduction in total employment during 2020 is largely attributed to the economic impacts related to the COVID-19 pandemic. Following the release of many of the restrictions associated with the pandemic, total employment in the PSA increased by 0.4% in 2021 and 2.8% in 2022, which are below the statewide increases (2.8% and 2.9%) for these two years, respectively. Through April 2023, total employment in the PSA remains at 98.6% of the 2019 level. This represents a recovery rate slightly above that of the state (98.0%), yet below that of the nation (101.6%).



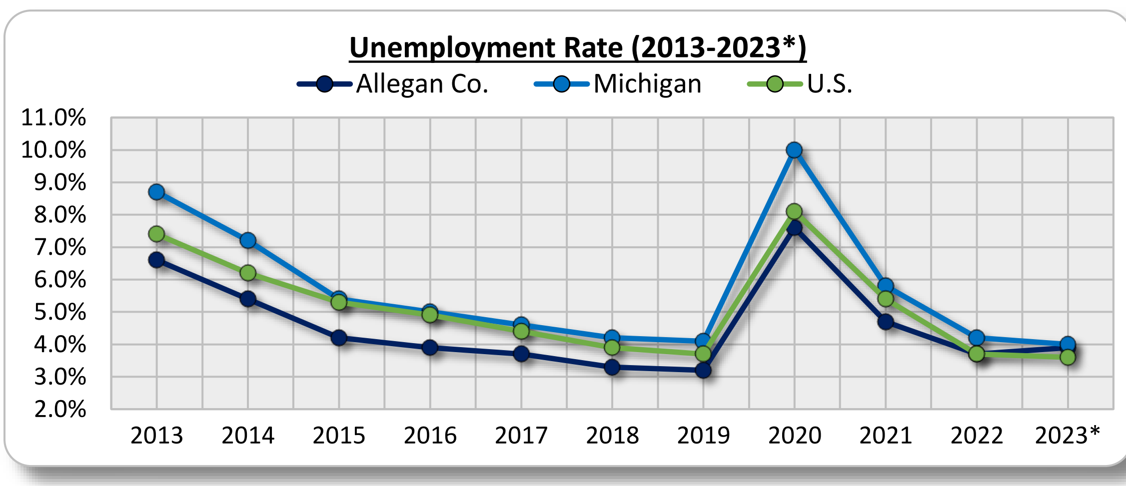
*Through April

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

	Unemployment Rate		
Year	Allegan County	Michigan	United States
2013	6.6%	8.7%	7.4%
2014	5.4%	7.2%	6.2%
2015	4.2%	5.4%	5.3%
2016	3.9%	5.0%	4.9%
2017	3.7%	4.6%	4.4%
2018	3.3%	4.2%	3.9%
2019	3.2%	4.1%	3.7%
2020	7.6%	10.0%	8.1%
2021	4.7%	5.8%	5.4%
2022	3.7%	4.2%	3.7%
2023*	3.9%	4.0%	3.6%

Source: Department of Labor, Bureau of Labor Statistics
*Through April

Between 2013 and 2019, unemployment rates in the county steadily decreased year over year, from a high of 6.6% in 2013 to a low of 3.2% in 2019. Notably, the unemployment rates in the PSA were at least nine-tenths (0.9) of a percentage point lower than the corresponding rate in the state each year between 2013 and 2019. Similarly, the unemployment rates in the PSA were also lower than the corresponding rate in the nation each year during the same timeframe. In 2020, unemployment increased to 7.6% in the PSA, largely due to the impacts of the pandemic, which still represents a lower rate than the state (10.0%) and nation (8.1%) at this time. The unemployment rate within the county has mostly declined since and is currently averaging 3.9% (through April 2023), which is generally similar to pre-pandemic levels. This illustrates that the local economy is recovering well from the initial impacts of COVID-19.



*Through April

We evaluated monthly unemployment rates in order to get a better sense of the initial impact the COVID-19 pandemic had on the local economy and the subsequent recovery. The following table illustrates the monthly unemployment rates from January 2020 to April 2023 for the PSA:

Allegan County - Monthly Unemployment Rate				
Month	2020	2021	2022	2023
January	3.4%	5.9%	4.3%	4.3%
February	3.1%	5.8%	4.3%	4.4%
March	3.9%	5.6%	3.9%	4.1%
April	20.5%	5.0%	3.4%	2.8%
May	14.2%	5.1%	3.6%	
June	10.6%	5.3%	4.0%	
July	8.8%	5.2%	4.0%	
August	6.4%	4.5%	3.7%	
September	5.6%	3.8%	3.4%	
October	4.3%	3.3%	3.3%	
November	4.4%	3.0%	3.1%	
December	5.5%	3.4%	3.5%	

Source: Department of Labor, Bureau of Labor Statistics

Prior to April 2020, which was the month when COVID-19 stay-at-home orders began to impact many non-essential businesses, the unemployment rate in the PSA (Allegan County) ranged between 3.1% and 3.9% in early 2020. In April 2020, the rate increased sharply to 20.5%. On a positive note, the monthly unemployment rate has generally declined since and is currently at 2.8% (as of April 2023), the lowest monthly unemployment rate within the county since January 2020.

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

	In-Place Employment Allegan County		
Year	Employment	Change	Percent Change
2012	34,140	-	-
2013	36,175	2,035	6.0%
2014	36,626	451	1.2%
2015	37,676	1,050	2.9%
2016	38,155	479	1.3%
2017	38,324	169	0.4%
2018	39,348	1,024	2.7%
2019	40,196	848	2.2%
2020	37,717	-2,479	-6.2%
2021	38,557	840	2.2%
2022	39,439	882	2.3%

Source: Department of Labor, Bureau of Labor Statistics

The preceding table illustrates in-place employment (people working within Allegan County) increased by 17.7%, or 6,056 jobs, from 2012 to 2019. The only decrease over the past decade occurred in 2020 (6.2%), which can be largely attributed to the COVID-19 pandemic. In 2021, in-place employment in the PSA increased by 2.2% year over year. Similarly, in-place employment in the PSA increased by another 2.3% in 2022. Overall, in-place employment within the county has recovered to 98.1% of the 2019 level, further demonstrating that the local economy is recovering well from the initial impacts of the pandemic.

Data for 2022, the most recent year that year-end figures are available, indicates in-place employment in Allegan County to be 66.4% of the total Allegan County employment. This means that, *at a minimum*, nearly 19,980 Allegan County residents were employed outside the county for work (daytime employment) in 2022. A significant number of residents seeking employment outside a subject area, particularly those with lengthy commutes, can increase the likelihood of residents relocating outside the county. Detailed commuting data, which includes modes, times, and an inflow/outflow analysis, is included later in this section.

Based on the preceding analysis, the economy in the PSA has steadily improved since the pandemic in 2020. Total employment recovered to 98.6% of the 2019 level, the county's *annual* unemployment rate is currently averaging 3.9% (through April 2023), the current *monthly* unemployment rate is 2.8% (its lowest monthly level since the beginning of 2020) and in-place employment has recovered to 98.1% of the 2019 level.

C. EMPLOYMENT OUTLOOK

WARN (layoff notices):

The Worker Adjustment and Retraining Notification (WARN) Act requires advance notice of qualified plant closings and mass layoffs. WARN notices were reviewed on August 14, 2023. According to the Michigan Department of Labor and Economic Opportunity, there have been no WARN notices reported for Allegan County over the past 12 months.

The 10 largest employers within Allegan County are summarized in the following table. Please note that some employers are located in Holland, which is located in both Allegan and Ottawa counties.

Employer Name	Business Type
Perrigo	Manufacturer
Yanfeng Automotive Interiors	Manufacturer
Haworth Incorporated Headquarters	Manufacturer
JBS Beef Plant	Food Processing
LG Energy Solution	Manufacturer
Gun Lake Casino	Entertainment
Allegan County Medical Care	Healthcare
Challenge Manufacturing	Manufacturer
S2 Yachts	Manufacturer
Otsego Public Schools	Education

Source: Lakeshore Advantage; 2022

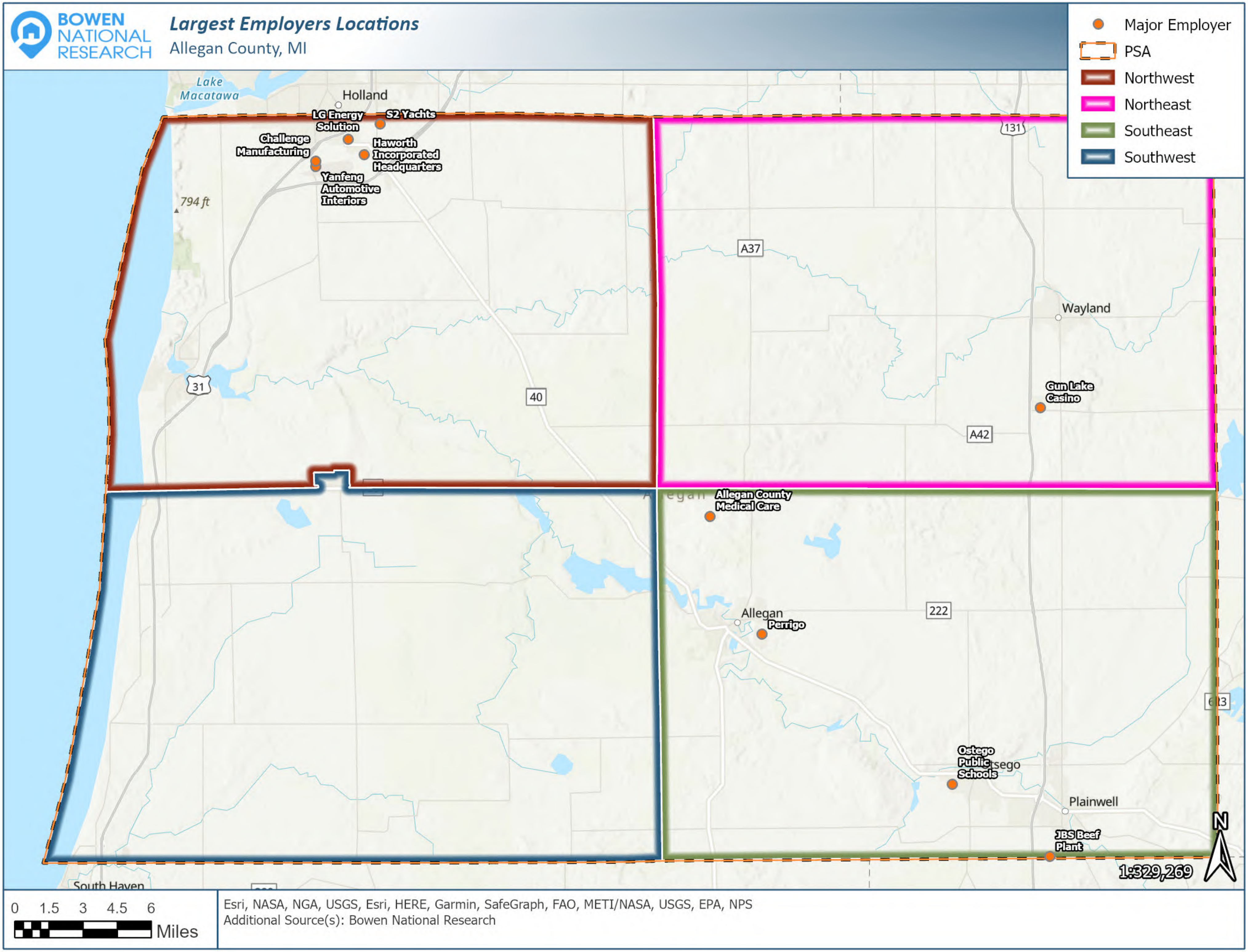
Major employers in the area are primarily engaged in manufacturing, healthcare, education, food processing, and entertainment. As six of the 10 largest employers are involved in manufacturing, this further illustrates the heavy influence manufacturing has on the local economy. This also likely contributed, in part, to the historically high unemployment rates associated with the COVID-19 pandemic in 2020. Overall, it appears that most of the major employers in the area are engaged in business activities with occupations that typically offer competitive compensation. Additionally, two of the top employers are engaged in critical services (healthcare and education), which are less vulnerable to economic downturns.

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

BOWEN NATIONAL RESEARCH

Largest Employers Locations

Allegan County, MI



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

Economic Development

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

According to a representative with the City of Allegan Economic Development, the city is maintaining a steady and stabilized economic position. One primary challenge is attracting residential developers into the city to build housing.

In 2022, Allegan City Council encouraged the creation of a city policy regarding the use of the Obsolete Property Rehabilitation Act (OPRA). The OPRA offers tax incentives for commercial and commercial housing properties, with the outcome of encouraging redevelopment or rehabilitation of older buildings that have become functionally obsolete or blighted.

The following tables summarizes notable recent and/or ongoing economic development and infrastructure projects within the Allegan County area at the time of this analysis:

Economic Development Activity – Allegan County			
Project Name	**Investment**	**Job Creation**	**Scope of Work/Details**
LG Energy Battery Plant Expansion Project	$17 billion	1,200	**Under Construction:** The Allegan County Board of Commissioners approved up to $36.5 million in grants for the proposed expansion of the LG Energy Solution plant in Holland (Allegan County); Average pay is expected to be $50,000; Job creation expected by 2025; If LG Energy Solution fails to meet standards, Allegan County can revoke funding
Marijuana Grow Facility Allegan	N/A	10	**Planned:** Construction of medical and recreational growing facility

Infrastructure Projects – Allegan County			
Project Name	**Investment**	**Status**	**Scope of Work**
123NET	$65 million	To begin in August 2023; ECD late 2025	In 2023, 123NET and Allegan County were awarded a grant of $30 million to construct an open-access, carrier neutral fiber network; Project is expected to serve approximately 11,000 homes that are underserved in the county
Downtown Streetscape Improvement Project	$8.3 million	To begin in fall 2023; To be complete in phases by fall 2024	Improvements in downtown Allegan include new utilities, sidewalks, and roundabout. One-way streets will be converted into two-way streets.

ECD – Estimated Completion Date

D. PERSONAL MOBILITY

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

Commuting Mode and Time

The following table shows commuting pattern attributes for each study area:

		Commuting Mode						
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	Total
Northeast	Number	13,828	717	60	407	179	1,171	16,362
	Percent	84.5%	4.4%	0.4%	2.5%	1.1%	7.2%	100.0%
Northwest	Number	12,387	897	60	241	194	1,205	14,984
	Percent	82.7%	6.0%	0.4%	1.6%	1.3%	8.0%	100.0%
Southeast	Number	13,300	1,950	13	179	290	638	16,370
	Percent	81.2%	11.9%	0.1%	1.1%	1.8%	3.9%	100.0%
Southwest	Number	5,985	804	32	96	56	689	7,662
	Percent	78.1%	10.5%	0.4%	1.3%	0.7%	9.0%	100.0%
Allegan County	Number	45,500	4,369	165	923	720	3,703	55,380
	Percent	82.2%	7.9%	0.3%	1.7%	1.3%	6.7%	100.0%
Michigan	Number	3,620,896	381,087	54,189	97,131	58,333	382,716	4,594,352
	Percent	78.8%	8.3%	1.2%	2.1%	1.3%	8.3%	100.0%

Source: U.S. Census Bureau, 2017-2021 American Community Survey

		Commuting Time						
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
Northeast	Number	3,104	6,175	4,546	860	505	1,171	16,361
	Percent	19.0%	37.7%	27.8%	5.3%	3.1%	7.2%	100.0%
Northwest	Number	4,783	5,814	2,131	482	568	1,205	14,983
	Percent	31.9%	38.8%	14.2%	3.2%	3.8%	8.0%	100.0%
Southeast	Number	4,929	4,980	3,702	1,514	605	638	16,368
	Percent	30.1%	30.4%	22.6%	9.2%	3.7%	3.9%	100.0%
Southwest	Number	1,594	2,846	1,659	397	478	689	7,663
	Percent	20.8%	37.1%	21.6%	5.2%	6.2%	9.0%	100.0%
Allegan County	Number	14,413	19,817	12,038	3,253	2,156	3,703	55,380
	Percent	26.0%	35.8%	21.7%	5.9%	3.9%	6.7%	100.0%
Michigan	Number	1,185,953	1,630,112	828,886	301,209	265,475	382,716	4,594,351
	Percent	25.8%	35.5%	18.0%	6.6%	5.8%	8.3%	100.0%

Source: U.S. Census Bureau, 2017-2021 American Community Survey

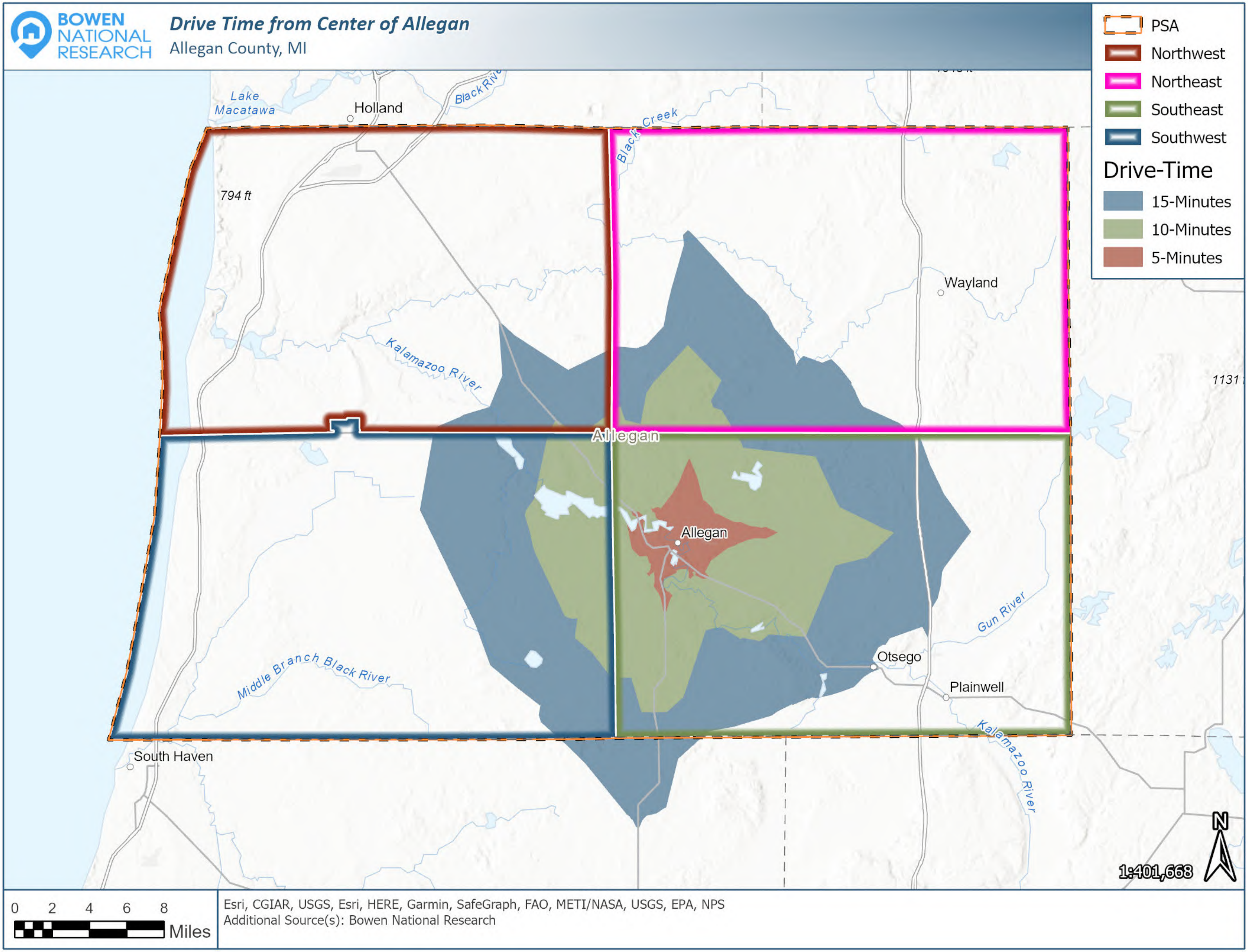
Noteworthy observations from the preceding tables follow:

- Within the PSA (Allegan County), 90.1% of commuters either drive alone or carpool to work. This represents a higher share of such commuting modes when compared to the state of Michigan (87.1%). While the shares of PSA commuters that walk to work (1.7%) or work from home (6.7%) are slightly less than the corresponding shares for the state (2.1% and 8.3%, respectively), the share of PSA commuters that utilize public transit (0.3%) is considerably less than the share for the state (1.2%). Among the individual submarkets, the Southeast and Southwest submarkets have notably high shares (11.9% and 10.5%, respectively) of commuters that carpool to work, while the Northeast Submarket has the largest share (2.5%) of individuals that walk to work. The Southwest Submarket has the largest share (9.0%) of individuals that work from home.

- Over one-fourth (26.0%) of commuters in Allegan County have commute times of less than 15 minutes, representing a similar share of very short commute times compared to the state (25.8%). Overall, 61.8% of PSA workers have commute times less than 30 minutes to work, which is a comparable to the share statewide (61.3%). On a submarket level, the Northwest Submarket has the largest share (70.7%) of individuals with commute times of under 30 minutes, while the Southwest Submarket has the largest share (6.2%) of commuters with drive times of 60 minutes or more.

Based on the preceding analysis, a vast majority of PSA commuters utilize their own vehicles or carpool to work. On average, commute times in the PSA are very comparable to the state but vary among individual submarkets in the county.

A drive-time map illustrating travel times from the center of Allegan (city), which is the county seat, is included on the following page.

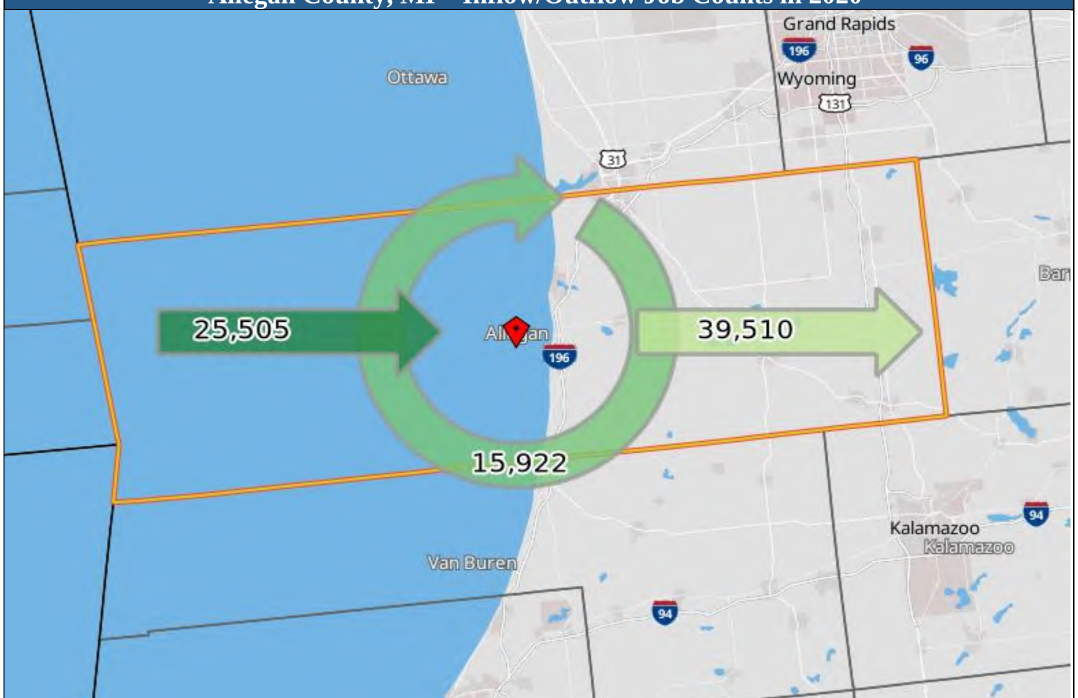


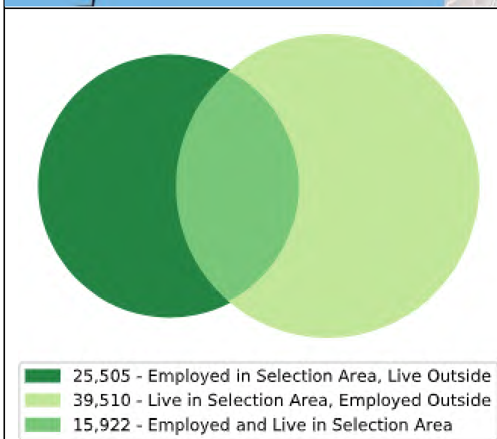
BOWEN NATIONAL RESEARCH
Drive Time from Center of Allegan
Allegan County, MI
PSA
Northwest
Northeast
Southeast
Southwest
Drive-Time
15-Minutes
10-Minutes
5-Minutes
Lake Macatawa
Holland
Black River
Black Creek
794 ft
Wayland
Kalamazoo River
1131
Allegan
Allegan
Gun River
Otsego
Plainwell
Middle Branch Black River
South Haven
Kalamazoo River
N
1:401,668
0 2 4 6 8
Miles
Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

Commuting Inflow/Outflow

According to 2020 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES), of the 55,432 employed residents of Allegan County, 39,510 (71.3%) are employed outside the county, while the remaining 15,922 (28.7%) are employed within Allegan County. In addition, 25,505 people commute into Allegan County from surrounding areas for employment. These 25,505 non-residents account for over three-fifths (61.6%) of the people employed in the county and represent a notable base of potential support for future residential development. The following illustrates the number of jobs filled by in-commuters and residents, as well as the number of resident out-commuters.

Allegan County, MI – Inflow/Outflow Job Counts in 2020





Inflow/Outflow Job Counts (All Jobs)

	2020 Count	2020 Share
Employed in the Selection Area	41,427	100.0%
Employed in the Selection Area but Living Outside	25,505	61.6%
Employed and Living in the Selection Area	15,922	38.4%
Living in the Selection Area	55,432	100.0%
Living in the Selection Area but Employed Outside	39,510	71.3%
Living and Employed in the Selection Area	15,922	28.7%

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

Characteristics of the Allegan County commuting flow in 2020 are illustrated in the following table.

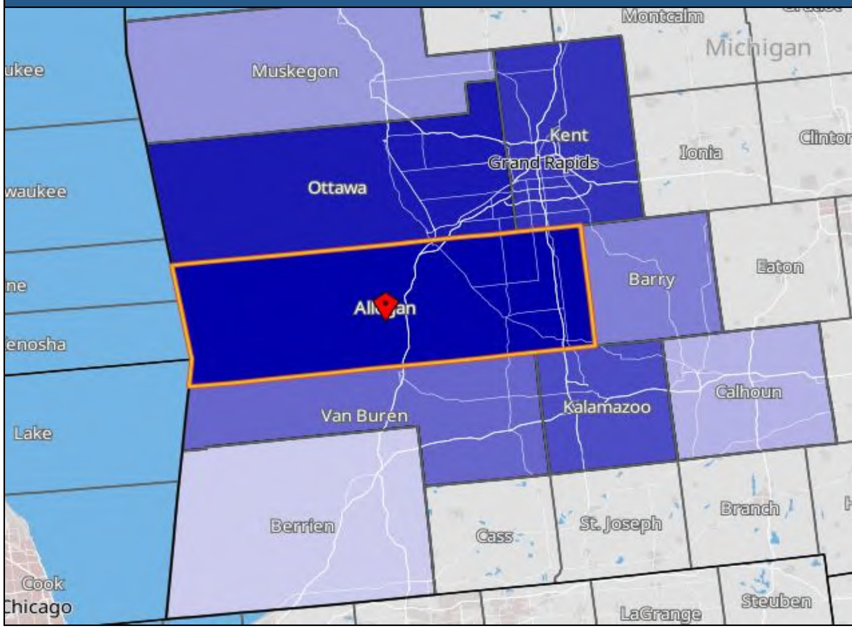
Allegan County, MI: Commuting *Flow* Analysis by Earnings, Age and Industry Group (2020, All Jobs)						
Worker Characteristics	**Resident Outflow**		**Workers Inflow**		**Resident Workers**	
	Number	**Share**	**Number**	**Share**	**Number**	**Share**
Ages 29 or younger	9,400	23.8%	5,964	23.4%	3,439	21.6%
Ages 30 to 54	20,768	52.6%	13,681	53.6%	8,273	52.0%
Ages 55 or older	9,342	23.6%	5,860	23.0%	4,210	26.4%
Earning <$1,250 per month	9,733	24.6%	5,018	19.7%	4,064	25.5%
Earning $1,251 to $3,333	11,535	29.2%	8,079	31.7%	5,160	32.4%
Earning $3,333+ per month	18,242	46.2%	12,408	48.6%	6,698	42.1%
Goods Producing Industries	11,409	28.9%	12,731	49.9%	7,187	45.1%
Trade, Transportation, Utilities	8,373	21.2%	4,439	17.4%	2,281	14.3%
All Other Services Industries	19,728	49.9%	8,335	32.7%	6,454	40.5%
Total Worker Flow	**39,510**	**100.0%**	**25,505**	**100.0%**	**15,922**	**100.0%**

Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)
Note: Figures do not include contract employees and self-employed workers

Specifically, of the county's 25,505 in-commuters, over one-half (53.6%) are between the ages of 30 and 54 years, nearly one-half (48.6%) earn $3,333 or more per month ($40,000 or more annually), and nearly one-half (49.9%) work in the goods producing industries. Resident outflow workers, by comparison, tend to be similar in age to inflow workers, earn lower wages, and are much less likely than inflow workers to work in the goods producing industries. Regardless, given the diversity of incomes, ages, and occupation types of the approximately 25,000 people commuting into the area for work each day, a variety of housing product types could be developed to potentially attract these commuters to live in Allegan County. A detailed analysis of the area housing market, which includes availability, costs, and product mixture is included in Section VI of this report. The overall health of the local housing market can influence the probability of in-commuters relocating to the area.

The following map and corresponding tables illustrate the physical *home* location (county) of people *working in* Allegan County, as well as the distribution of commute distances for the Allegan County workforce.

Allegan County Workforce – Top 10 Counties of Residence & Commute Distance
All Jobs (2020)



County	Number	Share
Allegan County, MI	15,922	38.4%
Ottawa County, MI	8,326	20.1%
Kent County, MI	4,533	10.9%
Kalamazoo County, MI	3,889	9.4%
Van Buren County, MI	1,833	4.4%
Barry County, MI	1,488	3.6%
Muskegon County, MI	708	1.7%
Calhoun County, MI	449	1.1%
Berrien County, MI	265	0.6%
Wayne County, MI	252	0.6%
All Other Locations	3,762	9.1%
Total	**41,427**	**100.0%**

Commute Distance

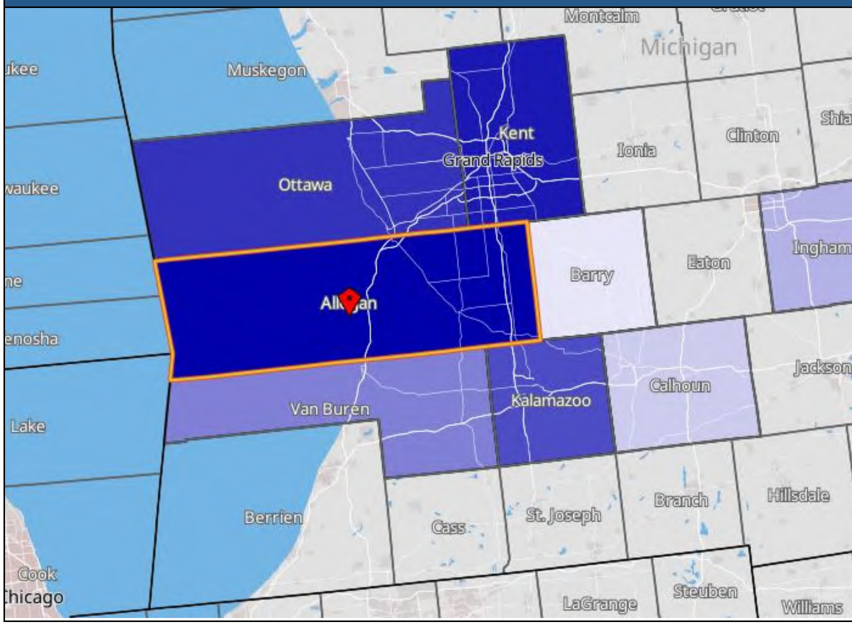
Distance	Number	Share
Less than 10 miles	17,734	42.8%
10 to 24 miles	14,162	34.2%
25 to 50 miles	5,556	13.4%
Greater than 50 miles	3,975	9.6%
Total	**41,427**	**100.0%**

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

Statistics provided by LODES indicate that nearly two-fifths (38.4%) of the Allegan County workforce are residents of the county. The counties of Ottawa (20.1%), Kent (10.9%), and Kalamazoo (9.4%) contribute the largest shares of people that work in Allegan County. In total, 86.8% of the Allegan County workforce originates from either within the county or from an adjacent county, and only 9.1% of the labor force originates from outside of the top 10 counties listed. As such, the Allegan County workforce is mostly regional-based with over three-fourths (77.0%) of individuals commuting less than 25 miles. Inflow workers with commute distances of more than 50 miles comprise 9.6% of the total Allegan County workforce. These 3,975 inflow workers with lengthy commutes, as well as those with shorter commutes from outside the county, represent a base of potential support for future residential development in Allegan County.

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

Allegan County Residents – Top 10 Counties of Employment & Commute Distance
All Jobs (2020)



County	Number	Share
Allegan County, MI	15,922	28.7%
Kent County, MI	12,571	22.7%
Ottawa County, MI	10,005	18.0%
Kalamazoo County, MI	5,206	9.4%
Oakland County, MI	1,427	2.6%
Van Buren County, MI	1,279	2.3%
Wayne County, MI	1,209	2.2%
Ingham County, MI	877	1.6%
Calhoun County, MI	779	1.4%
Barry County, MI	623	1.1%
All Other Locations	5,534	10.0%
Total	**55,432**	**100.0%**

Commute Distance		
Distance	**Number**	**Share**
Less than 10 miles	16,803	30.3%
10 to 24 miles	20,922	37.7%
25 to 50 miles	9,490	17.1%
Greater than 50 miles	8,217	14.8%
Total	**55,432**	**100.0%**

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

Of the 55,432 employed residents of Allegan County, slightly more than one-fourth (28.7%) are employed within Allegan County. It is noteworthy that over one-fifth (22.7%) of Allegan County residents commute to Kent County daily for employment. The counties of Ottawa (18.0%) and Kalamazoo (9.4%) also employ significant shares of Allegan County residents. In total, 53.5% of Allegan County residents commute to adjacent counties for employment. Over two-thirds (68.0%) of Allegan County residents have commutes less than 25 miles, which illustrates the relatively short commute distances for most employed residents. However, it is worth pointing out that approximately 8,200 (14.8%) Allegan County residents have commutes of more than 50 miles. Although a number of factors contribute to where an individual chooses to reside, lengthy commute times can increase the likelihood of relocation if improved housing options are present closer to an individual's place of employment.

E. CONCLUSIONS

The economy in the PSA (Allegan County) is heavily influenced by the manufacturing sector, which accounts for nearly one-fourth (24.3%) of the employment by sector and includes six of the 10 largest employers within the county. Overall, wages within the PSA are lower than wages at the state level, and housing affordability is an issue for a significant share of individuals working within the most common occupations in the area. In addition, over 8,200 Allegan County residents commute 50 miles or more to their place of employment. Total employment in the PSA has recovered to 98.6% of the 2019 level, while in-place employment is at 98.1% of the pre-COVID level. As such, the economy in the PSA has improved significantly during the past few years, and the monthly unemployment rate in April 2023 (2.8%) is the lowest recorded for the county since January 2020. With proactive legislative measures, such as the utilization of the Obsolete Property Rehabilitation Act (OPRA), projected job creation of approximately 1,200 new jobs, and notable infrastructure investments of nearly $75 million, Allegan County appears to be well positioned for continued economic improvement. While this positive economic activity will contribute to the ongoing demand for housing in Allegan County, it is important that an adequate supply of income-appropriate housing is available to capture new residents and retain existing residents, particularly those with lengthy commutes.

VI. HOUSING SUPPLY ANALYSIS

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

While there are a variety of housing options offered in the Primary Study Area (PSA, Allegan County), we focused our analysis on the most common housing alternatives. The housing structures included in this analysis are:

- **Rental Housing** – Rental properties consisting of multifamily apartments (generally with five or more units within a structure) were identified and surveyed. An analysis of non-conventional rentals (typically with four or less units within a structure) was also conducted. In addition, a survey of short-term (recreational/ seasonal) rentals was completed to analyze the effect this housing segment has on the overall rental market.

- **For-Sale Housing** – For-sale housing alternatives, both recent sales activity and currently available supply, were inventoried. This data includes single-family homes, condominiums, mobile homes, and other traditional housing alternatives. It includes stand-alone product as well as homes within planned developments or projects.

- **Senior Care Housing** – We surveyed senior care facilities that provide both shelter and care housing alternatives to seniors requiring some level of personal care (e.g., dressing, bathing, medical reminders, etc.) and medical care. This includes independent living, assisted living, and nursing homes.

For the purposes of this analysis, the housing supply information is presented for the Primary Study Area (PSA, Allegan County), the four PSA submarkets, and the state of Michigan, when available.

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

A. OVERALL HOUSING SUPPLY (SECONDARY DATA)

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

Housing Characteristics

The estimated distribution of the area housing stock by tenure (renter and owner) within the PSA and the state of Michigan for 2022 is summarized in the following table:

		Occupied and Vacant Housing Units by Tenure 2022 Estimates				
		Total Occupied	Owner Occupied	Renter Occupied	Vacant	Total
Northeast	Number	11,918	10,281	1,636	714	12,632
	Percent	94.3%	86.3%	13.7%	5.7%	100.0%
Northwest	Number	13,003	10,670	2,333	2,130	15,133
	Percent	85.9%	82.1%	17.9%	14.1%	100.0%
Southeast	Number	14,501	11,489	3,012	1,024	15,525
	Percent	93.4%	79.2%	20.8%	6.6%	100.0%
Southwest	Number	6,705	5,542	1,162	2,527	9,232
	Percent	72.6%	82.7%	17.3%	27.4%	100.0%
Allegan County	Number	46,126	37,982	8,144	6,395	52,521
	Percent	87.8%	82.3%	17.7%	12.2%	100.0%
Michigan	Number	4,055,460	2,895,751	1,159,709	533,313	4,588,773
	Percent	88.4%	71.4%	28.6%	11.6%	100.0%

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

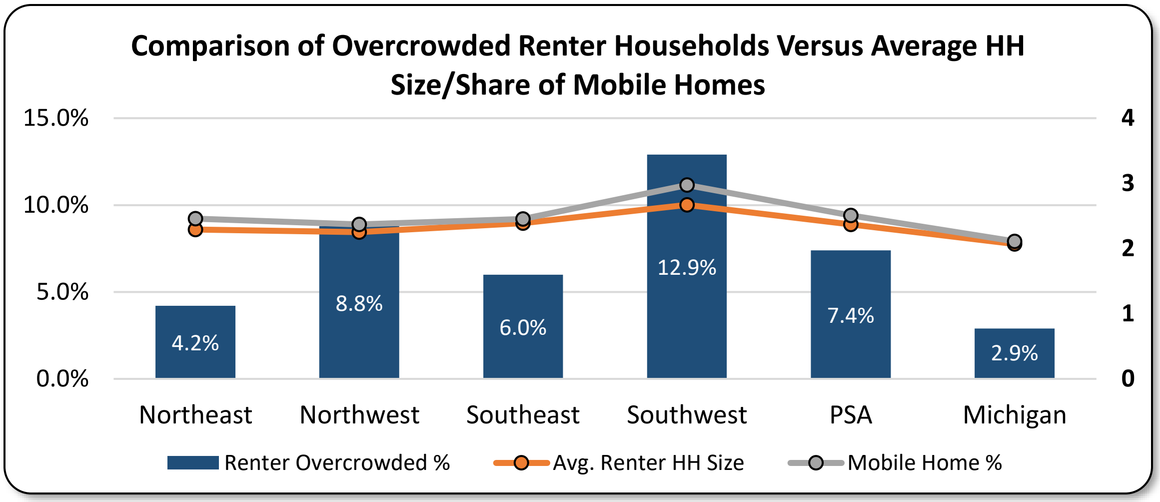
In total, there are an estimated 52,521 housing units within the PSA (Allegan County) in 2022. Based on ESRI estimates, of the 46,126 total occupied housing units in the PSA, 82.3% are owner occupied, while less than one-fifth (17.7%) are renter occupied. This distribution of product by tenure within the PSA is more weighted toward owner-occupied housing than the state of Michigan (82.3% versus 71.4%), although owner-occupied housing represents a large majority in both the county and the state. Approximately 12.2% of the total housing units within the PSA are classified as vacant. Vacant units are comprised of a variety of units including abandoned properties, rentals, for-sale, and seasonal housing units. Among the individual submarkets of the PSA, the Southeast Submarket accounts for the largest share (31.4%) of all occupied housing units in the PSA, followed by the Northwest Submarket (28.2%). The Northeast Submarket has the largest respective share (86.3%) of owner-occupied housing units, while the Southeast Submarket has the largest share (20.8%) of renter-occupied housing units. The share of vacant housing units in the Southwest (27.4%) and Northwest (14.1%) submarkets are higher than the corresponding share for the state (11.6%), and given the location of the PSA along the shore of Lake Michigan, it is likely that the higher shares of vacant housing units in these two submarkets are due, at least in part, to the influence of seasonal/recreational housing and short-term rentals. A detailed analysis of seasonal/recreational housing is included in this section starting on page VI-24.

The following table compares key housing age and conditions of Allegan County and the state based on 2017-2021 American Community Survey (ACS) data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete kitchens or bathroom plumbing are illustrated for the PSA and state by tenure. It is important to note that some occupied housing units may have more than one housing issue.

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Northeast	384	27.5%	2,992	28.2%	59	4.2%	80	0.8%	12	0.9%	61	0.6%
Northwest	486	27.9%	3,215	31.7%	153	8.8%	93	0.9%	18	1.0%	61	0.6%
Southeast	897	36.9%	5,349	46.0%	147	6.0%	172	1.5%	17	0.7%	39	0.3%
Southwest	360	35.1%	1,866	35.5%	132	12.9%	128	2.4%	0	0.0%	20	0.4%
Allegan County	2,128	32.2%	13,423	35.7%	491	7.4%	472	1.3%	47	0.7%	181	0.5%
Michigan	507,318	45.9%	1,373,751	47.9%	31,824	2.9%	32,450	1.1%	22,356	2.0%	16,775	0.6%

Source: American Community Survey (2017-2021); ESRI; Urban Decision Group; Bowen National Research

Within the PSA (Allegan County), nearly one-third (32.2%) of renter-occupied housing was built prior to 1970, which represents a notably smaller share compared to the share (45.9%) for the state of Michigan. Approximately 35.7% of the owner-occupied housing in the PSA was built prior to 1970, and although a slightly larger share as compared to renter-occupied housing in the county, this is still a considerably smaller share than the state (47.9%). The share of renter-occupied housing within the PSA experiencing overcrowding (7.4%) is much larger than that of the state (2.9%) and is noteworthy. By comparison, the share (1.3%) of owner-occupied housing experiencing overcrowding is much less than the share for renters in the area and is comparable to the share within the state (1.1%). Incomplete plumbing or kitchens do not appear to be a prevalent issue within the PSA, with only 0.7% of renter households and 0.5% of owner households experiencing this issue. Within the individual submarkets, overcrowding among renter-occupied housing is the predominant condition issue in each area. The share of renter households experiencing this issue is highest within the Southwest (12.9%) and Northwest (8.8%) submarkets. The area's overcrowding issues appear to be linked, at least partially, to a combination of a high share of large family households and the prevalence of mobile homes, particularly in the Southwest Submarket. A graph illustrating the relationship of household sizes, mobile homes and overcrowded renter households follows. Overall, there are nearly 1,200 households in the county that live in substandard housing conditions (overcrowded or lacking complete kitchens or indoor plumbing). As such, housing conditions remain a challenge for some households.



The following table compares key household income, housing cost, and housing affordability metrics of the PSA (Allegan County) and the state. Cost burdened households are defined as those paying over 30% of their income toward housing costs, while severe cost burdened households pay over 50% of their income toward housing.

Household Income, Housing Costs and Affordability								
	2022 Households	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households**	
					Renter	Owner	Renter	Owner
Northeast	11,918	$74,678	$212,066	$987	36.6%	16.5%	10.0%	5.0%
Northwest	13,003	$75,245	$252,749	$929	35.5%	15.2%	18.0%	6.0%
Southeast	14,501	$65,140	$173,308	$901	40.4%	18.2%	9.3%	7.0%
Southwest	6,705	$60,280	$188,480	$887	28.9%	24.6%	21.1%	8.1%
Allegan County	46,126	$69,565	$204,929	$924	36.6%	17.8%	13.6%	6.3%
Michigan	4,055,460	$65,522	$204,371	$1,023	44.9%	18.6%	23.1%	7.4%

Source: American Community Survey (2017-2021); ESRI; Urban Decision Group; Bowen National Research
*Paying more than 30% of income toward housing costs
**Paying more than 50% of income toward housing costs

The PSA's (Allegan County) median home value of $204,929 is 0.3% higher than the state's estimated median home value of $204,371. The average gross rent of $924 in the PSA is approximately 9.7% lower than the state's average gross rent of $1,023. The median household income for the PSA ($69,565) is 6.2% higher than that for the state. Overall, these factors result in a lower share of cost burdened renter (36.6%) and owner (17.8%) households in the PSA compared to the shares within the state (44.9% and 18.6%, respectively). Regardless, there are approximately 2,981 renter households and 6,761 owner households in the PSA that are housing cost burdened. Of these, approximately 1,108 renter households and 2,393 owner households are *severe* housing cost burdened (paying 50% or more of their income toward housing costs). While the largest share (24.6%) of cost burdened owners is in the Southwest Submarket, the largest share (40.4%) of cost burdened renters is within the

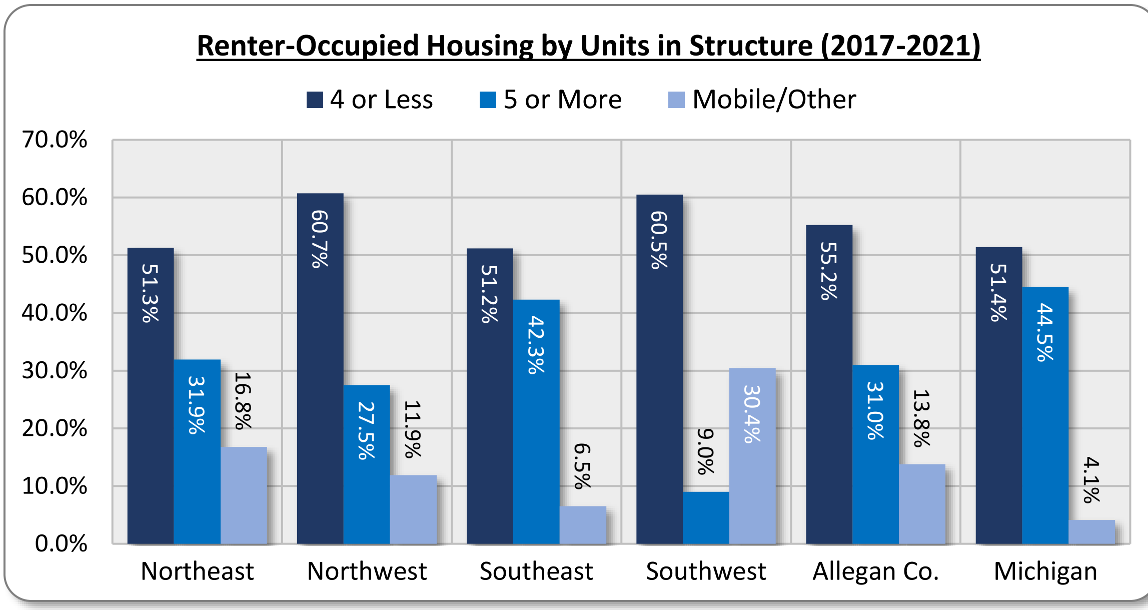
Southeast Submarket. Despite the Southeast Submarket having the largest share of cost burdened renters, the largest share (21.1%) of *severe* cost burdened renters is within the Southwest Submarket. While a smaller share of households within the PSA are cost burdened as compared to the state, approximately 9,700 households within the county are housing cost burdened, which illustrates the importance of affordable rental and for-sale housing options for the residents of Allegan County.

Based on the 2017-2021 American Community Survey (ACS) data, the following is a distribution of all occupied housing by units in structure by tenure (renter or owner) for the PSA and the state.

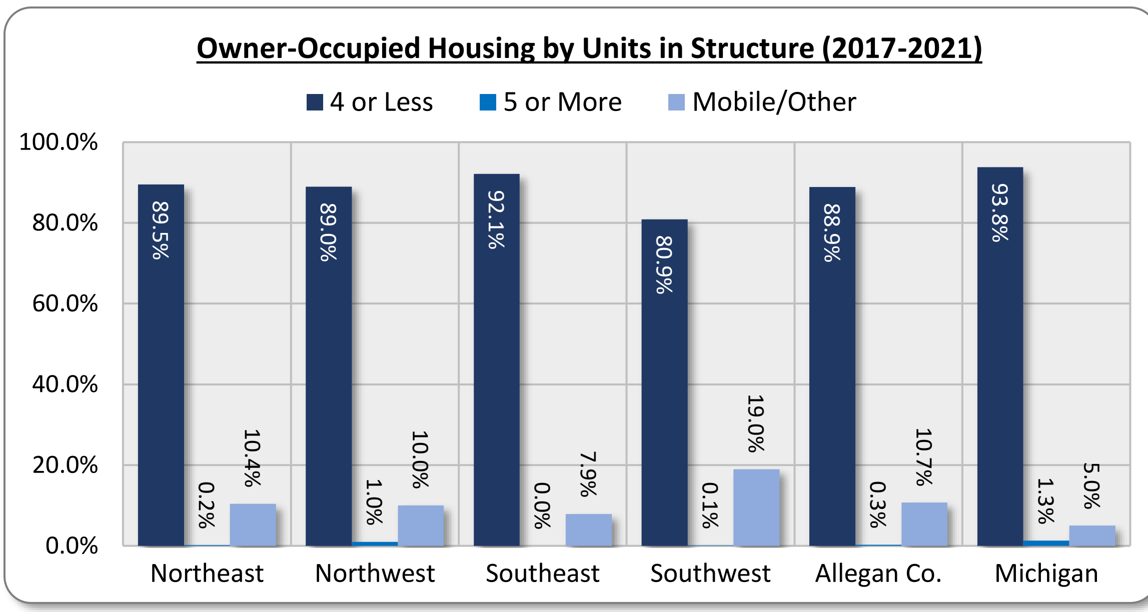
		Renter-Occupied Housing by Units in Structure				Owner-Occupied Housing by Units in Structure			
		4 Units or Less	5 Units or More	Mobile Home/ Other	Total	4 Units or Less	5 Units or More	Mobile Home/ Other	Total
Northeast	Number	717	445	235	1,397	9,501	17	1,100	10,618
	Percent	51.3%	31.9%	16.8%	100.0%	89.5%	0.2%	10.4%	100.0%
Northwest	Number	1,058	479	207	1,744	9,027	104	1,014	10,145
	Percent	60.7%	27.5%	11.9%	100.0%	89.0%	1.0%	10.0%	100.0%
Southeast	Number	1,244	1,028	159	2,431	10,704	0	924	11,628
	Percent	51.2%	42.3%	6.5%	100.0%	92.1%	0.0%	7.9%	100.0%
Southwest	Number	622	93	313	1,028	4,245	7	997	5,249
	Percent	60.5%	9.0%	30.4%	100.0%	80.9%	0.1%	19.0%	100.0%
Allegan County	Number	3,641	2,045	914	6,600	33,477	128	4,035	37,640
	Percent	55.2%	31.0%	13.8%	100.0%	88.9%	0.3%	10.7%	100.0%
Michigan	Number	568,232	492,131	45,622	1,105,985	2,692,093	36,255	142,216	2,870,564
	Percent	51.4%	44.5%	4.1%	100.0%	93.8%	1.3%	5.0%	100.0%

Source: American Community Survey (2017-2021); ESRI; Urban Decision Group; Bowen National Research

Over one-half (55.2%) of the *rental* units in the PSA (Allegan County) are within structures of four units or less, with mobile homes comprising an additional 13.8% of the PSA rental units. The combined share of these two types of structures (69.0%) is notably higher when compared to that of the state (55.5%). The 13.8% share of renter-occupied mobile homes in the PSA is significantly higher than the share within the state (4.1%), and it is noteworthy that 30.4% of the total rental units in the Southwest Submarket are mobile homes. The PSA has a lower share (31.0%) of multifamily rental housing (units within structures comprising five or more units) when compared to the state (44.5%). Approximately one-half (50.2%) of the multifamily rental housing units are located within the Southeast Submarket. Among *owner*-occupied units, there is a higher share mobile homes in the PSA (10.7%) compared to the state (5.0%). While the number of owner-occupied mobile homes is relatively balanced among the four submarkets, the highest respective share (19.0%) of owner-occupied mobile homes is within the Southwest Submarket.



Renter-Occupied Housing by Units in Structure (2017-2021)
4 or Less
5 or More
Mobile/Other
70.0%
60.0%
50.0%
40.0%
30.0%
20.0%
10.0%
0.0%
51.3%
31.9%
16.8%
60.7%
27.5%
11.9%
51.2%
42.3%
6.5%
60.5%
9.0%
30.4%
55.2%
31.0%
13.8%
51.4%
44.5%
4.1%
Northeast
Northwest
Southeast
Southwest
Allegan Co.
Michigan



Owner-Occupied Housing by Units in Structure (2017-2021)
4 or Less
5 or More
Mobile/Other
100.0%
80.0%
60.0%
40.0%
20.0%
0.0%
89.5%
0.2%
10.4%
89.0%
1.0%
10.0%
92.1%
0.0%
7.9%
80.9%
0.1%
19.0%
88.9%
0.3%
10.7%
93.8%
1.3%
5.0%
Northeast
Northwest
Southeast
Southwest
Allegan Co.
Michigan

B. HOUSING SUPPLY ANALYSIS (BOWEN NATIONAL SURVEY)

1. Introduction

Bowen National Research conducted research and analysis of various housing alternatives within the PSA (Allegan County). This analysis includes rental housing (multifamily and non-conventional), vacation rental housing, for-sale and owner-occupied housing, and senior care facilities.

2. Multifamily Rental Housing

Between April and August of 2023, Bowen National Research surveyed (both by telephone and in-person) a total of 41 multifamily rental housing properties within Allegan County. While this survey does not include all properties in the county, it does include a majority of the larger properties. The overall survey is considered representative of the performance, conditions and trends of multifamily rental housing in the county. Projects identified, inventoried, and surveyed operate as market-rate and under a number of affordable housing programs including the Low-Income Housing Tax Credit (LIHTC) program and various HUD programs. Definitions of each housing program are included in *Addendum F: Glossary*.

Property managers and leasing agents for each project were surveyed to collect a variety of property information including vacancies, rental rates, unit mixes, year built and other features. Most properties were personally visited by staff of Bowen National Research and were also rated based on general exterior quality and upkeep, and each property was mapped as part of this survey.

Surveyed Multifamily Rental Housing - Allegan County (PSA)				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	10	1,052	48	95.4%
Market-rate/Tax Credit	2	199	4	98.0%
Tax Credit	4	142	2	98.6%
Tax Credit/Government-Subsidized	10	367	1	99.7%
Government-Subsidized	15	586	0	100.0%
Total	41	2,346	55	97.7%

Source: Bowen National Research

Typically, in healthy and well-balanced markets, multifamily rentals operate at an overall 94% to 96% occupancy rate. As the preceding table illustrates, the surveyed multifamily rental properties in the PSA are operating at a high overall occupancy rate of 97.7%. While standalone market-rate projects are operating at an occupancy rate of 95.4%, projects operating under an affordable housing program have occupancy levels of 98.0% or higher. In addition, as summarized later in this section, a majority of properties maintain waiting lists which indicates that pent-up demand exists for all types of multifamily rental housing within Allegan County.

The following table illustrates the distribution of units and occupancy levels by the *different housing programs* in each study area.

Overall Market Performance by Program Type by Area					
Data Set	**Northeast**	**Northwest**	**Southeast**	**Southwest**	**Allegan County (PSA)**
Market-Rate					
Projects	3	3	6	0	12
Total Units	204	444	418	-	1,066
Vacant Units	0	48	0	-	48
Occupancy Rate	100.0%	89.2%	100.0%	-	95.5%
Tax Credit (Non-Subsidized)					
Projects	2	0	5	1	8
Total Units	82	-	224	40	346
Vacant Units	0	-	6	0	6
Occupancy Rate	100.0%	-	97.3%	100.0%	98.3%
Government-Subsidized					
Projects	6	3	15	1	25
Total Units	160	294	420	60	934
Vacant Units	0	0	0	1	1
Occupancy Rate	100.0%	100.0%	100.0%	98.3%	99.9%

Source: Bowen National Research

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

The surveyed *market-rate* units in the PSA (Allegan County) are operating at an overall occupancy rate of 95.5%, which is considered a healthy occupancy rate. It should be noted, however, that the surveyed market-rate units within the Northeast and Southeast submarkets are fully occupied, and all 48 vacancies in the PSA are contained within one property located in the Northwest Submarket. This property first opened at the end of 2021 and is still in the process of the initial lease-up for units in the later phases of completion. With an overall occupancy rate of 98.3%, the *non-subsidized Tax Credit* units in the PSA are operating at a very high level of occupancy. The surveyed Tax Credit units in the Northeast and Southwest submarkets are fully occupied, while those within the Southeast Submarket are operating at an occupancy rate of 97.3%, a high occupancy rate for multifamily rental housing. The *government-subsidized* units surveyed in the PSA are 99.9% occupied, an exceptionally high occupancy rate. Occupancy rates in each submarket for this type of unit are 98.3% or higher, which likely indicates there is a shortage of affordable multifamily rentals in each submarket of the PSA. Overall, it appears there is a very high level of demand for multifamily rentals targeting a range of income and affordability levels in the PSA. With 87.3% of all vacant units located within a single property in the initial phases of leasing, there is likely additional development opportunity for a variety of multifamily rental product in Allegan County.

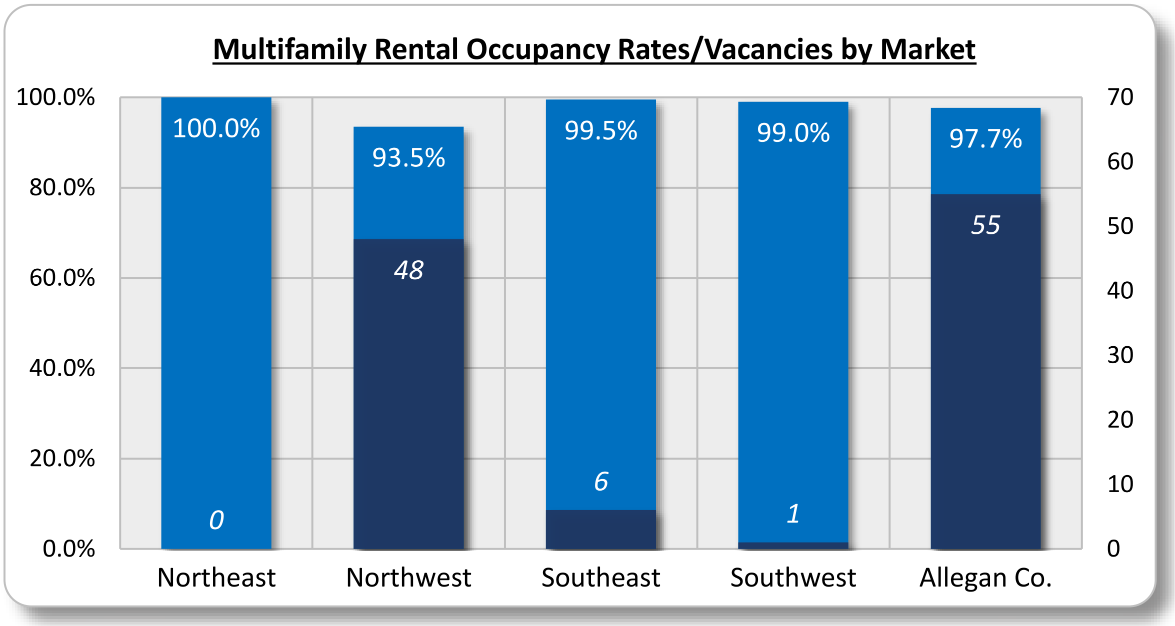
The following table summarizes the number of properties that maintain wait lists, and the length of their wait lists, within each of the PSA's established submarkets. Note that some wait lists may be representative of households on multiple wait lists.

	Property Wait List Information by Property Type				
	Northeast	Northwest	Southeast	Southwest	Allegan County (PSA)
Market-Rate					
Properties w/ Wait List	1	1	3	-	5
Total Properties	3	3	6	0	12
Share of Properties	33.3%	33.3%	50.0%	-	41.7%
# Households	10	7	2	-	2-10
# Months	-	-	3	-	3
Tax Credit (Non-Subsidized)					
Properties w/ Wait List	2	-	2	1	5
Total Properties	2	0	5	1	8
Share of Properties	100.0%	-	40.0%	100.0%	62.5%
# Households	-	-	150	10	10-150
# Months	6-8	-	-	-	6-8
Government-Subsidized					
Properties w/ Wait List	6	3	14	1	24
Total Properties	6	3	15	1	25
Share of Properties	100.0%	100.0%	93.3%	100.0%	96.0%
# Households	12-13	-	6-150	-	6-150
# Months	-	6-30	48-60	6-18	6-60

Source: Bowen National Research

Of the 41 properties surveyed within the PSA, 41.7% of market-rate properties, 62.5% of Tax Credit properties, and 96.0% of government-subsidized properties maintain wait lists. Although wait lists exist among all housing program types, the most significant wait lists, in terms of the number of households, exist within the Tax Credit and government-subsidized projects. Wait lists of up to 150 households are maintained for each of these program types. The number and length of these wait lists, specifically those for properties operating under affordable housing programs, indicates a very strong level of pent-up demand for rental housing in the PSA, particularly among the Tax Credit and government-subsidized projects.

The following graph illustrates the occupancy rates and total number of vacancies by submarket and the overall PSA.



The following table summarizes the units by bedroom/bathroom type and by program type for the PSA (Allegan County).

Multifamily Rentals by Program Type and Bedroom/Bathroom						
Market-rate						
Bedroom	**Baths**	**Units**	**Distribution**	**Vacancy**	**% Vacant**	**Median Collected Rent**
One-Bedroom	1.0	225	21.1%	15	6.7%	$1,030
Two-Bedroom	1.0	219	20.5%	0	0.0%	$1,045
Two-Bedroom	1.5	339	31.8%	0	0.0%	$1,180
Two-Bedroom	2.0	250	23.5%	33	13.2%	$1,395
Three-Bedroom	1.0	22	2.1%	0	0.0%	$1,125
Three-Bedroom	1.5	8	0.8%	0	0.0%	$1,100
Three-Bedroom	2.0	3	0.3%	0	0.0%	$1,259
Total Market-Rate		**1,066**	**100.0%**	**48**	**4.5%**	-
Tax Credit (Non-Subsidized)						
Bedroom	**Baths**	**Units**	**Distribution**	**Vacancy**	**% Vacant**	**Median Collected Rent**
One-Bedroom	1.0	49	14.2%	1	2.0%	$860
Two-Bedroom	1.0	197	56.9%	5	2.5%	$886
Two-Bedroom	1.5	9	2.6%	0	0.0%	$1,047
Three-Bedroom	1.0	44	12.7%	0	0.0%	$759
Three-Bedroom	2.0	34	9.8%	0	0.0%	$1,022
Three-Bedroom	2.5	13	3.8%	0	0.0%	$1,192
Total Tax Credit		**346**	**100.0%**	**6**	**1.7%**	-
Subsidized Tax Credit						
Bedroom	**Baths**	**Units**	**Distribution**	**Vacancy**	**% Vacant**	**Median Collected Rent**
One-Bedroom	1.0	105	30.2%	0	0.0%	-
Two-Bedroom	1.0	176	50.6%	1	0.6%	-
Three-Bedroom	1.0	46	13.2%	0	0.0%	-
Three-Bedroom	1.5	9	2.6%	0	0.0%	-
Three-Bedroom	2.0	8	2.3%	0	0.0%	-
Four-Bedroom	2.0	4	1.1%	0	0.0%	-
Total Tax Credit		**348**	**100.0%**	**1**	**0.3%**	-
Government-Subsidized						
Bedroom	**Baths**	**Units**	**Distribution**	**Vacancy**	**% Vacant**	**Median Collected Rent**
Studio	1.0	12	2.0%	0	0.0%	-
One-Bedroom	1.0	316	53.9%	0	0.0%	-
Two-Bedroom	1.0	187	31.9%	0	0.0%	-
Three-Bedroom	1.0	10	1.7%	0	0.0%	-
Three-Bedroom	1.5	42	7.2%	0	0.0%	-
Three-Bedroom	2.0	2	0.3%	0	0.0%	-
Four-Bedroom	1.0	2	0.3%	0	0.0%	-
Four-Bedroom	1.5	13	2.2%	0	0.0%	-
Four-Bedroom	2.0	2	0.3%	0	0.0%	-
Total Tax Credit		**586**	**100.0%**	**0**	**0.0%**	-

Source: Bowen National Research

Within the PSA (Allegan County), two-bedroom units comprise over three-fourths (75.8%) of the total *market-rate* supply by bedroom type. Median collected rents among the surveyed two-bedroom units range between $1,045 and $1,395, depending on unit configuration. One-bedroom market-rate units, which comprise 21.1% of the market-rate supply, have a median collected rent of $1,030. Only 3.1% (33 units) of the market-rate units are three-bedroom units, which have median collected rents that range between $1,100 and $1,259, depending upon the number of bathrooms included and other features. Nearly three-fifths (59.5%) of the surveyed *Tax Credit* units in the county are two-bedroom units. Two-bedroom, one-bath Tax Credit units, which is the most common configuration, have a median collected rent of $886. Three-bedroom Tax Credit units, which comprise 26.3% of the total Tax Credit supply, have median collected rents ranging between $759 and $1,192. Overall, approximately four-fifths (80.7%) of the *subsidized Tax Credit* units and 85.8% of the *government-subsidized* (non-Tax Credit) units are one- or two-bedroom units.

Aside from the 48 total vacancies within one market-rate property, which can be attributed to the initial lease-up for the recently completed units, there are few vacancies among the multifamily rentals in the PSA, regardless of bedroom or program type. Additionally, there are currently no vacancies among the three-bedroom or larger units operating under affordable housing programs. The high overall occupancy rate, and the limited inventory of three-bedroom or larger subsidized units in the PSA may indicate a future development opportunity for multifamily rentals. Regardless, there appears to be a current shortage of affordable multifamily rentals in the PSA.

The following is a distribution of multifamily rental product surveyed by year built and by program type for the PSA (Allegan County):

Multifamily Rental Housing by Year Built									
	Market-Rate			Tax Credit (Non-Subsidized)			Government-Subsidized		
Year Built	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate	Projects	Units	Vacancy Rate
1970 to 1979	2	105	0.0%	0	-	-	6	391	0.3%
1980 to 1989	1	48	0.0%	0	-	-	14	481	0.0%
1990 to 1999	5	408	0.0%	3	59	0.0%	3	30	0.0%
2000 to 2009	3	265	0.0%	4	267	1.5%	1	20	0.0%
2010 to 2019	0	-	-	1	20	10.0%	1	12	0.0%
2020 to 2023*	1	240	20.0%	0	-	-	0	-	0.0%

Source: Bowen National Research
*As of July

Among the market-rate product in the PSA (Allegan County), 38.3% of the supply was built from 1990 to 1999 and 47.4% was built since 2000. This represents a relatively modern inventory of market-rate multifamily product in the PSA. As the data illustrates, all vacancies among the market-rate product are within the most recent development period and can be attributed to the initial lease-up stage for one property. Similarly, over four-fifths (82.9%) of the Tax Credit units in the PSA were built since 2000. It should be noted that the Low-Income Housing Tax Credit program was established in 1986, so unless an older project was rehabilitated under this program, most Tax Credit product was developed well after 1986. With 93.4% of the government-subsidized product in the PSA having been built prior to 1990, and 41.9% of the units having been built prior to 1980, the government-subsidized multifamily product in the PSA is considerably older than the market-rate and Tax Credit products in the county. Vacancies generally appear to be low among most development periods, indicating that demand is high for all product types regardless of age.

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

Multifamily Rental Housing by Quality Level			
Quality Rating	**Projects**	**Total Units**	**Vacancy Rate**
Market-Rate			
A	1	240	20.0%
A-	2	14	0.0%
B+	3	483	0.0%
B	2	140	0.0%
B-	4	189	0.0%
Tax Credit (Non-Subsidized)			
A-	2	185	2.2%
B+	3	64	3.1%
B	2	57	0.0%
B-	1	40	0.0%
Government-Subsidized			
A	1	20	0.0%
B+	1	1	0.0%
B	5	279	0.0%
B-	10	401	0.2%
C+	4	109	0.0%
C	4	124	0.0%

Source: Bowen National Research

As the preceding illustrates, all market-rate and Tax Credit properties in the PSA (Allegan County) consist of product with a quality level of "B-" or higher. By comparison, nearly one-fourth (24.9%) of the government-subsidized supply in the county has a quality level of "C+" or lower, indicating that these units are generally of lower quality compared to the market-rate and Tax Credit units. This is not surprising given the older age of the subsidized properties, and the fact that these properties typically contain fewer amenities. Regardless of quality level, the government-subsidized properties still operate at a very high occupancy rate.

The following summarizes key attributes for the surveyed market-rate properties within the PSA (Allegan County):

Surveyed Market-Rate Projects – Allegan County						
Map I.D.	Project Name	Year Built	Quality Rating	Units	Occupancy Rate	Waiting List
3	Arbor Mill Apts.	1990	B-	40	100.0%	None
6	Black River Flats	2021	A	240	80.0%	None
8	Country Knoll Apts.	1970	B-	72	100.0%	3 Months
9	Crown Pointe Apts.	1991	B+	184	100.0%	7 Households
11	Emerald Park Apts. Family & Senior	2005	A-	11*	100.0%	None
12	Emerald Woods Family & Senior	2007	A-	3*	100.0%	None
13	Georgian Apts.	1970	B-	33	100.0%	2 Households
20	Highpointe Apts.	2001	B+	251	100.0%	None
26	Mill Street Village	1996	B	120	100.0%	None
31	Pritchard Estates Apts.	1988	B+	48	100.0%	Yes
37	Stone Creek	1996	B	20	100.0%	None
39	Village Green Apts.	1991	B-	44	100.0%	10 Households

Source: Bowen National Research; *Market-rate units only

The 12 market-rate properties have a combined total of 1,066 units with an overall occupancy rate of 95.5%. All market-rate properties, except for Black River Flats (Map I.D. 6), are fully occupied and five properties currently maintain wait lists. Black River Flats has units constructed in later phases that are still in their initial lease-up period.

The collected rents and unit mixes for the surveyed market-rate properties in the PSA (Allegan County) are listed in the following table:

Map I.D.	Project Name	Collected Rent (Total Units) One-Br.	Two-Br.	Three-Br.
3	Arbor Mill Apts.	-	$995 (24)	$1,125 (16)
6	Black River Flats	$1,300 (48)	$1,395 (192)	-
8	Country Knoll Apts.	$875 (44)	$975 (28)	-
9	Crown Pointe Apts.	$1,090-$1,190 (44)	$1,280-$1,345 (140)	-
11	Emerald Park Apts. Family & Senior	$968 (5)	$1,109 (3)	$1,259 (3)
12	Emerald Woods Family & Senior	-	$1,109 (3)	-
13	Georgian Apts.	$775-$875 (10)	$900 (15)	$1,100 (8)
20	Highpointe Apts.	$925-$1,085 (52)	$995-$1,180 (199)	-
26	Mill Street Village	-	$1,045-$1,110 (120)	-
31	Pritchard Estates Apts.	$975-$1,015 (10)	$1,055-$1,105 (38)	-
37	Stone Creek	-	$1,398 (20)	-
39	Village Green Apts.	$995 (12)	$1,185 (26)	$1,400 (6)

Source: Bowen National Research

As the preceding illustrates, one-bedroom market-rate units (21.1% of the supply) have rents between $775 and $1,300. Two-bedroom units, which comprise a vast majority (75.8%) of the market-rate supply, have rents that range between $900 and $1,398. Three-bedroom units, which only account for 3.1% of the market-rate supply, have rents between $1,100 and $1,400.

The unit sizes (square footage) and number of bathrooms for the surveyed market-rate units in the PSA (Allegan County) are illustrated in the following tables:

Map I.D.	Project Name	Square Footage One-Br.	Two-Br.	Three-Br.
3	Arbor Mill Apts.	-	980	1,200
6	Black River Flats	725 - 756	1,025 - 1,035	-
8	Country Knoll Apts.	670	870	-
9	Crown Pointe Apts.	674 - 972	834 - 1,130	-
11	Emerald Park Apts. Family & Senior	711	984	1,208
12	Emerald Woods Family & Senior	-	984	-
13	Georgian Apts.	670 - 700	870	950
20	Highpointe Apts.	657 - 956	829 - 1,117	-
26	Mill Street Village	-	900 - 1,050	-
31	Pritchard Estates Apts.	700 - 750	945 - 995	-
37	Stone Creek	-	1,200	-
39	Village Green Apts.	820	950	1,050 - 1,100

Source: Bowen National Research

		Number of Baths		
Map I.D.	Project Name	One-Br.	Two-Br.	Three-Br.
3	Arbor Mill Apts.	-	1.0	1.0
6	Black River Flats	1.0	2.0	-
8	Country Knoll Apts.	1.0	1.0	-
9	Crown Pointe Apts.	1.0	1.5	-
11	Emerald Park Apts. Family & Senior	1.0	1.0	2.0
12	Emerald Woods Family & Senior	-	1.0	-
13	Georgian Apts.	1.0	1.0	1.5
20	Highpointe Apts.	1.0	1.5	-
26	Mill Street Village	-	1.0	-
31	Pritchard Estates Apts.	1.0	2.0	-
37	Stone Creek	-	2.0	-
39	Village Green Apts.	1.0	1.0	1.0

Source: Bowen National Research

Among the most common market-rate multifamily rentals, the size of the two-bedroom units in the PSA range between 829 square feet and 1,200 square feet. While most properties offer a two-bedroom, one-bathroom configuration, some properties offer one-and-one-half-bathroom and two-bathroom configurations within this bedroom type. One-bedroom market-rate units in the PSA range in size from 657 square feet to 972 square feet and are limited to a one-bathroom configuration. This data, in addition to collected rents, for the existing market-rate units in the PSA may be useful in evaluating future market-rate developments in the county.

Note that six surveyed properties in Allegan County operate under the Low-Income Housing Tax Credit (LIHTC) program. Rents for projects operating under federal programs or the LIHTC program are limited to the percent of Area Median Household Income (AMHI) to which the units are specifically restricted. For the purposes of this analysis, we have illustrated programmatic rent limits at 50% of AMHI (typical federal program restrictions) and 80% of AMHI (maximum LIHTC program restrictions) in the following table. All rents are shown as *gross rents*, meaning they include tenant-paid rents and tenant-paid utilities.

Maximum Allowable AMHI Gross Rents (2023) Allegan County, Michigan					
Percent of AMHI	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
50%	$767	$822	$987	$1,140	$1,272
80%	$1,228	$1,316	$1,580	$1,825	$2,036

Source: Bowen National Research, MSHDA (2023)

Maximum allowable rents are subject to change on an annual basis and are only *achievable* if the project with such rents is marketable. As a result, the preceding rent table should be used as a guide for setting maximum rents under the Tax Credit program, and achievable rents should be determined by using individual market data from this report or a separate site-specific market feasibility study.

Projects can be developed under federal programs that use Fair Market Rents or the HOME Program rents. The following tables illustrate the 2023 Fair Market Rents and Low HOME and High HOME rents for Allegan County.

Allegan County				
Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rents (2023)				
$734	$738	$972	$1,254	$1,306
Low/High HOME Rent (2023)				
$734 / $734	$738 / $738	$972 / $972	$1,140 / $1,254	$1,272 / $1,306

Source: HUD Office of Policy Development and Research (huduser.gov)

The preceding rents, which are updated annually, can be used by developers as a guide for the possible rent structures incorporated at their projects within Allegan County.

The Fair Market Rent for a one-bedroom unit is lower than the corresponding market-rate rents and Tax Credit median rent at the surveyed properties in the county. However, the Fair Market Rent for a two-bedroom unit is higher than some of the corresponding market-rate and Tax Credit rents within the county. While this indicates that Housing Choice Voucher (HCV) Holders may be able to secure a two-bedroom market-rate or Tax Credit unit with an HCV, the limited availability of multifamily rental units in the county suggests most residents must choose from non-conventional rental alternatives, which are evaluated in the next section of this report.

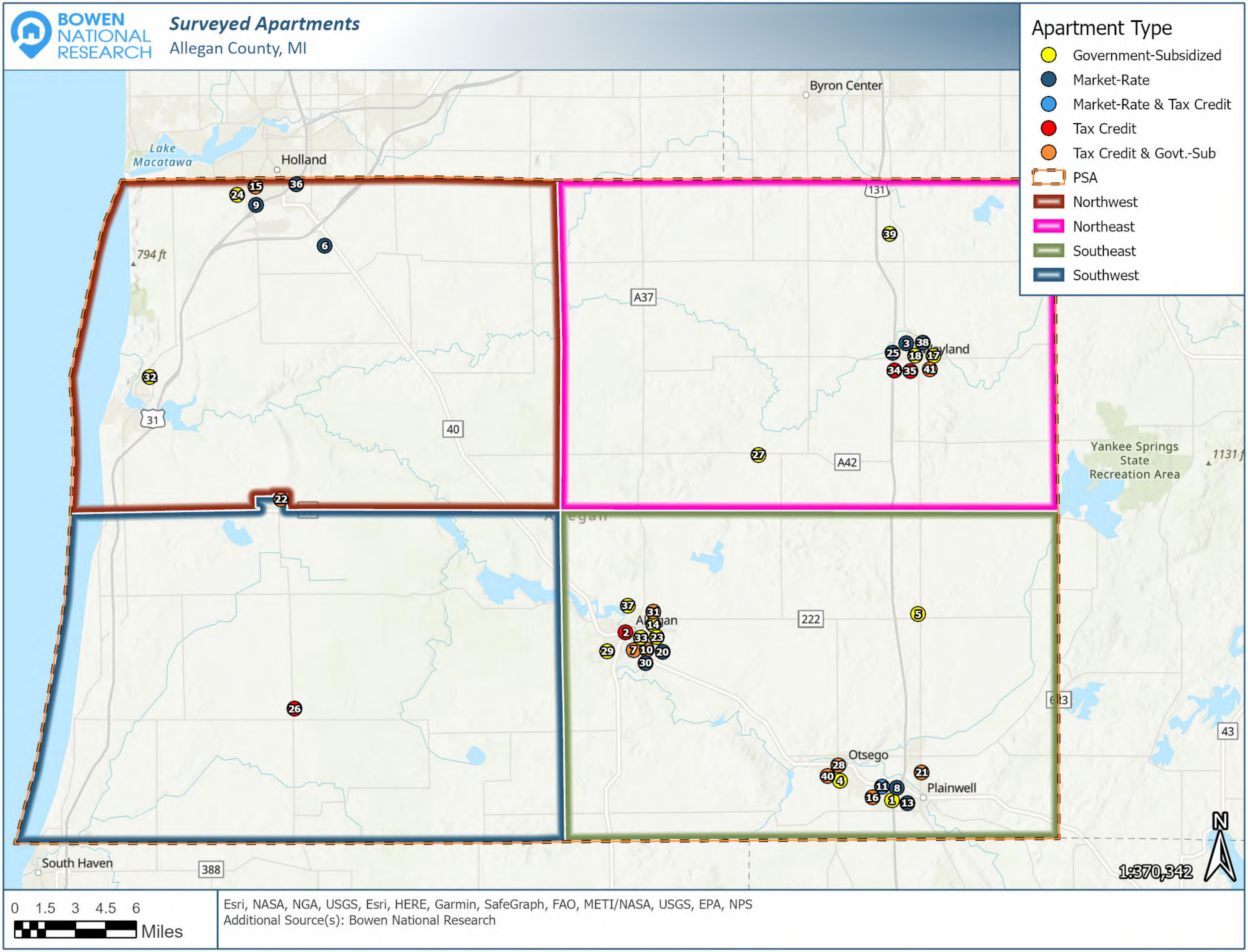
We also evaluated the potential number of existing subsidized affordable housing units that are at risk of losing their affordable status. A total of six properties in Allegan County operate as subsidized projects under a current HUD contract. Because these contracts have a designated renewal date, it is important to understand if these projects are at risk of an expiring contract in the near future that could result in the reduction of affordable rental housing stock.

Expiring HUD Contracts - Allegan County, Michigan					
Property Name	Total Units	Assisted Units	Expiration Date	Program Type	Target Population
Baraga Manor	48	48	12/31/2034	202/8 NC	Disabled, Senior
Bridgeport	49	48	1/31/2035	HFDA/8 NC	Disabled, Family, Senior
Grand Ravine Senior Housing	32	32	6/17/2032	202/8 NC	Disabled, Senior
Harbor Village Apartments	120	120	3/31/2037	LMSA	Family
Sunset House	12	12	7/13/2035	202/8 NC	Special Needs
West Town Apartments	49	40	11/17/2040	515/8 NC	Family

Source: HUDUser.gov Assistance & Section 8 Contracts Database (Updated 7.2.23); Bowen National Research

All HUD supported projects are subject to annual appropriations by the federal government, and it appears that none of the above projects in the county have overall expiration/renewal dates within the next four years. Given the relatively high occupancy rates and wait lists among the market's surveyed subsidized properties, it will be important for the area's low-income residents that the projects with upcoming expiring HUD contracts be preserved in order to continue to house some of the market's most economically vulnerable residents. Given that three of the properties listed exclusively target the population of persons with a disability, it is even more critical that the HUD contracts are renewed when necessary, as such housing is not commonly offered in the market.

A map illustrating the location of all multifamily apartments surveyed within the market is included on the following page.



BOWEN NATIONAL RESEARCH
Surveyed Apartments
Allegan County, MI
Apartment Type
Government-Subsidized
Market-Rate
Market-Rate & Tax Credit
Tax Credit
Tax Credit & Govt.-Sub
PSA
Northwest
Northeast
Southeast
Southwest
Byron Center
Lake Macatawa
Holland
794 ft
Wayland
Yankee Springs State Recreation Area
1131 ft
Allegan
Otsego
Plainwell
South Haven
131
31
40
A37
A42
222
43
388
1:370,342
N
0 1.5 3 4.5 6
Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

3. Non-Conventional Rental Housing

Non-conventional rentals are generally considered rental units consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. Typically, these rentals are older, offer few amenities, and lack on-site management and maintenance. For the purposes of this analysis, we have assumed that rental properties consisting of four or less units within a structure are non-conventional rentals. Based on data from the American Community Survey (2017-2021), the number and share of units within renter-occupied structures is summarized in the following table:

		Renter-Occupied Housing by Units in Structure			
		1 to 4 Units	5 Units or More	Mobile Home/ Other	Total
Northeast	Number	717	445	235	1,397
	Percent	51.3%	31.9%	16.8%	100.0%
Northwest	Number	1,058	479	207	1,744
	Percent	60.7%	27.5%	11.9%	100.0%
Southeast	Number	1,244	1,028	159	2,431
	Percent	51.2%	42.3%	6.5%	100.0%
Southwest	Number	622	93	313	1,028
	Percent	60.5%	9.0%	30.4%	100.0%
Allegan County	Number	3,641	2,045	914	6,600
	Percent	55.2%	31.0%	13.8%	100.0%
Michigan	Number	568,232	492,131	45,622	1,105,985
	Percent	51.4%	44.5%	4.1%	100.0%

Source: American Community Survey (2017-2021); ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, non-conventional rentals with four or fewer units per structure comprise a vast majority of the local rental housing market, as they represent over two-thirds (69.0%) of rental units in the PSA (Allegan County). This is a considerably larger share than the share of non-conventional rentals (55.5%) for the state of Michigan. The share (13.8%) of mobile homes in the PSA, specifically, is notably higher than the corresponding share (4.1%) within the state. While the share of non-conventional rentals in each submarket is larger than the state share, the largest share of non-conventional rentals is within the Southwest Submarket (90.9%). This is due primarily to the exceptionally high share of mobile home rentals in this submarket (30.4%).

The following table summarizes monthly gross rents (per unit) for area rental alternatives within the PSA and the state of Michigan, based on ACS data. While this data encompasses all rental units, which includes multifamily apartments, a substantial majority (69.0%) of the local market's rental supply consists of non-conventional rentals. Therefore, it is reasonable to conclude that the following provides insight into the overall distribution of rents among the non-conventional rental housing units. It should be noted, gross rents include tenant-paid rents and tenant-paid utilities.

		Estimated Monthly Gross Rents by Market								
		<$300	$300 - $500	$500 - $750	$750 - $1,000	$1,000 - $1,500	$1,500 - $2,000	$2,000+	No Cash Rent	Total
Northeast	Number	76	66	104	379	466	104	0	201	1,396
	Percent	5.4%	4.7%	7.4%	27.1%	33.4%	7.4%	0.0%	14.4%	100.0%
Northwest	Number	132	129	182	395	620	78	12	197	1,745
	Percent	7.6%	7.4%	10.4%	22.6%	35.5%	4.5%	0.7%	11.3%	100.0%
Southeast	Number	96	182	467	690	687	8	56	245	2,431
	Percent	3.9%	7.5%	19.2%	28.4%	28.3%	0.3%	2.3%	10.1%	100.0%
Southwest	Number	19	77	280	195	255	44	3	153	1,026
	Percent	1.9%	7.5%	27.3%	19.0%	24.9%	4.3%	0.3%	14.9%	100.0%
Allegan County	Number	323	455	1,033	1,659	2,029	234	71	796	6,600
	Percent	4.9%	6.9%	15.7%	25.1%	30.7%	3.5%	1.1%	12.1%	100.0%
Michigan	Number	47,234	62,363	186,604	294,005	333,601	85,842	40,126	56,211	1,105,986
	Percent	4.3%	5.6%	16.9%	26.6%	30.2%	7.8%	3.6%	5.1%	100.0%

Source: American Community Survey (2017-2021); ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, the largest share (30.7%) of PSA (Allegan County) rental units has rents between $1,000 and $1,500, followed by units with rents between $750 and $1,000 (25.1%). Collectively, units with gross rents below $1,000 account for 52.6% of all PSA rentals, which is a slightly smaller share of such units when compared to the state (53.4%). An additional 12.1% of the PSA rental units are categorized as "No Cash Rent," which is a much larger share than the state (5.1%). Overall, this demonstrates the prevalence of the lower and moderately priced product among the non-conventional rental units in the market. The Southeast Submarket has the largest share (59.0%) of rental units with rents less than $1,000. Conversely, the share of rental units with rents of $1,000 or more is highest within the Northeast (40.8%) and Northwest (40.7%) submarkets. These units provide some alternatives to home ownership for higher income earning residents in the PSA and demonstrate rent premiums are achievable within the market.

From June through early August 2023, Bowen National Research identified 27 non-conventional rentals that were listed as *available* for rent in the PSA (Allegan County). These properties were identified through a variety of online sources. Through this extensive research, we believe that we have identified most vacant non-conventional rentals in the PSA. While these rentals do not represent all non-conventional rentals, they are representative of common characteristics of the various non-conventional rental alternatives available in the market. As a result, these available rentals provide a good baseline to compare the rental rates, number of bedrooms, number of bathrooms, and other features of non-conventional rentals. When compared to the overall non-conventional inventory of the PSA (4,555 units), these 27 units represent an overall vacancy rate of just 0.6%, which is considered very low. The available non-conventional rentals identified in the county are summarized in the following table.

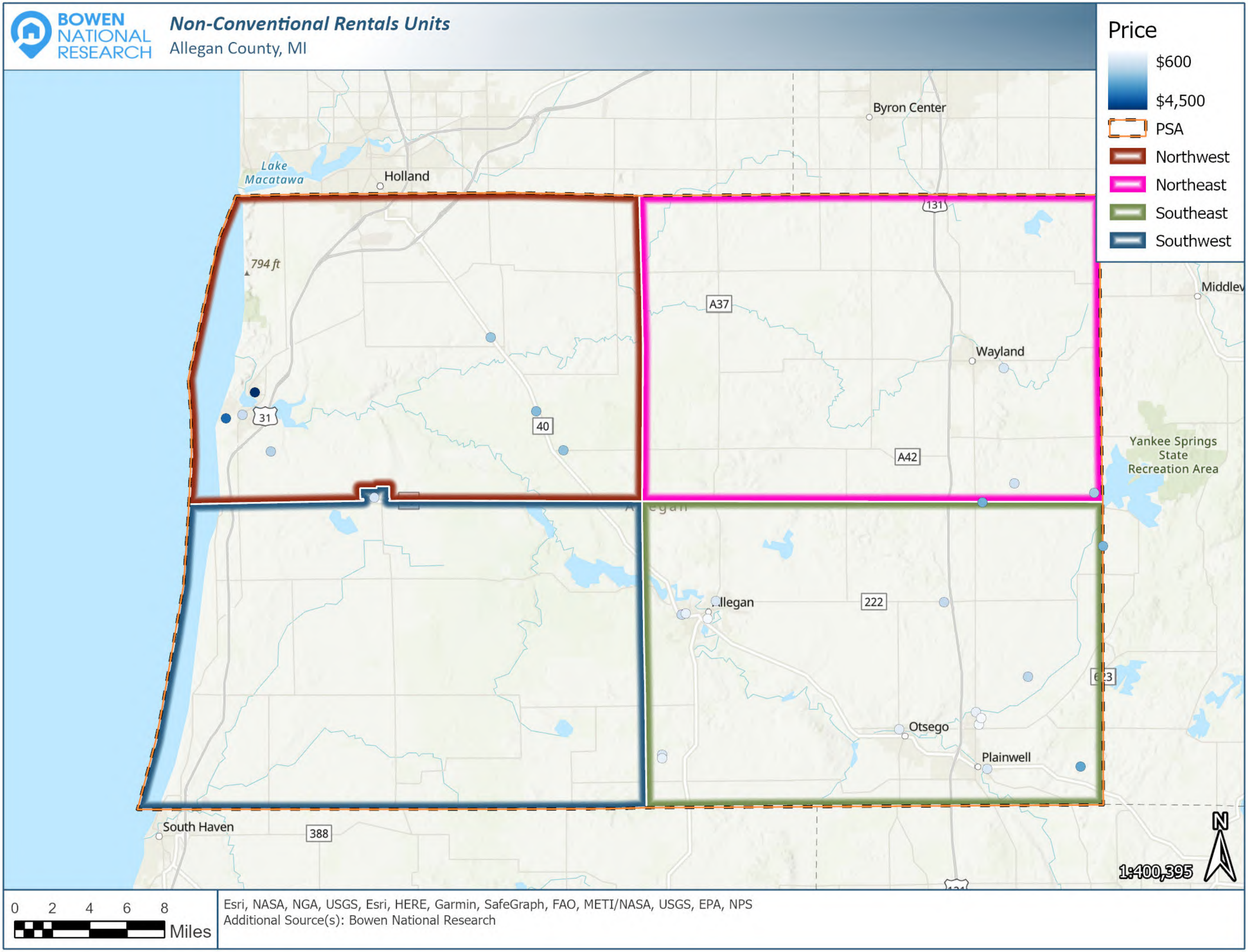
Available Non-Conventional Rentals							
Bedroom Type	Units	Average Number of Baths	Average Year Built	Average Square Feet	Rent Range	Average Rent	Average Rent Per Square Foot
Studio	1	1.0	-	400	$600	$600	$1.50
One-Bedroom	2	1.0	1900	800	$900 - $1,000	$950	$1.13
Two-Bedroom	5	1.4	1923	900	$610 - $1,295	$917	$1.38
Three-Bedroom	11	2.1	1973	1,456	$885 - $2,195	$1,521	$1.14
Four-Bedroom	8	2.4	1952	2,001	$1,500 - $4,500	$2,706	$1.43

Sources: Zillow, Realtor.com

The available non-conventional rentals identified in the PSA (Allegan County) have average rents ranging from $600 for a studio unit to $2,706 for a four-bedroom unit. Three-bedroom units, which comprise the largest share (40.7%) of the available units in the county, have an average rent of $1,521. When typical tenant utility costs (approximately $300) are also considered, the inventoried non-conventional three-bedroom units have an average *gross* rent of approximately $1,821, which is a much higher average rent compared to the equivalent three-bedroom market-rate (between $1,100 and $1,259) and Tax Credit (between $759 and $1,192) multifamily apartments in the PSA. As such, it is unlikely that low-income residents would be able to afford the typical non-conventional rental housing in the area. Based on this analysis, the inventory of available non-conventional rentals is extremely limited and typical rents for this product indicate that such housing is not a viable alternative for most lower income households.

As previously mentioned, the share (13.8%) of renter-occupied mobile homes in the PSA is significantly higher than the state share (4.1%). While an analysis of mobile home parks and vacant mobile home lots was not specifically included in the scope of work of this Housing Needs Assessment, it should be noted that 35 vacant mobile home *lots,* with an average rent of $385, were identified within the city of Plainwell during our research of available non-conventional rentals in the county. This further illustrates the prevalence of mobile homes within the PSA.

A map delineating the location of identified non-conventional rentals currently available to rent in Allegan County is included on the following page.


BOWEN NATIONAL RESEARCH
Non-Conventional Rentals Units
Allegan County, MI
Price
$600
$4,500
PSA
Northwest
Northeast
Southeast
Southwest
Byron Center
Lake Macatawa
Holland
794 ft
Middlev
A37
131
Wayland
31
40
A42
Yankee Springs State Recreation Area
222
Otsego
Plainwell
South Haven
388
1:400,395
N
0 2 4 6 8
Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

4. Vacation Rental Housing

The PSA (Allegan County) is a popular tourist destination, particularly during the summer months, due to the significant amount of shoreline along Lake Michigan. As such, short-term vacation rentals and second homes comprise a notable share of the PSA housing market and warrant additional analysis. This section of analysis attempts to estimate the influence of short-term rentals and second homes in Allegan County and the effect on the overall housing market.

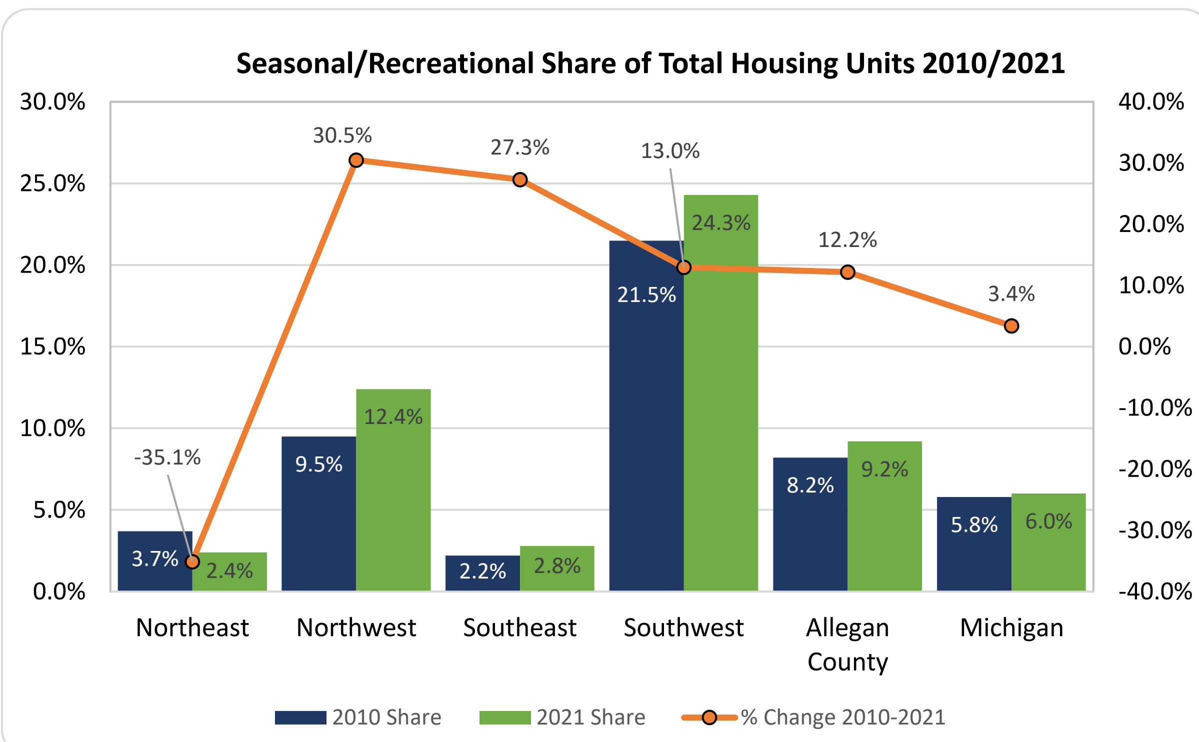
In an effort to quantify the share that seasonal and recreational homes comprise of the overall housing market in the PSA and its submarkets, the following table illustrates the number of homes classified as "Seasonal or Recreational Units" by the U.S. Census and American Community Survey (ACS). While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

		Seasonal/Recreational Housing Units - 2010/2021				
		Seasonal/ Recreational Units	Total Vacant Units	Total Housing Units	Seasonal/ Recreational % of Total Vacant Units	Seasonal/ Recreational % of Total Housing Units
Northeast	2010	413	996	11,159	41.5%	**3.7%**
	2021	300	718	12,733	41.8%	**2.4%**
	% Change	-27.4%	-27.9%	14.1%	0.7%	**-35.1%**
Northwest	2010	1,318	2,193	13,887	60.1%	**9.5%**
	2021	1,780	2,583	14,409	68.9%	**12.4%**
	% Change	35.1%	17.8%	3.8%	14.6%	**30.5%**
Southeast	2010	341	1,390	15,216	24.5%	**2.2%**
	2021	429	1,214	15,281	35.3%	**2.8%**
	% Change	25.8%	-12.7%	0.4%	44.1%	**27.3%**
Southwest	2010	1,966	2,827	9,163	69.5%	**21.5%**
	2021	2,212	2,780	9,114	79.6%	**24.3%**
	% Change	12.5%	-1.7%	-0.5%	14.5%	**13.0%**
Allegan County	2010	4,038	7,408	49,426	54.5%	**8.2%**
	2021	4,721	7,296	51,536	64.7%	**9.2%**
	% Change	16.9%	-1.5%	4.3%	18.7%	**12.2%**
Michigan	2010	263,038	659,709	4,532,011	39.9%	**5.8%**
	2021	272,139	589,758	4,566,310	46.1%	**6.0%**
	% Change	3.5%	-10.6%	0.8%	15.5%	**3.4%**

Source: 2010 Census; American Community Survey (2017-2021); ESRI; Urban Decision Group; Bowen National Research

As the preceding illustrates, a total of 4,721 units representing approximately 9.2% of the total housing units in the PSA (Allegan County) in 2021 were classified as seasonal/recreational, which represents a larger share of such units as compared to the state (6.0%). Between 2010 and 2021, the share of seasonal/recreational units in the PSA increased by 12.2%, a much higher rate of increase as compared to the state (3.4%). Among the individual submarkets of the PSA, the shares of seasonal/recreational units as a percentage of the total housing units are highest within the Southwest (24.3%) and Northwest (12.4%) submarkets. As such, it is apparent that seasonal/ recreational units are a major influence on the housing markets in these two areas. This is not surprising given that these submarkets are located along the shoreline of Lake Michigan. Between 2010 and 2021, the largest increases of seasonal/recreational units as a share of the total housing units occurred in the Northwest (30.5%) and Southeast (27.3%) submarkets, while the Northeast Submarket is the only submarket that experienced a decrease (35.1%) in share. It is also noteworthy that nearly two-thirds (64.7%) of the *vacant* units in the entire PSA are seasonal/recreational units. Overall, this segment of the housing market is more pronounced in Allegan County, specifically the western submarkets, compared to the housing market at the state level.

The following graph illustrates the share of seasonal/recreational units in 2010 and 2021 and the percentage change in share between the two time periods for each study area.



The following table illustrates the number and share of short-term rentals by bedroom type in the PSA (Allegan County) based on data provided by AllTheRooms, a market intelligence company that provides data related to short-term rental markets throughout the country. While this data likely does not identify all short-term rental properties within the PSA due to various advertising resources, the data utilizes listings from Airbnb and Vrbo, which are generally considered two of the leading companies in the online marketplace for short-term and vacation rentals. As such, the data illustrated is highly representative of the typical short-term rental housing in the market, and likely encompasses a significant portion of the total short-term rental units within the area.

Allegan County Short-Term Rentals by Bedroom Type Active Listings (Last 30 Days) as of July 25, 2023						
Bedroom Type	Airbnb Listings	Airbnb Share	Vrbo Listings	Vrbo Share	Total Listings	Total Share
Studio	27	3.1%	6	1.1%	33	2.3%
One-Bedroom	218	24.9%	64	11.7%	282	19.8%
Two-Bedroom	186	21.3%	121	22.0%	307	21.6%
Three-Bedroom	182	20.8%	120	21.9%	302	21.2%
Four-Bedroom	148	16.9%	124	22.6%	272	19.1%
Five-Bedroom+	114	13.0%	114	20.8%	228	16.0%
Total	875	100.0%	549	100.0%	1,424	100.0%

Source: AllTheRooms; Bowen National Research

As the preceding illustrates, there are approximately 1,424 active listings for Airbnb and Vrbo units in the PSA (Allegan County). Of these, two- and three-bedroom units comprise the largest shares (21.6% and 21.2%, respectively) of short-term rentals in the PSA. One-bedroom (19.8%) and four-bedroom (19.1%) units comprise nearly one-fifth of the total units, each, while five-bedroom or larger units account for 16.0% of the total inventory. However, it is important to understand that the number of short-term rentals is likely much higher than illustrated because this data only encompasses listings that have been active (listed as available for rent) in the last 30 days. As such, second homes that are currently occupied by the owner and not available for rent during this time span will not be included in these totals. Regardless, this data illustrates a reasonable approximation of the distribution and scale of short-term rentals by bedroom type in the PSA.

While second homes do not represent a viable long-term occupancy option for households in an area because they are likely occupied by the owner for at least part of the year, short-term rentals and vacation homes are also typically unaffordable as a permanent residence due to the high daily rates charged. In an effort to demonstrate why these homes are not reasonable options for long-term occupancy, and to illustrate the financial incentive of owners to rent these homes on a short-term/vacation basis, the following table illustrates the average daily rates and the equivalent *monthly* rent by *number of bedrooms* for the surveyed short-term/vacation units for the previous 12 months. Other notable data such as the overall occupancy rate, average yearly revenue per listing, and total market revenue for each bedroom type is supplied for reference.

Allegan County Short-Term Rental Metrics by Bedroom Type July 25, 2022 to July 25, 2023					
Airbnb Listings					
Bedroom Type	**Occupancy Rate**	**Average Revenue**	**Market Revenue**	**Average Daily Rate**	**Monthly Rent Equivalent**
Studio	23%	$7,490	$539,282	$187	$5,688
One-Bedroom	27%	$9,758	$4,069,206	$221	$6,722
Two-Bedroom	30%	$14,583	$5,293,697	$303	$9,216
Three-Bedroom	25%	$15,855	$5,818,859	$384	$11,680
Four-Bedroom	23%	$16,389	$4,310,181	$484	$14,722
Five-Bedroom+	21%	$23,114	$4,738,423	$651	$19,801
Total	26%	$15,030	$24,769,648	$354	$10,768
Vrbo Listings					
Bedroom Type	**Occupancy Rate**	**Average Revenue**	**Market Revenue**	**Average Daily Rate**	**Monthly Rent Equivalent**
Studio	46%	$9,040	$90,400	$247	$7,513
One-Bedroom	28%	$11,759	$1,034,822	$249	$7,574
Two-Bedroom	31%	$16,675	$2,301,097	$308	$9,368
Three-Bedroom	21%	$15,918	$2,435,488	$430	$13,079
Four-Bedroom	19%	$20,308	$2,579,120	$566	$17,216
Five-Bedroom+	21%	$34,564	$4,562,489	$879	$26,736
Total	23%	$20,839	$13,003,416	$475	$14,448

Source: AllTheRooms; Bowen National Research

As the preceding illustrates, average *daily* rental rates by bedroom type for the Airbnb listings range from $187 (studio) to $651 (five-bedroom or larger), which is equivalent to approximately $5,688 to $19,801 per *month*. Similarly, the average daily rental rates for the Vrbo listings range from $247 (studio) to $879 (five-bedroom or larger), which is the equivalent of $7,513 to $26,736 per month. As such, it is apparent that these homes do not represent viable long-term housing options for households, regardless of the number of bedrooms. In addition, this data illustrates the premiums that such rentals can achieve and indicates the likely motivation to build vacation rentals and/or convert existing housing stock into a vacation rental. With the average Airbnb listing having an occupancy rate of only 26% (occupied roughly one-fourth of the year) and an average annual revenue per listing of $15,030, this further exemplifies the financial motive for owners to utilize second homes as short-term rentals.

While the preceding table encompasses data for the previous 12 months, it should be noted that many areas with elevated levels of tourism experience a peak season during certain months of the year. In an effort to better understand the seasonal effect on the short-term rental industry and illustrate the peak tourism months for the area, the following table shows the average daily rate, average occupancy rate, and average monthly revenue per listing for *Airbnb* rentals for the previous two years. Note that the three highest occupancy rates and average monthly revenues for each year are illustrated in red text.

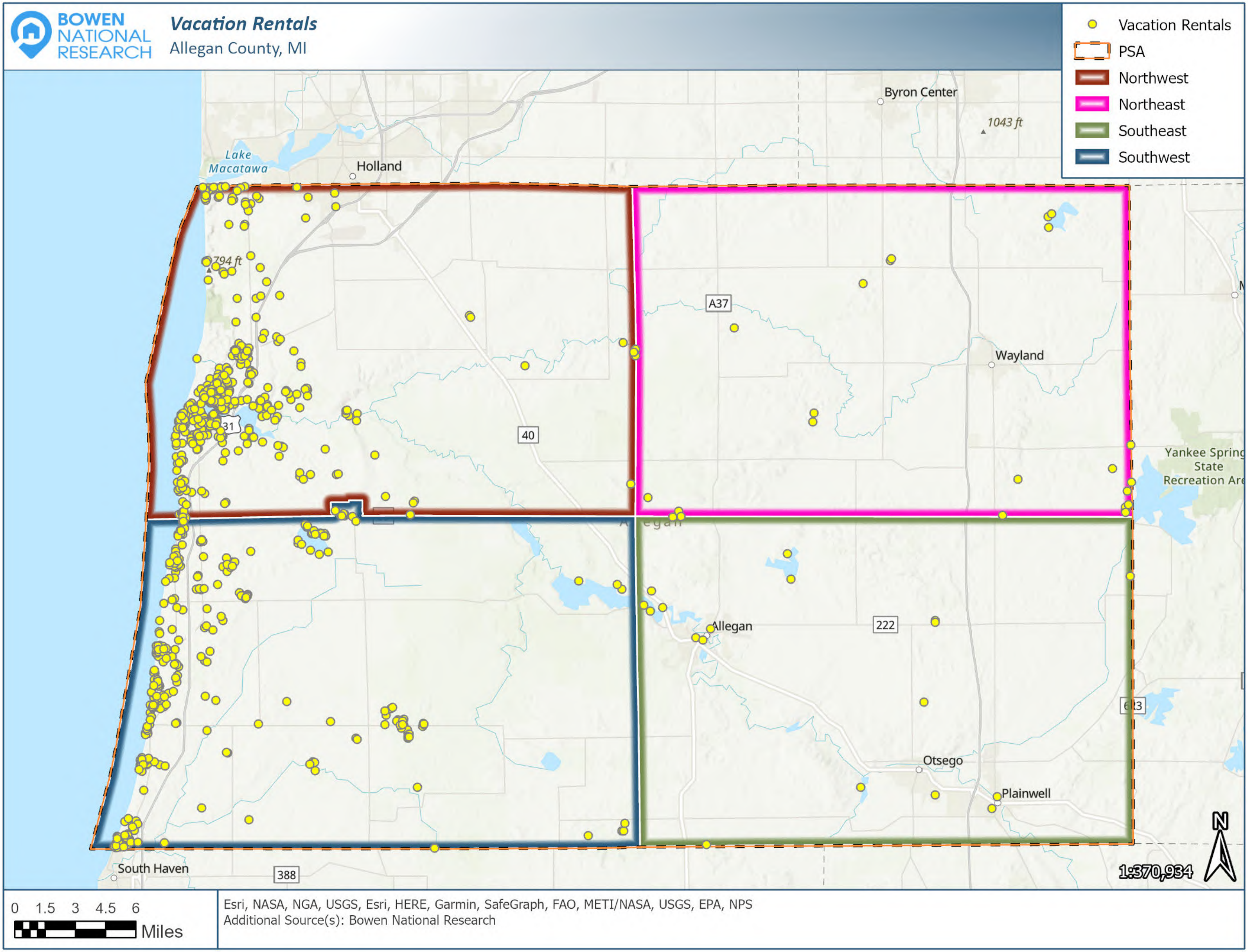
Allegan County Short-Term Rental Market Metrics by Month*							
Month	Average Daily Rate	Average Occupancy Rate	Average Monthly Revenue	Month	Average Daily Rate	Average Occupancy Rate	Average Monthly Revenue
January 2021	$306	19%	$1,661	January 2022	$419	15%	$1,816
February 2021	$296	22%	$1,658	February 2022	$416	18%	$1,913
March 2021	$295	28%	$2,226	March 2022	$377	20%	$2,118
April 2021	$288	34%	$2,567	April 2022	$324	24%	$2,090
May 2021	$326	43%	$3,366	May 2022	$340	34%	$2,932
June 2021	$361	**53%**	**$3,911**	June 2022	$364	**43%**	**$3,429**
July 2021	$354	**62%**	**$3,980**	July 2022	$391	**55%**	**$4,346**
August 2021	$360	**58%**	**$4,041**	August 2022	$398	**46%**	**$3,989**
September 2021	$355	41%	$3,257	September 2022	$370	34%	$3,037
October 2021	$356	38%	$3,335	October 2022	$354	28%	$2,469
November 2021	$370	23%	$2,154	November 2022	$348	16%	$1,434
December 2021	$405	19%	$2,051	December 2022	$335	15%	$1,356

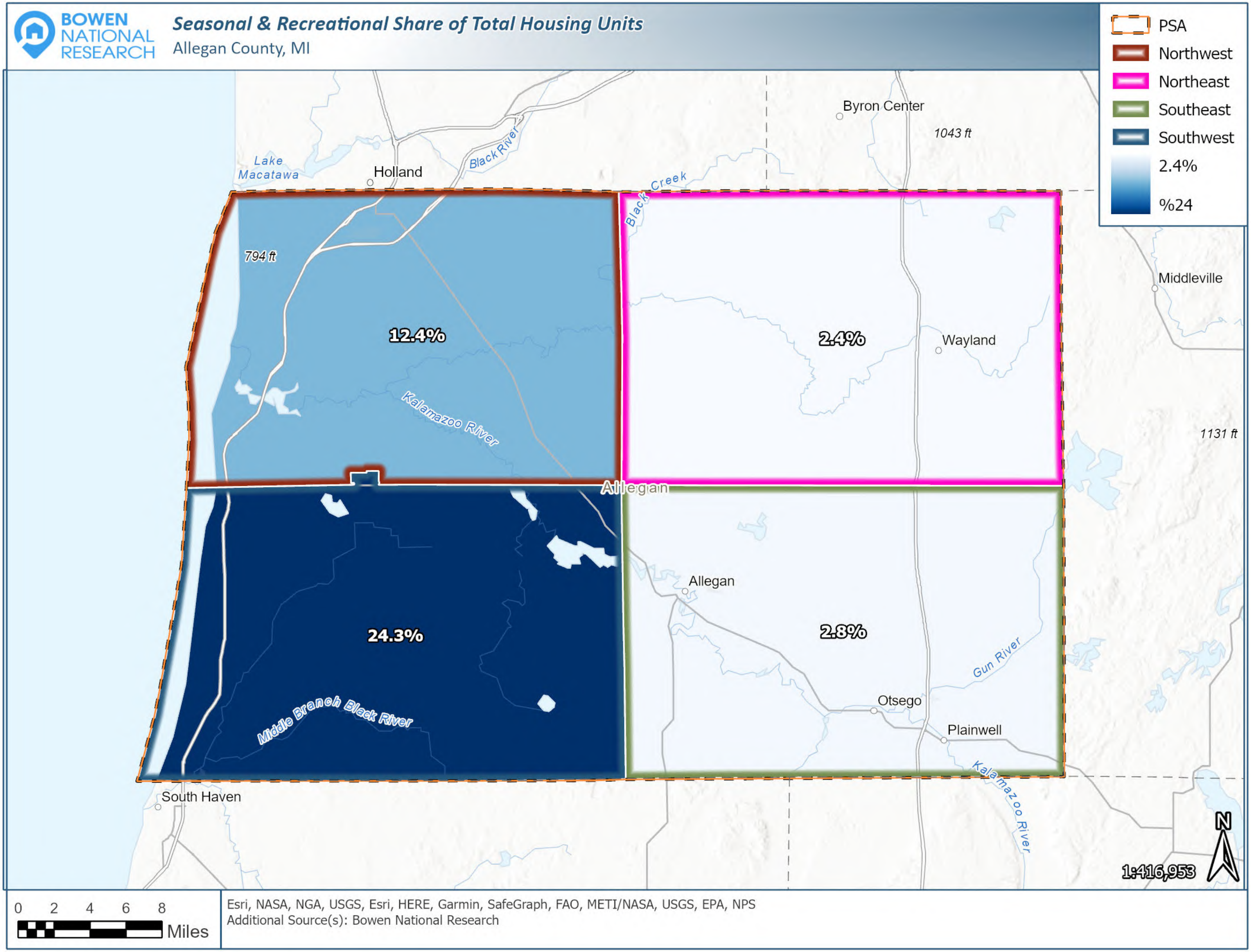
Source: AllTheRooms; Bowen National Research
*Only includes data for Airbnb listed properties

As the preceding illustrates, the peak season for short-term rentals in the PSA (Allegan County) appears to primarily occur between June and August. This is not surprising given that Lake Michigan is one the primary attractions in the area and the summer months are conducive to many of the activities associated with the lake. The average occupancy rates during these peak months in 2022 range from 43.0% to 55.0%, while the average occupancy rate during non-peak months ranges from 15.0% to 34.0%. This equates to an average monthly revenue of between $1,356 (December 2022) and $4,346 (July 2022), with eight months having an average monthly revenue of $2,000 or more, and four months with an average monthly revenue exceeding $3,000. This further illustrates the financial motivation, especially during peak months, for many individuals to invest in short-term vacation rentals.

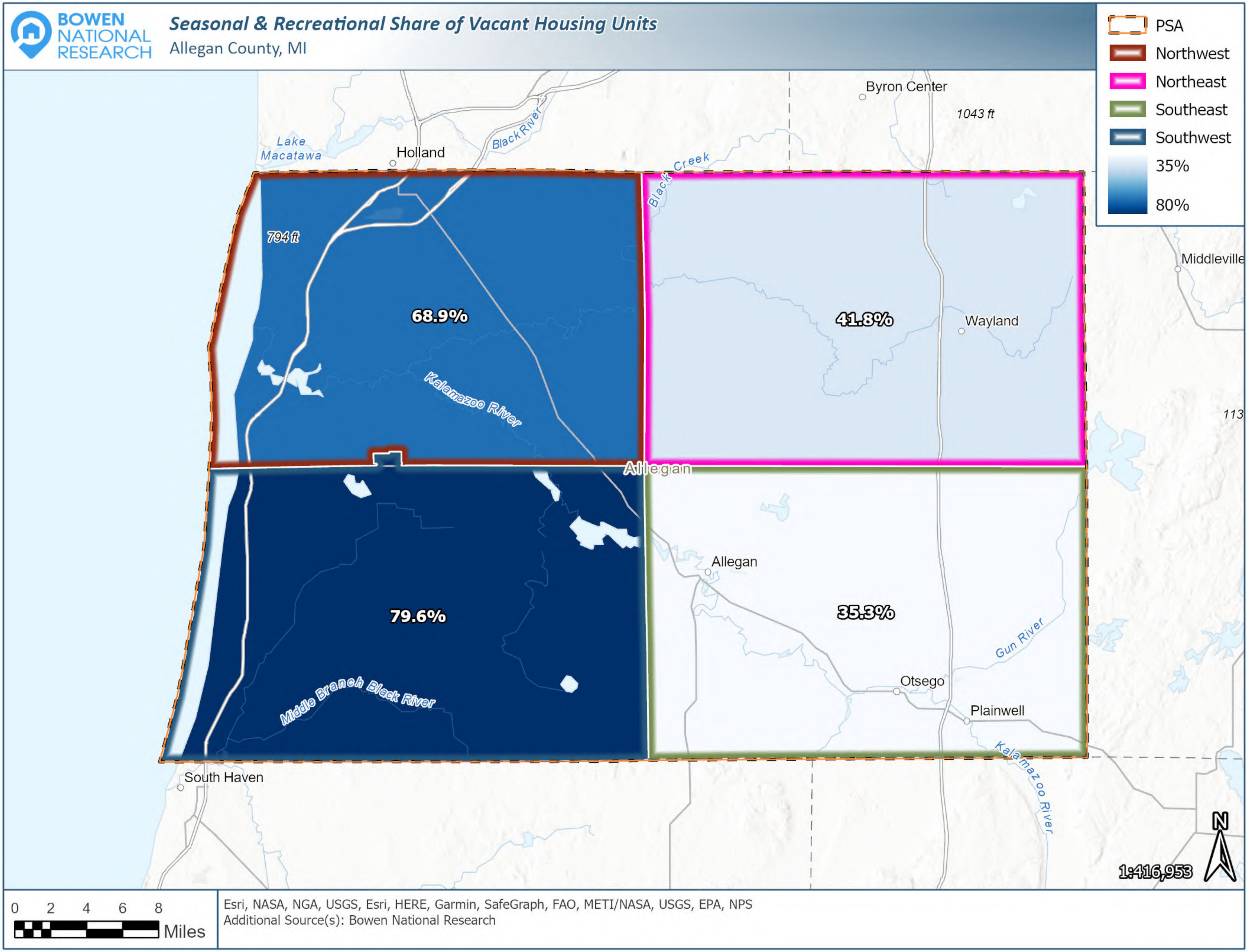
Overall, short-term vacation rentals play an important role in the large tourism industry within Allegan County and provide owners a substantial incentive to build new units, convert existing permanent housing units, and rent second homes when not being personally utilized. The 2021 Economic Impact of Tourism in Michigan report concluded that visitors to Allegan County spent approximately $245 million within the county during 2021, which is an increase of 21.1% over 2020. As such, tourism and short-term rentals are an important part of the Allegan County economy. With 4,721 seasonal/ recreational housing units comprising 9.2% of the county's overall housing units (24.3% in the Southwest and 12.4% in the Northwest submarkets) and 64.7% of the total vacant units in the county in 2021, it is apparent that this segment is a major influence in the local housing market. As such, these short-term rental units can contribute to housing shortages in the PSA because they do not represent permanent housing options due to cost and year-round availability. Therefore, it is critical that future housing developments provide for an adequate supply of income-appropriate permanent housing for the full-time residents and workforce of Allegan County while also providing rental housing options for the tourism industry in the area. A lack of affordable permanent housing options can limit the ability of employers to attract and retain employees and restrict residential growth in the PSA, while a lack of short-term rental options can limit tourism in the area. As a result, area stakeholders will need to seek an adequate balance between these two housing segments.

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


BOWEN NATIONAL RESEARCH
Vacation Rentals
Allegan County, MI
Vacation Rentals
PSA
Northwest
Northeast
Southeast
Southwest
Byron Center
1043 ft
Lake Macatawa
Holland
794 ft
A37
Wayland
40
31
Yankee Spring State Recreation Are
Allegan
222
Otsego
Plainwell
South Haven
388
1:370,934
N
0 1.5 3 4.5 6
Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research



BOWEN NATIONAL RESEARCH
Seasonal & Recreational Share of Total Housing Units
Allegan County, MI
PSA
Northwest
Northeast
Southeast
Southwest
2.4%
%24
12.4%
2.4%
24.3%
2.8%
Holland
Lake Macatawa
Black River
Black Creek
Byron Center
1043 ft
794 ft
Middleville
Wayland
Kalamazoo River
1131 ft
Allegan
Allegan
Middle Branch Black River
Gun River
Otsego
Plainwell
South Haven
Kalamazoo River
1:416,953
N
0 2 4 6 8 Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research


BOWEN NATIONAL RESEARCH
Seasonal & Recreational Share of Vacant Housing Units
Allegan County, MI
PSA
Northwest
Northeast
Southeast
Southwest
35%
80%
68.9%
41.8%
79.6%
35.3%
Byron Center
1043 ft
Lake Macatawa
Holland
Black River
Black Creek
794 ft
Wayland
Middleville
Kalamazoo River
Allegan
113
Middle Branch Black River
Gun River
Otsego
Plainwell
South Haven
1:416,953
N
0 2 4 6 8
Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

C. FOR-SALE HOUSING SUPPLY

1. Introduction

Bowen National Research obtained for-sale housing data from the local Multiple Listing Service provider for the PSA (Allegan County). The *historical* and *available* for-sale data which we collected and analyzed includes the distribution of housing by number of bedrooms, price point, and year built. While this sales/listing data does not include all for-sale residential transactions or supply in Allegan County, it does consist of the majority of such product and therefore, it is representative of market norms for for-sale housing product in the county.

The following table summarizes the available and recently sold homes for Allegan County:

Allegan County Available/Sold For-Sale Housing Supply		
Status	**Number of Homes**	**Median Price**
Available*	126	$489,950
Sold**	5,247	$265,000

Source: MLS (Multiple Listing Service)
*As of May 5, 2023
**Sales from January 1, 2020 to May 3, 2023

Within the PSA (Allegan County), 5,247 homes were sold between January 1, 2020 and May 3, 2023, at a median price of $265,000. This equates to an average of approximately 131 homes sold per month, or an annualized average of around 1,572 homes sold during this time. The for-sale housing stock *available* as of May 5, 2023 within the PSA consists of 126 units with a median list price of $489,950.

2. Historical For-Sale Analysis

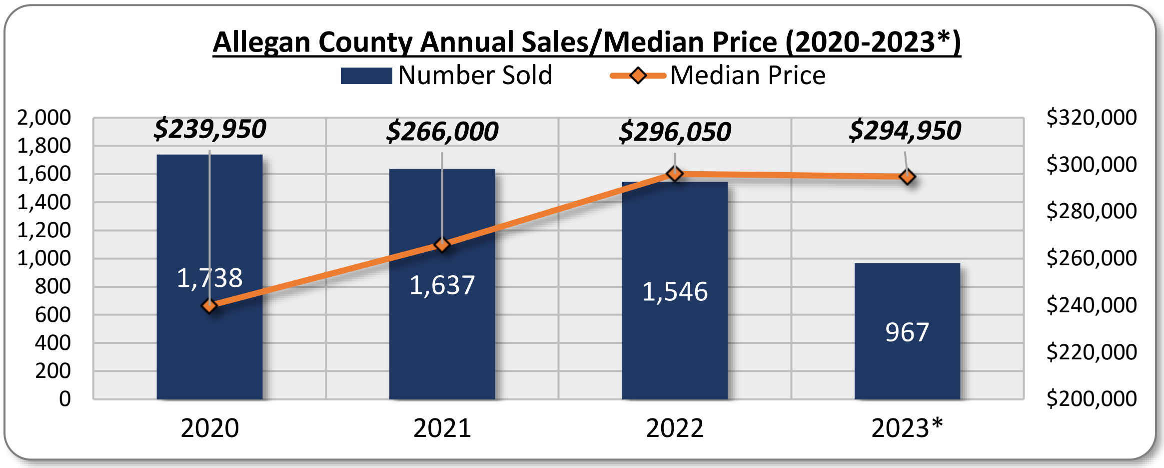
The following table illustrates the annual sales activity from January 1, 2020 to May 3, 2023 by study area.

Sales History by Year (January 1, 2020 through May 3, 2023)					
Data	Northeast	Northwest	Southeast	Southwest	Allegan County (PSA)
2020					
Number Sold	414	578	488	258	1,738
Median Price	$244,750	$310,000	$179,900	$263,425	$239,950
2021					
Number Sold	350	531	501	255	1,637
Median Price	$270,000	$345,000	$215,000	$270,910	$266,000
2022					
Number Sold	348	477	464	257	1,546
Median Price	$305,000	$380,000	$229,450	$285,000	$296,050
2023					
Number Sold*	58	105	100	63	326
Median Price*	$305,000	$350,000	$232,750	$305,000	$294,950

Source: MLS (Multiple Listing Service)
*As of May 3, 2023

As the preceding table illustrates, the median price of homes sold within the PSA (Allegan County) increased by $56,100, or 23.4%, between 2020 and 2022. The average annual increase of the median sales price was $28,050, or 11.1%, during this time period. Through May 3, 2023, the median price of the 326 homes sold in the PSA in 2023 is $294,950. This represents a 19.9% decrease in sales volume and a marginal decrease (less than 0.1%) in median sales price compared to the same time period in 2022. This may be attributed, in part, to a slowing level of demand due to rapidly rising home mortgage interest rates that occurred in 2022. Within the individual submarkets, increases of 20.0% or greater in the median sales price occurred in the Southeast (27.5%), Northeast (24.6%), and Northwest (22.6%) submarkets between 2020 and 2022. In comparison, the 8.2% increase in the median sales price within the Southwest Submarket was considerably less. Between 2020 and 2022, the overall volume of home sales decreased in the PSA by 11.0%. The *decline* in volume during this time period within individual submarkets ranges between 0.4% (Southwest) and 17.5% (Northwest). Among the submarkets, the Northwest (32.2%) and Southeast (29.5%) submarkets account for the largest shares of sales volume in the PSA between 2020 and 2022. A combination of high mortgage rates and low housing supply in Allegan County will likely keep housing sale volumes relatively low in 2023.

The following graph illustrates the annual sales activity from January 1, 2020 to May 3, 2023.



*Full-year projected sales based on number of homes sold through May 3, 2023.

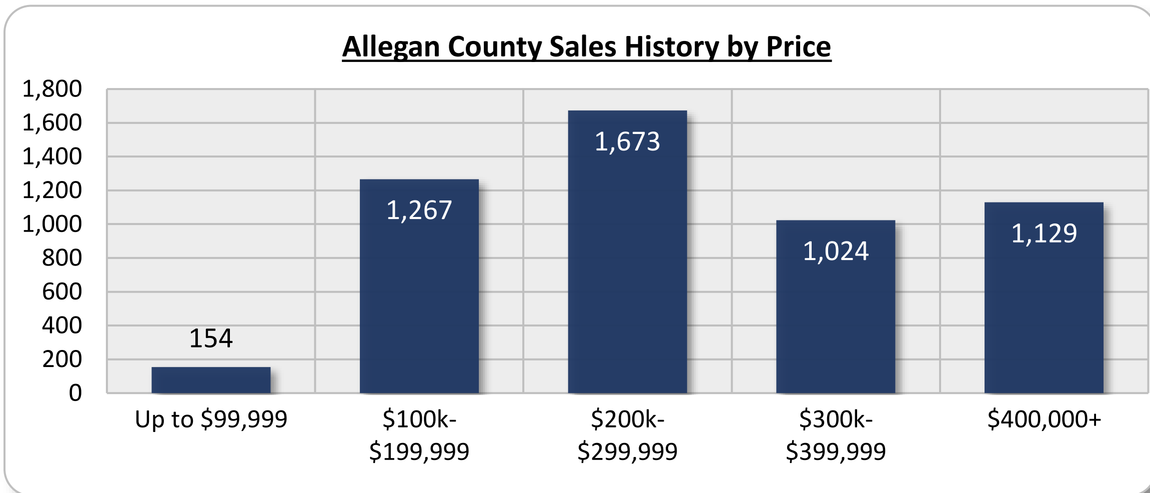
The distribution of homes sold between January 1, 2020 and May 3, 2023 by *price point* is summarized in the following table.

Sales History by Price (January 1, 2020 through May 3, 2023)						
Data	Up to $99,999	$100,000 to $199,999	$200,000 to $299,999	$300,000 to $399,999	$400,000+	Total
Northeast						
Number Sold	22	220	475	311	142	1,170
Percent of Supply	1.9%	18.8%	40.6%	26.6%	12.1%	100.0%
Northwest						
Number Sold	15	195	452	405	624	1,691
Percent of Supply	0.9%	11.5%	26.7%	24.0%	36.9%	100.0%
Southeast						
Number Sold	78	639	548	184	104	1,553
Percent of Supply	5.0%	41.1%	35.3%	11.8%	6.7%	100.0%
Southwest						
Number Sold	39	213	198	124	259	833
Percent of Supply	4.7%	25.6%	23.8%	14.9%	31.1%	100.0%
Allegan County (PSA)						
Number Sold	154	1,267	1,673	1,024	1,129	5,247
Percent of Supply	2.9%	24.1%	31.9%	19.5%	21.5%	100.0%

Source: MLS (Multiple Listing Service)

As the preceding table illustrates, nearly one-third (31.9%) of homes sold in the PSA (Allegan County) between January 1, 2020 and May 3, 2023 were priced between $200,000 and $299,999. Over one-fourth (27.0%) of home sales during this time period were sold for less than $200,000, while 41.0% were priced at $300,000 or more, a price point popular with most middle- and upper-class homebuyers. Among the submarkets, the Southeast Submarket has the largest share (46.1%) of homes with sales prices of less than $200,000, which is a price point affordable to many lower-income households and first-time homebuyers. The largest share (40.6%) of homes with sales prices between $200,000 and $299,999 is within the Northeast Submarket, while over three-fifths (60.9%) of home sales in the Northwest Submarket were homes with sales prices of $300,000 or more. Although home sales by price point in each submarket varies considerably, the overall distribution of home sales in the PSA has been well-balanced among the various price points.

The distribution of recent home sales by *price point* for the PSA (Allegan County) is shown in the following graph.



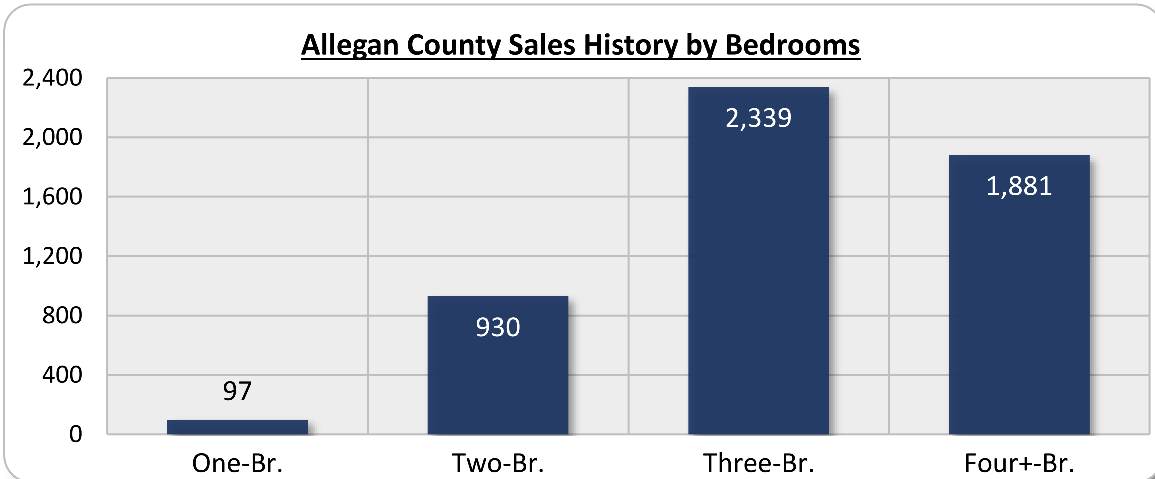
The following table illustrates recent home sales for the study areas by *bedroom type.*

Sales History by Bedroom Type (January 1, 2020 through May 3, 2023)						
Bedrooms	Number Sold	Average Square Feet	Average Year Built	Price Range	Median Sales Price	Median Price per Sq. Ft.
Northeast						
One-Br.	9	938	1963	$90,000 - $262,000	$200,000	$205.25
Two-Br.	164	1,200	1978	$46,500 - $725,000	$218,000	$196.37
Three-Br.	534	1,785	1981	$52,000 - $1,714,000	$247,250	$180.62
Four+-Br.	463	2,404	1985	$65,000 - $1,510,000	$311,300	$212.50
Total	1,170	1,942	1982	$46,500 - $1,714,000	$264,950	$195.07
Northwest						
One-Br.	52	769	1983	$57,000 - $470,000	$195,000	$302.33
Two-Br.	360	1,449	1986	$50,200 - $1,400,000	$276,500	$222.42
Three-Br.	635	1,994	1982	$80,000 - $3,275,000	$320,777	$211.14
Four+-Br.	644	2,928	1982	$75,000 - $6,137,555	$435,000	$231.75
Total	1,691	2,196	1983	$50,200 - $6,137,555	$342,500	$220.09
Southeast						
One-Br.	15	1,148	1943	$55,000 - $325,000	$99,900	$138.75
Two-Br.	261	1,178	1966	$25,000 - $675,000	$166,000	$155.56
Three-Br.	803	1,694	1958	$22,500 - $740,000	$196,838	$141.90
Four+-Br.	474	2,468	1962	$55,000 - $885,000	$260,000	$151.54
Total	1,553	1,838	1961	$22,500 - $885,000	$207,000	$147.85
Southwest						
One-Br.	21	895	1962	$25,000 - $850,000	$150,000	$243.75
Two-Br.	145	1,267	1970	$25,000 - $2,947,500	$190,000	$178.57
Three-Br.	367	1,783	1980	$15,000 - $2,200,000	$242,000	$168.03
Four+-Br.	300	2,832	1985	$69,000 - $3,820,000	$405,500	$202.59
Total	833	2,048	1980	$15,000 - $3,820,000	$275,000	$181.88
Allegan County (PSA)						
One-Br.	97	870	1970	$25,000 - $850,000	$170,000	$243.75
Two-Br.	930	1,301	1977	$25,000 - $2,947,500	$217,750	$192.99
Three-Br.	2,339	1,810	1973	$15,000 - $3,275,000	$245,000	$173.12
Four+-Br.	1,881	2,668	1978	$55,000 - $6,137,555	$340,000	$198.11
Total	5,247	2,010	1976	$15,000 - $6,137,555	$265,000	$184.29

Source: MLS (Multiple Listing Service)

The largest share (44.6%) of homes sold by bedroom type in the PSA (Allegan County) consists of three-bedroom housing units, followed by four-bedroom or larger units (35.8%). Among the most common bedroom type, the typical three-bedroom unit offers 1,810 square feet, an average year built of 1973, and a median sales price of $245,000 ($173.12 per square foot). Four-bedroom or larger units, which comprise the second largest share of home sales in the PSA, are typically 2,668 square feet, have an average year built of 1978, and have a median sales price of $340,000 ($198.11 per square foot). One- and two-bedroom units account for slightly less than one-fifth (19.6%) of home sales in the PSA during the time period. An analysis of the distribution within the individual submarkets reveals that the Northwest Submarket has the largest respective share of one- and two-bedroom units (24.4%), the Southeast Submarket has the largest share of three-bedroom units (51.7%), and the Northeast Submarket has the largest share of four-bedroom and larger units (39.6%). Overall, the distribution of home sales by bedroom type within the PSA is considered typical of most housing markets.

The distribution of recent home sales by bedroom type within the PSA (Allegan County) is shown in the following graph.



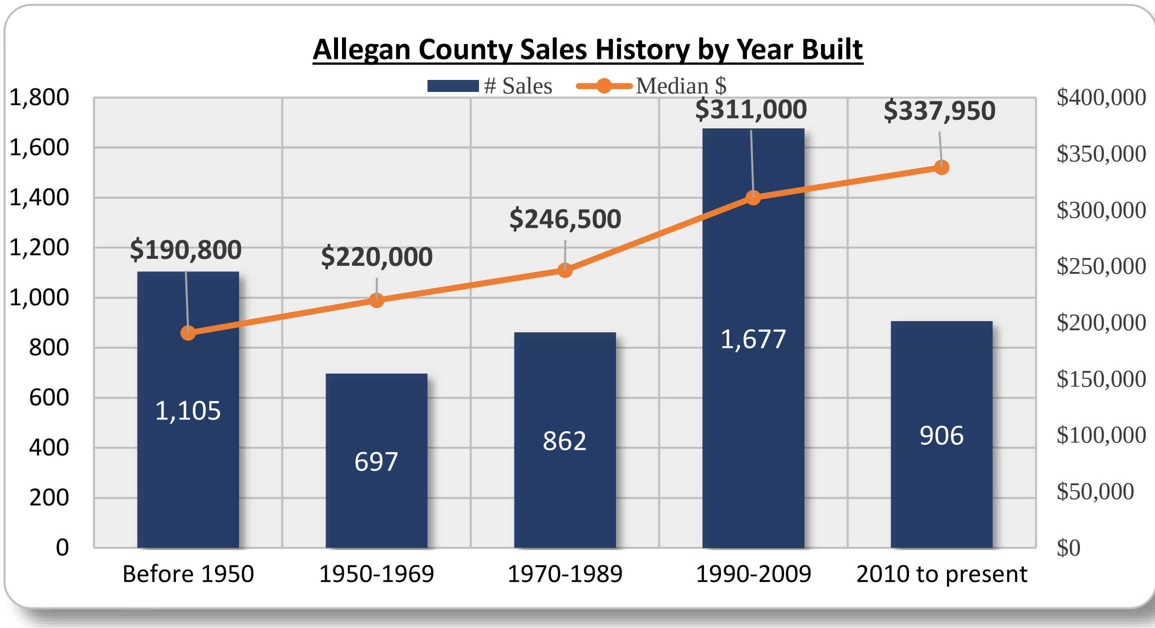
Recent home sales by *year built* in the PSA (Allegan County) are illustrated in the following table:

Allegan County (PSA) Sales History by Year Built (January 1, 2020 through May 3, 2023)						
Year Built	Number Sold	Average Beds	Average Square Feet	Price Range	Median Sales Price	Median Price per Sq. Ft.
Before 1950	1,105	3	1,694	$22,500 - $2,075,000	$190,800	$130.93
1950 to 1969	697	3	1,635	$25,000 - $2,100,026	$220,000	$167.24
1970 to 1989	862	3	1,864	$32,500 - $3,000,000	$246,500	$185.10
1990 to 2009	1,677	4	2,368	$15,000 - $6,137,555	$311,000	$205.75
2010 to present	906	3	2,159	$70,000 - $5,600,000	$337,950	$224.93
Total	5,247	3	2,010	$15,000 - $6,137,555	$265,000	$184.29

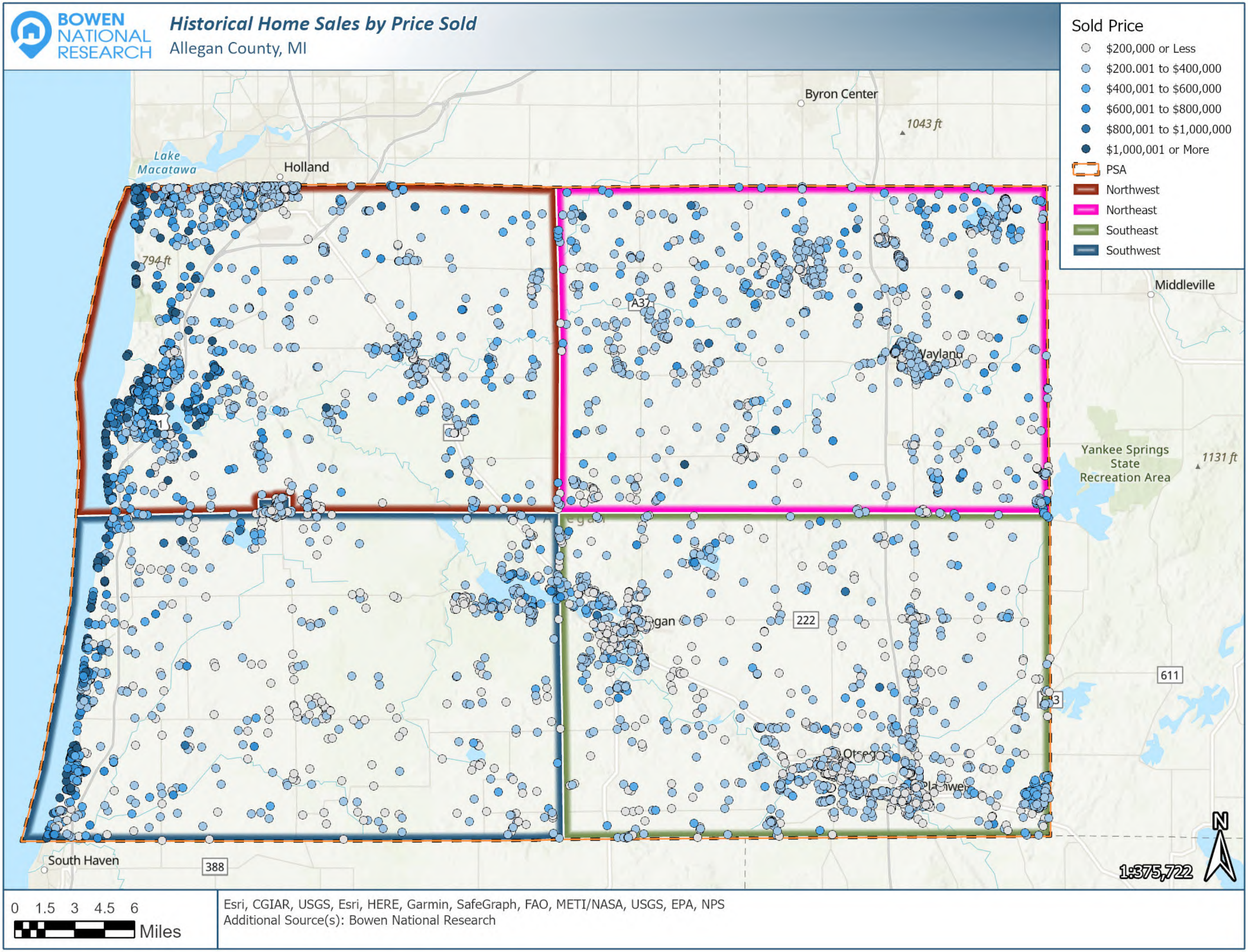
Source: MLS (Multiple Listing Service)

As the preceding illustrates, nearly one-third (32.0%) of the housing product sold in the PSA (Allegan County) was built between 1990 and 2009, with a notable portion (17.3%) built after 2009. Collectively, almost one-half (49.3%) of sales in the PSA have been homes built since 1990, which is a notable share of modern homes. Conversely, 34.4% of the recently sold product was built prior to 1970. As the preceding table illustrates, there is a clear relationship between the age of the product and median sales price. The pre-1950 product has the lowest median sales price ($190,800), and there is a linear increase of median price for each successive development period, with the newest product (built between 2010 and present) having the highest median sales price ($337,950).

The distribution of recent home sales by *year built* and *median sales price* in the PSA (Allegan County) is shown in the following graph:



A map illustrating the location of all homes sold between January 1, 2020 and May 3, 2023 within the PSA (Allegan County) is included on the following page.



BOWEN
NATIONAL
RESEARCH
Historical Home Sales by Price Sold
Allegan County, MI
Sold Price
$200,000 or Less
$200.001 to $400,000
$400,001 to $600,000
$600,001 to $800,000
$800,001 to $1,000,000
$1,000,001 or More
PSA
Northwest
Northeast
Southeast
Southwest
Byron Center
1043 ft
Lake Macatawa
Holland
794 ft
Middleville
Wayland
Yankee Springs State Recreation Area
1131 ft
222
611
South Haven
388
1:375,722
N
0 1.5 3 4.5 6
Miles
Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

3. Available For-Sale Housing Supply

Based on information provided by the local Multiple Listing Service provider for the PSA (Allegan County), we identified 126 housing units within the county that were listed as *available* for purchase as of May 5, 2023. While there are likely additional for-sale residential units available for purchase, such homes were not identified during our research due to the method of advertisement or simply because the product was not actively marketed. Regardless, the available inventory of for-sale product identified in this analysis provides a good baseline for evaluating the for-sale housing alternatives offered in Allegan County.

There are two inventory metrics most often used to evaluate the health of a for-sale housing market. These metrics include *Months Supply of Inventory* (MSI) and availability rate. The MSI for the PSA was calculated based on sales history occurring between January 1, 2020 and May 3, 2023, which equates to an overall absorption rate of approximately 131.2 homes per month. Overall, based on the monthly absorption rate of 131.2 homes, the county's 126 homes listed as available for purchase represent less than one month of supply. Typically, healthy and well-balanced markets have an available supply that should take about four to six months to absorb (if no other units are added to the market). Therefore, the PSA's inventory is considered extremely low and indicates limited available supply. When comparing the 126 available units with the overall inventory of 37,982 owner-occupied units, the PSA has a vacancy/availability rate of 0.3%, which is well below the normal range of 2.0% to 3.0% for a well-balanced for-sale/owner-occupied market. However, due to recent national housing market pressures it is not uncommon for most markets to have an availability rate below 2.0%. Nonetheless, this is considered a low rate and an indication that the market has limited availability. To further highlight housing availability in the PSA, we have conducted a more refined analysis of available supply by price point, bedroom type, and year built.

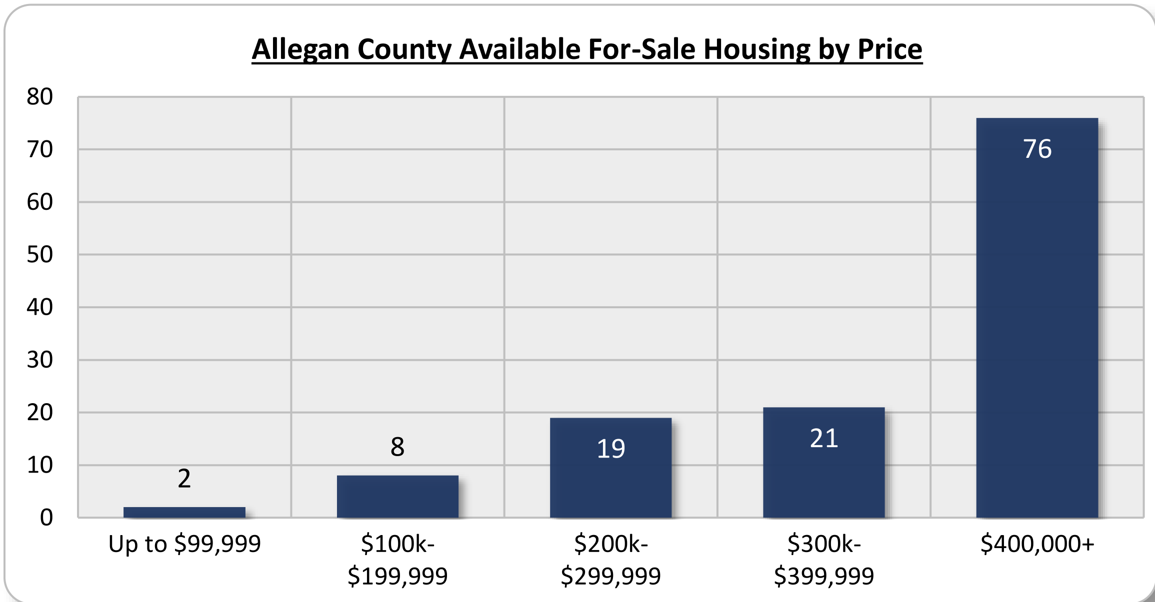
The following table summarizes the distribution of available for-sale residential units by *price point* for the PSA (Allegan County).

Allegan County (PSA) Available For-Sale Housing by Price (As of May 5, 2023)		
List Price	Number Available	Percent of Supply
Up to $99,999	2	1.6%
$100,000 to $199,999	8	6.3%
$200,000 to $299,999	19	15.1%
$300,000 to $399,999	21	16.7%
$400,000+	76	60.3%
Total	126	100.0%

Source: MLS (Multiple Listing Service)

The overall median list price in the PSA (Allegan County) is $489,950. The largest share (60.3%) of available housing units in the PSA is priced at $400,000 or higher, followed by homes priced between $300,000 and $399,999 (16.7%). A total of 10 homes, or 7.9% of the available supply, are priced below $200,000, while only 15.1% of the available homes are priced between $200,000 and $299,999. The limited available product within these price ranges likely creates affordability challenges for the lower- and middle-income renter households in the PSA that seek home ownership and limits the ability of the county to attract additional households within these income cohorts. Regardless of price point, the PSA has a severe lack of available for-sale product given the number of owner-occupied households in Allegan County.

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



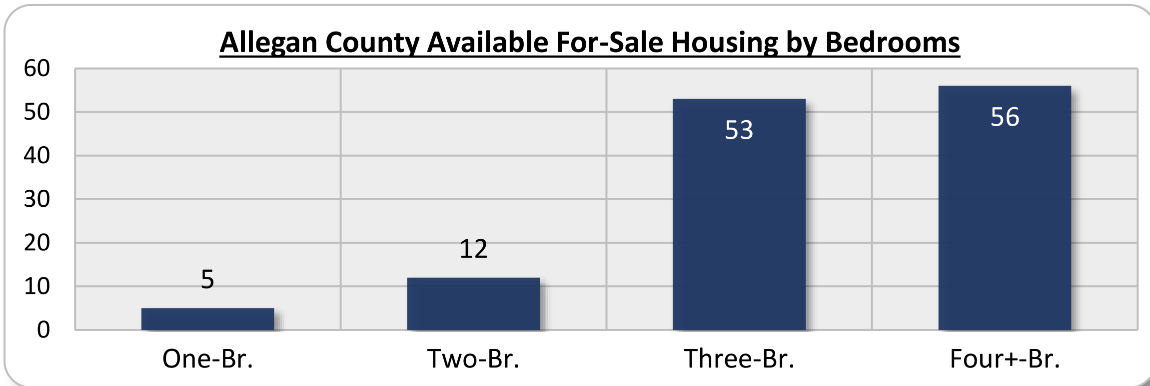
The available for-sale housing by *bedroom type* in the PSA (Allegan County) is summarized in the following table.

Available For-Sale Housing by Bedroom Type (As of May 5, 2023)						
Bedrooms	**Number Available**	**Average Square Feet**	**Average Year Built**	**Price Range**	**Median List Price**	**Median Price per Sq. Ft.**
Northeast						
Three-Br.	15	2,083	2006	$190,000 - $499,900	$389,900	$233.99
Four+-Br.	6	2,546	1984	$155,000 - $995,000	$337,450	$256.03
Total	21	2,215	2000	$155,000 - $995,000	$380,000	$233.99
Northwest						
One-Br.	2	520	1966	$69,900 - $299,500	$184,700	$318.87
Two-Br.	6	1,366	2010	$87,900 - $596,000	$333,475	$238.44
Three-Br.	16	2,104	1992	$132,900 - $2,350,000	$539,000	$369.35
Four+-Br.	25	3,321	1987	$450,000 - $2,200,000	$849,000	$392.11
Total	49	2,570	1991	$69,900 – $2,350,000	$650,000	$380.36
Southeast						
Two-Br.	5	1,175	1977	$150,000 - $215,000	$179,900	$173.67
Three-Br.	9	1,855	1986	$209,000 - $634,900	$369,000	$209.47
Four+-Br.	11	2,302	1958	$139,900 - $724,888	$365,000	$234.77
Total	25	1,915	1972	$139,900 - $724,888	$289,900	$202.02
Southwest						
One-Br.	3	593	1985	$249,000 - $775,000	$675,000	$718.09
Two-Br.	1	1,008	1950	$225,000	$225,000	$223.21
Three-Br.	13	2,004	1986	$218,000 - $1,400,000	$665,000	$417.71
Four+-Br.	14	3,951	1995	$192,900 - $5,999,000	$1,225,000	$480.04
Total	31	2,731	1989	$192,900 - $5,999,000	$775,000	$444.44
Allegan County (PSA)						
One-Br.	5	564	1977	$69,900 - $775,000	$299,500	$518.75
Two-Br.	12	1,256	1991	$87,900 - $596,000	$220,000	$202.64
Three-Br.	53	2,041	1993	$132,900 - $2,350,000	$430,000	$266.43
Four+-Br.	56	3,195	1983	$139,900 - $5,999,000	$711,944	$363.33
Total	126	2,421	1988	$69,900 - $5,999,000	$489,950	$293.53

Source: MLS (Multiple Listing Service)

The available for-sale supply in the PSA (Allegan County) consists of 126 units with a median list price of $489,950. Three-bedroom (42.1%) and four-bedroom or larger (44.4%) units comprise the largest individual shares of available units by bedroom type and, collectively, represent 86.5% of available supply. The three-bedroom units have an average of 2,041 square feet, an average year built of 1993, and a median list price of $430,000. Four-bedroom or larger units have an average of 3,195 square feet, an average year built of 1983, and a median list price of $711,944. The market has only 17 two-bedroom or smaller units, representing 13.5% of available supply. Therefore, the market does not appear to have the inventory to accommodate the needs of seniors seeking to downsize or younger individuals or couples seeking smaller housing units with two or less bedrooms. Nearly two-fifths (38.9%) of the available for-sale supply are located within the Northwest Submarket, which represents a submarket availability rate of 0.5%. Product within this submarket has a median list price of $650,000. With a median list price of $289,900, the Southeast Submarket appears to offer the most affordable for-sale product in the PSA; however, only 25 units, representing a submarket availability rate of just 0.2%, are available within this area. Overall, it appears that Allegan County is challenged by limited availability, regardless of bedroom type, and that most of the available supply is not affordable to households in the area.

The distribution of available homes by *bedroom type* in the PSA (Allegan County) is shown in the following graph:



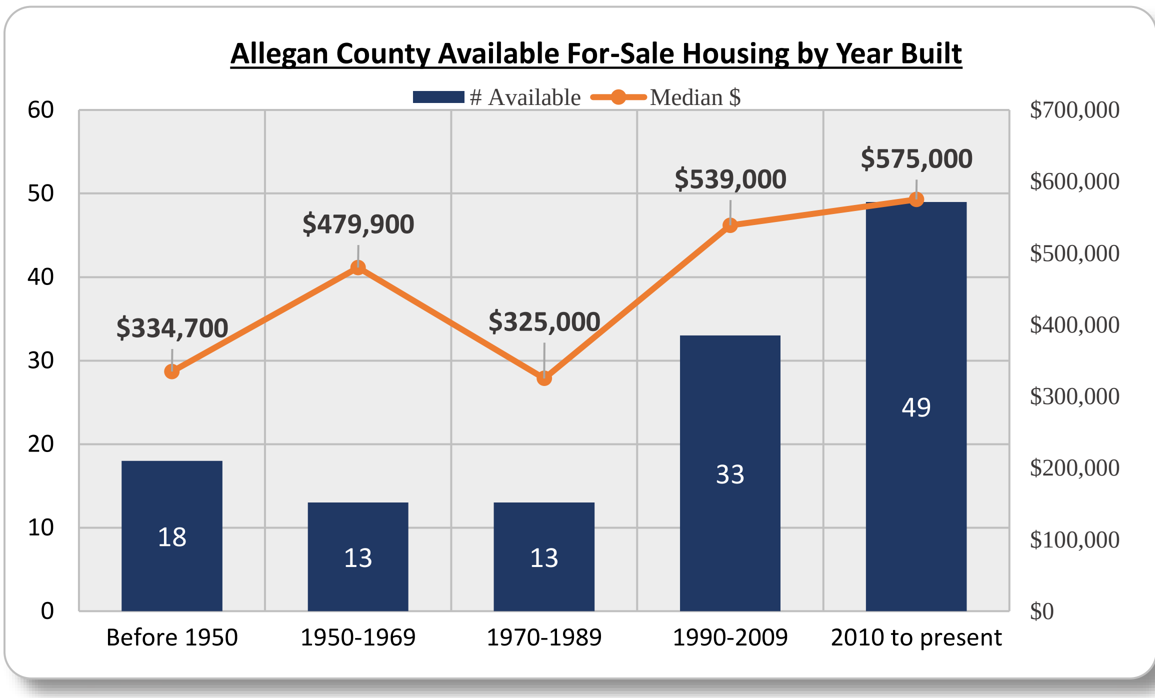
The distribution of available homes by *year built* for the PSA (Allegan County) is summarized in the following table.

Allegan County (PSA) Available For-Sale Housing by Year Built (As of May 5, 2023)						
Year Built	Number Available	Average Beds	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.
Before 1950	18	4	2,038	$139,900 - $1,750,000	$334,700	$329.55
1950 to 1969	13	3	1,741	$150,000 - $1,395,000	$479,900	$277.68
1970 to 1989	13	3	2,005	$87,900 - $1,400,000	$325,000	$240.29
1990 to 2009	33	4	2,942	$69,900 - $5,999,000	$539,000	$292.35
2010 to present	49	3	2,501	$205,000 - $3,200,000	$575,000	$337.16
Total	126	4	2,421	$69,900 - $5,999,000	$489,950	$293.53

Source: MLS (Multiple Listing Service)

As shown in the preceding table, the largest share (38.9%) of the available for-sale housing product in the PSA was built since 2010. These modern homes have a median list price of $575,000, the highest median price among the various development periods. Homes built between 1990 and 2009 comprise the second largest share (26.2%) of available supply and have a median list price of $539,000. Although nearly two-thirds (65.1%) of the available supply has been built since 1990, which is considered modern product and attractive to many homebuyers, most households in the area do not have the income necessary to afford these homes. Nearly one-fourth (24.6%) of the available supply was built prior to 1970. Typically, these older homes offer a more affordable purchase price to prospective buyers, but many of these homes, due to their age, are in need of repairs, weatherization, and modernization, which require additional costs and investments that many lower income households cannot afford. It should be noted, however, that the median list price of the homes in the oldest development period (pre-1950) is $334,700. As such, low-income households and many first-time homebuyers cannot afford the typical home, even within this development period. Overall, the limited inventory of available for-sale product in the county is relatively modern, and likely in good condition. However, a household would need to earn at least $147,000 per year to afford a typical for-sale home in the PSA. As only 7.2% of renter households and 34.0% of owner households in the PSA earn $100,000 or more, it is apparent that very few households can afford the typical for-sale home in the county.

The distribution of available homes in the PSA (Allegan County) by *year built* and *median list price* is shown in the following graph:



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

Available For-Sale Housing by Submarket (As of May 5, 2023)					
Submarket	Available Homes	Share of Available Homes	Average Year Built	Median List Price	Average List Price
Northeast	21	16.7%	2000	$380,000	$398,929
Northwest	49	38.9%	1991	$650,000	$802,178
Southeast	25	19.8%	1972	$289,900	$342,312
Southwest	31	24.6%	1989	$775,000	$1,106,962
Allegan County (PSA)	126	100.0%	1988	$489,950	$718,713

Source: MLS Data (Multiple Listing Service)

As the preceding illustrates, the Northwest Submarket comprises the largest share (38.9%) of available homes in the PSA (Allegan County), while the Northeast Submarket has the smallest share (16.7%). The available homes in the Northeast Submarket are, on average, the newest (average year built of 2000), while available homes in the Southeast Submarket are the oldest (average year built of 1972). The Southwest Submarket has the highest median list price ($775,000) of available homes in the PSA, while the Southeast Submarket has the lowest ($289,900). Although there appears to be notable variation of for-sale product among the PSA submarkets, availability and affordability issues appear to be common issues throughout Allegan County.

A map illustrating the location of available for-sale homes in the PSA (Allegan County) as of May 5, 2023 is included on the following page.

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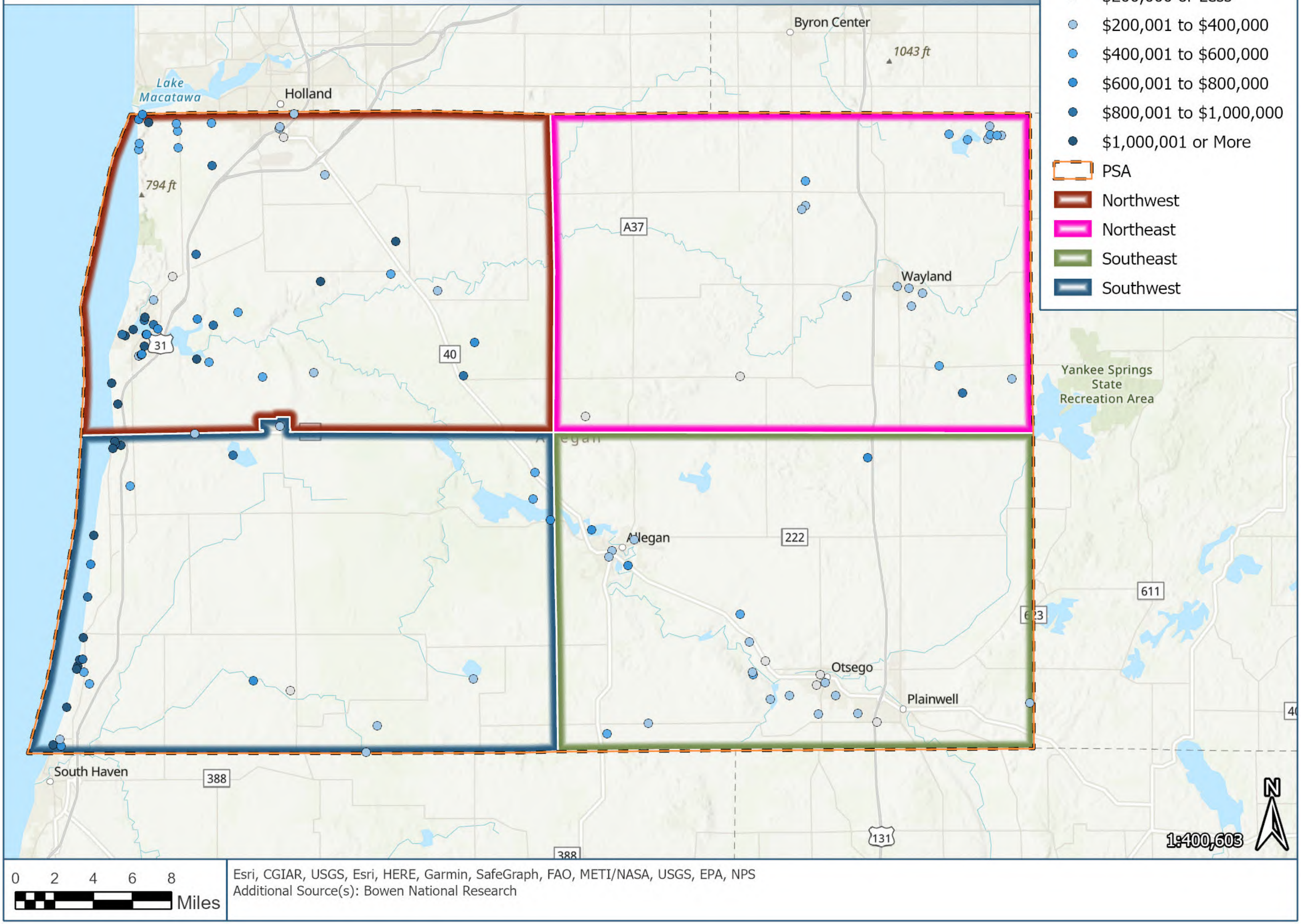
Available For-Sale Housing by List Price

Allegan County, MI



Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

D. SENIOR CARE HOUSING

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

Independent Living is a housing alternative that includes a residential unit, typically an apartment or cottage that offers an individual living area, kitchen, and sleeping room. The fees generally include the cost of the rental unit, some utilities, and services such as laundry, housekeeping, transportation, meals, etc. This housing type is also often referred to as congregate care. Physical assistance and medical treatment are not offered at such facilities. It is important to note that we did not identify any independent living facilities for seniors in the PSA.

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

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

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

We identified and surveyed 16 senior care facilities in the county. While these do not represent all senior care facilities in the county, they are representative of market norms and represent a good base from which to evaluate the senior care housing market. Overall, the facilities that were surveyed contain a total of 634 beds. The following table summarizes the surveyed facilities by property type.

Surveyed Senior Care Facilities – Allegan County					
Project Type	**Projects**	**Beds**	**Vacant**	**Occupancy Rate**	**National Occupancy Rate***
Assisted Living-Home for the Aged	2	80	14	82.5%	81.2%**
Assisted Living-Large Group Homes	9	180	40	77.8%	81.2%**
Nursing Homes	5	374	81	78.3%	81.3%
Total	16	634	135	78.7%	83.2%

*Source: National Investment Center (NIC) for Senior Housing & Care (1st Quarter of 2023)
**Assisted Living occupancy rate covers all types of housing within this category.
Note that family homes, small group homes, and medium group homes were excluded from this survey.

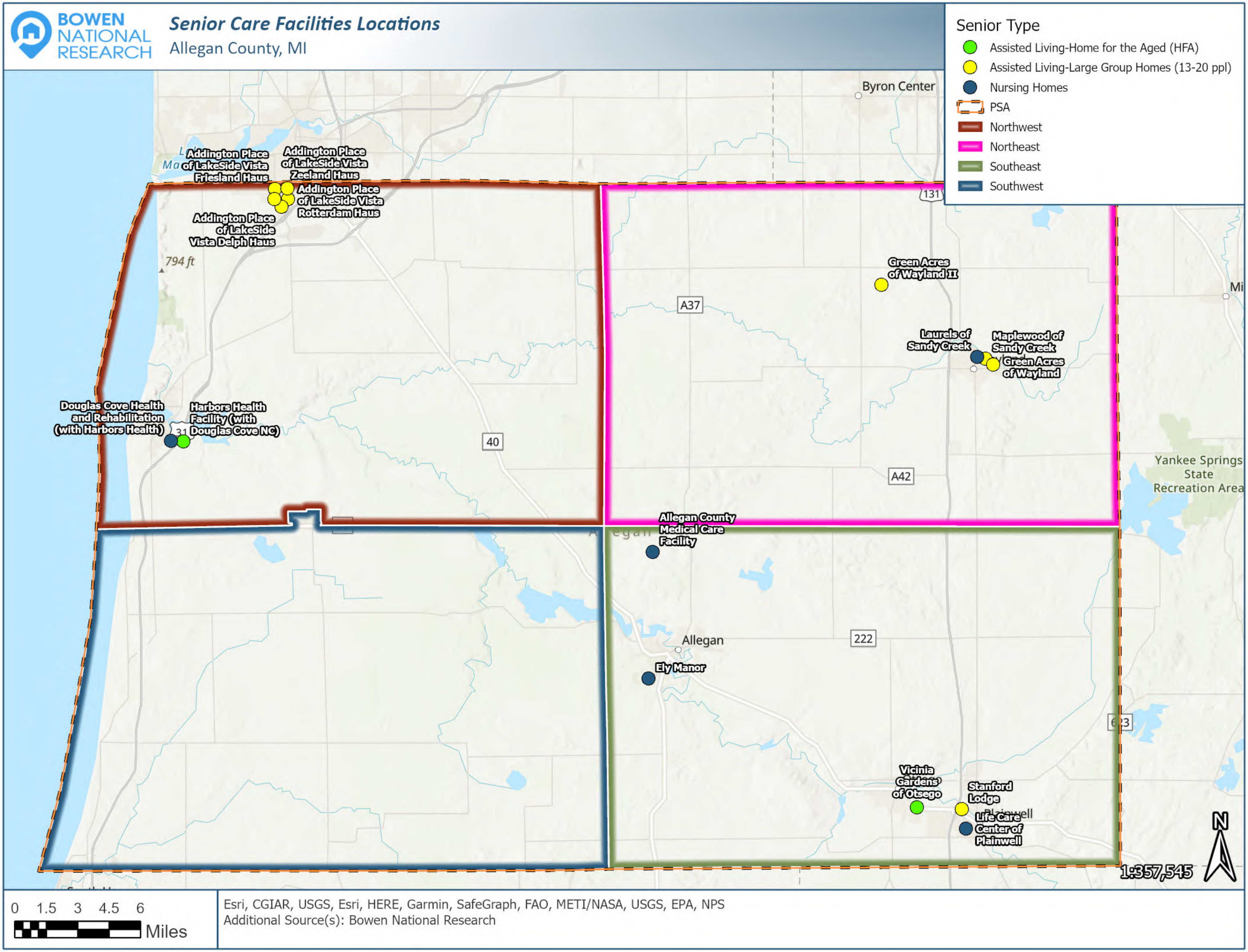
The subject county is reporting overall occupancy rates that range from 77.8% (assisted living-large group homes) to 82.5% (assisted living-home for the aged). The occupancy rate for the PSA nursing homes (78.3%) is slightly below the national occupancy rate for this type of housing (81.3%). Although the occupancy rate for the assisted living Homes for the Aged is higher than the national occupancy rate for assisted living facilities (all types), representatives from the surveyed facilities stated that vacancies are primarily due to a lack of referrals and residents relocating to skilled nursing care. One representative noted that occupancy has improved recently, and their facility is projected to be fully occupied soon. Among the assisted living Large Group Homes, one representative noted that they currently have a building closed for renovation (20 beds), with an expected completion date at the end of 2023. It should be noted that if the vacant beds within this building are not included in the vacancy calculations, the occupancy rate for the active Large Group Home beds is 87.5%, which is well above the national average reported for the first quarter of 2023. Other representatives noted the lingering effects of COVID and the recent passing of residents as reasons for vacancies. Representatives of nursing care facilities also noted COVID as a primary reason for vacancies, but two representatives indicated they have experienced staffing issues recently and attributed a portion of their vacancies to this factor. With the senior population (aged 65 and older) projected to increase in the PSA by 18.1% over the next five years, and 10 of the 16 surveyed facilities having occupancy rates of 90.0% or higher, demand for senior care within Allegan County is likely to increase over the next several years. As such, it is reasonable to conclude that occupancy rates will continue to increase and there may be an opportunity to develop additional senior care housing in the market.

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

Surveyed Senior Care Facilities – Base Monthly Rates	
Project Type	**Room/Bed Rates**
Assisted Living-Home for the Aged	\$3,100-\$6,000
Assisted Living-Large Group	\$2,707-\$6,160
Nursing Homes	\$6,084-\$11,771

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

A summary of the individual senior care facilities surveyed in the county is included in Addendum C. A map illustrating the location of surveyed senior care facilities in the overall market area is included on the following page.


BOWEN NATIONAL RESEARCH
Senior Care Facilities Locations
Allegan County, MI
Senior Type
Assisted Living-Home for the Aged (HFA)
Assisted Living-Large Group Homes (13-20 ppl)
Nursing Homes
PSA
Northwest
Northeast
Southeast
Southwest
Byron Center
Addington Place of LakeSide Vista Friesland Haus
Addington Place of LakeSide Vista Zeeland Haus
Addington Place of LakeSide Vista Rotterdam Haus
Addington Place of LakeSide Vista Delph Haus
794 ft
Green Acres of Wayland II
A37
Laurels of Sandy Creek
Maplewood of Sandy Creek
Green Acres of Wayland
Douglas Cove Health and Rehabilitation (with Harbors Health)
Harbors Health Facility (with Douglas Cove NC)
40
A42
131
Yankee Springs State Recreation Area
Allegan County Medical Care Facility
Allegan
222
Ely Manor
Vicinia Gardens of Otsego
Stanford Lodge
Life Care Center of Plainwell
1:357,545
N
0 1.5 3 4.5 6
Miles
Esri, CGIAR, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

E. PLANNED & PROPOSED

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

The following table illustrates single-family and multifamily building permits issued within Allegan County for the past 10 years:

Housing Unit Building Permits for Allegan County, MI:										
Permits	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Multifamily Permits	4	0	8	18	8	2	13	47	31	0
Single-Family Permits	305	348	361	331	383	434	378	335	297	385
Total Units	309	348	369	349	391	436	391	382	328	385

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

A total of 3,688 residential building permits were issued in Allegan County between 2013 and 2022. Of these, 96.4% (3,557 permits) were single-family building permits. Approximately 369 permits, on average, were issued in the county each year during this time. The total number of permits issued annually has been relatively consistent since 2013, with the largest number of permits (436) issued in any given year occurring in 2018. It is also noteworthy that nearly three-fifths (59.5%, or 78 permits) of the total multifamily permits issued since 2013 were issued in 2020 and 2021. Although no multifamily permits were issued in 2022, the recent increase in multifamily permits and the steady volume of single-family permits in Allegan County is evidence of the continued interest in development within the area.

We conducted interviews with representatives of area building and permitting departments and conducted extensive online research to identify residential projects either planned for development or currently under construction within Allegan County. Note that additional projects may have been introduced into the pipeline and/or the status of existing projects may have changed since the time interviews and research were completed.

Rental Housing

Based on interviews with local planning/building representatives, and our online research it has been determined there are no rental projects currently in the development pipeline within the PSA (Allegan County).

For-Sale Housing

There is currently one for-sale housing project *planned* and three additional projects *proposed* within the PSA (Allegan County). These projects are summarized in the table that follows.

For-Sale Housing Development – Allegan County				
Project Name & Address	**Type**	**Lots**	**Developer**	**Status/Details**
Sugar Hill Sugar Hill Court Saugatuck	Single-family	7	Mosaic Custom Homes	**Planned:** Lots for sale; No other information available at the time of this study
Westshore Phase 3 Center Street & Ferry Street Douglas	Condominium	22	BDR Custom Homes	**Proposed:** Early stages; Bedroom types not determined
Center Collective 324 West Center Street Douglas	Condominium	19	Jeff Kerr	**Proposed:** Early stages; Bedroom types not determined
Forest Gate 485 Ferry Street Douglas	Duplexes	90	Dave Barker	**Proposed:** Early stages; Bedroom types not determined; Intended to be for-sale at this stage

Senior Living

There were no planned senior rental housing projects identified in the PSA at the time of research.

As the preceding illustrates, there are currently no multifamily rental projects, one for-sale housing project, and no senior care facilities in at least the planning stage of development within Allegan County.

VII. OTHER HOUSING MARKET FACTORS

INTRODUCTION

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

- Residential Blight
- Development Opportunities
- Development Costs & Government Regulations
- Housing Program Overview
- Special Needs Populations

A. RESIDENTIAL BLIGHT

Blight, which is generally considered the visible decline of property, can have a detrimental effect on nearby properties within a neighborhood. Blight can be caused by several factors, including economic decline, population decline, and the high cost to maintain/upgrade older housing. There are specific references to blight within the Michigan Compiled Laws in Chapter 125: Planning, Housing and Zoning under the statute "Blighted Area Rehabilitation." In particular, Section 125.72 (Definitions) states the following:

(a) ***"Blighted area"*** *means a portion of a municipality, developed or undeveloped, improved or unimproved, with business or residential uses, marked by a demonstrated pattern of deterioration in physical, economic, or social conditions, and characterized by such conditions as functional or economic obsolescence of buildings or the area as a whole, physical deterioration of structures, substandard building or facility conditions, improper or inefficient division or arrangement of lots and ownerships and streets and other open spaces, inappropriate mixed character and uses of the structures, deterioration in the condition of public facilities or services, or any other similar characteristics which endanger the health, safety, morals, or general welfare of the municipality, and which may include any buildings or improvements not in themselves obsolescent, and any real property, residential or nonresidential, whether improved or unimproved, the acquisition of which is considered necessary for rehabilitation of the area.*

Several municipalities in Allegan County have a blight ordinance. The City of Allegan, which serves as the seat of government for Allegan County, has a Blight Ordinance which clearly defines conditions of blighted structures within the city. Among the characteristics of buildings and structures considered to be blighted include fire damage, peeling paint, missing exterior siding, a deteriorating roof, collapsing porch or deck, and a cracked or broken foundation. This blight ordinance has guidelines regarding inoperable vehicles, graffiti, and trash/rubbish on properties. This ordinance also notes that building materials and scaffolding shall not be stored or accumulated on a property for a period of over 90 days. Violations of this blight ordinance can result in a municipal civil infraction consisting of a fine of up to $500. Fines can be assessed for each day that a violation occurs under this ordinance.

The City of Otsego also has a portion of its ordinance governing building regulations that specifically pertains to the regulation of blighted properties. The purpose of this ordinance is to, in part, *prevent blight and the deterioration of buildings, structures, and property* in the city. According to the ordinance, the definition of blight or blighted pertains to *property located within the City of Otsego, or any building, structure, or dwelling located thereon, marked by a pattern of physical deterioration, substandard maintenance, unsafe and/or unsanitary conditions.* In addition, Section 10-266 of the ordinance also lists conditions that are considered to be characteristics of blighted buildings, structures, or dwellings. These conditions include deteriorated exterior walls or surfaces, damaged exterior siding or roofing materials, broken or missing doors or windows, structural deterioration, and partially completed buildings/structures/dwellings that lack a building permit necessary to complete construction. An owner or occupant of a building, structure, or dwelling in the city that exhibits these conditions is subject to receiving a 10-day written notice from a city enforcement official in order to abate these conditions. Failure to abate these conditions by the owner or occupant may result in fines for violations ranging from $50 to $300, with each day of violation potentially representing a separate offense that is subject to additional fines. Lack of abatement by the property owner may also result in a court order that authorizes the City of Otsego to perform abatement procedures at the property with the property owner responsible for all costs associated with this abatement.

The City of Wayland includes indicators of blight in Chapter 11 of its Code of Ordinances. In a section of the ordinance titled Illustrative Enumeration (Section 11-2), various conditions that are considered to be nuisances are outlined. These nuisances include noxious weeds, storage of building materials without a valid building permit, accumulation of junk/trash, storage of junk vehicles, and the existence of damaged structures due to fire, natural disaster, or physical deterioration. This section of the ordinance also outlines the procedure for nuisance abatement.

Community Action of Allegan County also commissioned a market assessment pertaining to blight and deconstruction and its effect on communities in 2019. This market assessment, conducted by Berghorn Group, stated that *neighborhoods with blight and abandonment exhibit higher levels of foreclosure rates, poverty, unemployment, and occurrence of crime*. This assessment also included approximate costs to demolish blighted structures in the state of Michigan. Based on cost estimates cited in the report, the average cost to demolish a residential structure ranges from $10,000 to $20,000. For communities with a large number of blighted residential structures, these costs may be prohibitive and could potentially interfere with blight mitigation efforts.

There are also programs at the statewide level that could potentially assist with blight mitigation in Allegan County.

The State Land Bank Authority, operated by the Michigan Department of Labor and Economic Opportunity, administers a blight elimination program which allocates funds to each of the state's 10 prosperity regions. Allegan County is part of Prosperity Region Four. According to program guidelines outlined in the request for proposals document, each prosperity region is eligible for no less than 5% of total program funds which amounts to $1,077,500. Rural counties, county land banks, and city land banks are also eligible for a guaranteed minimum allocation of $200,000. Municipalities, counties, and townships not served by a land bank authority can also directly apply for grants.

For the purposes of this analysis, these code violations and definitions were used as initial identifiers of possible blight. Residential properties within the study area that meet any of the following criteria were classified to be blighted. Summary definitions of the most common forms of residential blight are listed below:

Boarded Up Structure. This is a building or structure with multiple windows and/or doors that have boards placed on those points of entry and for which it appears the unit has been abandoned and that no work or repair appears to be underway.

Building or Structure Which is in a State of Disrepair. This is a residential structure exhibiting noticeable signs of disrepair or neglect such as, but not limited to, deteriorated exterior walls and/or roof coverings, broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers, or building exteriors, walls, fences, signs, retaining walls, driveways, walkways, sidewalks or other structures on the property which are broken, deteriorated, or substantially defaced, to the extent that the disrepair is visible from any public right of way or visually impacts neighboring public or private property or presents an endangerment to public safety.

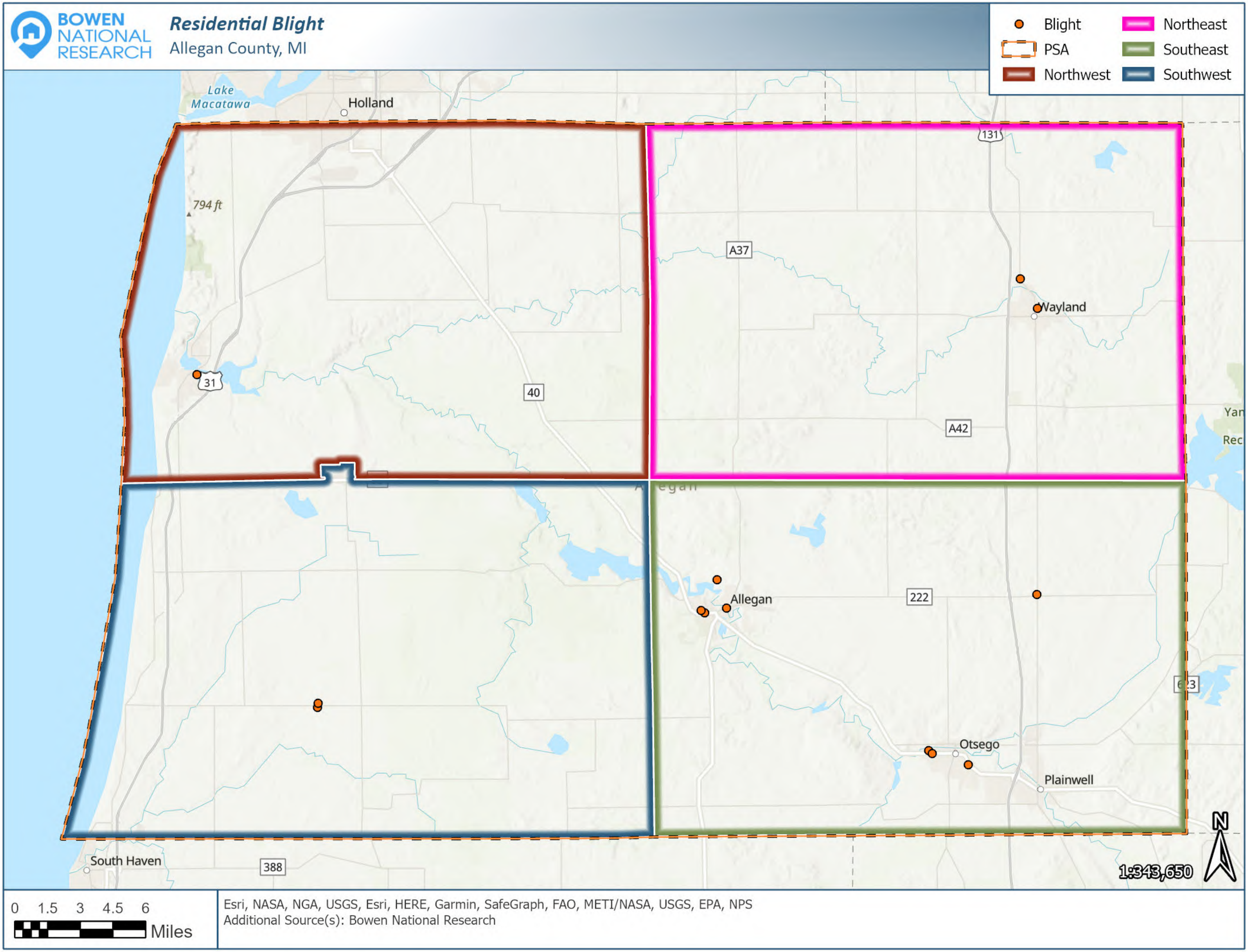
Unkempt Property. This is a property showing clear signs of overgrown, diseased, dead, or decayed trees, weeds or vegetation that may create a public safety hazard or substantially detract from the aesthetic and property values of neighboring properties. This may also include properties which have notable refuse or garbage clearly visible from the street or abandoned/broken appliances, cars in disrepair and on blocks, or other items of unused and unsightly property that may be deemed a public nuisance or otherwise detract from the aesthetic and property values of neighboring properties. An unkempt property may also lack a proper access point (i.e., a functional driveway) in order to provide access to the residential structure.

Using the preceding descriptions of blight, Bowen National Research identified properties in Allegan County that were in various stages of disrepair, abandoned, boarded up, fire damaged or otherwise appeared to be in an unsafe condition. A representative of Bowen National Research personally visited residential neighborhoods in Allegan County, generally evaluating the exterior condition of the occupied and vacant housing stock via a windshield survey. Residential housing stock evaluated as part of this survey primarily consisted of single-family houses.

From this on-site observation, 13 residential units were identified that exhibited a significant level of exterior blight. It should be noted that the interiors of properties were not evaluated as part of this survey. These 13 residential units represent less than 0.1% of the 52,521 housing units in Allegan County (based on 2022 estimates). This share of blighted residential units is much lower than blighted home shares observed in other jurisdictions where Bowen National Research conducted surveys of residential blight. Typically, blighted residential units in a city or county represent less than 1.0% of all residential units. However, the share of blighted residential units may be higher within individual cities such as Allegan, Otsego, and Wayland. Based on other published secondary data sources and interviews with local sources, as much as 1.6% of the local housing stock may be blighted. Blighted residential properties represent potential nuisances, safety hazards, and is potentially detrimental to nearby property uses and values. As a general guideline, we identified properties that were considered to exhibit visual evidence of *significant* exterior deficiencies and disrepair. Many of these structures are boarded up, have missing siding or roof shingles, or show signs of damage that make such units either uninhabitable or represent serious safety or public nuisance issues.

Note that representatives of Bowen National Research did not visit every residential street within Allegan County. This analysis primarily focused on incorporated municipalities that have a residential zoning code (e.g., Allegan, Wayland, Otsego). A more extensive survey of residential blight within the county would have likely uncovered additional residential units that exhibited characteristics of blight. As such, areas noted within this summary illustrate possible geographic areas of focus for mitigation of residential blight within the county.

A map illustrating the approximate location of residential blight in Allegan County is included on the following page.



BOWEN NATIONAL RESEARCH
Residential Blight
Allegan County, MI
Blight
PSA
Northwest
Northeast
Southeast
Southwest
Lake Macatawa
Holland
794 ft
31
40
131
A37
A42
Wayland
Allegan
222
Otsego
Plainwell
South Haven
388
1:343,650
N
0 1.5 3 4.5 6
Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

The following table illustrates the total number and share of blighted residential units identified by location within Allegan County.

Location of Blighted Units (Allegan County)			
Location	Street (Number of Homes)	Total Number of Blighted Units	Share of Blighted Units
Allegan	Lincoln Street (1) River Street (1) Russell Street (1)	3	23.1%
Lee Township	109th Avenue (2)	2	15.4%
Otsego Township	W. Allegan Street (2)	2	15.4%
Allegan Township	Babylon Road (1)	1	7.7%
Douglas	East Chestnut Street (1)	1	7.7%
Leighton Township	Division Avenue S. (1)	1	7.7%
Martin	10th Street (1)	1	7.7%
Otsego	E. Morrel Street (1)	1	7.7%
Wayland	Forrest Street (1)	1	7.7%
	Total	**13**	**100.0%**

Source: Bowen National Research
Note: Total shares of units may not equal 100.0% due to rounding.

As indicated by the preceding table, a total of 13 blighted residential structures were identified in municipalities and townships in Allegan County as part of our research. The largest share of blighted units was in the city of Allegan, which is the largest city by population in the county. Lee Township and Otsego Township each had two blighted homes that were identified as part of our research. The remainder of blighted units were scattered throughout the county. The preceding list of streets, as well as areas noted on the preceding map, illustrate possible geographic areas of focus for mitigation of residential blight within the county. Although some blighted units were identified in the county, the overall low number of blighted units indicates that Allegan County as a whole consists of housing that is generally well maintained.

In addition to our on-site efforts to identify residential blight, we identified published secondary data sources that provide insight on possible blighted residential units in the county. This includes American Community Survey (ACS) estimates of housing units that have been vacant for two years. While this does not represent a full accounting of residential units exhibiting residential blight, it is reasonable to associate properties that have been vacant for two years or longer to serve as a possible proxy for likely residential blight.

American Community Survey publishes data and vacancy periods (in months) or residential units. Based on ACS estimates there are approximately 7,789 vacant units in Allegan County. The following table summarizes the vacancy duration of these vacant residential units.

Allegan County Estimated Vacant Residential Units by Duration		
Duration	Vacant Units	Share of Vacant Units
< 1 Month	3,544	45.5%
1 to 12 Months	3,378	43.3%
12 to 24 Months	46	0.6%
24 or More Months	821	10.6%
Total	**7,789**	**100.0%**

Source: American Community Survey

As the preceding table illustrates, there are 821 residential units that are reported to have been vacant for 24 months or longer. These 821 units represent 10.6% of all vacant units in the county. These units represent 1.6% of the 52,521 total housing units in the county. While it is unlikely that all 821 of these vacant units are blighted, we consider this 1.6% of the local housing stock as the "high mark" estimate of residential blight.

B. DEVELOPMENT OPPORTUNITIES

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

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

Through online and on-the-ground research conducted in July of 2023, Bowen National Research identified sites that could support potential residential development in Allegan County. Real estate listings and information from the county tax assessor were also used to supplement information collected for this report. It should be noted that these potential housing development properties were selected without complete knowledge of availability, price, or zoning status and that the vacancy and for-sale status was not confirmed. Although this search was not exhaustive, it does represent a list of some of the most obvious real estate opportunities in the PSA (Allegan County). The investigation resulted in 19 properties being identified. Of the 19 total properties, seven properties contain at least one existing building that is not necessarily vacant and may require demolition, new construction or adaptive reuse. The remaining 12 properties were vacant or undeveloped parcels of land that could potentially support residential development. It should be noted that our survey of potential development opportunities in Allegan County consists of properties that were actively marketed for sale at the time of this report as well as those identified in person while conducting on-the-ground research.

Information on housing development opportunity sites in Allegan County are presented in the following table:

Map Code	Street Address	Location	Year Built	Building Size (Square Feet)	Land Size (Acres)	Zoning District or Property Class
1	128 S. Main St.	Wayland	1900	10,665	0.14	CBD: Central Business District
2	415 Wiley Rd.	Douglas	2001	18,000	7.80	C-2: General Commercial District
3	1246 Lincoln Rd.	Allegan	-	-	2.74	C-2: Commercial
4	16th St. & 121st Ave.	Hopkins	-	-	210.00	A-2: Rural Conservation District
5	796-852 Cabill Dr.	Holland	-	-	10.75	CMU: Corridor Mixed Use
6	6825 124th Ave.	Fennville	-	-	20.28	A-2: Rural Open Space District
7	1195 Lincoln Rd.	Allegan	-	-	6.08	C-1: Neighborhood Business District
8	152 Mill District Rd.	Allegan	1911	31,540	1.95	M-1: Manufacturing District
9	143rd Ave.	Holland	-	-	6.75	A-2: Restricted Agriculture District
10	136th Ave./54th St.	Hamilton	-	-	7.87	R-1: Rural Residential District
11	Blue Star Hwy/63rd St.	Saugatuck	-	-	22.64	C-3: Highway Commercial District
12	6398 Blue Star Hwy	Saugatuck	-	-	34.05	C-3: Interchange Commercial District
13	109th Ave./Blue Star Hwy	South Haven	-	-	5.02	AG: Agricultural District
14	4219 18th St.	Dorr	1909	7,254	1.12	C: Local Commercial
15	206 Russell St.	Allegan	1876	1,710	0.95	R2: Single-Family Residential
16	742 E. Allegan St.	Otsego	2006	5,043	2.13	C-1: General Business
17	4668 Division Ave.	Wayland	2002	11,000	4.47	I: Industrial
18	1002 Interchange Dr.	Holland	-	-	44.75	I: Industrial
19	552 E. Third St.	Fennville	-	-	10.44	AG: Agricultural District (9.74 ac) I-2: General Industrial (0.70 ac)

Sources: LoopNet, CREXI, Realtor.com, Allegan County Property Record Search and several other real estate websites.
Note: Total land area includes total building area. Property class designation provided for properties in instances where zoning could not be verified.

In summary, the availability of potential residential development sites (properties capable of delivering new housing units) within the PSA (Allegan County) does not appear to be a significant obstacle to increasing the number of housing units. Our cursory investigation for sites within the PSA (both land and buildings) identified 19 properties that are potentially capable of accommodating future residential development via new construction or adaptive reuse. In some instances, adjacent parcels and/or buildings were adjoined to create one potential site location. The 19 identified properties listed in the preceding table represent nearly 400 acres of land and at least 85,000 square feet of existing structure area. Seven of the identified properties consist of over 10 acres of land each, providing the ability to develop large residential projects that may include single-family homes or multifamily housing. A total of seven properties have at least one existing building or structure ranging in size from 1,710 square feet to 31,540 square feet, potentially enabling the redevelopment of such structures into single-family or multifamily projects. However, not all of these properties may be feasible to redevelop as housing due to overall age, condition, or structural makeup (availability and feasibility of identified properties were beyond the scope of this study).

Given that it appears there are several housing development sites within the PSA to potentially support an increase of residential development, the location within the PSA where new residential units will have the greatest chance of success is the next critical question. The desirability of a particular neighborhood or location is generally influenced by proximity to work, school, entertainment venues, recreational amenities, retail services, dining establishments, and major roadways. As such, sites within or near cities are likely conducive to new residential units due to the proximity of existing infrastructure, area services and employment opportunities.

The availability of infrastructure, including water, sewer, roads, electric power, natural gas, and broadband, is a critical factor in determining where real estate development occurs. As higher population densities and taller, multistory structures are directly correlated with lower housing costs, Allegan County municipalities with municipal sewer utilities have a unique opportunity to accommodate housing that is affordable and attainable. For example, developers of Low-Income Housing Tax Credit properties are generally unwilling to submit applications for projects that are not served by public water and sewer utilities, which generally limits multifamily development in areas outside of towns and cities. Access to public utilities and the area’s utility capacity were not considered as part of this study and would require engineering services to assess public utility factors that ultimately impact the viability of a site to support residential development.

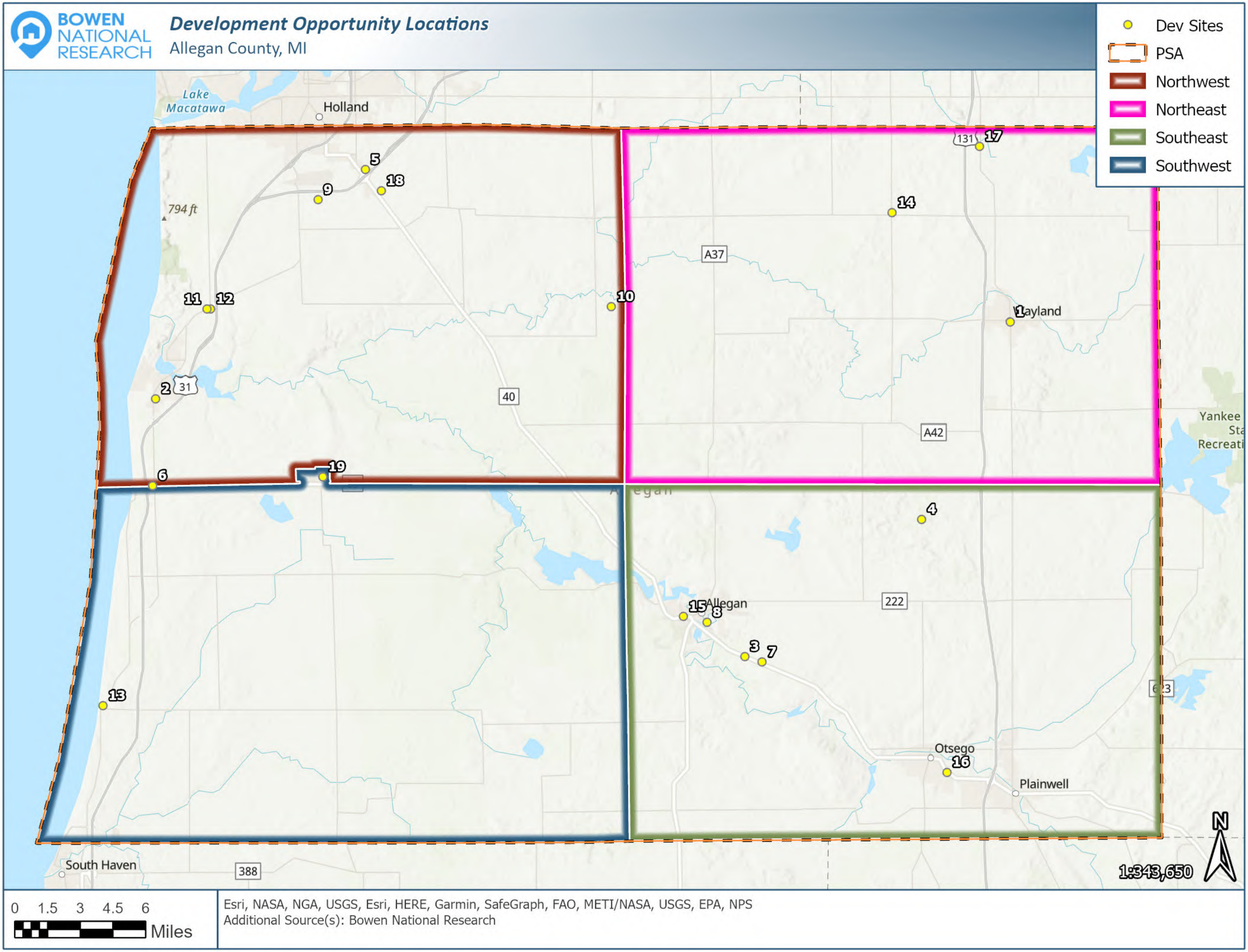
The following table summarizes total acreage and overall share of acreage by zoning classification for the 19 identified properties:

Total Acreage and Share of Acreage by Zoning Classification Allegan County		
Zoning Classification	Total Acreage	Share of Total Acreage
Agricultural	251.79	63.0%
Commercial	76.70	19.2%
Industrial	51.87	13.0%
Mixed-Use	10.75	2.7%
Residential	8.82	2.2%
Total	**399.93**	**100.0%**

Of the total acreage identified among the 19 potential housing development sites, only 2.2% of the acreage (8.82 acres) is within a residential zoning district. The remaining acreage identified as potential development opportunities is not primarily zoned for residential use. In fact, over 60% of the overall acreage identified is within an agricultural zoning district. Therefore, residential development within much of the available acreage may require a change in zoning or variance.

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

A map illustrating the location of the 19 potential housing development opportunity properties is on the following page. The Map Code number in the summary table on page VII-8 is used to locate each property.


BOWEN NATIONAL RESEARCH
Development Opportunity Locations
Allegan County, MI
Dev Sites
PSA
Northwest
Northeast
Southeast
Southwest
Lake Macatawa
Holland
794 ft
131
17
5
18
9
14
A37
11
12
10
Wayland
1
2
31
40
A42
Yankee Sta Recreati
19
6
4
222
15
Allegan
8
3
7
13
Otsego
16
Plainwell
N
South Haven
388
1:343,650
0 1.5 3 4.5 6
Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

C. DEVELOPMENT COSTS AND GOVERNMENT REGULATIONS

This section evaluates potential financial and regulatory barriers to residential development in Allegan County. For the purposes of this analysis, potential financial barriers to development include land costs, labor costs, utility installation costs, property taxes, assessments, and overall development costs. Regulatory barriers to development that were considered in this section focused on residential zoning for larger communities in the county.

Development Costs

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

A common barrier to development is the *lack of available land* within a municipality or county for a large-scale residential project, especially within established areas. The type of vacant parcel needed for a large-scale residential project typically has to meet several criteria in order to be shovel-ready, including availability of utilities, a location outside of a designated flood zone, and proximity to community services. Once these factors are considered, the number of available parcels suitable for development greatly diminishes. This in turn drives up prices for land that meets most or all of these criteria.

A search for vacant parcels listed for sale in Allegan County was conducted on Realtor.com, revealing 227 vacant parcels for sale within the county as of July 2023. As the majority (73.6%) of these are comprised of smaller parcels containing less than five acres, our analysis has been refined to focus on larger parcels (five acres or more) which are likely to be more conducive to larger scale multifamily and single-family residential developments. A total of 60 parcels that are five acres or more were identified for sale within the county. From these 60 parcels, we analyzed those which are less than 50 acres, non-waterfront, and located along/near more heavily traveled thoroughfares and/or within relative proximity to services throughout the county. Such parcels are likely to be most conducive to traditional multifamily development.

The following table illustrates pricing for the selected parcels within the county, as well as for similar properties located in the adjacent counties of Ottawa, Kent, Kalamazoo, and Van Buren. Barry County has been excluded from this analysis of land costs given its more rural nature and general lack of vacant parcels which would be conducive to multifamily residential development.

Median Price Per Acre of Vacant Land (As of July 2023)		
County	Median Acreage	Median Price Per Acre
Allegan	**10.76**	**$27,448**
Ottawa	13.84	$36,775
Kent	10.06	$34,781
Kalamazoo	15.07	$21,829
Van Buren	16.15	$12,744

Source: Realtor.com, Bowen National Research

As the preceding illustrates, Allegan County has a higher price per acre as compared to Kalamazoo and Van Buren counties. However, vacant land within Allegan County represents a value as compared to similar parcels located in the more developed counties of Ottawa and Kent. Specifically, the median price per acre for Allegan County ($27,448) is approximately 21.0% to 25.0% lower than those reported for Kent and Ottawa counties, respectively. The lower land cost may entice some developers to consider residential development within Allegan County, rather than the higher priced surrounding areas of Kent and Ottawa counties. Overall, Allegan County's median price per acre of $27,448 is very similar to the $26,532 average of the median prices for the four comparable counties.

Labor costs and availability of skilled and qualified labor are also important factors for development costs. Allegan County is part of the Balance of Lower Peninsula of Michigan nonmetropolitan area, according to the Bureau of Labor Statistics (BLS). According to BLS data, the mean annual wage for construction and extraction occupations in the Balance of Lower Peninsula of Michigan nonmetropolitan area is $50,880. This is a lower annual wage for these occupations than the mean annual wage offered in the state of Michigan ($56,880). Mean annual wages for construction and extraction occupations in the area range from $38,310 for miscellaneous construction and related workers to $70,890 for first-line supervisors. Note that construction and extraction occupations only account for approximately 40 out of every 1,000 jobs in the Balance of Lower Peninsula of Michigan nonmetropolitan area, as compared to approximately 37 out of every 1,000 jobs statewide. The construction sector accounts for less than 5.0% of the area and state job market, likely contributing to a shortage of skilled and qualified workers for construction projects. This shortage of skilled and qualified workers can often result in increased costs for construction projects, which in turn can result in higher rents and home prices. This labor shortage in the construction sector appears to be an ongoing trend impacting much of the United States.

The following table illustrates the employment number, share, and corresponding typical annual mean wages for detailed occupations within the construction and extraction sector for the Balance of Lower Peninsula of Michigan nonmetropolitan area, the adjacent Grand Rapids-Wyoming and Kalamazoo-Portage Metropolitan Statistical Areas (MSA), and the state of Michigan.

Typical Wages by Detailed Construction & Extraction Occupations												
Occupation Type	Balance of Lower Peninsula of Michigan			Grand Rapids-Wyoming MSA			Kalamazoo-Portage MSA			Michigan		
	Employment		Mean Wage	Employment		Mean Wage	Employment		Mean Wage	Employment		Mean Wage
	Number	Share		Number	Share		Number	Share		Number	Share	
First-Line Supervisors of Construction Trades and Extraction Workers	910	10.3%	$70,890	2,440	14.7%	$70,810	520	12.5%	$70,970	16,050	12.6%	$72,600
Carpenters	1,150	13.0%	$48,700	2,910	17.5%	$52,050	790	19.0%	$51,200	18,510	14.5%	$54,460
Carpet Installers	40	0.5%	$39,010	--	--	--	--	--	--	490	0.4%	$44,390
Cement Masons and Concrete Finishers	500	5.6%	$47,370	820	4.9%	$50,450	150	3.6%	$49,580	5,110	4.0%	$52,530
Brickmasons and Blockmasons	180	2.0%	$51,570	180	1.1%	$57,540	--	--	--	1,800	1.4%	$50,770
Construction Laborers	2,400	27.1%	$43,020	3,050	18.3%	$44,030	730	17.6%	$43,340	28,350	22.2%	$46,020
Operating Engineers and Other Construction Equipment Operators	1,090	12.3%	$54,910	1,030	6.2%	$57,020	230	5.5%	$58,640	10,090	7.9%	$60,340
Electricians	1,370	15.5%	$56,800	3,160	19.0%	$57,210	700	16.9%	$59,270	25,440	19.9%	$62,850
Painters, Construction and Maintenance	340	3.8%	$39,630	810	4.9%	$44,550	160	3.9%	$45,000	5,200	4.1%	$47,390
Plumbers, Pipefitters, and Steamfitters	710	8.0%	$51,600	1,890	11.4%	$62,520	740	17.8%	$68,480	13,710	10.7%	$64,570
Roofers	170	1.9%	$47,900	350	2.1%	$46,260	130	3.1%	$44,740	2,800	2.2%	$50,750
Total	8,860	100.0%	$48,700	16,640	100.0%	$54,535	4,150	100.0%	$51,200	127,550	100.0%	$52,530

Source – Bureau of Labor Statistics (BLS) – May 2022
-- indicates that category not listed for MSA by BLS.
Note: Total reflects only Construction and Extraction occupations illustrated in this table; Construction and Extraction occupations not related to building construction have been excluded.

Based on a competitive analysis of wages in the construction sector depicted in the preceding table, the Balance of Lower Peninsula of Michigan nonmetropolitan area in which the subject county (Allegan County) is located typically has lower wages for construction occupations than the adjacent MSAs, as well as the state of Michigan. This may result in lower residential development costs in the Allegan County area compared to other nearby areas. However, as Allegan County is surrounded by counties which are within the Grand Rapids-Wyoming and Kalamazoo-Portage MSAs, it is possible that typical construction wages may in fact be similar to those reported for these aforementioned MSAs in the preceding table, rather than those reflected for the Balance of Lower Peninsula of Michigan nonmetropolitan area. Regardless, labor costs do not appear to be a negative factor in Allegan County's overall development costs.

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

Electric rates in Allegan County vary based on supplier. Factoring in supply and distribution charges as of July 2023, electric rates for Consumers Energy customers are $0.15900 per kilowatt-hour, while electric rates for Great Lakes Energy Cooperative customers are $0.11500 per kilowatt-hour. Natural gas service within Allegan County is provided by Michigan Gas Utilities, Consumers Energy, and SEMCo Energy Gas Company. As of July 2023, residential natural gas rates within Allegan County are as follows: $0.39913 per Cubic Feet (CCF) for Michigan Gas Utilities customers and $0.32100 per CCF for SEMCo Energy Gas Company customers, while Consumer Energy customers pay $0.0033767 per 1,000 Cubic Feet (MCF).

Water and wastewater (sewer) utilities are supplied by various service providers within Allegan County. The following entities are water/sewer service providers which serve more than 1,000 customers within Allegan County: City of Allegan, City of Holland, Kalamazoo Lake Sewer & Water Authority, City of Otsego, City of Plainwell, and City of Wayland. Service and/or tap fees were verified for some of these providers. Among providers for which fees were verified, water usage fees ranged from $2.40 to $5.09 per 1,000 gallons of water usage and sewer fees (billed based on water usage) ranged from $3.20 to $7.50 per 1,000 gallons. Water and sewer connection fees (commonly referred to as tap fees) were also verified for select communities in the county. The City of Allegan charges a $7,500 fee to start water service and a $950 fee for installation of a one-inch service tap. To start sewer service, the City of Allegan charges a $5,000 fee to start service and a $650 fee to install a six-inch service tap. By comparison, the City of Holland has much lower water and sewer tap fees. The water tap fee for a 5/8-inch line is $1,120, while the sewer tap fee is $630. The much higher fees in Allegan can likely be attributed to costs associated with construction or expansion of these systems.

Government Development Fees in the form of permit fees charged by city, town, or county governments also factor into development costs. The state of Michigan is a "home rule" state, which means all applicable building codes, permits, and associated fees are administered by the applicable local jurisdiction. As such, development costs can vary considerably among individual communities within a given county. In an attempt to better understand these cost factors, the base fees for a new single-family residential build were compiled for the five select communities of Allegan, Holland, Otsego, Plainwell, and Wayland in Allegan County. It should be noted that the base fees included in this analysis may not represent all applicable fees required for a new construction project in each area due to the variance that exists among individual projects and the specifics of the applicable ordinances in each community. In addition, building inspections within the jurisdictions are typically handled by a third-party inspection firm, Professional Code Inspections, which ultimately determines the total inspection costs. As a result, the base fees that follow should be used as a general guideline for the initial cost to begin a residential construction project in each of the communities included.

The following table illustrates the base building and zoning permit fees for a single-family residential construction project in the selected jurisdictions in Allegan County.

Building Permit Fees for Residential Structure in Select Communities in Allegan County			
Community	Site Plan/ Building Permit Fees	Base Miscellaneous Fees	Total Base Fees
Allegan	$350	$120	$470
Holland	$1,901*	$180	$2,081
Otsego	$1,000**	$120	$1,120
Plainwell	$70	$120	$190
Wayland	$300	$120	$420

*Based on construction cost of $300,000 single-family residential housing unit
**Site Plan review requires establishment of $1,000 escrow account with the city
Note: Miscellaneous fees include only the base fee assessed for electrical, mechanical, and plumbing inspections. Optional components included in the build and the number of inspections required will affect total fees incurred.

Building permit/site plan and miscellaneous related fees range from $190 to $2,081 for a typical single-family home in Allegan County. Note that there is a wide range in fees based on location within the county. Communities with higher fees may base their fee structures on the overall value of a structure or may require the establishment of an escrow account. By comparison, municipalities in surrounding counties levy building permits and miscellaneous related fees ranging from $1,345 to $2,140 for a similar residential structure. Building permit fees and associated fees assessed by Allegan County municipalities appear to be below the range for smaller communities in the county and within this range for larger communities. The residential permitting process and the corresponding documentation that is required appear to be typical due in part to the presence of third-party inspection agencies utilized by several communities. Based on our review of the residential building permit process and fees, it does not appear that these factors represent deterrents or barriers to residential development.

Taxes and assessments applied to the development of real estate can also factor into overall development costs. Property taxes vary by county in Michigan. Each county establishes its general tax rate for all residents, then additional taxes and assessments are applied based on municipality, school district location, and special tax districts (if applicable). According to information provided by the Allegan County Equalization Department, base property tax rates for homestead properties range from 23.0326 mills to 46.1706 mills and range from 41.0326 mills to 64.1706 mills for non-homestead properties in Allegan County depending on municipality, township, and school district location. For property with a *taxable* value of $100,000, annual property taxes would range from $2,303.26 to $4,617.06 for a principal residence (homestead property) and $4,103.26 to $6,417.06 for a second home, rental property, or commercial property (non-homestead property). Note that these are millage rates for the 2022 tax year. Tax rates for 2023 were not published at the time of this report.

The following table shows a comparison of property tax millage rates for locations and school districts in Allegan County:

Tax Millage Rates (2022) for Locations and School Districts – Allegan County			
Location	**School District**	**Tax Millage Rate (Homestead)**	**Tax Millage Rate (Non-Homestead)**
Allegan City	Allegan Public Schools	**44.5724**	**62.5724**
Allegan Township	Allegan Public Schools Hopkins Public Schools	32.7749 34.9316	50.7749 52.9316
Casco Township	Bloomingdale Public SD Fennville Public Schools Glenn Public SD South Haven Public Schools	34.9058 32.4173 **26.1890** 33.9712	52.1182 49.7147 **44.1890** 51.9712
Cheshire Township	Allegan Public Schools Bloomingdale Public SD	34.1139 33.4914	52.1139 50.7038
City of the Village of Douglas	Saugatuck Public Schools	39.7860	57.7860
Clyde Township	Fennville Public Schools	31.0785	48.3759
Dorr Township	Byron Center/Hopkins Debt Hopkins Public Schools Wayland Union Schools	36.0774 34.3562 30.8712	54.0774 52.3562 48.8712
Fennville City	Fennville Public Schools	40.5815	57.8789
Fillmore Township	Hamilton Community Schools Zeeland Public Schools	28.2335 34.8757	46.2335 52.8757
Ganges Township	Fennville Public Schools Glenn Public SD	29.2609 **23.0326**	46.5583 **41.0326**
Gun Plain Township	Delton-Kellogg SD Martin Public Schools Plainwell Community Schools	26.8384 31.5747 35.1247	44.8384 49.5747 53.1247
Heath Township	Allegan Public Schools Hamilton Community Schools	33.5434 26.7423	51.5434 44.7423
Holland City	Hamilton Community Schools Holland City SD	36.9565 42.6989	54.9565 60.6989
Hopkins Township	Hopkins Public Schools Martin Public Schools Wayland Union Schools	33.3425 28.4575 29.8575	51.3425 46.4575 47.8575
Laketown Township	Hamilton Community Schools Holland City SD Saugatuck Public Schools	**26.6676** 32.4100 28.6439	**44.6676** 50.4100 46.6439
Lee Township	Allegan Public Schools Bloomingdale Public SD Fennville Public Schools	37.4663 36.8438 34.3553	55.4663 54.0562 51.6527
Leighton Township	Caledonia Community Schools Thornapple-Kellogg SD Wayland Union Schools	31.6064 34.2564 30.7096	49.6064 52.2564 48.7096

Source: Michigan Department of Treasury – 2022 Total Property Tax Rates
SD – School District; Millage rates per $1,000 of taxable value
The three lowest tax millage rates reflected in **blue font**. The three highest tax millage rates reflected in **red font**.

(Continued)

Tax Millage Rates (2022) for Locations and School Districts – Allegan County			
Location	School District	Tax Millage Rate (Homestead)	Tax Millage Rate (Non-Homestead)
Manlius Township	Fennville Public Schools Hamilton Community Schools	31.2423 27.5522	48.5397 45.5522
Martin Township	Martin Public Schools Plainwell Community Schools	31.5490 35.0990	49.5490 53.0990
Monterey Township	Allegan Public Schools Hamilton Community Schools Hopkins Public Schools	33.9794 27.7293 36.1361	51.9794 45.7293 54.1361
Otsego City	Otsego Public Schools	41.6313	58.8987
Otsego Township	Allegan Public Schools Martin Public Schools Otsego Public Schools Otsego/Martin Debt Plainwell Community Schools	31.1367 29.6113 31.1013 29.6113 33.1613	49.1367 47.6113 48.3687 46.8787 51.1613
Overisel Township	Hamilton Community Schools Zeeland Public Schools	28.6929 35.3350	46.6929 53.3350
Plainwell City	Plainwell Community Schools	**46.1706**	**64.1706**
Salem Township	Hamilton Community Schools Hopkins Public Schools Hudsonville Public SD Zeeland Public Schools	28.2365 36.6433 34.0107 34.8786	46.2365 54.6433 52.0107 52.8786
Saugatuck City	Saugatuck Public Schools	40.6844	58.6844
Saugatuck Township	Fennville Public Schools Hamilton Community Schools Saugatuck Public Schools	31.5397 27.8496 29.8259	48.8371 45.8496 47.8259
South Haven City	South Haven Public Schools	41.9437	59.9437
Trowbridge Township	Allegan Public Schools Gobles Public SD Otsego Public Schools	32.5883 35.2658 30.7990	50.5883 53.2658 48.0664
Valley Township	Allegan Public Schools Fennville Public Schools	32.9685 29.8575	50.9685 47.1549
Watson Township	Allegan Public Schools Hopkins Public Schools Martin Public Schools Otsego Public Schools	32.6597 34.8164 29.3804 30.8704	50.6597 52.8164 47.3804 48.1378
Wayland City	Wayland Community Schools	**43.9165**	**61.9165**
Wayland Township	Thornapple-Kellogg SD Wayland Community Schools	30.8082 28.6125	48.8082 46.6125

Source: Michigan Department of Treasury – 2022 Total Property Tax Rates
SD – School District; Millage rates per $1,000 of taxable value
The three lowest tax millage rates reflected in **blue font**. The three highest tax millage rates reflected in **red font**.

Millage tax rates for homestead properties (primary residences) for locations in Allegan County range from a low of 23.0326 mills in Ganges Township (Glenn Public School District) to a high of 46.1706 mills in the city of Plainwell (Plainwell Community Schools). Note that townships typically have lower millage rates while cities and villages have higher millage rates.

The following table compares the overall range and median property tax millage rate figures in Allegan County with adjacent counties in Michigan.

Tax Millage Rates (2022) in Allegan County and Adjacent Michigan Counties	
County	**Total Tax Millage Rate***
Allegan	**23.0326 (Low)** **32.6597 (Median)** **46.1706 (High)**
Ottawa	25.0200 (Low) 29.7299 (Median) 42.0487 (High)
Kent	20.2804 (Low) 31.0195 (Median) 50.4566 (High)
Barry	21.9828 (Low) 28.2291 (Median) 46.0691 (High)
Kalamazoo	29.9660 (Low) 34.0139 (Median) 52.3152 (High)

*Homestead tax millage rates

Based on 2022 property tax millage rates, Allegan County has a slightly higher *median* property tax millage rate compared to Ottawa, Kent, and Barry counties and a slightly lower median property tax millage rate compared to Kalamazoo County for homestead properties. Note that the tax rates within the table reflect a combination of municipal/township and school district millage rates for comparison purposes. Overall, we do not believe property taxes in Allegan County are excessively high compared to adjacent locations and likely do not have a significant influence on residential development.

New Construction Costs

In order to make a valid and accurate comparison between the cost of construction and sale prices of completed homes in Allegan County, it is necessary to look at the differences between the two figures. One way to make this comparison is by looking at the sales market for recently built residential homes. According to data provided by the Multiple Listing Service (MLS) for closed home sales between January 1, 2020 and May 3, 2023, the median sales price for a home in Allegan County was $265,000 during this period. We also obtained current listing data for homes in Allegan County. MLS listing data for housing *available* as of May 5, 2023 indicates that the median list price for a home in Allegan County is $489,950. Note that these median sale and list prices include all homes sold or listed for sale in the county regardless of age or condition.

Focusing on newer homes built since 2010, the median sales price for a newer home sold in the county between January 2020 and May 2023 was $337,950 and the median list price for a newer home was $575,000 in May 2023, reflecting a median list price of approximately $337 per square foot. The average square footage for a newer home sold in the county between January 2020 and May 2023 was 2,159 square feet, while the average square footage for a newer home listed on the market (as of May 2023) is 2,501 square feet. Note that the average sales price and the median list price for newer homes (built in 2010 or later) is significantly higher than the average sales price and median list price for all homes in the county. The aforementioned sales period (January 2020 to May 2023) was reflective of a strong housing market for new construction that favored sellers.

For the purposes of this analysis, we wanted to determine the approximate cost to build a new 2,000 square foot single-family home, as this size of home reflects the lower end of recently sold newer homes in the county. According to RS Means construction data, it costs approximately $265,000 ($132.50 per square foot) to build a new, average-quality, one-story, three-bedroom/2.0-bath, 2,000 square-foot, single-family dwelling with a basement. This cost, which has been adjusted to reflect regional attributes, includes average interior finishes, a wood frame exterior, an attached garage, site work, central air conditioning, and contractor fees. The $265,000 cost does not include the cost of land, municipal/township fees, financing, insurance, architecture fees, or profit. The inclusion of any or all of these additional features significantly increases the overall cost of a new home. Based on this analysis, it would appear a new entry-level single-family home would need to be priced at $375,000 and above to make it financially viable for a developer to construct entry-level housing in the county without some type of assistance and/or concessions from the private or public sectors, including changes to local zoning. Assistance in the form of such things as the donation or discounted sale of land, lowered or waived development fees, tax abatements or infrastructure assistance, for example, could help to offset some traditional development costs that would enable more affordable housing to be built.

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

Residential Zoning

Residential zoning codes generally dictate the type of housing that is built within a particular area. In this section we evaluate local zoning codes in an attempt to identify any deficiencies that may adversely impact residential development. Several municipalities and townships in Allegan County have zoning districts for properties within each respective jurisdiction. A review of zoning regulations that permit some level of residential development for select Allegan County municipalities is below:

Zoning Districts – City of Allegan

City of Allegan – Zoning Districts	
Zoning District	**Description**
R-1 Single-Family Residential District – Low Density District	Intended to provide relatively low-density single-family residential neighborhoods. Single-family dwellings, manufactured homes and accessory apartments are permitted by right in this zoning district.
R-2 Single-Family Residential District – Medium Density District	Intended to provide moderate density single-family neighborhoods. Single-family dwellings, manufactured homes and accessory apartments are permitted by right in this zoning district. Adult foster care facilities with seven or more clients, convalescent/ nursing homes, and senior assisted living facilities may be approved as a special use.
R-3 Multiple-Family Dwelling Units District	Intended for multiple-family residential uses. Single-family dwellings, manufactured homes, two-family dwellings, multiple-family dwellings, accessory apartments, and mixed-use buildings with upper floors devoted to residential uses are permitted by right in this zoning district. Adult foster care facilities with seven or more clients, boarding/lodging/rooming houses, convalescent/nursing homes, and assisted living facilities may be approved as a special use.
R-4 Mobile Home Residential District	Intended to provide for the location and regulation of manufactured housing communities in areas compatible with adjacent land uses. Manufactured homes and manufacturing housing communities are permitted by right within this zoning district.
C-1 Central Business District	Intended to reflect the central part of the city where downtown shopping, government offices, general services, civic uses, and cultural uses are located. Development in this zoning district is intended to be pedestrian oriented. Buildings and structures in this zoning district will focus on restaurants, services, and shopping at street level, while upper floors are intended for office space and residential opportunities. Single-family dwellings, manufactured homes, two-family dwellings, multiple-family dwellings, accessory apartments, and mixed-use buildings with upper floors devoted to residential uses are permitted by right within this zoning district.
C-2 General Commercial District	Intended to provide locations for a wide variety of retail goods and services businesses to supplement the Central Business District. Single-family dwellings, manufactured homes, two-family dwellings, multiple-family dwellings, and accessory apartments are permitted by right within this zoning district. Adult foster care facilities for seven or more clients, convalescent/nursing homes, and senior assisted living facilities may be approved as a special use.
C-3 Restricted Commercial District	A general retail and service district designed for the purpose of providing local convenience shopping to meet the daily needs of the neighborhood. Single-family dwellings, manufactured homes, two-family dwellings, multiple-family dwellings, and accessory apartments are permitted by right within this zoning district.
PUD Planned Unit Development District	Planned Unit Development (PUD) regulations shall be considered (in part) to provide for the regulation of land uses not otherwise authorized within the ordinance. Residential and non-residential land uses may be permitted within the same PUD district, provided that the non-residential land uses do not negatively impact the residential land uses. Any proposed development within the PUD district shall be compatible with the City's master plan.

Source: City of Allegan Zoning Ordinance
Note: Zoning districts that do not permit residential development were excluded from this analysis.

The City of Allegan Zoning Ordinance permits a wide variety of residential development types by right in nearly all residential and commercial zoning districts. Single-family homes and accessory apartments are permitted in all residential and commercial zoning districts with the exception of the Mobile Home Residential District (R-4). Several types of residential building types are permitted by right in the Multiple-Family Dwelling Units District (R-3), including two-family buildings, multifamily buildings, and mixed-use buildings with a residential component. Note that all three commercial zoning districts are also permitted to have a wide variety of residential land uses per the City of Allegan Zoning Ordinance. Note that pedestrian oriented mixed-use development is encouraged in the Central Business District (C-1). The Planned Unit Development (PUD) District allows for flexibility in mixed-use development, provided that residential land uses are not adversely impacted.

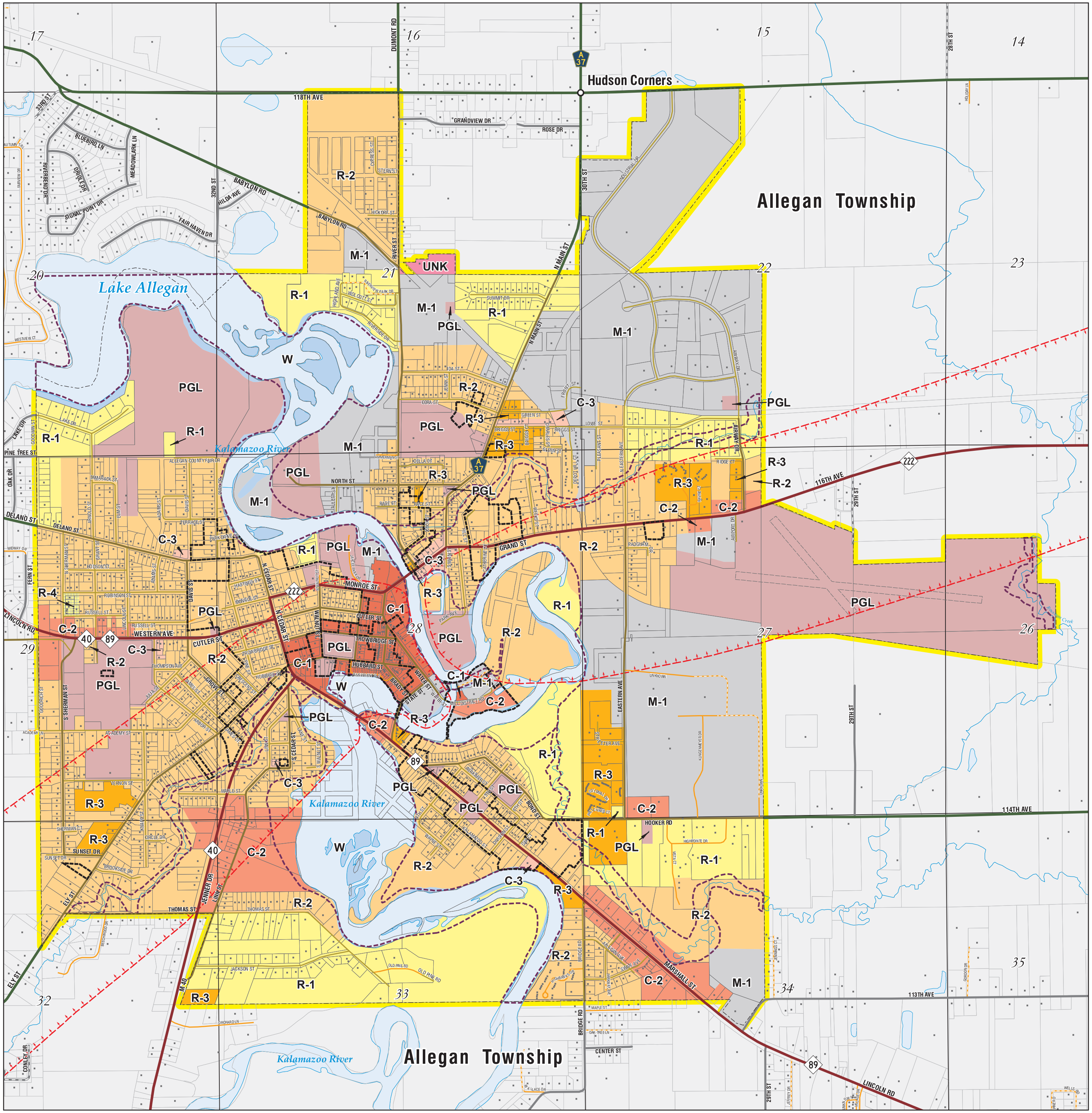
Lot area requirements, setbacks and building height restrictions for each zoning district that allows residential development is listed in the following table:

City of Allegan – Lot Area, Setbacks and Building Height Requirements by Zoning District							
Zoning District	**Minimum Lot Area (Sq. Ft.)**	**Maximum Density**	**Minimum Lot Width**	**Front Yard Setback**	**Side Yard Setback**	**Rear Yard Setback**	**Maximum Building Height**
R-1 Single-Family Residential District – Low Density District	12,000	3 units/acre	80 ft.	35 ft.	10 ft.*	20-25 ft.	3 stories/ 40 ft.
R-2 Single-Family Residential District – Medium Density District	8,100	5 units/acre	60 ft.	35 ft.	10 ft.*	20-25 ft.	3 stories/ 40 ft.
R-3 Multiple-Family Dwelling Units District	4,500 per dwelling unit	9 units/acre	100 ft.	40 ft.**	10 ft.*	40 ft.***	4 stories/ 50 ft.
R-4 Mobile Home Residential District	3,060	14 units/acre	30 ft.	20 ft.	20 ft.	20 ft.	Not listed
C-1 Central Business District	None	N/A	None	None	None	None	50 ft.
C-2 General Commercial District	None	N/A	75 ft.	35 ft.	10 ft.	15 ft.	50 ft.
C-3 Restricted Commercial District	4,500 -12,000	N/A	60-100 ft.	35-40 ft.	10 ft.	20-40 ft.	40-50 ft.
PUD Planned Unit Development	87,120 (2 acres)	N/A	200 ft.	50 ft.	25-50 ft.	25-50 ft.	50 ft.

Source: City of Allegan Zoning Ordinance
Note: Zoning districts that do not permit residential development were excluded from this analysis.
Note: Waterfront properties within the listed zoning districts may be subject to additional setback restrictions.
N/A – Maximum density not able to be determined for C-1, C-2, C-3 and PUD zoning districts.
*The combined side yard setbacks in R-1, R-2, and R-3 must be at least 25% of total lot width.
**Minimum front yard setback in R-3 district is 40 feet or 1.5 feet for every one foot of building height (whichever is less).
***Minimum rear yard setback in R-3 district is 40 feet or two feet for every one foot of building height (whichever is less).
Minimum lot area and setback restrictions in C-3 district based on highest contiguous residential use.
Maximum building height restriction in C-3 district based on most restrictive contiguous use.
Minimum side yard and rear yard setbacks are 50 feet if adjacent to a residential district or land use.

Minimum lot requirements among residential zoning districts vary based on permitted density. The minimum lot area for the Multiple Dwelling Units District (R-3) is only 4,500 square feet per dwelling unit, which would equate to a maximum density of nine units per acre. By comparison, the R-1 and R-2 zoning districts primarily favor single-family residential development and have a maximum density of three and five units per acre, respectively. All three commercial zoning districts in the city also permit multifamily buildings, while mixed-use buildings with a residential component are permitted in the Central Business District (C-1). The C-1 district also lacks minimum lot areas and widths for non-waterfront locations, which could potentially allow multifamily and/or mixed-use development on larger parcels within this district.

A municipal zoning map for the City of Allegan is included on the following page.



City of Allegan

Allegan County, Michigan

Official Zoning Map

As amended through May 13, 2008

0 0.1 0.2 0.3 0.4 0.5 0.6 Miles

1:12,000

1 inch = 1,000 feet

All zoning maps are subject to change.
Please check with City officials for updates.

Map Legend

Zoning: City of Allegan

- C-1 Central Business District
- C-2 General Commercial District
- C-3 Restricted Commercial District
- M-1 Manufacturing District
- PGL Public/Governmental Lands District
- R-1 Single-Family Residential-Low Density
- R-2 Single-Family Residential-Medium Density
- R-3 Multi-Family Dwelling Units
- R-4 Mobile Home Residential District
- Water
- Unknown Zoning

Historic Districts

Wellhead Protection Zone

Approximate Floodzone Boundary*

*Note: Sourced from original FEMA Flood Rate Insurance Maps (FIRMs) and does not denote an exact definition of the location of the floodzone. The floodzone boundary is currently being revised by FEMA using more precise spatial data and the location of this boundary will likely change in the future.

This is to certify the Zoning Map dated 5/13/2008 to which the signature is attached is the official City of Allegan Zoning Map developed pursuant to the Michigan Zoning Enabling Act, being Act 110 of the Public Acts of 2006 as amended, and as approved by the City Council of the City of Allegan, with the following revisions:

Ref.No.	Sec.No.	From Zone	To Zone	Revision Date

Certified by: ______________________________

Clerk of the City of Allegan

N W E S

Allegan County Land Information Services

Map created April 17, 2014.

Zoning Districts – City of Holland

The City of Holland is located within two counties. The northern portion of the city is in Ottawa County and the southern portion of the city is in Allegan County. This analysis will focus on zoning districts that are located in the southern portion of the city (Allegan County).

City of Holland (Allegan County) – Zoning Districts	
Zoning District	**Description**
LDR Low Density Residential Zone District	Intended primarily for single detached dwelling units and detached Accessory Dwelling Units (ADUs), which are both permitted by right within this zoning district. Short-term rentals are permitted with restrictions.
MDR Medium Density Residential Zone District	Intended for detached and attached dwelling units. Single detached dwelling units and buildings with two attached dwelling units are permitted by right in this zoning district. Accessory Dwelling Units (ADUs) are only permitted on properties with single detached dwelling units. Short-term rentals are permitted with restrictions.
HDR High Density Residential Zone District	Intended for residential dwellings with two or more attached dwelling units. Residential developments with five or more units are encouraged in this zoning district. Dwellings with two or more attached units are permitted by right. Short-term rentals are permitted only when these units are owner occupied.
MHR Manufactured Housing Community Zone District	Intended for manufactured housing in state-licensed mobile home parks. Single detached dwelling units and manufactured housing communities are permitted by right within this zoning district. Short-term rentals are permitted only when these units are owner occupied.
NMU Neighborhood Mixed Use	Intended to protect and enhance the economic vitality of Holland's traditional, full-service neighborhoods by allowing mixed-use development. Dwellings with one to four units are permitted with commercial uses listed in this zoning district. Short-term rentals are also permitted. Dwellings with five or more units may be permitted as special land use.
CMU Corridor Mixed Use	Intended to encourage a broad mix of uses along higher traffic corridors. This zoning district allows residential uses up to 20% on the ground floor of buildings and lacks maximum density restrictions for upper floors above commercial uses. Attached dwelling units are permitted with commercial uses listed in this zoning district. Short-term rentals are also permitted.
RMU Redevelopment Mixed Use	Intended to promote the redevelopment of older industrial and business corridors by allowing a large variety of uses including all forms of attached residential uses. Attached dwelling units and short-term rentals are permitted within this zoning district.
I Industrial Zone District	Intended to preserve and enhance the city's industrial sector. Residential uses are permitted within this zoning district in order to create housing that is close to employment. Attached dwelling units are permitted in non-industrial outlots within this zoning district. Short-term rentals are also permitted with restrictions.
PUD Planned Unit Development Zone District	Intended to enable the development of creative mixed-use or higher density residential developments on properties that would not otherwise permit these types of uses. The PUD district is also intended to provide flexibility in accordance with the City's Master Plan. Single detached and attached dwellings (including short-term rentals) may be permitted by the Planning Commission. Accessory Dwelling Units (ADUs) may be permitted when the property contains a single detached dwelling unit.

Source: City of Holland Unified Development Ordinance (UDO)
Note: Zoning districts that do not permit residential development were excluded from this analysis.

The City of Holland Unified Development Ordinance permits attached dwelling units within a variety of zoning districts, including those primarily catering to commercial and industrial land uses. Accessory Dwelling Units (ADUs) and short-term rentals are also permitted (with or without restrictions) in several zoning districts. Note that mixed-use zoning districts in the city are generally less restricted regarding the development of residential units in buildings that are primarily commercial or retail. In fact, the Corridor Mixed Use (CMU) zoning district permits up to 20% of the ground floor of a building to be utilized for residential use with no maximum density for residential units on upper floors. The Industrial Zone District (I) also permits attached residential units to be developed on non-industrial outlots, which allows residential units to be built near employment.

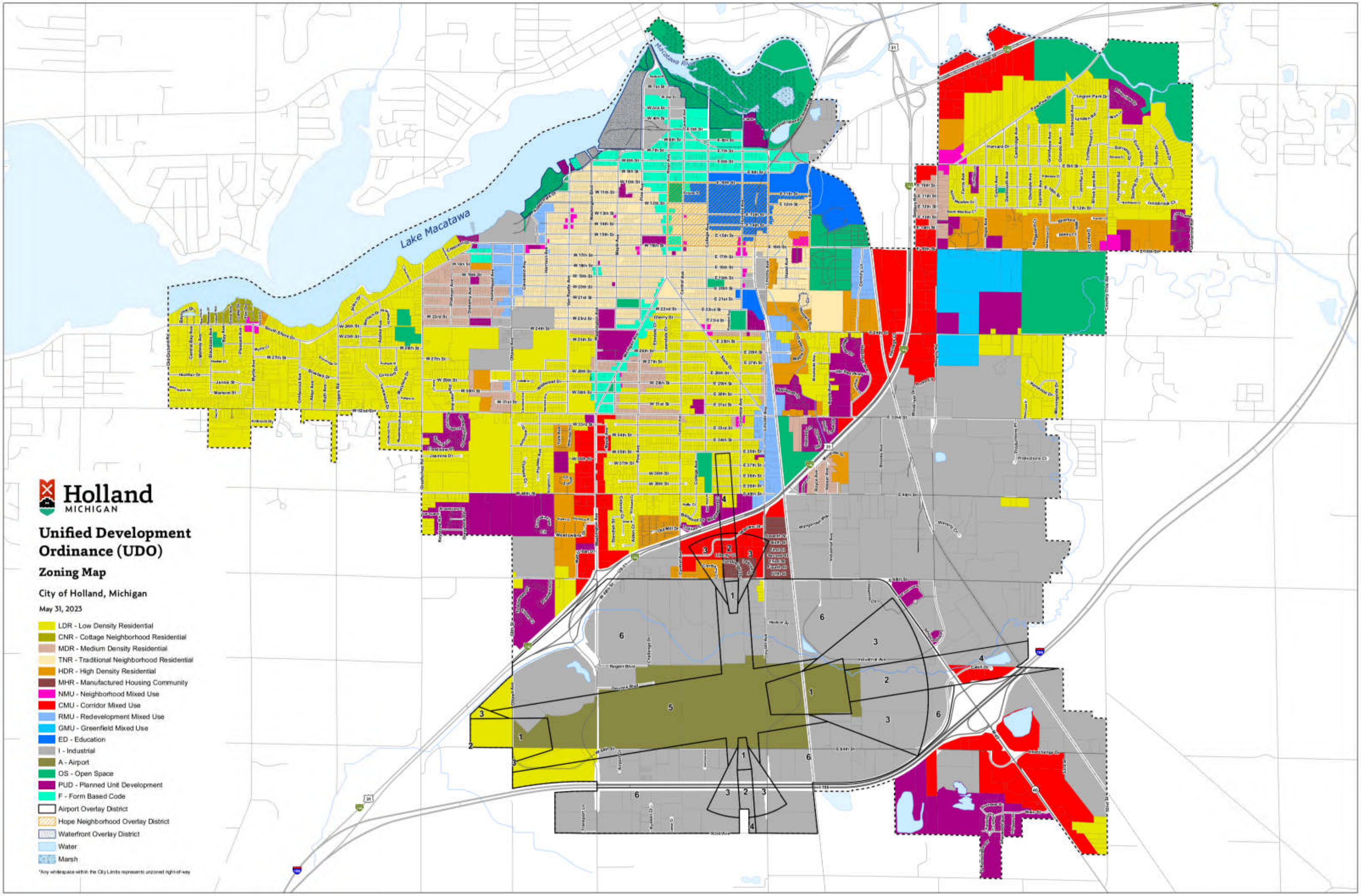
Lot area requirements, setbacks and building height restrictions for each zoning district in the City of Holland (Allegan County) that allows residential development is listed in the following table:

City of Holland (Allegan County) – Lot Area, Setbacks and Building Height Requirements by Zoning District							
Zoning District	Minimum Lot Area (Sq. Ft.)	Maximum Density (Units/Acre)	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
LDR Low Density Residential Zone District	7,000	6 units/acre	50 ft.	30 ft.	7 ft.	25 ft.	35 ft.
MDR Medium Density Residential Zone District	5,000	8 units/acre	40 ft.	25 ft.	5 ft. (20 ft.)	25 ft.	35 ft.
HDR High Density Residential Zone District	Not listed	N/A	Not listed	10 ft. (25 ft.)	20 ft.	25 ft.	45 ft.
MHR Manufactured Housing Community Zone District	Not listed	10 units/acre	Not listed	10 ft.	25 ft.	25 ft.	35 ft.
NMU Neighborhood Mixed Use	Not listed	N/A	Not listed	2-10 ft.	0-5 ft.	0-10 ft.	35 ft.
CMU Corridor Mixed Use	Not listed	N/A	Not listed	20-25 ft.	25 ft.	25 ft.	50 ft.
RMU Redevelopment Mixed Use	Not listed	N/A	Not listed	5 ft.	0-15 ft.	0-25 ft.	35 ft.
I Industrial Zone District	10,000	N/A	100 ft.	25 ft.	25 ft.	25 ft.	60-100 ft.
PUD Planned Unit Development Zone District	3 acres (overall)	5 units/acre	Setbacks based on exterior property lines of overall PUD. Determined by Planning Commission				6 stories

Source: City of Holland Unified Development Ordinance (UDO)
Note: Zoning districts that do not permit residential development were excluded from this analysis.
N/A – Maximum density not able to be determined for HDR, Mixed Use, and Industrial zoning districts.
Range for setbacks in the NMU district reflect areas west of U.S. Highway 31 (low) and east of U.S. Highway 31 (high).
In the CMU district, properties that abut Washington Avenue reflect the low end of the range (20 ft.) for front setbacks.
In the RMU district, properties that are not adjacent to residential districts do not have minimum side and rear yard setbacks.
Minimum lot area and lot width requirements for the Industrial Zone District listed for non-industrial outlot properties.
Front yard setback in the Industrial Zone District reflects properties south of 10th Street.
Maximum building height can be up to 100 feet in Industrial Zone District based on special approval.
Side yard setback for MDR district reflects the minimum for one side and the total combined side yard (in parenthesis).
Front yard setback for HDR district reflects the minimum (10 ft.) and maximum (25 ft.) along internal streets.

Minimum lot size requirements and maximum density requirements generally favor higher density development patterns among residential zoning districts in the city. Note that the Low Density Residential Zone District (LDR), which only permits single detached dwelling units, has a minimum lot area of 7,000 square feet and a maximum density of six units per acre. The Medium Density Residential Zone District (MDR), which permits detached and attached residential units, has a minimum lot area of 5,000 square feet and a maximum density of eight units per acre. Mixed-use zoning districts appear to lack minimum lot areas and lot widths and generally have shorter setback requirements compared to exclusively residential areas. Building requirements in the Industrial Zone District (I) reflect deeper setback requirements compared to the mixed-use zoning districts in the city and maximum building heights are 60 feet and can be extended to a maximum of 100 feet based on special approval. Note that attached residential units can be developed on non-industrial outlots in the Industrial Zone District.

A municipal zoning map for the City of Holland is included on the following page.


Holland
MICHIGAN
Unified Development Ordinance (UDO)
Zoning Map
City of Holland, Michigan
May 31, 2023
LDR - Low Density Residential
CNR - Cottage Neighborhood Residential
MDR - Medium Density Residential
TNR - Traditional Neighborhood Residential
HDR - High Density Residential
MHR - Manufactured Housing Community
NMU - Neighborhood Mixed Use
CMU - Corridor Mixed Use
RMU - Redevelopment Mixed Use
GMU - Greenfield Mixed Use
ED - Education
I - Industrial
A - Airport
OS - Open Space
PUD - Planned Unit Development
F - Form Based Code
Airport Overlay District
Hope Neighborhood Overlay District
Waterfront Overlay District
Water
Marsh
*Any whitespace within the City Limits represents unzoned right-of-way
Lake Macatawa
Macatawa River
1
2
3
4
5
6

Zoning Districts – City of Otsego

City of Otsego – Zoning Districts	
Zoning District	**Description**
R-A Single-Family Residence District	Zoning district is characterized as a single-family housing area. Single-family detached dwellings are permitted in this zoning district.
R-B Single-Family Residence District	Zoning district is characterized by single-family homes on individual lots in older neighborhoods. Single-family detached dwellings are permitted in this zoning district. Two-family dwellings (including conversions of older single-family homes to two-family dwellings) may be approved by special land use permit.
R-C Two-Family and Multiple Family Residence District	Intended for two-family and multiple-family residential uses to include semi-attached row housing, garden apartments, and townhouse apartments. Two-family dwellings and multiple-family dwellings are permitted in this zoning district. Adult foster care homes, dwelling unit conversions, housing for the elderly and manufactured home parks may be approved by special land use permit.
MHP Manufactured Home Park District	Zoning district regulations intended to establish minimum standards for manufactured home parks in the city. Manufactured home parks are allowed in this zoning district by special land use permit.
PO Professional Office District	This zoning district is designed to accommodate various types of office uses performing administrative, professional, and personal services. Mixed-use buildings including office and residential uses are permitted provided that 1.) residential uses are not on the same floor as office uses and 2.) residential uses have a separate entry apart from the office uses in the building.
C-1 General Business District	This zoning district is a general retail and service district designed for the purpose of providing comparison and convenience shopping to meet the needs of the community. Mixed-use buildings including office, residential, and commercial uses are permitted provided that 1.) residential uses are not on the same floor as office and commercial uses and 2.) residential uses have a separate entry apart from the office and commercial uses in the building. Assisted living and dependent care facilities are allowed in this zoning district by special use permit.
CBD Central Business District	This zoning district is located within the central part of the city characterized by downtown shopping, government offices, general services, civic uses and cultural uses. Pedestrian scale is an important aspect to the Central Business District. Mixed-use buildings including office, residential, and commercial uses are permitted provided that 1.) residential uses are not on the same floor as office and commercial uses and 2.) residential uses have a separate entry apart from the office and commercial uses in the building. Housing for the elderly is also permitted within this zoning district.
PUD Planned Unit Development District	Purpose of regulations in this zoning district is to permit developments that result in efficient design and coordinated land use arrangements as well as a controlled degree of flexibility in the regulation of land development. Single-family detached homes, two-family homes, and multiple-family dwellings are permitted uses in a PUD district. Mixed-use buildings that include at least two distinct uses are also permitted, provided that one use accounts for a minimum of 20% of the combined gross floor area of all main buildings.

Source: City of Otsego Zoning Ordinance
Note: Zoning districts that do not permit residential development were excluded from this analysis.

Residential zoning districts in Otsego include regulations pertaining to single-family, two-family, and multifamily dwellings. City zoning regulations include two districts for single-family dwellings (R-A and R-B). The R-A single-family district caters exclusively to single-family development on larger lots, as the maximum density within this zoning district is only three units per acre. The R-B single-family district allows two-family dwellings by special use permit and has a highest maximum density of six units per acre. The Two-Family and Multiple-Family Residence District (R-C) permits both two-family and multifamily dwellings and allows a variety of additional land uses by special use permit. All three commercial zoning districts permit mixed-use development with restrictions on residences within these types of buildings. The Planned Unit Development District (PUD) also permits mixed-use development, provided that at least 20% of the gross floor area within a development is devoted to one use.

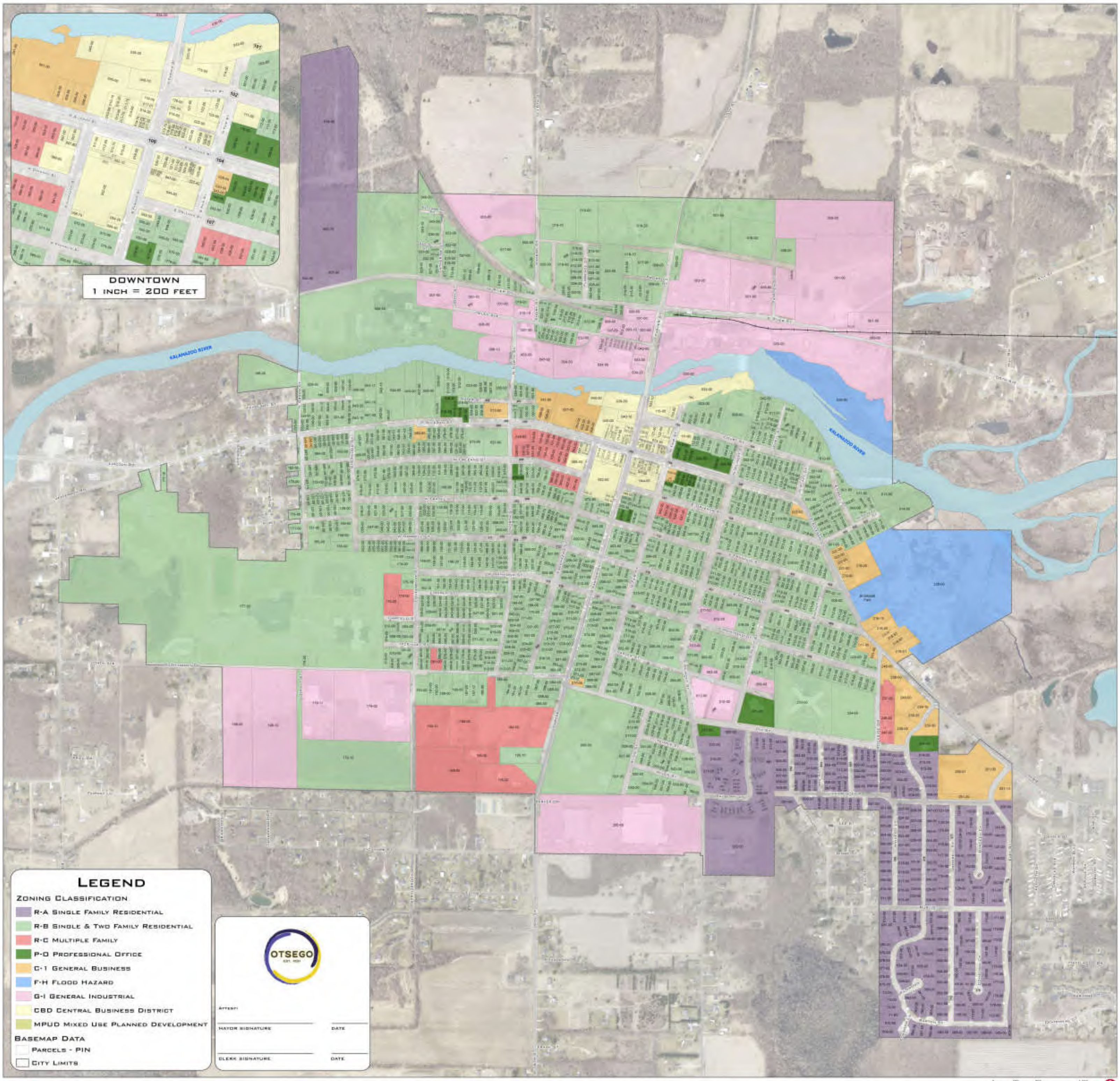
Lot area requirements, setbacks and building height restrictions for each zoning district in the City of Otsego that allows residential development is listed in the following table:

City of Otsego – Lot Area, Setbacks and Building Height Requirements by Zoning District							
Zoning District	Minimum Lot Area (Sq. Ft.)	Maximum Density (Units/Acre)	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
R-A Single-Family Residence District	11,000	3 units/acre	80 ft.	30 ft.	8 ft. (15 ft.)	25 ft.	35 feet/ 2.5 stories
R-B Single-Family Residence District	7,200 – 10,000	6 units/acre	60 ft.	25 ft.	5 ft.	25 ft.	35 ft./ 2.5 stories
R-C Two-Family and Multiple Family Residence District	10,000	N/A	60 ft.	30 ft.	5 ft.	25 ft.	35 feet/ 2.5 stories
MHP Manufactured Home Park District	5,000 – 6,875	8 units/acre	40-55 ft.	20 ft.	10 ft.	25 ft.	Not listed
PO Professional Office District	None	N/A	None	None	None	None	35 ft./ 2.5 stories
C-1 General Business District	None	N/A	None	None	0-10 ft.	None	40 ft./ 3 stories
CBD Central Business District	None	N/A	None	None	0-10 ft.	None	40 ft./ 3 stories
PUD Planned Unit Development District	10 acres (total area)	*	Not listed	Not listed	**	Not listed	35-40 ft./ 2.5-3 stories

Source: City of Otsego Zoning Ordinance
N/A – Maximum density not able to be determined for R-C, PUD, PO, C-1, and CBD zoning districts.
Note: Zoning districts that do not permit residential development were excluded from this analysis.
Side yard setback for R-A district reflects the minimum for one side and the total combined side yard (in parenthesis).
Minimum lot area, density, and setback requirements for MHP district reflect individual lots within a manufactured home park.
Minimum lot area and lot width range in MHP district reflects single-wide units (low) and double-wide units (high).
*Density bonuses of up to 50% are possible based on the amount of open space preserved within a PUD.
**Minimum side yard setback must be at least one (residential) to 1.5 times (mixed-use) the height of adjacent buildings or structures.
Side yard setback is 10 feet for properties in a C-1 or CBD district abutting a residential district. Otherwise, there is no minimum side yard setback.

Residential zoning districts in Otsego include well-defined requirements pertaining to minimum lot sizes, minimum lot widths, and setbacks for properties within these districts. By comparison, commercial zoning districts in the city do not have minimum requirements in regard to lot area, lot widths, or setbacks. The lack of these requirements allows for a mixed-use building within these zoning districts to potentially occupy a large portion of a parcel or development site. The Planned Unit Development (PUD) district generally lacks a defined set of minimum requirements or setback regulations for individual properties, as PUD districts typically allow flexibility in development projects that is not present in traditional zoning regulations. Note that the 10-acre minimum lot area listed in the preceding table is for an entire project. The PUD district also has density bonuses that can be enacted with an increase in open space within a given project.

A municipal zoning map for the City of Otsego is included on the following page.



WIGHTMAN
It's all about people

CITY OF OTSEGO
ZONING MAP

ZONING - ADDRESS NUMBERS

Zoning Districts – City of Plainwell

City of Plainwell – Zoning Districts	
Zoning District	**Description**
R-1A Single-Family Residence District **R-1B** Single-Family Residence District	Established as a district in which the principal use of land is for single-family dwellings. Dwelling unit conversions and adult foster care homes are permitted subject to special approval from city council.
R-1C Single- and Two-Family Residence District	Established as a district in which the principal use of land is for single-family and two-family dwellings. Three-family dwellings, four-family dwellings, dwelling unit conversions and adult foster care homes are permitted subject to special approval from city council.
R-2 Multiple-Family Residence District	This zoning district is designed primarily for two-story and three-story apartments, dwelling groups, and duplexes. Three-family dwellings, four-family dwellings, dwelling unit conversions and adult foster care homes are permitted subject to special approval from city council.
RMH Residential Mobile Home District	This zoning district is designed for mobile home living within communities that typically have a higher density impact than conventional single-family development. Mobile homes located in a mobile home park (as well as entire mobile home parks) are permitted within this zoning district.
C-1 Local Commercial District	Intended to permit retail businesses and service uses which are needed to serve nearby residential areas. Mixed uses (i.e., commercial and residential uses in one building) are permitted within this zoning district.
SB Service Business District	Designed to accommodate various types of office uses performing administrative, professional and personal services within small offices or limited commercial facilities which have the appearance of residential structures. Single-family dwellings and dwelling units incorporated into a building containing a permitted use are permitted subject to special approval from city council.
C-2 General Commercial District	Intended to permit a wider range of business and entertainment activities than those permitted in the local district. Mixed uses (i.e., commercial and residential uses in one building) are permitted within this zoning district.
CBD Central Business District	Intended to permit a variety of commercial, administrative, financial, civic, cultural, residential, entertainment, and recreational uses. Single-family dwellings, housing for the elderly, and mixed uses (i.e., commercial and residential uses in one building) are permitted within this zoning district.
CS Community Service District	Intended to set aside land for major medical, educational, and institutional uses within the city. Convalescent and/or nursing homes and housing for the elderly are permitted within this zoning district.

Source: City of Plainwell Zoning Ordinance
Note: Zoning districts that do not permit residential development were excluded from this analysis.

Residential land uses are permitted in varying degrees within several zoning districts in Plainwell. The City's zoning ordinance includes districts specifically for single-family homes, multifamily residences, and mobile home parks. Commercial zoning districts also allow a variety of residential land uses. Note that the Local Commercial District (C-1), General Commercial District (C-2) and the Central Business District (CBD) each permit mixed-use development that can include residential dwelling units. The Service Business District (SB) consists of small offices or limited commercial facilities contained within buildings that may have been single-family homes in the past. Single-family dwellings are permitted in this zoning district by special approval. The Community Service District (CS) primarily permits housing for the area's senior population.

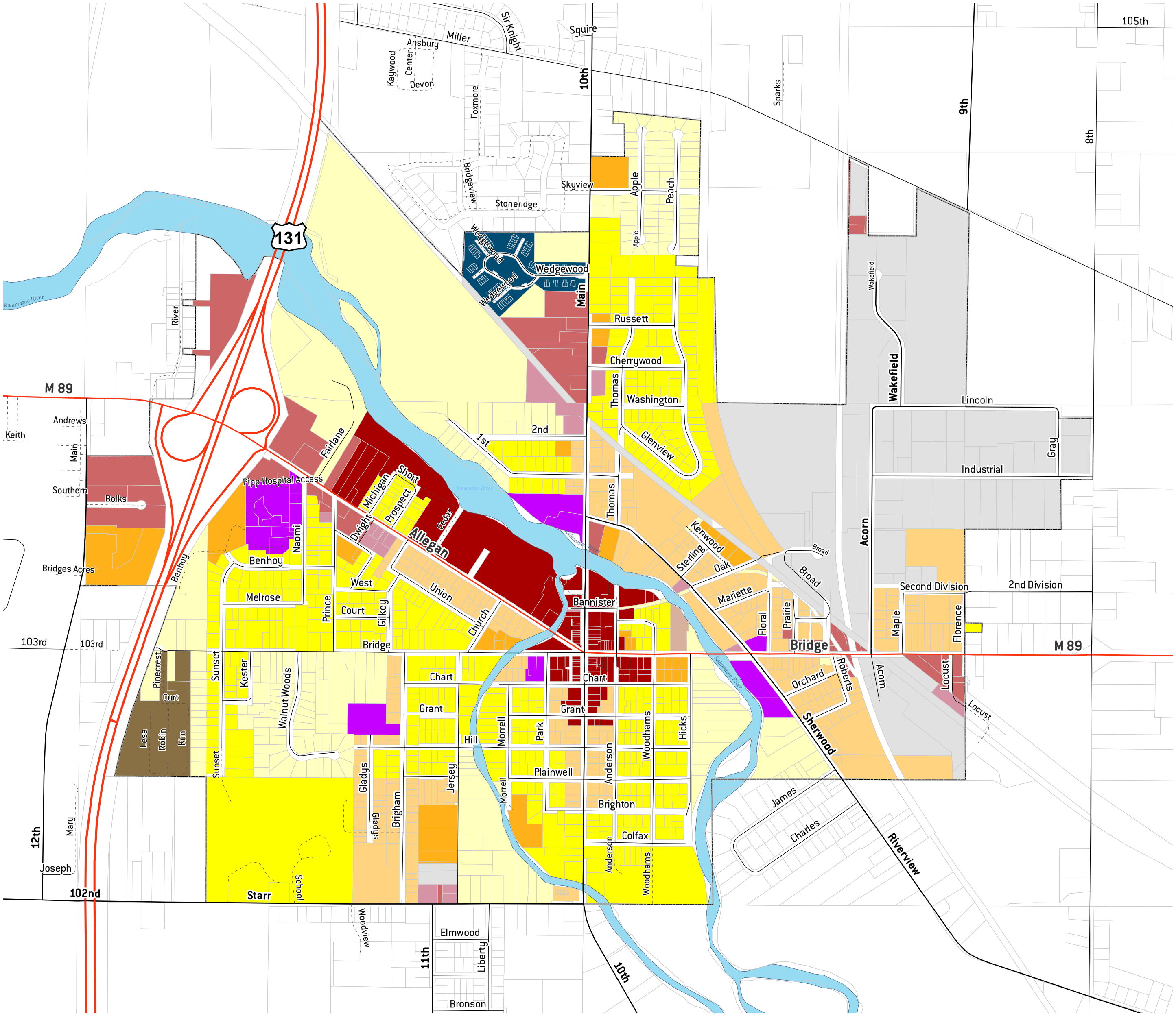
Lot area requirements, setbacks and building height restrictions for each zoning district that allows residential development is listed in the following table:

City of Plainwell – Lot Area, Setbacks and Building Height Requirements by Zoning District							
Zoning District	Minimum Lot Area (Sq. Ft.)	Maximum Density	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
R-1A Single-Family Residence District	12,000	3 units/acre	80 ft.	30 ft.	8 ft. (15 ft.)	25 ft.	35 ft./ 2.5 stories
R-1B Single-Family Residence District	9,800	4 units/acre	70 ft.	30 ft.	8 ft. (15 ft.)	25 ft.	35 ft./ 2.5 stories
R-1C Single- and Two-Family Residence District	7,200–10,000	6 units/acre	60 ft.	30 ft.	5 ft. (10 ft.)	25 ft.	35 ft./ 2.5 stories
R-2 Multiple-Family Residence District*	2 acres	8-14 units/ acre	Not listed	25 ft.	20 ft. (40 ft.)	30-40 ft.	35 ft./ 2.5 stories
RMH Residential Mobile Home District	20 acres (total area)	N/A	200 ft.	Minimum distances listed in Sec. 53-24 of zoning ordinance.			Not listed
C-1 Local Commercial District	None	N/A	None	None	None**	None	35 ft./ 2.5 stories
SB Service Business District	12,000	N/A	100 ft.	20 ft.	10-18 ft.	35 ft.	35 ft./ 2.5 stories
C-2 General Commercial District	Not listed	N/A	Not listed	None	None**	None	35 ft./ 2.5 stories
CBD Central Business District	Not listed	N/A	None	None	None	None	40 ft./ 3 stories
CS Community Service District	10,000	N/A	100 ft.	30 ft.	20 ft. (40 ft.)	30 ft.	35 ft./ 2.5 stories

Source: City of Plainwell Zoning Ordinance
Note: Zoning districts that do not permit residential development were excluded from this analysis.
Side yard setback for R-1A, R-1B, R-1C, R-2, and CS districts reflect the minimum for one side and the total combined side yard (in parenthesis).
*Minimum lot areas, maximum density, setbacks, and maximum building height for R-2 district reflects garden apartments and townhouse units.
**Side yard setback in the C-1 and C-2 districts are 5 feet when a property is on the same block as a residential zoning district and 10 feet when bordering a residential zoned property. Otherwise, there is no side yard setback requirement.
Side yard setback in SB district is 10 ft. for one-way streets and 18 ft. for two-way streets.

Minimum lot areas, lot widths, and setback requirements vary greatly between residential and commercial zoning districts in Plainwell. Single-family zoning districts (R-1A and R-1B) cater to lower density development, as the maximum density is three units per acre in the R-1A district and four units per acre in the R-1B district. The R-1C district, which allows for a smaller minimum lot area of 7,200 square feet for single-family dwellings, has a maximum density of six units per acre. The Multiple Family Residence District (R-2), which permits attached dwelling units by right, has a maximum density of eight units per acre for garden apartments and 14 units per acre for townhouse units. Commercial zoning districts in Plainwell generally lack minimum lot area, width, and setback requirements with the exception of the Service Business District (SB).

A municipal zoning map for the City of Plainwell is included on the following page.



City of Plainwell

Allegan County, Michigan

ZONING MAP

As amended through April 9, 2018

- R-1A, Single-Family Residence
- R-1B, Single-Family Residence
- R-1C, Single and Two-Family Residence
- R-2, Multiple Family Residence
- RMH, Residential Mobile Home
- C-1, Local Commercial
- SB, Service Business
- C-2, General Commercial
- CBD, Central Business
- CS, Community Service
- I, Industrial
- PUD, Planned Unit Development

This is to certify the Zoning Map to which the signature is attached is the official City of Plainwell Zoning Map developed persuant to the Michigan Zoning Enabling Act (Act 110 of 2006, as amended) and as approved by the City of Plainwell City Council.

Erik Wilson
City Manager

Brian Kelley
City Clerk

Date

1 inch = 500 feet

0 500 1,000 2,000 Feet

williams&works
engineers | surveyors | planners

Data Sources: Michigan CGI, Allegan County Land Information Services, City of Plainwell

Zoning Districts – City of Wayland

City of Wayland – Zoning Districts	
Zoning District	**Description**
LDR Low Density Residential District	Intended for undeveloped large tracts of land and shall be used for very low density single-family residential, noncommercial outdoor recreational uses, and other specialized uses requiring large tracts of open space. Single-family detached dwellings are permitted in this zoning district.
R-1 Single-Family Residence District	This zoning district is typically a single-family housing area featuring low-density development. Single-family detached dwellings are permitted in this zoning district.
R-2 Single-Family and Two-Family Residential District	This zoning district consists of land primarily adjacent to the Central Business District and additional older areas of the city. Single-family detached dwellings and two-family dwellings are permitted in this zoning district. Dwelling unit conversions are subject to a special use permit.
R-3 Single-Family and Manufactured Housing District	Designed to provide a compatible mixture of residential land uses including conventional and manufactured single-family detached homes. Single-family detached dwellings are permitted. Per zoning district guidelines, single-family detached dwellings must have a core area of at least 20 feet by 20 feet (400 square feet) in size that is firmly attached to a permanent foundation constructed on site. Additional standards for single-family detached dwellings in this zoning district are listed in Section 20-227 of the zoning ordinance.
RM Multiple-Family Residential District	Intended for multiple-family residential uses characterized by townhouses, rowhouses, garden apartments, and zero lot line developments. Two-family dwellings, three-family dwellings, garden apartments, and townhouses are permitted in this zoning district. Conversion of a single-family dwelling to a two-family or three-family dwelling is subject to provisions listed in Section 20-626 of the zoning ordinance. Convalescent and nursing homes, housing for the elderly, and conversion of a single-family dwelling to a mixed-use dwelling is subject to a special use permit.
R-4 Attached Single-Family Residential District	Intended for attached single-family residential uses characterized by townhouses and other similarly clustered residential developments. Attached single-family dwellings in clusters of up to four units, two-family dwellings, and three-family dwellings are all permitted within this zoning district. Housing for the elderly is subject to a special use permit.
RMH Residential Mobile Home District	This zoning district is designed for mobile home developments, which typically have a higher density impact than conventional single-family development. Mobile home parks and individual mobile homes located within these mobile home parks are permitted within this zoning district.
B-1 Local Business District	Intended to serve the convenience needs of neighborhood residents. Mixed uses (i.e., commercial and residential uses combined in one building) are permitted within this zoning district.
B-2 General Business District	Intended to serve the highway and comparison needs of residents in the greater Wayland area. Mixed uses (i.e., commercial and residential uses combined in one building) are permitted within this zoning district. Conversion of a single-family dwelling to a two-family or three-family dwelling is subject to provisions listed in Section 20-626 of the zoning ordinance. Conversion of a single-family dwelling to a mixed-use dwelling is subject to a special use permit.
CBD Central Business District	Intended to permit a variety of commercial, administrative, financial, civic, cultural, residential, entertainment and recreational uses within this zoning district. Mixed uses (i.e., commercial and residential uses combined in one building) are permitted within this zoning district. Conversion of a single-family dwelling to a two-family or three-family dwelling is subject to provisions listed in Section 20-626 of the zoning ordinance. Housing for the elderly and conversion of a single-family dwelling to a mixed-use dwelling is subject to a special use permit.

Source: City of Wayland Zoning Ordinance
Note: Zoning districts that do not permit residential development were excluded from this analysis.

The Wayland Zoning Ordinance includes several residential zoning districts that permit a variety of residential land uses. The zoning ordinance includes districts specifically for single-family detached homes, attached single-family units, multifamily residences, and mobile home parks. The R-3 zoning district allows single-family homes and manufactured housing on a permanent foundation. Commercial zoning districts primarily allow mixed-use buildings that include a residential component. Conversions of single-family dwellings to either mixed-use buildings or two-family and three-family dwellings are subject to additional provisions and/or a special use permit.

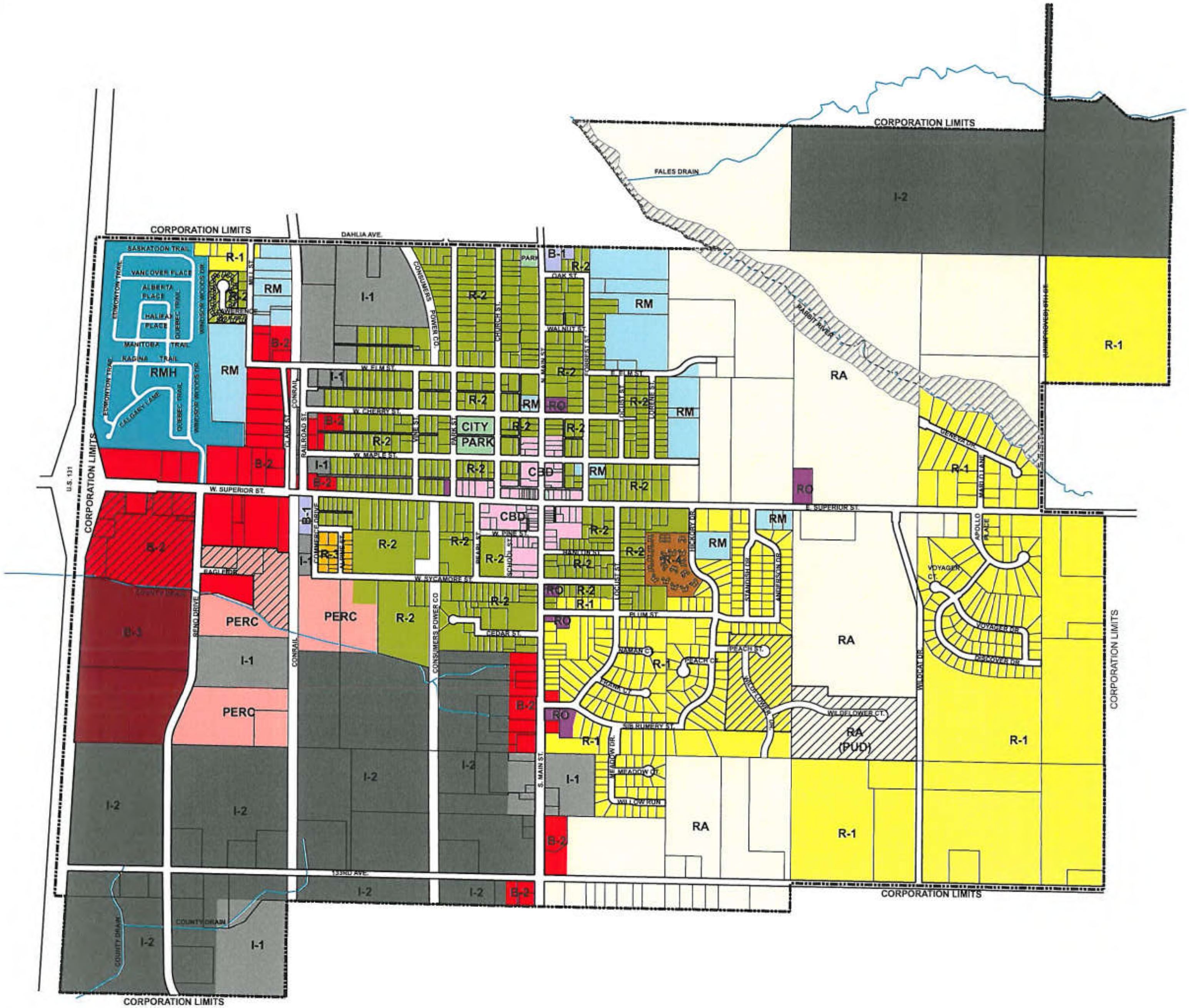
Lot area requirements, setbacks and building height restrictions for each zoning district that allows residential development is listed in the following table:

City of Wayland – Lot Area, Setbacks and Building Height Requirements by Zoning District							
Zoning District	Minimum Lot Area (Sq. Ft.)	Maximum Density	Minimum Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Building Height
LDR Low Density Residential District	35,000	1 unit/acre	165 ft.	30 ft.	12 ft. (30 ft.)	25 ft.	35 ft./ 2.5 stories
R-1 Single-Family Residence District	10,000	4 units/acre	80 ft.	30 ft.	8 ft. (20 ft.)	25 ft.	35 ft./ 2.5 stories
R-2 Single-Family and Two-Family Residential District	8,200-10,000	5 units/acre	66 ft.	30 ft.	6 ft. (15 ft.)	25 ft.	35 ft./ 2.5 stories
R-3 Single-Family and Manufactured Housing District	6,000	7 units/acre	60 ft.	30 ft.	6 ft. (15 ft.)	25 ft.	35 ft./ 2.5 stories
RM Multiple-Family Residential District*	1-2 acres	8-14 units/acre	Not listed	25 ft.	20 ft. (40 ft.)	30 ft.	35 ft./ 2.5 stories
R-4 Attached Single-Family Residential District	2 acres	8 units/acre	Not listed	25 ft.	20 ft. (40 ft.)	30 ft.	35 ft./ 2.5 stories
RMH Residential Mobile Home District	Lot area, density, width and setback requirements not listed.						35 ft./ 2.5 stories
B-1 Local Business District	None	N/A	None	None	None**	None	35 ft./ 2.5 stories
B-2 General Business District	None	N/A	None	None	None**	None	40 ft./ 3 stories
CBD Central Business District	None	N/A	None	None	None**	None	35 ft./ 2.5 stories

Source: City of Wayland Zoning Ordinance
Note: Zoning districts that do not permit residential development were excluded from this analysis.
Side yard setback for LDR, R-1, R-2, R-3, RM and R4 districts reflect the minimum for one side and the total combined side yard (in parenthesis).
Minimum lot area for the R-2 district is 8,200 sq. ft. for single-family detached dwellings and 10,000 sq. ft. for two-family dwellings.
*Minimum lot areas, maximum density, setbacks, and maximum building height for RM district reflects garden apartments and townhouse units.
**Side yard setback in the B-1, B-2, and CBD districts are 5 feet when a property is on the same block as a residential zoning district and 10 feet when bordering a residential zoned property. Otherwise, there is no side yard setback requirement.

Minimum lot areas, lot widths, and setback requirements vary greatly between residential zoning districts. The Low Density Residential District (LDR) caters to single-family development on large lots, as the minimum lot area is 35,000 square feet (0.80 acres). The R-1 zoning district is also primarily structured for single-family residential development but has a higher maximum density of four units per acre. Zoning districts that permit the development of multiple-unit residential buildings have a maximum density ranging from five to 14 units per acre. Commercial zoning districts in Wayland generally lack minimum lot area, width, and setback requirements. However, commercial properties adjacent to or near residential zoned properties must typically abide by side yard setbacks ranging from five to 10 feet.

A municipal zoning map for the City of Wayland is included on the following page.



CITY OF WAYLAND ZONING MAP

ALLEGAN COUNTY, MICHIGAN

ZONING LEGEND

- RA Residential Agricultural
- R-1 Single Family Residential
- R-2 Single and Two Family Residential
- R-3 Single Family and Manufactured Housing
- R-4 Attached Single Family Residential
- RM Multiple Family Residential
- RMH Residential Mobile Home
- Parking/R.O.W.
- Park
- B-1 Local Business District
- B-2 General Business District
- B-3 Regional Commercial
- CBD Central Business District
- RO Restricted Office
- I-1 Light Industrial
- I-2 Planned Industrial
- PERC Planned Enterprise / Residential Cluster
- (PUD) = Planned Unit Development - By Special Use Permit
- Rabbit River Overlay

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN THE CITY OF WAYLAND ZONING ORDINANCE AS AMENDED

Adopted: June 5, 1989
Last Revised: March 20, 2007

N

No Scale

ProgressiveAE
1811 4 Mile Road, NE
Grand Rapids, Michigan 49525-2442
V: 616/361-2664 F: 616/361-1493
www.progressiveae.com

Conclusion

Based on the preceding analysis, it does not appear that residential development costs associated with labor costs, utility costs, government fees, or taxes/assessments are significantly higher in Allegan County compared to adjacent counties. However, the limited amount of residentially zoned land available for sale may be a barrier to development. A search for development opportunities in the county only uncovered 8.82 acres of residentially zoned land that is currently available for sale out of the nearly 400 acres in the county identified as potential development opportunities. While this is not a complete inventory or accounting of all available land for sale in the county, it does show that builders and developers of residential real estate have some potential options when selecting sites for development. Zoning ordinances in the five largest municipalities in the county (by population) each have zoning districts in place to allow a variety of residential unit types ranging from single-family homes to larger apartment buildings. Commercial zoning districts in each of these communities also allow at least some form of residential development opportunities. Overall, it appears that larger communities in Allegan County have considered residential development options aside from single-family homes that could potentially be a more affordable option for their citizens, especially considering that the median asking price of a single-family home in the county ($489,950 as of May 2023) is not affordable for a significant portion of households in Allegan County.

It is worth pointing out that despite the influence that seasonal/recreational housing has on a market, it appears that only one of the five municipalities that we evaluated has language in its zoning regulations that specifically acknowledges short-term housing. Area communities may want to consider adding language to clarify the role short-term housing plays for certain zoning categories. Additionally, while communities have zoning designations that allow for multifamily development, it appears that most zoning limits density to no more than 10 units per acre. As such, communities may want to revisit multifamily zoning to allow for greater density.

D. HOUSING PROGRAM OVERVIEW

This section summarizes the various federal, state, and county programs that could be used to potentially support the development and preservation of housing in the Allegan County market.

Programs, Initiatives, and Incentives **(Federal)**

Federal Organization/Program (Hyperlinked)	Description	Eligibility
U.S. Department of Agriculture and Tribal Grants (USDA)	Offers several programs that provide financing for development and rehabilitation of affordable multifamily housing and single-family housing through loans, loan guarantees and grants in select rural areas; Also offers grants to tribes and other Indian entities	Select programs are income based; Each state may have specific requirements based on state and local regulations
U.S. Department of Veterans Affairs VA Home Loans	Offers several loan programs for active-duty, veterans, National Guard, and Reserve members; Other programs include Surviving Spouse Program, Specially Adapted Housing Grant, VA Housing Assistance, and Temporary Residence Adaptation	Must meet lender's credit and income loan requirements; Each level of service has different requirements
U.S. Department of Veterans Affairs (HUD-VASH Program)	Offers Permanent supportive housing program; Pairs Housing and Urban Development (HUD), Housing Choice Voucher (HCV) rental assistance with Veterans Affairs (VA); Finds sustainable permanent housing; Also offers other supportive services such as healthcare	Income Based; Veteran
Community Housing Advocates, Inc. (HCV/PBVP)	An HCV is a portable voucher that allows qualifying households to choose a rental unit where the voucher is accepted, and applicant will pay a reduced rent; The Project-Based Voucher Program (PBVP) is not portable, so the voucher remains with the building and allows qualifying households to rent a unit	Income Based; All adult members of the family must pass a criminal background; U.S. citizenship or eligible immigration status
U.S. Department of Veterans Affairs Supportive Services for Veteran Families (SSVF)	Programs include rapid re-housing and prevention to resolve housing crisis; Traditional homelessness programs are based on the assumption that individuals should not be placed into housing until they have resolved personal issues, but the Housing First approach is based on individuals starting with stable permanent housing; This program is also offered by Volunteers of America Michigan	Veteran
Department of Military and Veterans Affairs Military Family Relief Fund (MFRF)	Offers military families grant funding financial assistance for housing, utilities, and other necessities	Member of a reserve component of the United States armed forces or the United States Coast Guard
Navy-Marine Corps Relief Society Quick Assist Loans	Provides interest-free loan of $1,000	Active sailors and Marines; Have enough time left in enlistment to repay the loan; Have no unpaid or outstanding loans; No current or pending disciplinary actions
Military Housing Assistance Fund (MHAF)	Provide closing cost funds to assist in purchasing a home	Active military and veteran

(**Federal** Continued)

Federal Organization/Program (Hyperlinked)	Description	Eligibility
Army Emergency Relief (AER) Financial Assistance Programs	Financial help with rent, deposit on rent, home repair, mortgage, temporary lodging, and utilities; Program has helped approximately 40,000 soldiers and family members and has provided $70 million in financial assistance	Soldiers on active duty and their eligible dependents; Army Reserve and National Guard soldiers activated on Title 10 orders; Retired soldiers; Surviving spouses who have not remarried and children of soldiers who have died on active duty or died after reaching retirement eligibility
Jared Allen's Home for Wounded Warriors	Money raised to build and remodel injury-specific, accessible, and mortgage-free homes	Critically injured United States military veterans returning from Iraq and Afghanistan

Programs, Initiatives, and Incentives **(State)**

State Organization/Program (Hyperlinked)	Description	Eligibility
West Michigan Veteran Assistance Program	Temporary financial assistance for utility bills, rent and home repairs	Income Based; Resident of Allegan County; Served at least 180 days of active-duty service; Honorable or medical discharge
emPower	Assist with heat and energy bills including electric, natural gas, propone, wood, pellets, fuel oil, coal, and other fuels; In 2021-2022, emPower helped provide direct assistance to 7,623 households in 83 counties throughout Michigan; Over $11.5 million in payments were made to 206 utility and energy companies and providers	Electric and/or natural gas bill(s) past due or resident has received a shutoff notice; Propane or fuel oil level is less than 25%; Less than 14 days of wood/pellets supplies
Consumers Energy	Offers several programs such as The CARE Program (an affordable payment plan and any past due balance will gradually be forgiven); Payment Arrangements (pay off balance on a scheduled payment plan); The Budget Plan (solution to spread payments out over time to avoid an unexpected high bill); Solar Gardens Sunrise (open to all organizations with a nonprofit status that serves low-income residential customers); Also provides programs for active-duty military and seniors	Must be receiving State Emergency Relief (SER); No theft or fraud on account; Certain programs are income based
Great Lakes Energy Renewable Energy	Buy power from a single solar panel; Fee for five years is $10 per month or one-time fee of $600; Solar credits applied to electric bill	Need to subscribe
SEMCO Energy Gas Company	SEMCO is partnered with The Heat and Warmth Fund (THAW); Donations are made through the program to help local families stay warm and safe; SEMCO Energy has contracted with HomeServe to create a protection plan for repair services on furnaces, water heaters, air conditioning and interior natural gas systems; This program has served over 800,000 homes nationwide; Also offers Monthly Assistance Program (MAP) where clients' gas usage is averaged out over the last year so they can pay the same amount each month; Winter Protection Plan (WPP) for senior customers aged 65 or older; Home Heating Credit is for short-term emergency heating and utility bill assistance	Must be a SEMCO Energy client; Each program has other qualifications

(**State** Continued)

State Organization/Program (Hyperlinked)	Description	Eligibility
DTE (MichCon)	Offers BudgetWise Billing and Flexible Due Date programs	Must be a DTE client
Low-Income Households Water Assistance Program (LIHWAP)	A temporary emergency program that pays overdue water and wastewater bills	Income Based; Be in arrears or disconnect status; Must be actively receiving Family Independence Program/Temporary Assistance for Needy Families (FIP/TANF), Food Assistance Program/Supplemental Nutrition Assistance Program (FAP/SNAP), SER, Social Security Supplemental Income (SSI)
Michigan Energy Assistance Program (MEAP)	Statewide program that provides bill payment assistance and self-sufficiency services	Income Based
Holland Salvation Army	Housing and utility assistance	Income Based
Gun Lake Tribe	Offers programs for tribal citizens such as Down Payment Assistance, Housing Improvement Program and Water Sewer Sanitation Program; The Tribal Member Benefits Department will match the applicant's contribution up to a maximum of $6,999; If applicant contributes $7,000, the department will award an additional $3,000 for a total benefit of $10,000	Must be a Gun Lake Tribal Citizen, complete a homebuyer education class, and home must meet inspection requirements; Applicant must have a debt-to-income ratio less than 41% of income (including housing cost); Not eligible for any other assistance program for a five-year period, except the Sewer/Sanitation Program; Down payment assistance grant to be used for down payment and closing costs and no funds can be returned at closing; Within 30 days, applicant must provide a copy of the Warranty Deed and Closing Disclosure
Glenn Garcelon Foundation	One time grant of $1,000; Funding for utilities, rent and mortgage along with other everyday expenses; Have provided grants to applicants in all 50 states and Puerto Rico	Patient living with a primary brain tumor; Allocation depends on need, number of applicants received during the month review, and funding that is available that month
Sisters Network Incorporated	The Karen E. Jackson Breast Cancer Assistance Program provides up to $350 in financial assistance for utilities, rent or mortgage	Must be receiving treatment during application period
Michigan Department of Health and Human Services Temporary Assistance for Needy Families (TANF) Claimed Program	Provides temporary assistance for needy families	Income Based; Must be pregnant; Have minor children
Helping Hands for Freedom	Program provides emergency financial assistance to active military, veterans, Wounded Veteran and Gold Star families; Also assist Gold Star families who have lost a loved one to war or post-war suicide resulting from complications from PTSD and/or other injuries	At least one child 18 or under currently in the home; Service members DD214 with Honorable discharge; Gold Star family
Children of Restaurant Employees (CORE)	Program has helped 1,500 families in all 50 states and Puerto Rico; Funds can go toward rent, mortgage, utilities and more	Medical diagnosis or injury of parent, legal guardian, or child; Death of an immediate family member; Loss of life or home due to fire or other natural disaster

(**State** Continued)

State Organization/Program (Hyperlinked)	Description	Eligibility
Christian Neighbors	Rental assistance (on first month's rent, security deposit, back rent, eviction); Assistance with utility shut offs or payments along with other services	Income based
Michigan Bikers Helping Veterans (MBHV)	Financial assistance can be applied to utilities, housing, or emergency home repairs.	Michigan resident for a minimum of one year; Must not have received any financial help from MBHV within last two years; Honorable DD214; If in active-duty form 23 or signed Letter of Character from our Command; Hardship letter; Provide current or overdue bills; Michigan Driver's License or state ID
Michigan Veterans Trust Fund	Intended to help veterans overcome an unforeseen situation causing a temporary or short-term financial emergency	Veterans who served in a peacetime era, have at least 180 days of service, apply any time during the year in which applicant turns 65; Discharged under honorable conditions
Men's Health Foundation Blue Fund	Funding for expenses locally and internationally; Funding is to help with utility bills, mortgage or rent payments, and more; Can receive up to $1,000 for one to three months	Income based; Undergoing active treatment for prostate cancer; Must apply by the 17th of each month
Operation First Response Family Assistance Program	Financial services for rent, utilities, and daily necessities	Military or first responder
Operation Homefront Critical Financial Assistance Program	Offers financial assistance for critical home repairs, rent/mortgage, and utilities; Helps with other needs such as childcare, dental, moving, auto repair and more; Also offers housing programs	Actively served in the United States military post 9/11 and suffered a wound, illness, or injury in the line of duty; Honorable or General discharge; Deployed service members may also apply for funding
Michigan State Housing Development Authority (MSHDA)	Offers several programs such as Mortgage Credit Certificate Program, MI Home Loan Qualified, Property Improvement Program, Housing Counseling, Developers (Low-income Housing Tax Credit), and Special Housing Needs Programs	Each program has different qualifications
Michigan Housing and Community Development Fund (MHCDF)	This fund was created to support the development of the affordable housing needs of low-income households and revitalize areas of Michigan through public and private resources	N/A

Programs, Initiatives, and Incentives (**County**)

County Organization/Program (Hyperlinked)	Description	Eligibility
Allegan Homeless Solutions	Offers several programs such as utility assistance, veteran services, budgeting and financial classes	Income Based; Each program has various qualifications
Health Department Allegan County	Offers programs for weatherization, temporary heat, utility assistance, home heating credit for homeowners and renters (also offered by the state), home ownership services, home repairs and relocation assistance	Income Based; Each program has various qualifications
Allegan County Veteran Services Veterans Relief Fund	Can assist veterans whose income is less than or equal to their expenses; Rent/mortgage assistance and utilities	Have at least one day of wartime service
United Way of Ottawa and Allegan Counties Asset Limited, Income Constrained, Employed (ALICE)	Funding for housing and other needs for those who qualify	Income Based
Love in the Name of Christ Allegan County Homes of Hope	This is a transitional housing program; Offers homes to families for a five-year span so they can purchase the home	Income Based
Heritage Homes, Inc. & HHI Management Company Ottawa & Allegan County	Services for families affected by intimate partner violence, substance abuse, chronic illness, low-income and homelessness; Rental housing available for those within the county; Six properties within Allegan County (consist of one- to three-bedrooms)	Income based
Community Action of Allegan County	Offers gas and electric assistance before utilities are shut off; Service includes partial and total balance payments; Also offers Weatherization Assistance Program	Income Based; At least one month behind on utility bill

Overall, a total of 40 programs were identified that could potentially be accessed to support housing preservation and development efforts in Allegan County. This includes 10 federal programs, 23 state programs, and seven county programs. These programs cover a variety of purposes, are available on a community or individual household level, and have various eligibility requirements. Allegan County should explore, utilize and promote programs that best fit the county's goals. It is important to note that this listing of various housing programs likely does not include all such programs that are available. Therefore, the county and area advocates should conduct research to determine if other programs are available.

D. SPECIAL NEEDS POPULATIONS

As part of this analysis, we collected and evaluated data relative to a variety of special needs populations in Allegan County. The following table identifies the various special needs populations, and the respective size of each population within the county, that were considered in this report.

Special Needs Populations	
Group	**Number**
Homeless	40
Persons with a Disability	12,703*
Veterans	4,771*
Seniors/Elderly (Age 65+)	21,945

Sources: United Way of Ottawa and Allegan Counties; Allegan County 2022 PIT Count; U.S. Census Bureau, five-year American Community Survey (2017-2021 Tables S2101 and S1810); 2010 Census; ESRI; Urban Decision Group; Bowen National Research
*Based on ACS five-year estimates (2017-2021)

Based on the preceding table, the largest special needs population evaluated in this report is the seniors/elderly (age 65+) group which consists of 21,945 people. Over 12,700 people in the county are persons with a disability, about 4,771 are veterans, and approximately 40 people are homeless within Allegan County. Although the estimates of veteran and homeless populations that were evaluated are significantly smaller than the populations of seniors/elderly and persons with a disability, the challenges experienced by these groups are equally unique and severe. As a result, all of these special needs populations should be kept in mind as policies, programs, and incentives are developed to meet the overall housing needs of Allegan County. These groups are evaluated further in the following narratives.

Homeless Population

Allegan County is located within the Michigan Balance of State Continuum of Care (Michigan Balance of State CoC, MI-500, and MIBOSCOC), which was created to maintain and develop services and resources for people experiencing homelessness. The Michigan Balance of State CoC consists of 61 counties within the state of Michigan, including Allegan County. The most recent Point-In-Time (PIT) homeless count for the Michigan Balance of State CoC occurred in January 2023; however, for some categories the most up-to-date county-specific data available is from the 2022 PIT count.

According to some resources, 2020 through 2022 PIT counts conducted around the United States may not be considered accurate due to COVID-related issues that impacted the ability to locate and survey homeless people. Although these PIT counts are included in this analysis, it is important to keep in mind that these numbers are likely skewed due to COVID. It should also be noted that although PIT counts are widely used to estimate the homeless population of a given area, the data represents a one-day count of the homeless and can be affected by a number of factors including weather, resources, and methodologies; therefore, the numbers can fluctuate significantly from year to year and on any given day within a year.

The following table summarizes the homeless population in Allegan County by shelter status from 2018 to 2022:

Homeless Population by Shelter Status – Allegan County (Share of Total Homeless Population)						
Shelter Status	**2018**	**2019**	**2020**	**2021**	**2022**	**2018 to 2022 Average**
Emergency Shelter	5 (9.4%)	0 (0.0%)	8 (11.6%)	8 (25.8%)	18 (31.6%)	8 (17.0%)
Transitional Housing	37 (69.8%)	24 (88.9%)	20 (29.0%)	23 (74.2%)	29 (50.0%)	27 (57.4%)
Unsheltered	11 (20.8%)	3 (11.1%)	41 (59.4%)	0 (0.0%)	10 (17.5%)	13 (27.7%)
Total Homeless Population	**53 (100.0%)**	**27 (100.0%)**	**69 (100.0%)**	**31 (100.0%)**	**57 (100.0%)**	**47 (100.0%)**

Source: 2018-2022 Allegan County PIT Count summary from United Way of Ottawa and Allegan Counties

In 2022, a total of 57 homeless persons were counted in Allegan County. Half of the homeless persons counted (50.0%) were in transitional housing, while 31.6% of homeless persons were in an emergency shelter. The remaining share (17.5%) of the homeless population in the 2022 PIT count was unsheltered. Overall, the total homeless population in Allegan County over the five-year period ranged from a low of 27 people to a high of 69 people with an average of 47 homeless people counted per year. On average, over half (57.4%) of all homeless persons counted were in transitional housing, while 27.7% were unsheltered and the remaining share of homeless persons (17.0%) were in an emergency shelter.

The following table summarizes the Allegan County homeless population by subpopulation based on the PIT counts from 2018 to 2022.

Homeless Subpopulations – Allegan County (Share of Total Homeless Population)						
Subpopulation	**2018**	**2019**	**2020**	**2021**	**2022**	**2018 to 2022 Average**
Chronically Homeless	5 (9.4%)	N/A	5 (7.2%)	0 (0.0%)	4 (7.0%)	4* (8.5%)
Veterans	0 (0.0%)	N/A	2 (2.9%)	0 (0.0%)	1 (1.8%)	1* (2.1%)
Unaccompanied Youth (Under Age 25)	2 (3.8%)	N/A	2 (2.9%)	0 (0.0%)	1 (1.8%)	1* (2.1%)
Adult Survivors/Victims of Domestic Violence	0 (0.0%)	N/A	11 (15.9%)	9 (29.0%)	14 (25.0%)	11* (23.4%)
Adults With Serious Mental Illness	2 (3.8%)	N/A	0 (0.0%)	0 (0.0%)	3 (5.3%)	1* (2.1%)
Adults with Substance Abuse Disorder	1 (1.9%)	N/A	0 (0.0%	0 (0.0%	1 (1.8%)	1* (2.1%)
Adults with HIV/AIDS	0 (0.0%	N/A	0 (0.0%)	0 (0.0%)	0 (0.0%)	0* (0.0%)
Total Homeless Population	**53 (100.0%)**	**27 (100.0%)**	**69 (100.0%)**	**31 (100.0%)**	**57 (100.0%)**	**47 (100.0%)**

Source: 2022 Allegan County PIT Count summary from United Way of Ottawa and Allegan Counties
*Subpopulations in Allegan County not available for 2019 PIT Count and were excluded from the average
N/A – Not Available

As the preceding table illustrates, most homeless persons in Allegan County do not identify with a specific subpopulation. The annual PIT count from 2022 identified an average of 14 (25.0%) adult survivors/victims of domestic violence and four (7.0%) persons who are chronically homeless.

The following table summarizes the Allegan County homeless population by age based on the PIT counts from 2018 to 2022.

Allegan County Homeless Population by Age Cohort (Share of Total Homeless Population)						
Age	2018	2019	2020	2021	2022	2018 to 2022 Average
Under Age 18	29 (54.7%)	N/A	25 (36.2%)	21 (67.7%)	27 (67.5%)	26* (55.3%)
Age 18 to 24	3 (5.7%)	N/A	3 (4.3%)	0 (0.0%)	5 (8.8%)	3* (6.4%)
Age 25+	21 (39.6%)	N/A	41 (59.4%)	10 (32.3%)	24 (42.1%)	24* (51.1%)
Total Homeless Population	**53 (100.0%)**	**27 (100.0%)**	**69 (100.0%)**	**31 (100.0%)**	**57** (100.0%)**	**47 (100.0%)**

Source: 2018-2022 Allegan County PIT Count summary from United Way of Ottawa and Allegan counties
*Subpopulations in Allegan County not available for 2019 PIT Count and were excluded from the average
**One person in 2022 had an unreported age
N/A – Not Available

As illustrated in the preceding table, an average of 55.3% of the homeless population identified in Allegan County from 2018 to 2022 (excluding 2019) are under the age of 18 and an average 51.1% were people age 25 and older. The share of homeless persons under the age of 18 is unusually high and may be an indication that there is a greater need for family-oriented housing.

The total number of units and beds available to the homeless population among Michigan Balance of State CoC participants is summarized in the following table:

Number of Beds & Units Designated for Homeless Population (Michigan Balance of State CoC)							
Housing Type	Family Units	Family Beds	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow/ Voucher	Total Beds (Year-Round)
Emergency Shelter	241	769	732	11	45	15	1,512
Transitional Housing	102	303	159	5	N/A	N/A	467
Permanent Supportive Housing	61	199	290	0	N/A	N/A	489
Rapid Re-Housing	136	467	241	0	N/A	N/A	708
Other Permanent Housing	57	184	63	0	N/A	N/A	247
Total	**597**	**1,922**	**1,485**	**16**	**45**	**15**	**3,423**

Sources: Housing Inventory Count Report – HUD 2022 CoC (MI-500: MI BOS CoC); United Way of Ottawa and Allegan Counties
N/A – Not Applicable
Note: Total Beds (year-round) is Family Beds plus Adult-Only Beds and Child-Only Beds

According to the most recent Housing Inventory Count (HIC) Report published by HUD, there are a total of 3,423 year-round beds available to homeless persons in the Michigan Balance of State Continuum of Care. The only shelter located in Allegan County, Sylvia's Place, is reserved for domestic violence survivors, and was not counted within the Michigan Balance of State CoC Housing Inventory Count. While no additional shelters are located in Allegan County, there are several shelters within Ottawa and Kalamazoo counties that serve the homeless population in Allegan County. Ottawa County shelters that also serve Allegan County include the Holland Rescue Mission (adult men), Family Hope Center (adult women and families), and Resilience (domestic violence survivors). Kalamazoo County shelters include Open Door (adult men), Next Door (adult women), Arc (youth ages 10 to 17), and Kalamazoo Gospel Mission.

Persons with a Disability

Persons with a disability, particularly those within the typical range of working ages, often face a variety of housing issues and are vulnerable to becoming homeless since such people often cannot find housing to meet their specific needs. It can also be difficult to secure housing that is affordable as persons with a disability often experience limited earning capacity. An individual with a disability is defined by the Americans with Disabilities Act (ADA) as a person who has a physical or mental impairment that limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment. The ADA does not specifically name all the impairments that are covered. Although the ACS data does not identify persons with disabilities as defined by the ADA Amendments Act, the ACS data provides the most current estimates of the population with self-reported disabilities. Its sample size is also large enough to enable state and county estimates.

The American Community Survey identifies people with disabilities by asking questions about six different areas of functionality. The following table summarizes the number of persons with a disability in Allegan County by age group.

Population with Disabilities by Age Allegan County			
Age	*Total Population	Number of Population With At Least One Type of Disability	Share of Population With At Least One Type of Disability
Under 5 years	7,189	37	0.7%
5 to 17 years	21,636	931	4.3%
18 to 34 years	23,379	1,358	5.8%
35 to 64 years	46,920	5,437	11.6%
65 to 74 years	12,337	2,536	20.6%
75 years and older	7,030	2,394	34.1%
Total	118,491	12,703	10.7%

Source: 2017-2021 American Community Survey (ACS) Table S1810
*Noninstitutionalized Population

Based on 2017-2021 American Community Survey (ACS) data, the rate of disabilities among Allegan County's population was an estimated 10.7% which reflects an estimated 12,703 people in the county with at least one disability. The overall population with at least one disability in Allegan County correlates significantly with age. Note that 34.1% of people ages 75 and older have at least one type of disability, while 20.6% of people between 65 and 74 years of age have at least one type of disability. People with a disability may have limits on their educational attainment, employment opportunities, and often their quality of life. As the earning potential of some individuals with a disability could be limited, access to affordable housing alternatives and certain services is important to this special needs population.

Persons that are blind, disabled, or over age 65 can qualify for Supplemental Security Income (SSI). In Michigan, a total of 256,662 persons received SSI in 2021, with over 92% of recipients classified as persons with a disability. In Allegan County, a total of 1,535 persons received SSI as of December 2021. Of the 1,535 SSI recipients in Allegan County, 2.9% of recipients were aged 65 and older and over 97.1% of recipients were blind or had a disability.

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

Rental Housing Affordability for Persons on a Fixed Income by Housing Market Area (2022)				
Housing Market Area	SSI Monthly Payment	SSI as Percent of Median Income	Percent SSI for One-Bedroom Apartment	Percent SSI for Efficiency Apartment
Holland-Grand Haven	$855.00	15.6%	119%	106%
Statewide	$855.00	17.4%	92%	82%
National	$875.41	16.7%	141%	129%

Source: Priced Out - Technical Assistance Collaborative

The SSI monthly payment of $855.00 for a recipient in the Holland-Grand Haven area is 119% of a one-bedroom unit and 106% of an efficiency unit. As a result, it is difficult for most people receiving only SSI assistance to reasonably afford most rental alternatives in the market.

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

Based on research and analysis of the rental housing supply in Allegan County, nine properties were identified that contain units specifically designated for persons with a disability. However, there is a high occupancy rate of 97.7% for the surveyed multifamily rental housing and numerous waitlists indicate there is pent-up demand. As such, it appears that the overall supply of affordable housing specifically designated for persons with a disability in Allegan County is limited.

Note that several programs exist at the state and federal levels that could potentially create additional housing opportunities for people with a disability. There are multiple support service waivers available to individuals with a disability within the state of Michigan. Support service waivers provide funding to help individuals in the community live a healthy life. The Michigan Choice Waiver, Michigan Health link Home and Community-Based Services Waiver, Habilitation Supports Waiver, and Michigan Children's Waiver Program provide different benefits for eligible persons with disabilities. Additionally, best practices recommended by a Duke University Sanford School of Public Policy 2018 document include home purchasing assistance grants, home modification loan programs, restructured density bonuses to include accessibility, housing developer assistance programs, and the Section 811 program to assist those with disabilities.

Veterans

Veterans, who typically comprise a notable share of a community's population, often experience challenges with securing proper healthcare, education, employment, and housing for a variety of reasons. According to the five-year American Community Survey (2017-2021), there are approximately 4,771 veterans within Allegan County, representing about 5.3% of the adult population.

The following table illustrates the number and share of the veteran population by age group in Allegan County (Note: the percentages shown in the table are reflective of the total civilian population and veteran population separately).

Allegan County, Michigan				
Population 18 Years and Over	Civilians		Veterans	
	Number	Percent	Number	Percent
18 to 34 years	23,153	27.0%	320	6.7%
35 to 54 years	29,022	33.9%	742	15.6%
55 to 64 years	16,410	19.1%	953	20.0%
65 to 74 years	10,970	12.8%	1,490	31.2%
75 years and over	6,177	7.2%	1,266	26.5%
Total	85,732	100.0%	4,771	100.0%

Source: United States Census Bureau (Table S2101: American Community Survey 2017-2021)

As the preceding table illustrates, veterans are generally older than the civilian population with the greatest shares among the 65 to 74 age group and the 75 and over age group.

The following table compares median income, the share of the population with income below the poverty level, the unemployment rate, and the disability status of the veteran and civilian populations in Allegan County and the state of Michigan.

Income, Employment, and Disability Status Comparison (Veterans versus Non-Veterans) - 2021		
	Allegan County	**Michigan**
Median Income		
-Veterans	$41,460	$41,796
-Non-Veterans	$33,472	$32,466
Income Below Poverty Level (Past 12 Months)		
-Veterans	4.2%	7.2%
-Non-Veterans	8.1%	12.3%
Unemployment Rate		
-Veterans	0.7%	4.6%
-Non-Veterans	3.7%	6.2%
Disabled (At Least One Disability)		
-Veterans	28.7%	31.1%
-Non-Veterans	12.2%	15.8%

Source: U.S. Census Bureau, 2017-2021 American Community Survey (S2101)

The per-person annual median income of veterans in Allegan County ($41,460 in 2021) is typically higher than the per-person annual median income of non-veterans ($33,472), and a lower share of veterans in the county (4.2%) lived below the poverty level when compared to non-veterans (8.1%). The unemployment rate among veterans in the county (0.7%) is also below the unemployment rate for non-veterans (3.7%).

It should be noted that a higher share (28.7%) of veterans have at least one disability compared to non-veterans (12.2%). This higher share of veterans with a disability can lead to homelessness. According to the Disabled Veterans National Foundation (DVNF), over half of the homeless veterans have disabilities.

Elderly/Senior and Frail Elderly

Like much of the U.S., the PSA (Allegan County) has a very large and growing number of seniors, many with unique housing needs. We have evaluated key population and household data and trends, as well as household income data as it relates to the area's senior population. For the purposes of this analysis, the elderly population is defined as persons who are aged 65 and older.

The population of persons aged 65 and older for selected years is shown in the following table for Allegan County and the state of Michigan.

		Population Age 65 and Older (Share of Total Population)		
		Ages 65 to 74	**Ages 75+**	**Total**
Allegan County	2010	8,140 (7.3%)	6,298 (5.7%)	14,438 (13.0%)
	2022	13,471 (11.0%)	8,474 (6.9%)	21,945 (17.9%)
	2027	15,473 (12.5%)	10,435 (8.5%)	25,908 (21.0%)
Michigan	2010	724,679 (7.3%)	636,769 (6.4%)	1,361,448 (13.7%)
	2022	1,122,669 (11.1%)	771,254 (7.7%)	1,893,923 (18.8%)
	2027	1,224,672 (12.2%)	923,259 (9.2%)	2,147,931 (21.4%)

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

Based on the preceding table, Allegan County has an estimated population of 21,945 elderly persons ages 65 and older in 2022, reflecting 17.9% of the county's population. This is a slightly lower share of elderly persons compared with the state of Michigan (18.8%). Many of these elderly people live independently and likely do not rely on any supportive services, as 25.4% of households headed by a person aged 65 and older live in owner-occupied housing. While many of the county's elderly population can live independently, a notable portion of the elderly population has physical or mental limitations that create challenges to live without some level of assistance and/or appropriate housing. This portion of the elderly population is referred to as *frail elderly*.

Frail elderly is generally defined as an older individual who is unable to perform at least three Activities of Daily Living (ADLs). According to a fact sheet published by HUD, ADLs include eating, bathing, grooming, dressing, and transferring. The U.S. Centers for Disease Control and Prevention's *Summary Health Statistics for U.S. Population National Health Interview Survey 2018* states that 3.9% of persons between the ages of 65 and 74 require assistance with at least three ADLs and 11.6% of persons aged 75 or older require ADL assistance nationally. Applying these shares to Allegan County's population of persons aged 65 and older yields an estimated 3,401 elderly persons requiring ADL assistance. These 3,401 persons are categorized as *frail elderly* and require either home health care services or senior care housing to meet their specific needs. A percentage of the population that requires ADL assistance will use home healthcare and assistance from family and friends to remain in their current residence. However, a portion of the population that requires ADL assistance is likely to respond to senior housing that meets their specific needs. As this base of seniors continues to grow over the next decade, additional housing to meet their specific needs should be an area of focus for future housing development alternatives.

The distribution of households ages 65 and older by income for selected years in Allegan County is illustrated in the following table:

	Households by Income (Age 65 and Older) – Allegan County							
	<$10,000	$10,000 - $20,000	$20,000 - $30,000	$30,000 - $40,000	$40,000 - $50,000	$50,000 - $60,000	$60,000 - $100,000	$100,000+
2010	502 (5.4%)	2,488 (26.9%)	1,888 (20.4%)	1,340 (14.5%)	854 (9.2%)	627 (6.8%)	1,124 (12.1%)	424 (4.6%)
2022	391 (3.0%)	1,457 (11.0%)	2,032 (15.4%)	1,504 (11.4%)	1,568 (11.9%)	1,085 (8.2%)	2,982 (22.6%)	2,196 (16.6%)
2027	381 (2.5%)	1,368 (8.9%)	2,079 (13.5%)	1,341 (8.7%)	1,827 (11.9%)	1,280 (8.3%)	3,805 (24.7%)	3,313 (21.5%)
Change 2022-2027	-10 (-2.5%)	-89 (-6.1%)	47 (2.3%)	-163 (-10.8%)	259 (16.5%)	195 (18.0%)	823 (27.6%)	1,117 (50.9%)

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

In Allegan County, senior households within the income cohorts $40,000 and higher are projected to increase between 2022 and 2027. Median household income among senior households in Allegan County was $47,803 in 2022. By 2027, it is projected that median household income for senior households will be $55,477, a 16.1% increase over the 2022 figure. Senior households with annual incomes between $60,000 and $100,000 are projected to increase by 823 (27.6%) and incomes of $100,000 and more are projected to increase by 1,117 (50.9%), while senior households with incomes of $20,000 or less are projected to decrease by 99 (5.4%) between 2022 and 2027. Despite the projected increase in higher income senior households during this period, note that approximately one-third (33.6%) of senior households are projected to earn less than $40,000 by 2027. These low-income elderly households are more likely to qualify for and need Tax Credit and subsidized senior-oriented housing.

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

		Persons Per Household (Age 65 and Older) – Allegan County					
		1-Person	2-Person	3-Person	4-Person	5-Person	Total
Renters	2022	969 (64.9%)	230 (15.4%)	130 (8.7%)	78 (5.2%)	87 (5.8%)	1,494 (100.0%)
Renters	2027	1,044 (58.6%)	323 (18.1%)	185 (10.4%)	106 (6.0%)	123 (6.9%)	1,782 (100.0%)
Renters	Change 2022-2027	75 (7.7%)	93 (40.4%)	56 (43.0%)	29 (36.8%)	36 (41.8%)	288 (19.3%)
Owners	2022	3,621 (30.9%)	4,022 (34.3%)	1,469 (12.5%)	1,402 (12.0%)	1,207 (10.3%)	11,721 (100.0%)
Owners	2027	4,104 (30.1%)	4,670 (34.3%)	1,724 (12.7%)	1,672 (12.3%)	1,443 (10.6%)	13,612 (100.0%)
Owners	Change 2022-2027	482 (13.3%)	648 (16.1%)	256 (17.4%)	270 (19.2%)	235 (19.5%)	1890 (16.1%)

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

As illustrated in the preceding table, over 60% of *renter* households ages 65 and older in Allegan County lived alone, while less than one-third (30.9%) of *owner* households ages 65 and older lived alone in 2022. Projections indicate growth of 7.7% for one-person senior renter households in Allegan County between 2022 and 2027. By comparison, one-person senior *owner* households are projected to increase by 13.3%.

The following table summarizes the number of persons with a disability in Allegan County by type of disability. It should be noted that because survey respondents could indicate that they have more than one disability, the totals of the individual categories exceed the actual total based on ACS 2017-2021 data.

Population by Type of Disability – Allegan County				
Type of Disability	Total Population With Disability	Prevalence (Total Population)	Age 65+ Population With Disability	Prevalence (Age 65+ Population)
Hearing	3,637	3.1%	2,279	11.8%
Vision	1,724	1.5%	736	3.8%
Cognitive	4,845	4.4%	1,035	5.3%
Ambulatory	5,784	5.2%	2,554	13.2%
Self-Care	2,244	2.0%	1,006	5.2%
Independent Living	4,012	4.5%	1,694	8.7%

Source: American Community Survey (ACS) Table S1810 5-Year Estimates (2017-2021)

Among the county's population with a disability age 65 and older, ambulatory, hearing, and independent living difficulties are the most common types of disabilities. The older adult (age 65 and older) population in Allegan County has a higher prevalence of disability types relative to the overall population. Of note, 13.2% of the older adult population has an ambulatory disability compared with 5.2% of the overall population. In addition, 11.8% of those with a hearing disability in Allegan County are age 65 and older. Such persons may have limited earning capacity, creating financial challenges and making it more difficult to afford housing.

Overall, based on this research, Allegan County offers some housing for special needs populations, such as persons with a disability or elderly/seniors, but options and vacancies appear to be limited. Bowen National Research was not able to survey or identify any housing specifically for veterans within Allegan County. While that does not mean there is no housing set aside for veterans, it may be difficult for this special needs population to find housing when needed. Though housing resources for the homeless population are available in neighboring counties, individuals in Allegan County who do not have access to a car or public transportation may have difficulty obtaining care and housing specific to their special needs. As a result, all of these special needs populations should be taken into consideration as future housing plans are developed in the region.

VIII. HOUSING GAP ESTIMATES

INTRODUCTION

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

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

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

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

Household Income/Wage & Affordability Levels				
Percent AMHI	Income Range*	Hourly Wage**	Affordable Rents***	Affordable Prices^
≤ 50%	≤ $43,850	≤ $21.08	≤ $1,096	≤ $146,166
51%-80%	$43,851-$70,160	$21.09-$33.73	$1,097-$1,754	$146,167-$233,866
81%-120%	$70,161-$113,880	$33.74-$54.75	$1,755-$2,847	$233,867-$379,600
121%+	$113,881+	$54.76+	$2,848+	$379,601+

AMHI – Area Median Household Income
*Based on HUD limits for Allegan County, Michigan (4-person limit)
**Assumes full-time employment 2,080 hours/year (Assumes one wage earner household)
***Based on assumption tenants pay up to 30% of income toward rent
^Based on assumption homebuyer can afford to purchase home priced three times annual income after 10% down payment

While different state and federal housing programs establish income and rent restrictions for their respective programs, in reality, there is potential overlap between windows of affordability between the programs. Further, those who respond to a certain product or program type vary. This is because housing markets are highly dynamic, with households entering and exiting by tenure and economic profile. Further, qualifying policies of property owners and management impact the households that may respond to specific project types. As such, while a household may prefer a certain product, ownership/management qualifying procedures (i.e., review of credit history, current income verification, criminal background checks, etc.) may affect housing choices that are available to households.

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

1. Rental Housing Gap Estimates

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

- Household Growth
- Units Required for a Balanced Market
- Replacement of Substandard Housing
- External (Outside County) Commuter Support
- Severe Cost Burdened Households
- Step-Down Support

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

New Renter Household Growth

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

Units Required for a Balanced Market

The second demand component considers the number of units a market requires to offer balanced market conditions, including some level of vacancies. Healthy markets require approximately 4% to 6% of the rental market to be available in order to allow for inner-market mobility and encourage competitive rental rates. Markets with vacancy rates below a healthy rate often suffer from rapid rent increases, minimal tenant turnover (which may result in deferred maintenance), and residents being forced into housing situations that do not meet their housing needs. Markets with low vacancy rates often require additional units, while markets with high vacancy rates often indicate a surplus of rental housing. The vacancy rates by program type and/or affordability level used to determine if there is a deficit or surplus of rental units are based on our survey of area rental alternatives. We used a vacancy rate of 5% to establish balanced market conditions.

Replacement of Substandard Housing

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing and/or are overcrowded) or units expected to be removed from the housing stock through demolitions. Based on demographic data included in this report, approximately 7.4% of renter households in Allegan County are living in substandard housing (e.g., lacking complete plumbing or are overcrowded). Lower income households more often live in substandard housing conditions than higher income households, which we have accounted for in our gap estimates.

External Commuter Support

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

Based on our experience in evaluating rental housing in markets throughout the country, it is not uncommon for new product to attract as much as 50% of its support from outside the county limits. As a result, we have assumed that a portion of the demand for new housing will originate from the 25,505 commuters traveling into the PSA (Allegan County) from areas outside of the county. For the purposes of this analysis, we have used a conservative demand ratio of up to 10% to estimate the demand that could originate from outside of Allegan County.

Severe Cost Burdened Households

HUD defines severe cost burdened households as those paying 50% or more of their household income toward housing costs. While such households are housed, the disproportionately high share of their income being utilized for housing costs is considered excessive and often leaves little money for impacted households to pay for other essentials such as healthy foods, transportation, medical/healthcare, and education. Therefore, households meeting these criteria were included in our estimates.

Step-down Support

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

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

The following table summarizes the rental housing gaps for Allegan County by affordability level.

	Allegan County, Michigan			
	Rental Housing Gap Estimates (2022-2027)			
Percent of Median Income	**≤ 50%**	**51%-80%**	**81%-120%**	**121%+**
Household Income Range	**≤$43,850**	**$43,851-$70,160**	**$70,161-$113,880**	**$113,881+**
Monthly Rent Range	**≤ $1,096**	**$1,097-$1,754**	**$1,755-$2,847**	**$2,848+**
Household Growth	-493	-85	219	129
Balanced Market*	221	44	65	21
Replacement Housing**	676	137	48	8
External Market Support^	253	102	72	24
Severe Cost Burdened^^	266	133	44	0
Step-Down Support	66	24	-53	-36
Less Pipeline Units	0	0	0	0
Overall Units Needed	**989**	**355**	**395**	**146**

*Based on Bowen National Research's survey of area rentals
**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded
^Based on Bowen National Research proprietary research and ACS migration patterns for Allegan County
^^Based on ESRI/ACS estimates of households paying 50% or more of income toward housing

Based on the preceding demand estimates, it is clear that there is some level of rental housing demand among all household income levels within Allegan County over the five-year projection period. Overall, there is a housing need for 1,885 additional rental units in the county over the next five years. The housing gaps range from a low of 146 units needed that have rents at $2,848 or higher to a high of 989 units needed with rents at or below $1,096. Without the addition of new rental product similar to the numbers cited in the preceding table, the area will not meet the growing and changing housing needs of the market.

Based on the demographics of the market, including projected household growth estimates and projected changes in household compositions (e.g., household size, ages, etc.), it appears that approximately one-third of the demand for new rental housing could be specifically targeted to meet the needs of area seniors, though a project could be built to meet the housing needs of both seniors and families concurrently. The subject county has a slightly higher share of four-person and larger renter households than the state, which will likely lead to greater demand for larger unit types than typically required. For general-occupancy projects, a unit mix of around 25% to 35% one-bedroom units, 40% to 50% two-bedroom units, and 15% to 25% three-bedroom units should be the general goal for future rental housing. Senior-oriented projects should consider unit mixes closer to 50% for both one- and two-bedroom units each. Additional details of the area's rental housing supply are included in Section VI and may serve as a guide for future rental housing development design decisions.

While limited available land, along with topographical challenges and access to infrastructure (e.g., water and sewer) may limit where and how much housing product can be added to the market, we believe high-density multifamily product would do well in this market, particularly on sites closer to some of the more walkable areas in or close to the downtowns of the various municipalities in the county. However, such multifamily product would also likely do well in areas outside of the municipalities, as long as the sites have convenient access to primary thoroughfares. Some lower density, single-story duplexes and four-plexes would also be well received, particularly among seniors seeking to downsize from large units, as well as homeowners seeking a more maintenance-free residence.

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

2. For-Sale Housing Gap Estimates

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

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

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

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

- Household Growth
- Units Required for a Balanced Market
- Replacement of Substandard Housing
- External (Outside County) Commuter Support
- Severe Cost Burdened Households
- Step-Down Support

New Household Growth

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

Units Required for a Balanced Market

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

Replacement of Substandard Housing

Demand for new units as replacement housing takes into consideration that while some properties are adequately maintained and periodically updated, a portion of the existing stock reaches a point of functional obsolescence over time and needs to be replaced. This comes in the form of either units that are substandard (lacking complete plumbing or are overcrowded) or units expected to be removed from the housing stock through demolitions. Based on demographic data included in this report, approximately 1.3% of owner households in Allegan County live in substandard housing (e.g., lack complete indoor plumbing or are overcrowded). This share has been adjusted among lower and higher income households.

External Market Support

Market support can originate from households *not* currently living in the market but that commute into it for work on a regular basis. As shown in Section V of this report, approximately 25,505 people commute into Allegan County. These people represent potential future residents that may move to the county if adequate, desirable, and marketable housing was developed in the county. For the purposes of this analysis, we have used a conservative demand ratio of up to 15% to estimate the demand that could originate from outside of Allegan County.

Severe Cost Burdened Households

HUD defines severe cost burdened households as those paying 50% or more of their household income toward housing costs. While such households are housed, the disproportionately high share of their income being utilized for housing costs is considered excessive and often leaves little money for impacted households to pay for other essentials such as healthy foods, transportation, medical/healthcare, and education. Therefore, households meeting these criteria were included in our estimates.

Step-Down Support

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

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

The following table summarizes the for-sale housing gaps for Allegan County by affordability level.

	Allegan County, Michigan For-Sale Housing Gap Estimates (2022-2027)			
Percent of Median Income	**≤ 50%**	**51%-80%**	**81%-120%**	**121%+**
Household Income Range	**≤ $43,850**	**$43,851-$70,160**	**$70,161-$113,880**	**$113,881+**
Price Point	**≤ $146,166**	**$146,167-$233,866**	**$233,867-$379,600**	**$379,601+**
Household Growth	-1,566	-271	80	2,552
Balanced Market*	266	221	312	214
Replacement Housing**	234	102	73	32
External Market Support^	746	435	311	109
Severe Cost Burdened^^	287	144	48	0
Step-Down Support	252	78	833	-1,163
Less Pipeline Units	0	0	0	0
Overall Units Needed	**219**	**709**	**1,657**	**1,744**

*Based on MLS inventory of available homes
**Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded
^Based on Bowen National Research proprietary research and ACS migration patterns for Allegan County
^^Based on ESRI/ACS estimates of households paying 50% or more of income toward housing

The overall for-sale housing gap in the county is approximately 4,329 units over the five-year projection period. While all home price segments and affordability levels have some level of need, the greatest gaps appear to be for housing priced between $233,867 and $379,600 (1,657 units) and housing priced at $379,601 and higher (1,744 units). There are also a notable gaps for housing priced in the remaining segments evaluated ($146,166 and under and $146,167 to $233,866). The relatively limited supply of product at all price levels will increase demand for lower priced units, as many buyers may "step down" to a lower price point. This will place greater pressure on the market's lower priced product and create greater challenges for lower income households and first-time homebuyers who already have limited housing alternatives that are affordable to them.

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

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

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

IX. COMMUNITY INPUT RESULTS AND ANALYSIS

A. INTRODUCTION

To gain information, perspective and insight about Allegan County housing issues and the factors influencing housing decisions by its residents, developers and others, Bowen National Research conducted targeted surveys of two specific groups: Stakeholders and Employers. These surveys were conducted during May and June of 2023 and questions were customized to solicit specific information relative to each segment of the market that was surveyed.

The surveys were conducted through the SurveyMonkey.com website. In total, 79 survey responses were received from a broad cross section of the community. The following is a summary of the two surveys conducted by our firm.

Stakeholder Survey – A total of 66 respondents representing community leaders (stakeholders) from a broad field of expertise participated in a survey that inquired about common housing issues, housing needs, barriers to development, and possible solutions or initiatives that could be considered to address housing on a local level.

Employer Survey – A total of 13 respondents representing some of the area's employers participated in a survey that inquired about general employee composition, housing situations and housing needs. The survey also identified housing issues and the degree housing impacts local employers.

It should be noted that the overall total number of respondents summarized for each survey indicates the number of individuals that responded to at least one survey question. In some instances, the number of actual respondents to a *specific* survey question may be less than these stated numbers.

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

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

B. STAKEHOLDER SURVEY RESULTS

A total of 66 area stakeholders from a broad range of organization types participated in the housing survey, with the following results (note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer).

Stakeholder respondents were asked to provide the type of organization they represent. Note that respondents were able to select more than one type of organization. All 66 respondents provided input to this question with the following distribution:

Stakeholder Respondents by Organization Type		
Type	Number of Respondents	Share of Respondents
Nonprofit Organization	25	37.9%
Elected Official/Government or Municipal Contact	11	16.7%
Business/Employer/Private Sector	9	13.6%
Education/Higher Education/University	7	10.6%
Faith Organization	6	9.1%
Housing Organization	5	7.6%
Agency on Aging/Senior Services	3	4.6%
Community Action Agency	2	3.0%
Housing Developer	2	3.0%
Economic Development Organizations	1	1.5%
Landlord/Property Management	1	1.5%
Realtor (Association/Board of Realtors/Etc.)	1	1.5%
Other	11	16.7%

Stakeholder respondents were asked to provide the degree that certain housing types are needed by price point within the county. A total of 48 respondents provided feedback to this question with the following results:

Housing Needs by Price Point			
Housing Type (Price Point)	Weighted Score*	Housing Type (Price Point)	Weighted Score*
Rental Housing ($500-$999/month)	97.9	For-Sale Housing ($200,000-$249,999)	61.7
For-Sale Housing ($150,000-$199,999)	90.6	For-Sale Housing ($250,000-$349,999)	40.2
Senior Care (incomes/assets <$25,000)	86.4	Rental Housing ($1,500 or more/month)	38.6
Senior Care (incomes/assets >$25,000)	71.2	For-Sale Housing ($350,000 or more)	30.6
Rental Housing ($1,000-$1,499/month)	68.1		

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

Stakeholder respondents were asked to provide the need for housing for specific populations within the county. A total of 48 respondents provided insight to this question with the following results:

Housing Needs by Population Served			
Population	Weighted Score*	Population	Weighted Score*
Family Housing (2+ Bedrooms)	93.2	Senior Living (Independent Living)	77.7
Rentals that Accept Housing Choice Voucher Holders	91.7	Senior Living (Assisted Living, Nursing Care)	73.3
Low-Income Workforce (<$30,000)	90.6	Single-Person (Studio/One-Bedroom)	71.8
Moderate-Income Workforce ($30,000-$60,000)	83.9	Higher Income Workforce ($60,000+)	56.4
Housing for Millennials (Ages 25-39)	80.2		

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

Stakeholder respondents were asked to provide the level of demand for specific housing styles in the county. A total of 47 respondents provided feedback to this question with the following results:

Housing Needs by Style			
Housing Style	Weighted Score*	Housing Style	Weighted Score*
Ranch Homes/Single Floor Plan Units	84.2	Manufactured/Mobile Homes	64.1
Multifamily Apartments	79.9	Single-Room Occupancy (SRO)	60.1
Low-Cost Fixer-Uppers (Single-Family Homes)	74.5	Accessory Dwelling Units/Tiny Houses	56.0
Duplex/Triplex/Townhomes	74.4	Condominiums	52.8
Traditional Two-Story Single-Family Homes	69.1	Mixed-Use/Units Above Retail (Downtown Housing)	51.6

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

Stakeholder respondents were asked to what extent specific housing issues are experienced in the county. A total of 47 respondents provided insight to this question with the following distribution:

Housing Issues Experienced	
Issue	Weighted Score*
Limited Availability	94.7
Rent Affordability	90.4
Home Purchase Affordability	88.3
Lack of Access to Public Transportation	88.3
Lack of Rental Deposit (or First/Last Month Rent)	87.2
Lack of Down Payment for Purchase	85.9
High Cost of Renovation	81.9
Substandard Housing (Quality/Condition)	78.3
Failed Background Checks	74.5
Overcrowded Housing	72.2
High Cost of Maintenance/Upkeep	71.3
Investors Buying Properties and Increasing Rents/Prices	70.2
Absentee Landlords	60.9
Foreclosure	57.8

*Often = 100.0, Somewhat = 50.0, Not at All = 0.0

Stakeholder respondents were asked to rank the priority that should be given to specific housing construction types in the county. A total of 48 respondents provided insight to this question with the following results:

Priority of Housing Construction Types	
Construction Type	**Weighted Score***
Repair/Renovation/Revitalization of Existing Housing	85.4
New Construction	68.5
Mixed-Use	66.1
Clear Blighted/Unused Structures to Create Land for New Development	65.1
Adaptive Reuse (i.e., Warehouse Conversion to Residential)	58.9

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

Stakeholder respondents were asked to rank the priority that should be given to certain funding types for housing development or preservation. A total of 47 respondents provided insight to this question with the following results:

Priority of Funding Types	
Funding Type	**Weighted Score***
Homebuyer Assistance	79.8
Project-Based Rental Subsidy	76.6
Housing Choice Vouchers	75.6
Home Repair/Loan	75.0
Tax Credit Financing	63.9

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

In addition to the answers listed in the previous table, 12 respondents provided reasonings for their answers and/or suggestions for other housing funding types that should be considered through an open-ended response, which include:

- Low-income earners experience difficulties finding available affordable housing.
- Down payments on housing purchases are a barrier to homeownership (even though it currently costs less to own than rent on a monthly basis).
- Offering reverse mortgages and home equity loans to expand one's existing property.
- Assistance that can provide families with a way to be independent without state subsidies.
- Less restrictions on the Housing Choice Voucher program.
- There is a high need for affordable housing for seniors to age in place.
- The poverty rate in the county is 9.4%.
- All forms of assistance are more than needed within the county.
- Plenty of funding is available for rental assistance; however, the county's rental housing stock is low.
- Focus should be on homeownership and Section 202 (age-restricted) housing.

Stakeholder respondents were asked to identify common barriers or obstacles (all that apply) that exist in the county that limit residential development. A total of 47 respondents provided feedback to this question. The following is a list of the most commonly cited barriers per stakeholder respondents:

Common Barriers/Obstacles to Residential Development		
Barrier/Obstacle	Number of Respondents	Share of Respondents
Cost of Labor/Materials	38	80.9%
Cost of Land	34	72.3%
Cost of Infrastructure	32	68.1%
Lack of Public Transportation	29	61.7%
Financing	26	55.3%
Development Costs	24	51.1%
Availability of Land	19	40.4%
Lack of Infrastructure	19	40.4%
Land/Zoning Regulations	18	38.3%
Community Support	17	36.2%

In addition to the answers listed in the previous table, two respondents noted other barriers/obstacles that limit residential development within the county through an open-ended response that includes *low credit scores and savings, as well as generational poverty and trauma.*

Stakeholder respondents were asked to identify up to five initiatives that represent the best options to reduce or eliminate the area's greatest barriers to residential development. A total of 46 respondents provided insight to this question. The following is a list of the most cited initiatives per stakeholder respondents:

Best Options to Reduce Barriers/Obstacles to Residential Development		
Initiatives to Reduce Barriers/Obstacles	Number of Respondents	Share of Respondents
Collaboration between Public and Private Sectors	22	47.8%
Government Assistance with Infrastructure	22	47.8%
Establishment of a Housing Trust Fund (Focuses on Preservation/Development of Affordable Housing)	21	45.7%
Housing Gap/Bridge Financing	20	43.5%
Revisiting/Modifying Zoning (e.g., Density, Setbacks, etc.)	17	37.0%
Securing Additional Housing Choice Vouchers	16	34.8%
Educate the Public on the Importance of Different Types of Housing	14	30.4%
Pooling of Public, Philanthropic and Private Resources	14	30.4%
Educating the Public on Importance of Housing	12	26.1%
Establish Rental Registry	12	26.1%

Stakeholder respondents were given a list of initiatives and asked to identify three that should be areas of focus for the county. A total of 47 respondents provided insight to this question. The following is a list of the most cited initiatives per stakeholder respondents:

Top Areas of Focus for the Market		
Initiatives	Number of Respondents	Share of Respondents
Developing New Housing	32	68.1%
Accessibility to Key Community Services (e.g., Healthcare, Childcare, Etc.)	28	59.6%
Improving Public Transportation	28	59.6%
Renovating/Repurposing Buildings for Housing	24	51.1%
Critical Home Repair	11	23.4%

In addition to the answers listed in the previous table, three respondents noted through an open-ended response that there is a *need for mental health support, more affordable housing, tiny home developments and mitigation of negligent landlords.*

Stakeholder respondents were asked to approximate the degree that housing negatively impacts local residents. A total of 48 respondents provided insight to this question with the following results:

Housing Impacts on Local Residents	
Impact	Weighted Score*
Limits the Ability of Families to Grow/Thrive	89.6
Causes People to Live in Housing They Cannot Afford	84.4
Causes People to Live in Substandard Housing	82.3
Prevents Seniors from Living in Housing that Fits Their Needs	80.4
Causes People to Live in Unsafe Housing or Neighborhoods	70.8

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

Stakeholder respondents were asked to what degree, if any, that second homes and/or vacation rentals are adversely impacting the local housing market. A total of 48 respondents provided insight to this question with the following results:

Degree to Which Second Homes/Vacation Rentals Adversely Impact the Housing Market		
Degree	Number of Respondents	Share of Respondents
Significantly	4	8.3%
Somewhat	26	54.2%
Not at All	12	25.0%
Unknown	6	12.5%

Stakeholder respondents were asked in what ways, if any, second homes and/or vacation rentals are adversely impacting the local housing market. A total of 42 respondents provided insight to this question. The following is a list of the most commonly cited impacts per stakeholder respondents. Note that respondents could select more than one answer.

Specific Impacts of Second Homes/Vacation Rentals on the Housing Market		
Impact	Number of Respondents	Share of Respondents
Diminishing Inventory Available to Permanent Residents	34	81.0%
Increasing Home Prices	26	61.9%
Increasing Rents	23	54.8%
Encouraging Homeowners to Sell to Investors	16	38.1%
Causing People to Convert Housing to Seasonal Housing	13	31.0%

Stakeholder respondents were asked to identify priorities to assist *renters* in the area. A total of 46 respondents provided feedback to this question. The following is a list of the most commonly cited assistance types per stakeholder respondents. Note that respondents could select up to five answers.

Top Priorities to Assist Renters		
Assistance Type	Number of Respondents	Share of Respondents
Credit Repair Assistance	27	58.7%
Housing Resource Center	25	54.4%
Renter Security Deposit Assistance	24	52.2%
Landlord/Tenant Conflict Resolution	20	43.5%
Legal Aid Services for Housing	17	37.0%
Renter Eviction Prevention	16	34.8%
Properties that Meet Code/Life Safety Compliance	15	32.6%
Housing Placement Service	14	30.4%
Housing Counselor	13	28.3%
Rental Housing Inspection Program	12	26.1%
Rental Registry	12	26.1%

In addition to the answers listed in the previous table, one respondent noted through an open-ended response that *protection needs to be provided to landlords. Landlords have a huge investment, and they will not continue if forced to rent to people who cannot meet their obligations.*

Stakeholder respondents were asked to identify priorities to assist *homeowners* or buyers in the area. A total of 46 respondents provided feedback to this question. The following table summarizes the top responses from stakeholders. Note that respondents could select up to five answers.

Top Priorities to Assist Homeowners		
Assistance Type	Number of Respondents	Share of Respondents
Homebuyer Downpayment Assistance	35	76.1%
Home Repair Assistance	33	71.7%
Credit Repair Assistance	25	54.4%
Foreclosure Avoidance Education	24	52.2%
Home Weatherization Assistance	22	47.8%
Homebuyer/Homeowner Education	21	45.7%
Housing Counselor	20	43.5%
Property Maintenance Education	19	41.3%
Legal Aid Services for Housing	18	39.1%

Stakeholder respondents were asked to provide any additional information about housing challenges in the county in the form of an open-ended response. A total of 17 respondents provided additional insight. Some key points from the responses are summarized below:

- Fair Market Rents (FMRs) do not keep pace with the actual cost of renting. Housing Choice Voucher (HCV) holders cannot find affordable housing within the program guidelines.
- Housing challenges are presented when various townships and more rural areas of the county prevent development on agricultural land.
- There is a significant shortage of housing in Allegan (city and surrounding areas) directly impacting employers' abilities to attract and retain labor.
- Lack of rental inventory and accountability from negligent landlords.
- Corporate-owned trailer parks are not willing to immediately sell the trailers that have been acquired for nonpayment of lot/rent/abandonment, etc. at a fair price; instead, they seek out the highest bidder after renovations.
- Zoning changes are needed to accommodate tiny homes.
- There is a lack of affordable housing and an abundance of blighted homes and structures in need of significant repair within the county.
- Lack of housing assistance for the area's youth (ages 18 to 24) who do not have established credit.

Stakeholder respondents were then asked to rank the need for specialized housing types (emergency shelters, group homes, permanent supportive housing, and traditional housing) for specific special needs populations in the area. A total of 43 respondents provided insight into this question with the following weighted results. Note that the top housing type for each population is illustrated in red text.

Need for Housing Types Among Special Needs Populations (Per Stakeholder Respondents)			
	Target Population (Weighted Score*)		
Housing Type	Disabled	Homeless	Veterans
Emergency Shelter	62.8	76.7	69.5
Group Homes	67.9	51.2	55.0
Permanent Supportive Housing	**83.8**	75.0	**76.3**
Transitional Housing	68.9	**79.5**	69.7

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

Based on the survey results, each special needs population in the area would benefit from different specialized housing to varying degrees. People with disabilities and veterans appear to be most in need of permanent supportive housing, while the homeless would most benefit from transitional housing. It should be noted that emergency shelters and permanent supportive housing were also rated as relatively high needs for the homeless population.

Stakeholder respondents were asked to provide, in their opinion, the obstacles to the development of housing for homeless and/or special needs populations in the area in the form of an open-ended response. A total of 31 respondents provided feedback to this question. The following lists the most notable responses:

- Recognizing the need.
- Lack of homeless shelters and permanent supportive housing in the county.
- Lack of infrastructure, transportation and funding.
- Lack of supportive programs.
- Lack of affordable housing overall.
- Stigmas associated with affordable housing (lack of community support).
- No large population center to support.
- Lack of available locations.
- Cost of living and mental health services.
- Government regulations.
- Development costs.
- Low credit scores.

Stakeholder respondents were asked to provide recommendations to address the needs of the homeless and/or special needs population in the area in the form of an open-ended response. A total of 22 respondents provided feedback to this question. The following lists the most notable responses:

- A staffed office to meet with the special needs population individually onsite.
- Expand funding and infrastructure.
- Create more awareness of the issues.
- Build shelters and increase the housing inventory overall.
- Separate disabilities by group and build appropriate housing for each group.
- Drug rehabilitation.
- Provide family housing for the homeless.
- Establishment of a public transit system.
- Communication with Continuum of Care (CoC) coalitions in other counties to gain insight into best practices.
- Review the current services provided in the county, identify gaps, prioritize, fund and implement.
- Development of tiny homes, single rooms and/or group homes.
- Affordable housing within the county also needs to be focused on the youth and pregnant and parenting teens.
- Need for eviction prevention funding and rent caps. Additionally, require rentals to be certified and inspected by each city in the county to mitigate substandard housing.

Stakeholder Survey Conclusions

Based on the feedback provided by area stakeholders, it appears that Allegan County is most in need of affordable rental ($500 to $999/month) and for-sale housing ($150,000 to $199,999) for families (two or more bedrooms), housing that accepts Housing Choice Voucher (HCV) holders, and housing for low- to moderate-income workers (earning at or below $60,000). In addition, it appears that there is a significant need for affordable senior-oriented housing for households with incomes/assets below $25,000. Regarding specific housing types, respondents indicated that ranch-style/single-floor plan units and multifamily apartments are among the top needs within the county. Limited availability, rent affordability, home purchase affordability and lack of access to public transportation rated as the most common housing issues experienced within Allegan County. While the cost of labor/materials, land and infrastructure were the most cited barriers to residential development, the repairs of existing housing, availability of homebuyer assistance programs, availability of project- and tenant-based rental subsidies and availability of home repair loans were the top priorities by stakeholder respondents. Overall, the consensus of respondents is that the aforementioned housing issues cause residents of the area to live in substandard housing or housing they cannot afford, and ultimately, limits the ability of families to grow and thrive in Allegan County.

The following table summarizes the top stakeholder responses to critical questions contained within this survey.

Allegan County, Michigan Summary of Stakeholder Survey Results		
Category	**Top Needs / Issues**	**Consensus**
Housing Needs by Price Point	• Rental Housing ($500-$999/month) • For-Sale Housing ($150,000-$199,999) • Senior Care (incomes/assets <$25,000)	**97.9*** **90.6*** **86.4***
Housing Needs by Population Served	• Family Housing (2+ Bedrooms) • Rentals that Accept Housing Choice Voucher Holders • Low-Income Workforce (<$30,000) • Moderate-Income Workforce ($30,000-$60,000)	**93.2*** **91.7*** **90.6*** **83.9***
Housing Needs by Style	• Ranch Homes/Single Floor Plan Units • Multifamily Apartments • Low-Cost Fixer-Uppers (Single-Family Homes) • Duplex/Triplex/Townhomes	**84.2*** **79.9*** **74.5*** **74.4***
Housing Issues Experienced	• Limited Availability • Rent Affordability • Home Purchase Affordability • Lack of Access to Public Transportation • Lack of Rental Deposit (or First/Last Month Rent) • Lack of Down Payment for Purchase	**94.7*** **90.4*** **88.3*** **88.3*** **87.2*** **85.9***
Priority by Construction Type	• Repair/Renovation/Revitalization of Existing Housing • New Construction • Mixed-Use • Clear Blighted/Unused Structures to Create Land for New Development	**85.4*** **68.5*** **66.1*** **65.1***
* Priority by Funding Types	• Homebuyer Assistance • Project-Based Rental Subsidy • Housing Choice Vouchers • Home Repair/Loan	**79.8*** **76.6*** **75.6*** **75.0***
Common Residential Barriers	• Cost of Labor/Materials • Cost of Land • Cost of Infrastructure • Lack of Public Transportation	**80.9%** **72.3%** **68.1%** **61.7%**
Reduction of Barriers	• Collaboration Between Public and Private Sectors • Government Assistance with Infrastructure • Establishment of a Housing Trust Fund • Housing Gap/Bridge Financing	**47.8%** **47.8%** **45.7%** **43.5%**
Top Areas of Focus	• Developing New Housing • Accessibility to Key Community Services • Improving Public Transportation	**68.1%** **59.6%** **59.6%**
Housing Impact on Residents	• Limits the Ability of Families to Grow/Thrive • Causes People to Live in Housing They Cannot Afford • Causes People to Live in Substandard Housing • Prevents Seniors from Living in Housing that Fits Their Needs	**89.6*** **84.4*** **82.3*** **80.4***
Degree of Housing Impacts from Second Homes/Vacation Rentals	• Somewhat • Not at All • Significantly	**54.2%** **25.0%** **8.3%**

*Denotes weighted score

(Continued)

Allegan County, Michigan Summary of Stakeholder Survey Results		
Category	**Top Needs / Issues**	**Consensus**
Impact of Second Homes/Vacation Rentals	• Diminishing Inventory Available to Permanent Residents • Increasing Home Prices • Increasing Rents	**81.0%** **61.9%** **54.8%**
Renter Assistance Priorities	• Credit Repair Assistance • Housing Resource Center • Renter Security Deposit Assistance	**58.7%** **54.4%** **52.2%**
Homeowner Assistance Priorities	• Homebuyer/Homeowner Education • Home Repair Assistance • Credit Repair Assistance • Foreclosure Avoidance Education	**76.1%** **71.7%** **54.4%** **52.2%**
Housing Types for Special Needs Populations	• Disabled (Permanent Supportive Housing) • Homeless (Transitional Housing) • Veterans (Permanent Supportive Housing)	**83.8*** **79.5*** **76.3***

*Denotes weighted score

C. EMPLOYER SURVEY RESULTS

A total of 13 representatives from area employers responded to the housing survey. Note that percentages may not add up to 100.0% due to rounding or because respondents were able to select more than one answer.

Employer respondents were asked to describe the primary business activity of their company. All 13 respondents provided feedback to this question with the following distribution of responses:

Employer Respondents by Business Type		
Type	**Number**	**Share**
Manufacturing	8	61.5%
Public/Government	2	15.4%
Hospitality/Lodging	1	7.7%
Tourism/Hospitality	1	7.7%
Nonprofit	1	7.7%

Employer respondents were asked to approximate the number of people they employ locally. All 13 respondents provided feedback to this question. Based on the survey responses, approximately 5,089 individuals are employed by these companies with the following distribution of firms by number of employees:

- 1 to 100 Employees: **1 (7.7%)**
- 101 to 200 Employees: **5 (38.5%)**
- 201 to 500 Employees: **3 (23.1%)**
- 501 to 1,000 Employees: **2 (15.4%)**
- 1,000+ Employees: **2 (15.4%)**

Employer respondents were asked to approximate the number of employees by employment status (part-time, full-time, seasonal). All 13 respondents provided feedback to this question with the following distribution:

- Part-Time: **21.8%**
- Full-Time: **74.1%**
- Seasonal: **4.1%**

Employer respondents were asked to approximate the percentage of their employees who reside in Allegan County. All 13 respondents provided feedback to this question with the following distribution:

Share of Employees That Live Within County		
Response	**Number of Respondents**	**Share of Respondents**
Less than 10%	0	0.0%
Between 10% and 25%	2	15.4%
Between 26% and 50%	3	23.1%
Between 51% and 75%	3	23.1%
More than 75%	5	38.5%

Employer respondents were asked to estimate the number of *new jobs by annual wages* that their company expects to create over the next three years. All 13 respondents provided insight to this question. The following table summarizes the employer responses and provides the estimated total number of new jobs by annual salary:

Estimated New Jobs Created by Employers by Annual Salary (Next Three Years)	
Annual Salary	**Estimated Total Number of New Jobs (Share)**
Less than $25,000	12 (1.1%)
$25,000 to $50,000	508 (48.0%)
$51,000 to $75,000	394 (37.2%)
$76,000 to $100,000	122 (11.5%)
Over $100,000	23 (2.2%)
Estimated Total of New Jobs Created by Employers	**1,059 (100.0%)**

As the preceding table illustrates, employer respondents estimate job creation over the next three years of nearly 1,060 new jobs. Nearly one-half (48.0%) of the estimated new jobs in the county are expected to pay annual salaries between $25,000 and $50,000, while nearly two-fifths (37.2%) are expected to pay salaries between $51,000 and $75,000. It is important to note, however, that these are estimates provided by respondents based on current economic conditions and these estimates can change for a variety of reasons at any point in time.

Employer respondents were asked if they have had difficulty attracting or retaining employees due to housing related issues in the past couple of years. All 13 respondents provided feedback to this question with the following distribution:

- Yes: **8 (61.5%)**
- No: **1 (7.7%)**
- Unknown: **4 (30.8%)**

Employer respondents were asked to identify the three most common housing issues/challenges experienced by their employees. Employers could select options from a list of common housing issues that was provided. All 13 respondents provided feedback to this question. The following table illustrates the top three responses:

Top Three Housing Issues Experienced by Employees	
Issue	**Share of Respondents**
Lack of Available Housing	84.6%
Unaffordable Rental Housing	69.2%
Unaffordable For-Sale Housing	61.5%

Employer respondents were then asked how the housing issues that their employees or prospective employees experience are impacting the company. Employers could select from a list of impact options that was provided. All 13 respondents provided feedback to this question. The following table illustrates the top four responses:

Top Four Impacts for Employers Resulting from Housing Issues	
Response	**Share of Respondents**
Difficulty Attracting Employees	76.9%
Difficulty Retaining Employees	53.9%
Adversely Impacts Company Morale	23.1%
Adversely Impacts Productivity	23.1%

Employer respondents were then asked if additional housing was provided in Allegan County that adequately served the needs of employees, to what degree would this increase the likelihood that their company would employ more people over the next three years. All 13 respondents supplied answers to this question with the following distribution:

- Much More Likely: **5 (38.5%)**
- Somewhat Likely: **2 (15.4%)**
- Not Likely/No Impact: **2 (15.4%)**
- Unknown: **4 (30.8%)**

Employer respondents were also asked if housing was not an issue, how many additional employees would their company hire in the next three years. All 13 respondents provided insight to this question. Although eight of the 13 respondents (61.5%) indicated that they "did not know" the effect, and one respondent (7.7%) indicated they would not hire any additional employees, **four** respondents (30.8%) indicated that they would hire more staff, totaling up to approximately **697** additional employees.

Employer respondents were asked if their company currently provides any type of housing assistance to employees and to specify the type provided. All 13 respondents provided feedback to this question. Although the majority of respondents (11, or 84.6%) indicated that they do not provide any type of housing assistance, **two** respondents (15.4%) indicated that they provide relocation assistance.

Employer respondents were then asked what type of housing assistance, if any, they would consider providing for their employees. Note that respondents could select more than one type of program. All 13 respondents provided insight to this question with the following distribution:

Potential Employer Provided Housing Assistance Programs	
Program	**Share of Respondents**
Housing Relocation Reimbursement	30.8%
Housing Relocation Services/Assistance	23.1%
Housing Counseling/Placement Services	15.4%
Partnering In/Developing Employee Housing	15.4%
Rental Assistance/Subsidy	7.7%
None	46.2%

Employer respondents were asked to indicate the level of importance of future government housing programs, policies or incentives that could be implemented to assist employees with housing or addressing the market's housing issues. A total of 12 respondents provided feedback to this question. The following table provides a weighted summary of the responses:

Housing Programs, Policies, and Initiatives by Degree of Importance	
Program	**Weighted Score***
New Housing Development/Redevelopment	83.3
Renter Assistance	65.9
Homebuyer Assistance	55.0
Direct Government Investment in Land for Workforce Housing (Land Banking)	50.0
Development of More Public Housing	45.8
Housing Assistance for Public Employees (Police, Fire, Teachers, Etc.)	39.3

*Most Important = 100.0, Somewhat Important = 50.0, Least Important = 25.0

Employer respondents were asked, in terms of product pricing, what are the three most needed housing price points for their employees. Employers could select from a list of pricing options that was provided. A total of 12 respondents provided feedback to this question, with the results illustrated in the following table:

Most Needed Housing Price Points for Employees	
Type of Housing Product (Price)	**Share of Respondents**
Entry Level/Workforce For-Sale Housing (Below $200,000)	100.0%
Moderate Market-Rate Rental Housing ($750-$1,250/month)	91.7%
Affordable Rental Housing (Under $750/month)	58.3%
Moderate For-Sale Housing ($200,000-$300,000)	25.0%
Higher-End For-Sale Housing (Above $300,000)	8.3%
Higher-End Market-Rate Rental Housing (Above $1,250/month)	0.0%

Employer respondents were then asked, in terms of product type, what are the most needed types of housing for their employees. Employers could select from a list of housing product types that was provided. A total of 12 respondents provided feedback to this question, with the results illustrated below:

Most Needed Housing Types for Employees	
Type of Housing Product	**Share of Respondents**
Single-Family Homes (Owner)	100.0%
Single-Family Homes (Rental)	50.0%
Multifamily Apartments	41.7%
Duplex/Townhome (Rental)	41.7%
Duplex/Townhome (Owner)	25.0%
Condominiums (Owner)	25.0%
Condominiums (Rental)	16.7%
Short-Term/Seasonal Housing	16.7%
Mobile Homes	8.3%
Dormitories/Shared Living	0.0%

Employer respondents were asked to provide any additional comments regarding housing issues and needs that impact employees within Allegan County. A total of seven respondents provided feedback in the form of an open-ended response. Feedback from respondents included topics related to the *limited availability of housing (not specified), rental deposit assistance, lack of public transportation and childcare.*

Employer Survey Conclusions

Based on the feedback provided by area employers, it appears that over three-fifths (61.5%) of employers in the county have experienced staffing issues as a result of housing. Overall, the lack of available housing and affordability are the top issues for employees in the area. This has resulted in difficulty attracting employees for over three-fourths (76.9%) of the employer respondents, while over one-half (53.9%) have had issues retaining employees. A majority (53.9%) of employer respondents indicated that they would be at least "somewhat" more likely to hire new employees if adequate housing were available in the county, with up to 697 additional employees expected to be hired as a result. Despite the issues that housing can create for employers, it is noteworthy that the majority (84.6%) of the surveyed employers currently do not provide any type of housing assistance, and almost one-half (46.2%) would not consider providing such programs in the future. However, two of the employer respondents did note that they do currently offer some type of relocation assistance and nearly one-third (30.8%) of respondents would consider offering this type of assistance. Among various future government housing programs and initiatives, employer respondents consider new housing development/redevelopment and renter/homebuyer assistance to be the most important. Overall, the consensus among area employers is that Allegan County is most in need of entry level for-sale housing (below $200,000) and moderate market-rate rental housing ($750 to $1,250/month). Among product types, it appears that employers consider single-family homes (both rental and for-sale) to be the most critical need in the area.

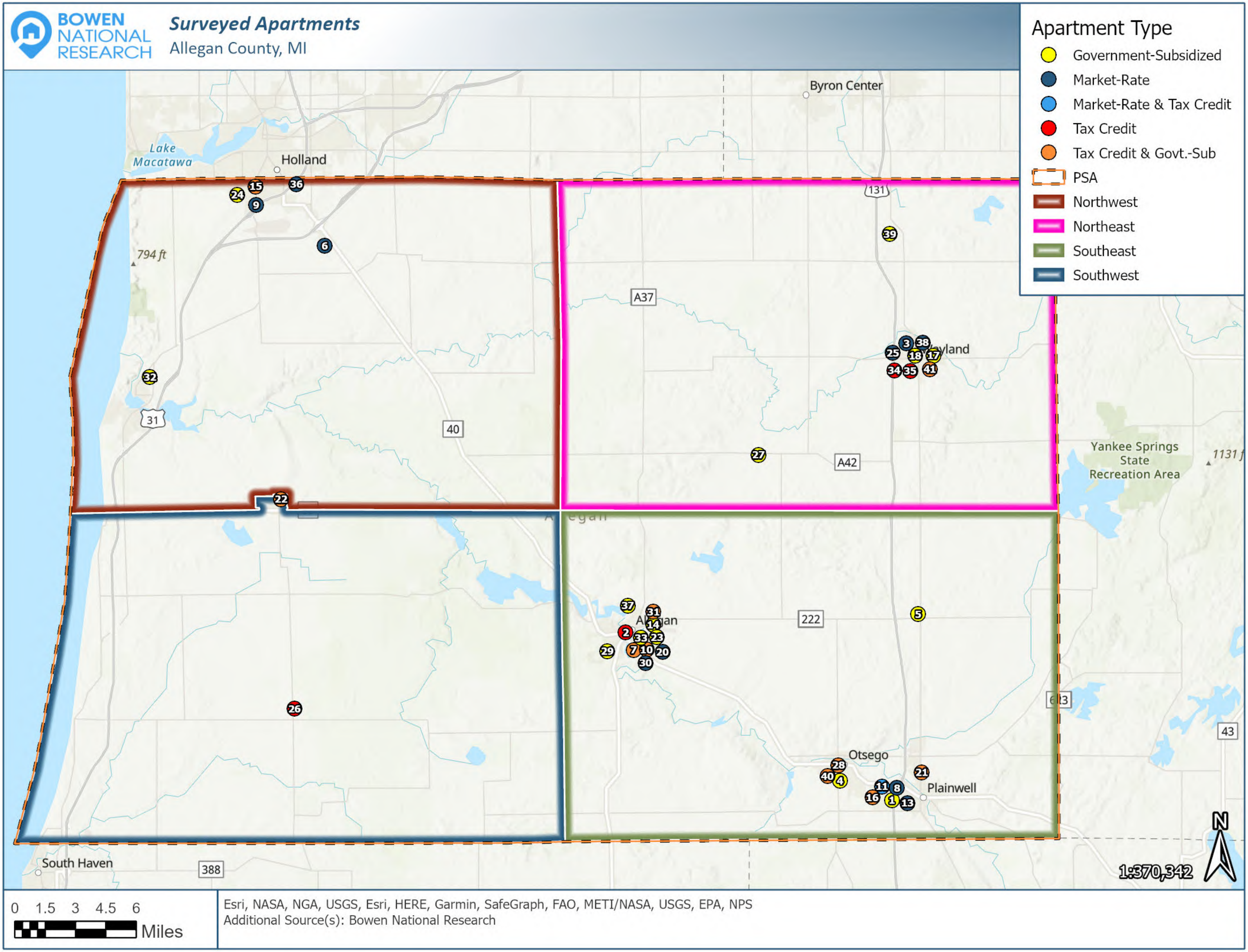
The following table summarizes the top employer responses to critical questions contained within this survey:

Allegan County, Michigan Summary of Employer Survey Results		
Category	**Top Needs / Issues**	**Consensus**
Difficulty Attracting/Retaining Employees Due to Housing	• Yes • No	**61.5%** **7.7%**
Housing Issues for Employees	• Lack of Available Housing • Unaffordable Rental Housing • Unaffordable For-Sale Housing	**84.6%** **69.2%** **61.5%**
Impacts for Employers	• Difficulty Attracting Employees • Difficulty Retaining Employees	**76.9%** **53.9%**
Effects of Adequate Housing Supply	• Somewhat/Much More Likely to Hire New Employees • Additional Employees Hired	**53.9%** **Up to 697**
Employer Housing Assistance	• Relocation Assistance • Do Not Currently Provide Housing Assistance to Employees	**15.4%** **84.6%**
Housing Assistance Program Consideration	• Housing Relocation Reimbursement • Housing Relocation Services/Assistance • Would Not Consider Housing Assistance	**30.8%** **23.1%** **46.2%**
Housing Program or Policy Importance	• New Housing Development/Redevelopment • Renter Assistance • Homebuyer Assistance • Direct Government Investment in Land for Workforce Housing (Land Banking)	**83.3*** **65.9*** **55.0*** **50.0***
Housing Needs by Price	• Entry Level/Workforce For-Sale Housing (Below $200,000) • Moderate Market-Rate Rental Housing ($750-$1,250/month) • Affordable Rental Housing (Under $750/month)	**100.0%** **91.7%** **58.3%**
Housing Needs by Product Type	• Single-Family Homes (Owner) • Single-Family Homes (Rental) • Multifamily Apartments • Duplex/Townhome (Rental)	**100.0%** **50.0%** **41.7%** **41.7%**

*Denotes weighted score

ADDENDUM A:

FIELD SURVEY OF CONVENTIONAL RENTALS



BOWEN NATIONAL RESEARCH
Surveyed Apartments
Allegan County, MI
Apartment Type
Government-Subsidized
Market-Rate
Market-Rate & Tax Credit
Tax Credit
Tax Credit & Govt.-Sub
PSA
Northwest
Northeast
Southeast
Southwest
Byron Center
Lake Macatawa
Holland
794 ft
Wayland
Yankee Springs State Recreation Area
1131 ft
Allegan
Otsego
Plainwell
South Haven
A37
A42
40
31
131
222
43
388
1:370,342
N
0 1.5 3 4.5 6
Miles
Esri, NASA, NGA, USGS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
Additional Source(s): Bowen National Research

	Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate
	1	12th Street Apts.	GSS	C	1985	32	0	100.0%
♦	2	Allegan Senior Residences	TAX	B+	2012	20	2	90.0%
	3	Arbor Mill Apts.	MRR	B-	1990	40	0	100.0%
♦	4	Baraga Manor	GSS	C	1984	48	0	100.0%
	5	Beech Lane Apts.	GSS	C+	1983	24	0	100.0%
	6	Black River Flats	MRR	A	2021	240	48	80.0%
♦	7	Bridgeport	TGS	B-	1989	49	0	100.0%
	8	Country Knoll Apts.	MRR	B-	1970	72	0	100.0%
	9	Crown Pointe Apts.	MRR	B+	1991	184	0	100.0%
	10	Eastern Avenue Apts.	TGS	B	1999	10	0	100.0%
♦	11	Emerald Park Apts. Family & Senior	MRT	A-	2005	98	2	98.0%
♦	12	Emerald Woods Family & Senior	MRT	A-	2007	101	2	98.0%
	13	Georgian Apts.	MRR	B-	1970	33	0	100.0%
♦	14	Grand Ravine Senior Housing	GSS	C	1982	32	0	100.0%
	15	Harbor Village Apts.	TGS	B	1972	120	0	100.0%
	16	Heritage Meadows	TGS	A	2003	20	0	100.0%
♦	17	Heritage Village I	GSS	B-	1986	40	0	100.0%
	18	Heritage Village II	GSS	B	1986	28	0	100.0%
♦	19	Heritage Village III	GSS	B-	1986	12	0	100.0%
	20	Highpointe Apts.	MRR	B+	2001	251	0	100.0%
♦	21	Koehler Crossing	TGS	C+	1991	28	0	100.0%
	22	Maple Lane & Woodridge Apts.	TGS	B-	1979	60	1	98.3%
	23	Maple Tree Apts.	GSS	B-	1984	48	0	100.0%
	24	Meadow Lanes Townhomes	GSS	B	1978	118	0	100.0%
	25	Mill Street Village	MRR	B	1996	120	0	100.0%
	26	Mystic View Apts. I & II	TAX	B-	1995	40	0	100.0%
	27	Oak Lane Apts.	GSS	B-	1984	24	0	100.0%
	28	Otsego Manor Apts.	TGS	C+	1979	25	0	100.0%
	29	Pine Grove Terrace	GSS	B-	1977	56	0	100.0%
	30	Pritchard Estates Apts.	MRR	B+	1988	48	0	100.0%
	31	Ravine Court	TGS	B+	1999	11	0	100.0%
	32	Ridgewood Oaks	GSS	B-	1980	56	0	100.0%
♦	33	Riversrun Senior Citizen Village	GSS	C+	1989	32	0	100.0%
	34	Sawmill Estates Family	TAX	B	2008	48	0	100.0%
♦	35	Sawmill Estates Senior	TAX	B+	2007	34	0	100.0%
	36	Stone Creek	MRR	B	1996	20	0	100.0%

- ✓ Comparable Property
- ♦ Senior Restricted
- (MRR) Market-Rate
- (MRT) Market-Rate & Tax Credit
- (MRG) Market-Rate & Government-Subsidized
- (MIN) Market-Rate & Income-Restricted (not LIHTC)
- (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
- (TAX) Tax Credit
- (TGS) Tax Credit & Government-Subsidized
- (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
- (TIN) Tax Credit & Income-Restricted (not LIHTC)
- (TMG) Tax Credit, Market-Rate & Government-Subsidized
- (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
- (INR) Income-Restricted (not LIHTC)
- (ING) Income-Restricted (not LIHTC) & Government-Subsidized
- (GSS) Government-Subsidized
- (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate
37	Sunset House	GSS	B	2013	12	0	100.0%
38	Village Green Apts.	MRR	B-	1991	44	0	100.0%
39	Walnut Lane	GSS	B-	1983	24	0	100.0%
40	Washington Manor	TGS	C	1976	12	0	100.0%
41	Westbury Apts.	TGS	B-	1982	32	0	100.0%

Comparable Property
Senior Restricted
(MRR) Market-Rate
(MRT) Market-Rate & Tax Credit
(MRG) Market-Rate & Government-Subsidized
(MIN) Market-Rate & Income-Restricted (not LIHTC)
(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
(TAX) Tax Credit
(TGS) Tax Credit & Government-Subsidized
(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
(TIN) Tax Credit & Income-Restricted (not LIHTC)
(TMG) Tax Credit, Market-Rate & Government-Subsidized
(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
(INR) Income-Restricted (not LIHTC)
(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(GSS) Government-Subsidized
(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

1 12th Street Apts.
349 12th St., Plainwell, MI 49080
Contact: Tom
Phone: (269) 673-4364

Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1985
BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: RD 515, has RA (12 units)

2 Allegan Senior Residences
330 Trowbridge St., Allegan, MI 49010
Contact: Donna
Phone: (844) 401-4885

Total Units: 20 UC: 0 Occupancy: 90.0% Stories: 3 w/Elevator Year Built: 2012
BR: 1, 2 Vacant Units: 2 Waitlist: None AR Year: 2012
Target Population: Senior 55+ Yr Renovated:
Rent Special: None
Notes: Tax Credit

3 Arbor Mill Apts.
542 Mill Street, Wayland, MI 49348
Contact: Ashley W.
Phone: (616) 257-9577

Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1990
BR: 2, 3 Vacant Units: 0 Waitlist: None AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

4 Baraga Manor
301 Washington St., Otsego Township, MI 49078
Contact: Suzanne
Phone: (269) 694-9711

Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 3 w/Elevator Year Built: 1984
BR: 1 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Senior 62+, Disabled Yr Renovated:
Rent Special: None
Notes: HUD Section 8 & HUD Section 202

5 Beech Lane Apts.
1626 10th St, Martin, MI 49070
Contact: Tom
Phone: (269) 673-4364

Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1983
BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: RD 515, has RA (20 units)

- Comparable Property
- Senior Restricted
- (MRR) Market-Rate
- (MRT) Market-Rate & Tax Credit
- (MRG) Market-Rate & Government-Subsidized
- (MIN) Market-Rate & Income-Restricted (not LIHTC)
- (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
- (TAX) Tax Credit
- (TGS) Tax Credit & Government-Subsidized
- (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
- (TIN) Tax Credit & Income-Restricted (not LIHTC)
- (TMG) Tax Credit, Market-Rate & Government-Subsidized
- (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
- (INR) Income-Restricted (not LIHTC)
- (ING) Income-Restricted (not LIHTC) & Government-Subsidized
- (GSS) Government-Subsidized
- (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

6 Black River Flats
2146 Heyboer Dr, Holland, MI 49423

Contact: Sara Mussman
Phone: (616) 344-5996

Total Units: 240 UC: 0 Occupancy: 80.0% Stories: 3 Year Built: 2021
BR: 1, 2 Vacant Units: 48 Waitlist: None AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: Preleasing & 1st units opened 12/2021, stabilized occupancy 100% 10/2022 (for initial phases); Still in lease-up

7 Bridgeport
510 Colonial Dr., Allegan, MI 49010

Contact: Heather
Phone: (269) 673-2948

Total Units: 49 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1989
BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year: 2013
Target Population: Family, Senior 62+, Disabled Yr Renovated:
Rent Special: None
Notes: Tax Credit; HUD Section 8

8 Country Knoll Apts.
329 12th St, Plainwell, MI 49080

Contact: Jennifer
Phone: (269) 685-6772

Total Units: 72 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1970
BR: 1, 2 Vacant Units: 0 Waitlist: 3 mos AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

9 Crown Pointe Apts.
1180 Matt Urban Dr., Holland, MI 49423

Contact: Josh
Phone: (616) 393-2030

Total Units: 184 UC: 0 Occupancy: 100.0% Stories: 2,3 Year Built: 1991
BR: 1, 2 Vacant Units: 0 Waitlist: 7 HH AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

10 Eastern Avenue Apts.
620 Eastern Ave., Allegan, MI 49010

Contact: Nicole
Phone:

Total Units: 10 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1999
BR: 1, 2, 3 Vacant Units: 0 Waitlist: 150 HH AR Year:
Target Population: Homeless, Disabled Yr Renovated:
Rent Special: None
Notes: Tax Credit (9 units); HUD Section 8 & Tax Credit (1 unit); HOME Funds (10 units); Designated for homeless & disabled

- Comparable Property
- Senior Restricted
- (MRR) Market-Rate
- (MRT) Market-Rate & Tax Credit
- (MRG) Market-Rate & Government-Subsidized
- (MIN) Market-Rate & Income-Restricted (not LIHTC)
- (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
- (TAX) Tax Credit
- (TGS) Tax Credit & Government-Subsidized
- (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
- (TIN) Tax Credit & Income-Restricted (not LIHTC)
- (TMG) Tax Credit, Market-Rate & Government-Subsidized
- (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
- (INR) Income-Restricted (not LIHTC)
- (ING) Income-Restricted (not LIHTC) & Government-Subsidized
- (GSS) Government-Subsidized
- (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

♦ **11** Emerald Park Apts. Family & Senior
326 Cross Oaks Dr, Plainwell, MI 49080
Contact: Lois
Phone: (269) 685-9274

Total Units: 98 UC: 0 Occupancy: 98.0% Stories: 2 w/Elevator Year Built: 2005
BR: 1, 2, 3 Vacant Units: 2 Waitlist: None AR Year:
Target Population: Family, Senior 55+ Yr Renovated:
Rent Special: None
Notes: Market-Rate (11 units); Tax Credit (87 units)

♦ **12** Emerald Woods Family & Senior
326 Cross Oaks Dr, Otsego Township, MI 49078
Contact: Lois
Phone: (269) 685-9274

Total Units: 101 UC: 0 Occupancy: 98.0% Stories: 2 w/Elevator Year Built: 2007
BR: 2 Vacant Units: 2 Waitlist: None AR Year:
Target Population: Family, Senior 55+ Yr Renovated:
Rent Special: None
Notes: Market-rate (3 units); Tax Credit (98 units)

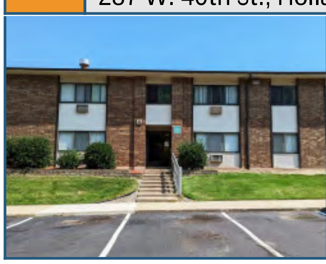
13 Georgian Apts.
507 Union St, Plainwell, MI 49080
Contact: Rachel
Phone: (269) 224-8321

Total Units: 33 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1970
BR: 1, 2, 3 Vacant Units: 0 Waitlist: 2 HH AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

♦ **14** Grand Ravine Senior Housing
725 Grand St., Allegan, MI 49010
Contact: Anna
Phone: (269) 673-7155

Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1982
BR: 1, 2 Vacant Units: 0 Waitlist: 48-60 mos AR Year:
Target Population: Senior 62+, Disabled Yr Renovated: 2006
Rent Special: None
Notes: HUD Section 8 & HUD Section 202; HUD Insured

15 Harbor Village Apts.
287 W. 40th St., Holland, MI 49423
Contact: Cheryl
Phone: (616) 396-7621



Total Units: 120 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1972
BR: 1, 2, 3 Vacant Units: 0 Waitlist: 8-18 mos AR Year: 2005
Target Population: Family Yr Renovated:
Rent Special: None
Notes: Tax Credit; HUD Section 8

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
♦ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

16 Heritage Meadows
317 Heritage Ln., Plainwell, MI 49078
Contact: Amber/Nicole
Phone: (616) 395-9311

Total Units: 20 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2003
BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Homeless, Disabled Yr Renovated:
Rent Special: None
Notes: Tax Credit; HUD Section 8; HOME Funds (20 units)

♦ 17 Heritage Village I
426 E Maple St, Wayland, MI 49348
Contact: Cat Hudson
Phone: (269) 792-6314

Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1986
BR: 1, 2 Vacant Units: 0 Waitlist: Shared; 12 HH AR Year:
Target Population: Family, Senior 62+, Disabled Yr Renovated:
Rent Special: None
Notes: RD 515, has RA (34 units)

18 Heritage Village II
425 E Maple St, Wayland, MI 49348
Contact: Cat Hudson
Phone: (269) 792-6314

Total Units: 28 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1986
BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: Shared; 12 HH AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: RDc515, has RA (23 units)

♦ 19 Heritage Village III
428 E Maple St, Wayland, MI 49348
Contact: Cat Hudson
Phone: (269) 792-6314

Total Units: 12 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1986
BR: 1 Vacant Units: 0 Waitlist: Shared; 12 HH AR Year:
Target Population: Senior 62+, Disabled Yr Renovated:
Rent Special: None
Notes: RD 515, has RA (11 units)

20 Highpointe Apts.
700 Vista Dr., Allegan, MI 49010
Contact: Norma
Phone: (269) 686-8233

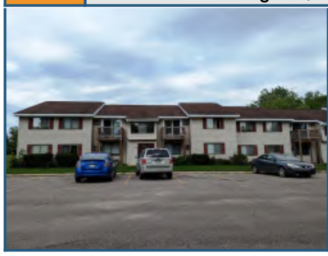
Total Units: 251 UC: 0 Occupancy: 100.0% Stories: 3,3.5 Year Built: 2001
BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: Rent range due to floorplan

✓ Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
♦ Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

♦ **21** **Koehler Crossing**
1100 N. Main St., Plainwell, MI 49080
Contact: Raven
Phone: (269) 685-1907

Total Units: 28 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1991
BR: 1 Vacant Units: 0 Waitlist: 6 HH AR Year:
Target Population: Senior 62+ Yr Renovated: 2012
Rent Special: None
Notes: Tax Credit; RD 515, has RA (26 units)

22 **Maple Lane & Woodridge Apts.**
5640 Landsburg Rd, Fennville, MI 49408
Contact: Lisa
Phone: (269) 561-2782



Total Units: 60 UC: 0 Occupancy: 98.3% Stories: 1,2 Year Built: 1979
BR: 1, 2, 3, 4 Vacant Units: 1 Waitlist: 6-18 mos AR Year:
Target Population: Family Yr Renovated: 2011
Rent Special: None
Notes: Tax Credit; RD 515, has RA (56 units)

23 **Maple Tree Apts.**
500 Streeter St., Allegan, MI 49010
Contact: Tom
Phone: (269) 673-4364

Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1984
BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: RD 515, has RA (48 units)

24 **Meadow Lanes Townhomes**
287 Meadow Ln Dr, Holland, MI 49423
Contact: Amy
Phone: (616) 396-2555

Total Units: 118 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1978
BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: 1brs: 2.5 years; 2brs-4brs: 1.5 yrs AR Year:
Target Population: Family Yr Renovated: 2015
Rent Special: None
Notes:

25 **Mill Street Village**
403 Mill Street #2, Wayland, MI 49348
Contact: Tanya
Phone: (269) 792-9388

Total Units: 120 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1996
BR: 2 Vacant Units: 0 Waitlist: None AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

- Comparable Property
- Senior Restricted
- (MRR) Market-Rate
- (MRT) Market-Rate & Tax Credit
- (MRG) Market-Rate & Government-Subsidized
- (MIN) Market-Rate & Income-Restricted (not LIHTC)
- (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
- (TAX) Tax Credit
- (TGS) Tax Credit & Government-Subsidized
- (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
- (TIN) Tax Credit & Income-Restricted (not LIHTC)
- (TMG) Tax Credit, Market-Rate & Government-Subsidized
- (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
- (INR) Income-Restricted (not LIHTC)
- (ING) Income-Restricted (not LIHTC) & Government-Subsidized
- (GSS) Government-Subsidized
- (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

26 Mystic View Apts. I & II

5590 Thomas Ave, Pullman, MI 49450

Contact: Steve

Phone: (269) 236-5575

Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1995

BR: 3 Vacant Units: 0 Waitlist: 10 HH AR Year:

Target Population: Family Yr Renovated:

Rent Special: None

Notes:

27 Oak Lane Apts.

402 E Main St, Hopkins, MI 49328

Contact: Tom

Phone: (269) 673-4364

Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1984

BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:

Target Population: Family Yr Renovated:

Rent Special: None

Notes: RD 515, has RA (17 units)

28 Otsego Manor Apts.

418 Garfield, Plainwell, MI 49078

Contact: Ashley

Phone: (269) 694-6911

Total Units: 25 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1979

BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year:

Target Population: Family Yr Renovated: 1992

Rent Special: None

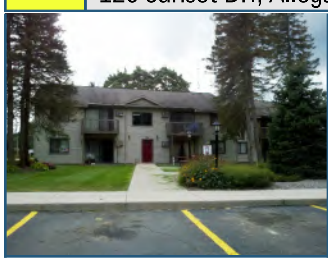
Notes: Tax Credit; RD 515, has RA (9 units)

29 Pine Grove Terrace

120 Sunset Dr., Allegan, MI 49010

Contact: Cherie

Phone: (269) 673-5310



Total Units: 56 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1977

BR: 1, 2 Vacant Units: 0 Waitlist: 50 HH AR Year:

Target Population: Family Yr Renovated: 2001

Rent Special: None

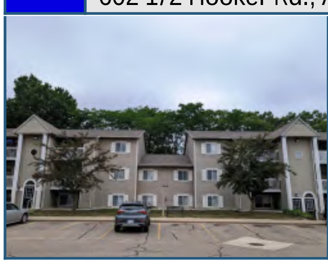
Notes: RD 515, has RA (50 units)

30 Pritchard Estates Apts.

602 1/2 Hooker Rd., Allegan, MI 49010

Contact: Devin

Phone: (269) 673-3770



Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 2,3 Year Built: 1988

BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:

Target Population: Family Yr Renovated:

Rent Special: None

Notes:

- Comparable Property
- Senior Restricted
- (MRR) Market-Rate
- (MRT) Market-Rate & Tax Credit
- (MRG) Market-Rate & Government-Subsidized
- (MIN) Market-Rate & Income-Restricted (not LIHTC)
- (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
- (TAX) Tax Credit
- (TGS) Tax Credit & Government-Subsidized
- (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
- (TIN) Tax Credit & Income-Restricted (not LIHTC)
- (TMG) Tax Credit, Market-Rate & Government-Subsidized
- (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
- (INR) Income-Restricted (not LIHTC)
- (ING) Income-Restricted (not LIHTC) & Government-Subsidized
- (GSS) Government-Subsidized
- (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

31 Ravine Court
731 Ravine Ct., Allegan, MI 49010

Contact: Amber/Nicole
Phone: (616) 395-9311

Total Units: 11 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1999
BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Homeless, Disabled Yr Renovated:
Rent Special: None
Notes: Tax Credit (10 units); HUD Section 8 & Tax Credit (1 unit); HOME Funds (11 units); Designated for homeless & disabled

32 Ridgewood Oaks
1037 N Maple St, Saugatuck, MI 49453

Contact: Mindy
Phone: (269) 857-4331

Total Units: 56 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1980
BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: 6 mos AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: RD 515, has RA (51 units)

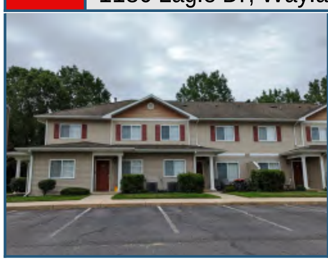
♦ 33 Riversrun Senior Citizen Village
515 Streeter Ave., Allegan, MI 49010

Contact: Allen
Phone: (269) 673-4915

Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1989
BR: 1, 2 Vacant Units: 0 Waitlist: 18 HH AR Year:
Target Population: Senior 62+, Disabled Yr Renovated:
Rent Special: None
Notes: RD 515, has RA (22 units); Former Tax Credit property

34 Sawmill Estates Family
1180 Eagle Dr, Wayland, MI 49348

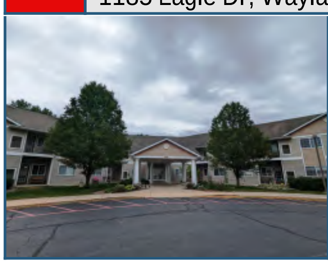
Contact: Jamie
Phone: (269) 792-7500



Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2008
BR: 2, 3 Vacant Units: 0 Waitlist: 6-8 mos AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes: Tax Credit

♦ 35 Sawmill Estates Senior
1185 Eagle Dr, Wayland, MI 49348

Contact: Jamie
Phone: (269) 792-7500



Total Units: 34 UC: 0 Occupancy: 100.0% Stories: 2 w/Elevator Year Built: 2007
BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Senior 55+ Yr Renovated:
Rent Special: None
Notes: Tax Credit

- ✓ Comparable Property
- ♦ Senior Restricted
- (MRR) Market-Rate
- (MRT) Market-Rate & Tax Credit
- (MRG) Market-Rate & Government-Subsidized
- (MIN) Market-Rate & Income-Restricted (not LIHTC)
- (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
- (TAX) Tax Credit
- (TGS) Tax Credit & Government-Subsidized
- (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
- (TIN) Tax Credit & Income-Restricted (not LIHTC)
- (TMG) Tax Credit, Market-Rate & Government-Subsidized
- (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
- (INR) Income-Restricted (not LIHTC)
- (ING) Income-Restricted (not LIHTC) & Government-Subsidized
- (GSS) Government-Subsidized
- (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

36 Stone Creek
881 Montrose Ave., Holland, MI 49423

Contact: Celia
Phone: (616) 392-8883

Total Units: 20 UC: 0 Occupancy: 100.0% Stories: 2,2.5 Year Built: 1996
BR: 2 Vacant Units: 0 Waitlist: None AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

37 Sunset House
3126 Babylon Rd, Allegan, MI 49010

Contact: Jennifer
Phone: (269) 673-2014

Total Units: 12 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2013
BR: 0 Vacant Units: 0 Waitlist: None AR Year:
Target Population: Special Needs Yr Renovated:
Rent Special: None
Notes: HUD Section 202; 100% Developmentally Delayed or Mentally Ill

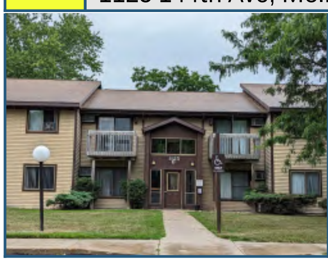
38 Village Green Apts.
532 Forrest St, Wayland, MI 49348

Contact: Leslie
Phone: (616) 840-5173

Total Units: 44 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1991
BR: 1, 2, 3 Vacant Units: 0 Waitlist: 10 HH AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

39 Walnut Lane
1125 144th Ave, Moline, MI 49335

Contact: Cat Hudson
Phone: (269) 792-6314



Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1983
BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Family Yr Renovated:
Rent Special: None
Notes:

40 Washington Manor
360 Washington St., Plainwell, MI 49078

Contact: Ashley
Phone: (269) 694-6911

Total Units: 12 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1976
BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:
Target Population: Family Yr Renovated: 1992
Rent Special: None
Notes: Tax Credit; RD 515, has RA (9 units)

- Comparable Property
- Senior Restricted
- (MRR) Market-Rate
- (MRT) Market-Rate & Tax Credit
- (MRG) Market-Rate & Government-Subsidized
- (MIN) Market-Rate & Income-Restricted (not LIHTC)
- (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized
- (TAX) Tax Credit
- (TGS) Tax Credit & Government-Subsidized
- (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)
- (TIN) Tax Credit & Income-Restricted (not LIHTC)
- (TMG) Tax Credit, Market-Rate & Government-Subsidized
- (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
- (INR) Income-Restricted (not LIHTC)
- (ING) Income-Restricted (not LIHTC) & Government-Subsidized
- (GSS) Government-Subsidized
- (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted

41	Westbury Apts. 201 Hickory Ct, Wayland, MI 49348	Contact: Jen Phone: (269) 792-6477

Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1982

BR: 1, 2, 3 Vacant Units: 0 Waitlist: 13 HH AR Year: 2002

Target Population: Family Yr Renovated:

Rent Special: None

Notes: Tax Credit; RD 515, has RA (25 units)

Comparable Property	(MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized	(TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized
Senior Restricted	(TAX) Tax Credit	(INR) Income-Restricted (not LIHTC)
(MRR) Market-Rate	(TGS) Tax Credit & Government-Subsidized	(ING) Income-Restricted (not LIHTC) & Government-Subsidized
(MRT) Market-Rate & Tax Credit	(TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)	(GSS) Government-Subsidized
(MRG) Market-Rate & Government-Subsidized	(TIN) Tax Credit & Income-Restricted (not LIHTC)	(ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted
(MIN) Market-Rate & Income-Restricted (not LIHTC)	(TMG) Tax Credit, Market-Rate & Government-Subsidized	

ADDENDUM B:

NON-CONVENTIONAL RENTAL SURVEY

Address	City	County	ZIP	Type	Price	Square Feet	Price Per Square Feet	Bed	Bath	Year Built	Source
125 Briggs Street	Allegan	Allegan	49010	Single-family	$1,203	1,622	$0.74	3	2.0	1900	Zillow
227 Elizabeth Street	Fennville	Allegan	49408	Single-family	$1,295	800	$1.62	2	1.0	1957	Zillow
2535 7th Street	Shelbyville	Allegan	49344	Apartment	$1,395	1,300	$1.07	3	2.0	1997	Zillow
4231 128th Avenue	Allegan	Allegan	49010	Single-family	$2,195	1,500	$1.46	3	2.0	1988	Zillow
585 110th Avenue	Plainwell	Allegan	49080	Single-family	$1,700	1,387	$1.23	3	2.0	1950	Zillow
241 Sherman Street	Allegan	Allegan	49010	Single-family	$1,500	1,796	$0.84	4	2.0	1900	Zillow
6557 128th Avenue	Fennville	Allegan	49408	Apartment	$1,800	1,700	$1.06	3	2.0	-	Zillow
3476 104th Avenue	Allegan	Allegan	49010	Single-family	$1,200	800	$1.50	3	1.5	-	Zillow
580 Mason Street	Saugatuck	Allegan	49453	Single-family	$4,500	1,619	$2.78	4	2.0	2013	Zillow
737 Wilderness Ridge Drive	Douglas	Allegan	49406	Single-family	$3,650	2,900	$1.26	4	3.5	-	Zillow
136 Orchard Street	Plainwell	Allegan	49080	Townhome	$1,150	1,000	$1.15	2	1.0	1889	Zillow
3478 104th Avenue	Allegan	Allegan	49010	Apartment	$900	800	$1.13	1	1.0	1900	Zillow
136 Brady Street	Allegan	Allegan	49010	Apartment	$600	400	$1.50	0	1.0	-	Zillow
3440 Dale Drive	Wayland	Allegan	49080	Mobile Home	$1,249	-	-	3	2.0	-	Zillow
721 Brittany Street	Plainwell	Allegan	49080	Mobile Home	$885	-	-	3	2.0	-	Zillow
965 Lafayette Street	Plainwell	Allegan	49080	Apartment	$610	-	-	2	2.0	-	Zillow
715 Bordeaux Street	Plainwell	Allegan	49080	Mobile Home	$635	-	-	2	2.0	-	Zillow
1232 116 Avenue	Martin	Allegan	49070	Single-family	$1,600	-	-	3	3.5	-	Realtor.com
17 Berreta Drive	Shelbyville	Allegan	49344	Single-family	$2,000	1,906	$1.05	3	2.0	2018	Realtor.com
414 Russell Street	Allegan	Allegan	49010	Apartment	$895	-	-	2	1.0	-	Realtor.com
2416 Gemstone Court	Shelbyville	Allegan	49344	Single-family	$2,495	2,060	$1.21	4	2.0	-	Realtor.com
3674 Lincoln Road	Hamilton	Allegan	49419	Single-family	$2,100	1,430	$1.47	4	2.0	1916	Realtor.com
169 South Lake Doster Drive	Plainwell	Allegan	49080	Single-family	$2,700	2,200	$1.23	4	2.5	1979	Realtor.com
3136 Lincoln Road	Hamilton	Allegan	49419	Single-family	$2,300	-	-	4	2.5	-	Realtor.com
241 Helen Avenue	Otsego	Allegan	49078	Apartment	$1,000	-	-	1	1.0	-	Realtor.com
2374 Patterson Road	Shelbyville	Allegan	49344	Single-family	$2,400	2,000	$1.20	4	3.0	-	Realtor.com
297 West Center Street	Douglas	Allegan	49406	Single-family	$1,500	1,432	$1.05	3	2.0	1986	Realtor.com

ADDENDUM C:

SENIOR CARE HOUSING SURVEY

Assisted Living – Home for the Aged and Large Group Homes									
Map ID	**Facility Name**	**Address**	**City**	**Year Built/ Renovated**	**Licensed Beds**	**Marketed Beds**	**Vacant Beds**	**Occ. Rate**	**Base Monthly Rates**
A-1	Harbors Health Facility	243 Wiley Rd.	Douglas	1980	28	28	10	64.3%	Room Rate $3,100 - $3,950 LOC $350 - $1,150
A-2	Vicinia Gardens of Otsego	700 Eley Street	Otsego	2015	56	52	4	92.3%	AL $4,500 - $5,000 Memory Care $5,100-$6,000
A-3	Addington Place of LakeSide Vista Amsterdam Haus	340 West 40th Street	Holland	1984	20	20	1	95.0%	$5,330 - $6,160 Plus LOC $4,563 - $27,375
A-4	Addington Place of LakeSide Vista Delph Haus	344 West 40th Street	Holland	1984	20	20	1	95.0%	$5,330 - $6,160 Plus LOC $4,563 - $27,375
A-5	Addington Place of LakeSide Vista Friesland Haus	346 West 40th Street	Holland	1984	20	20	1	95.0%	$5,330 - $6,160 Plus LOC $4,563 - $27,375
A-6	Addington Place of LakeSide Vista Rotterdam Haus	340 West 40th Street	Holland	1984	20	20	1	95.0%	$5,330 - $6,160 Plus LOC $4,563 - $27,375
A-7	Addington Place of LakeSide Vista Zeeland Haus	346 West 40th Street	Holland	1984	20	20	20	0.0%	$5,330 - $6,160 Plus LOC $4,563 - $27,375
A-8	Green Acres of Wayland	298 Kay Lane	Wayland	2015	20	20	0	100.0%	$4,090 - $4,900
A-9	Green Acres of Wayland II	268 Kay Lane	Wayland	2017	20	20	0	100.0%	$4,090 - $4,900
A-10	Maplewood of Sandy Creek	425 East Elm Street	Wayland	UNK	20	20	14	30.0%	$2,707 - $3,224 Plus LOC $6,630 - $9,357
A-11	Stanford Lodge	409 Naomi Street	Plainwell	UNK	20	20	2	90.0%	$4,200 - $4,500

UNK – Unknown
LOC – Level of Care

Nursing Care									
Map ID	**Facility Name**	**Address**	**City**	**Year Built/ Renovated**	**Licensed Beds**	**Marketed Beds**	**Vacant Beds**	**Occ. Rate**	**Base Monthly Rates**
N-1	Allegan County Medical Care Facility	3265 122nd Ave R2	Allegan	1971	70	42	12	71.4%	$9,855
N-2	Douglas Cove Health and Rehabilitation	243 Wiley Road	Douglas	1980	51	51	8	84.3%	$7,011 - $8,463
N-3	Ely Manor	1200 Ely St	Allegan	1980 Est.	101	77	0	100.0%	$10,129-$11,254
N-4	Laurels of Sandy Creek	425 E Elm St	Wayland	NA	99	99	38	61.6%	$8,060-$11,771
N-5	Life Care Center of Plainwell	320 Brigham St	Plainwell	1970 Est.	119	105	23	78.1%	$6,084 - $10,000

Est. - Estimated

ADDENDUM D:

COMMUNITY INPUT RESULTS

STAKEHOLDER SURVEY

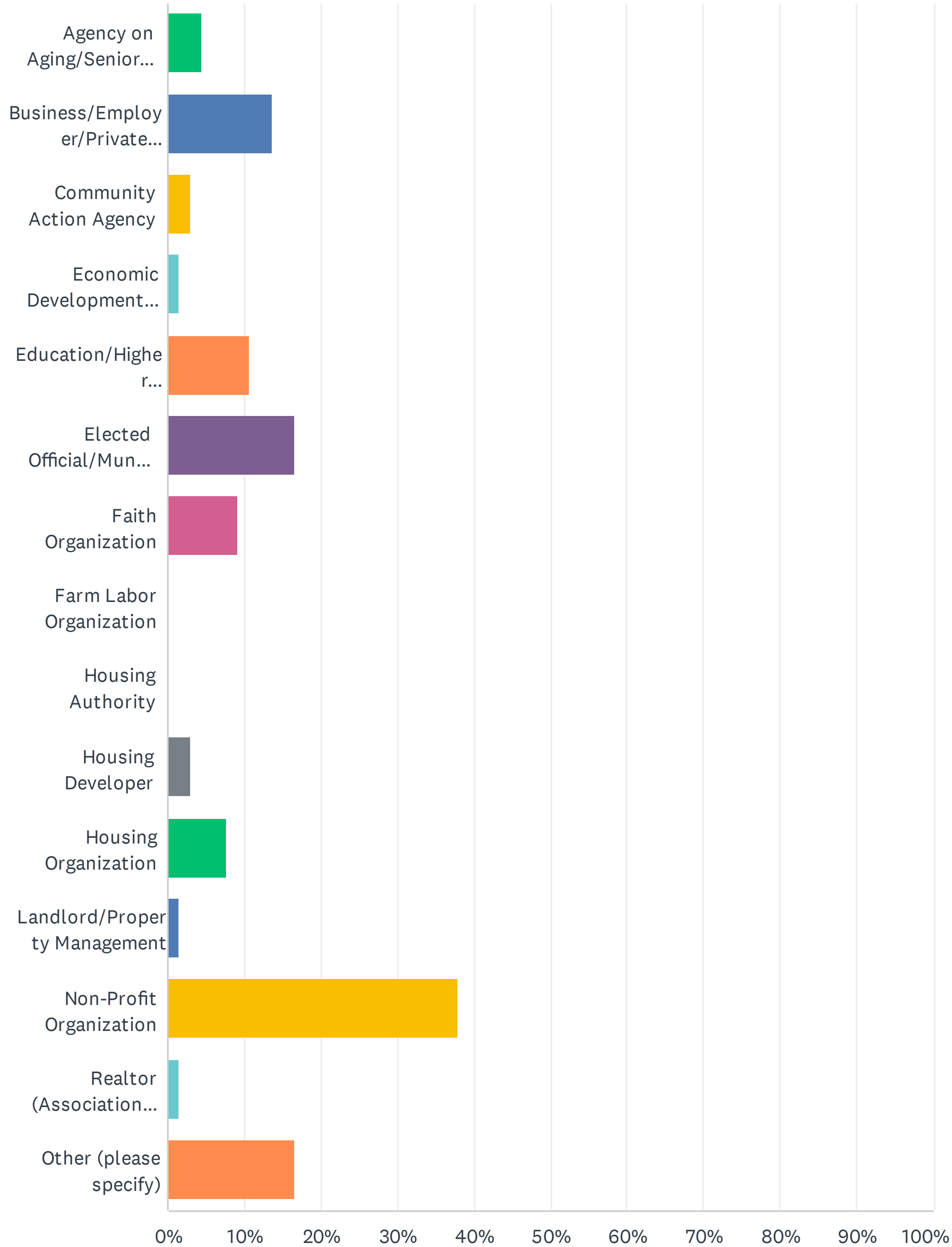
Q1 Please provide your contact information, should we need to follow-up with this response.

Answered: 66 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	66
Organization	100.00%	66
Email Address	100.00%	66
Phone Number	98.48%	65

Q2 What type of organization do you represent? (select all that apply)

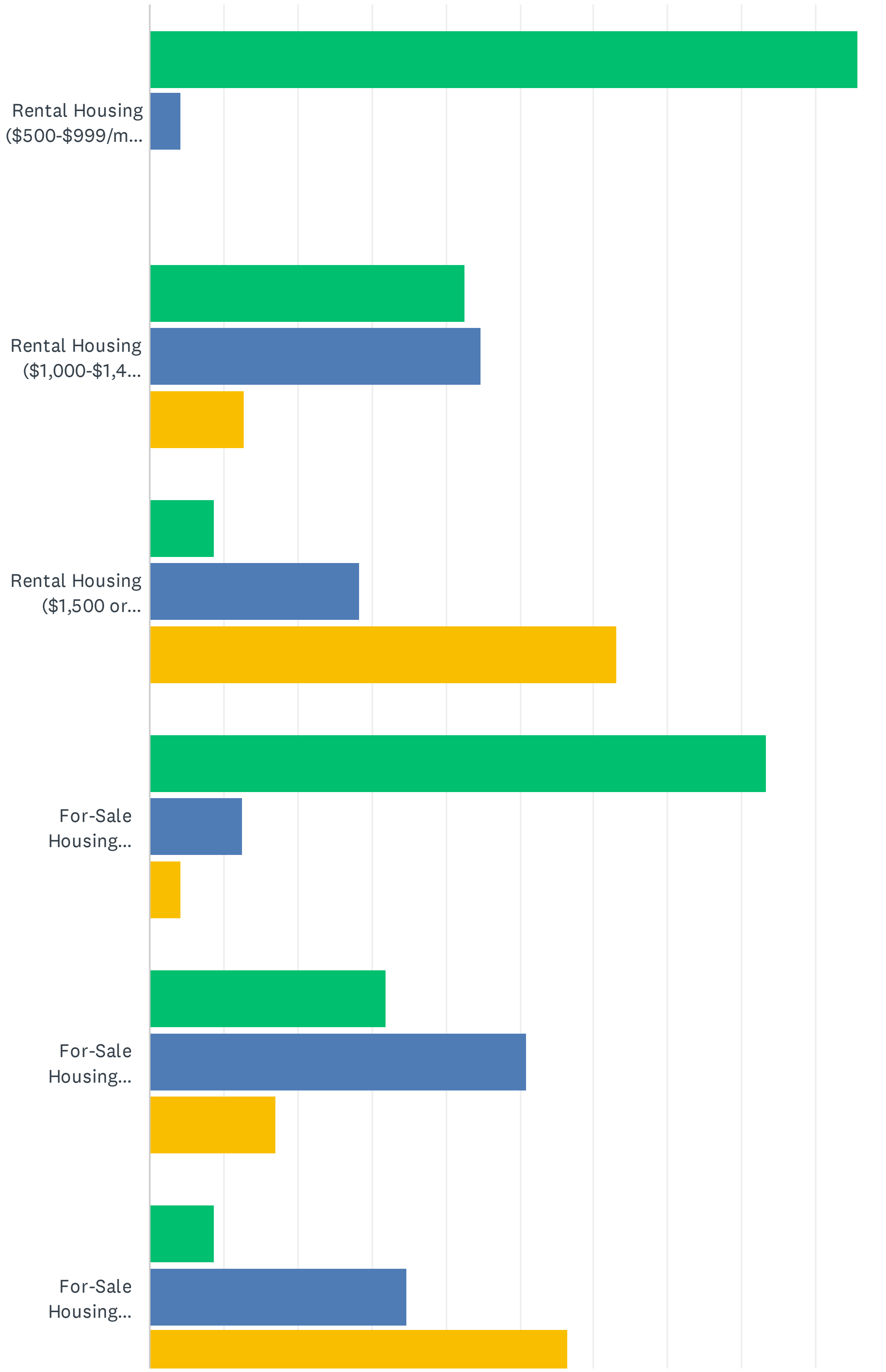
Answered: 66 Skipped: 0

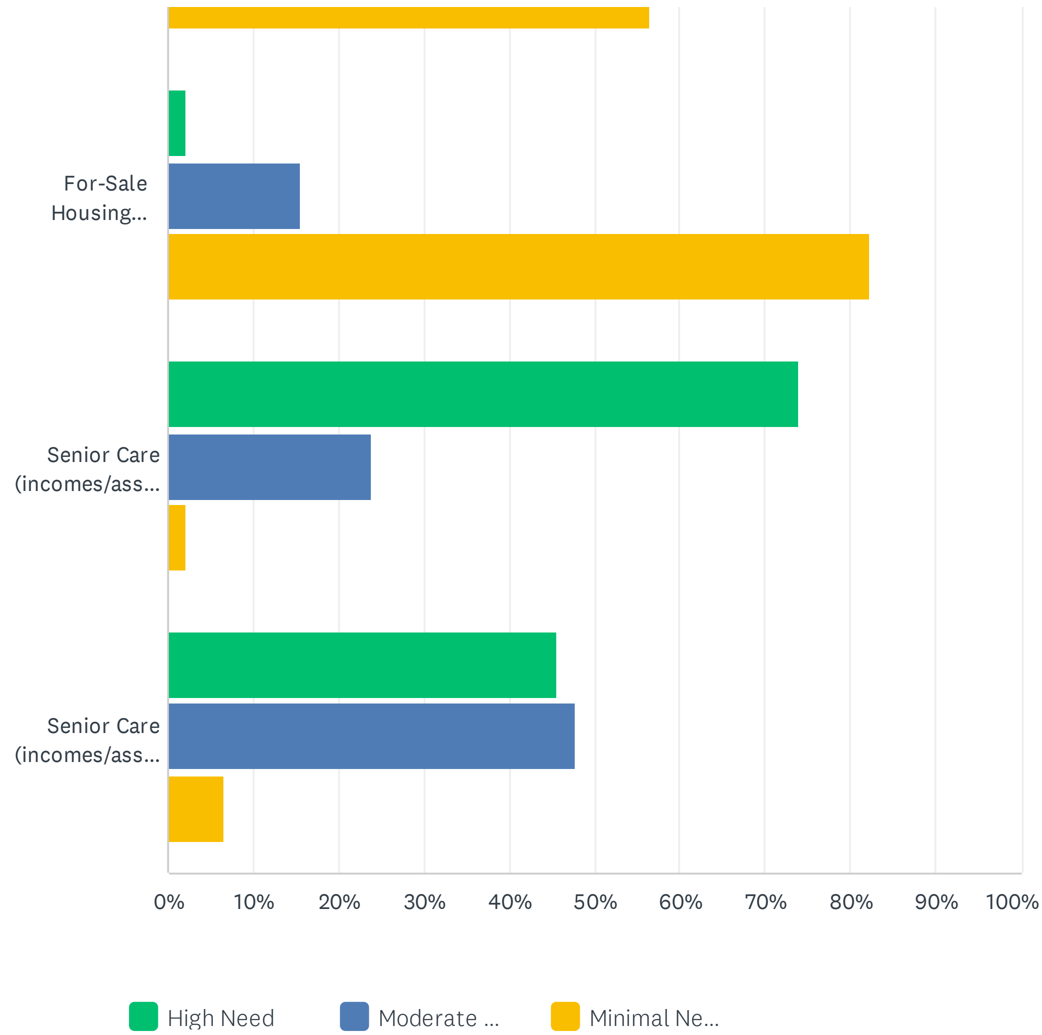


ANSWER CHOICES	RESPONSES	
Agency on Aging/Senior Services	4.55%	3
Business/Employer/Private Sector	13.64%	9
Community Action Agency	3.03%	2
Economic Development Organizations	1.52%	1
Education/Higher Education/University	10.61%	7
Elected Official/Municipal Contact/Local Government	16.67%	11
Faith Organization	9.09%	6
Farm Labor Organization	0.00%	0
Housing Authority	0.00%	0
Housing Developer	3.03%	2
Housing Organization	7.58%	5
Landlord/Property Management	1.52%	1
Non-Profit Organization	37.88%	25
Realtor (Association/Board of Realtors/Etc.)	1.52%	1
Other (please specify)	16.67%	11
Total Respondents: 66		

Q3 To what degree are each of the following housing types needed by price point within the county? (Note: Senior care reflects household income/assets as opposed to rents/fees)

Answered: 48 Skipped: 18

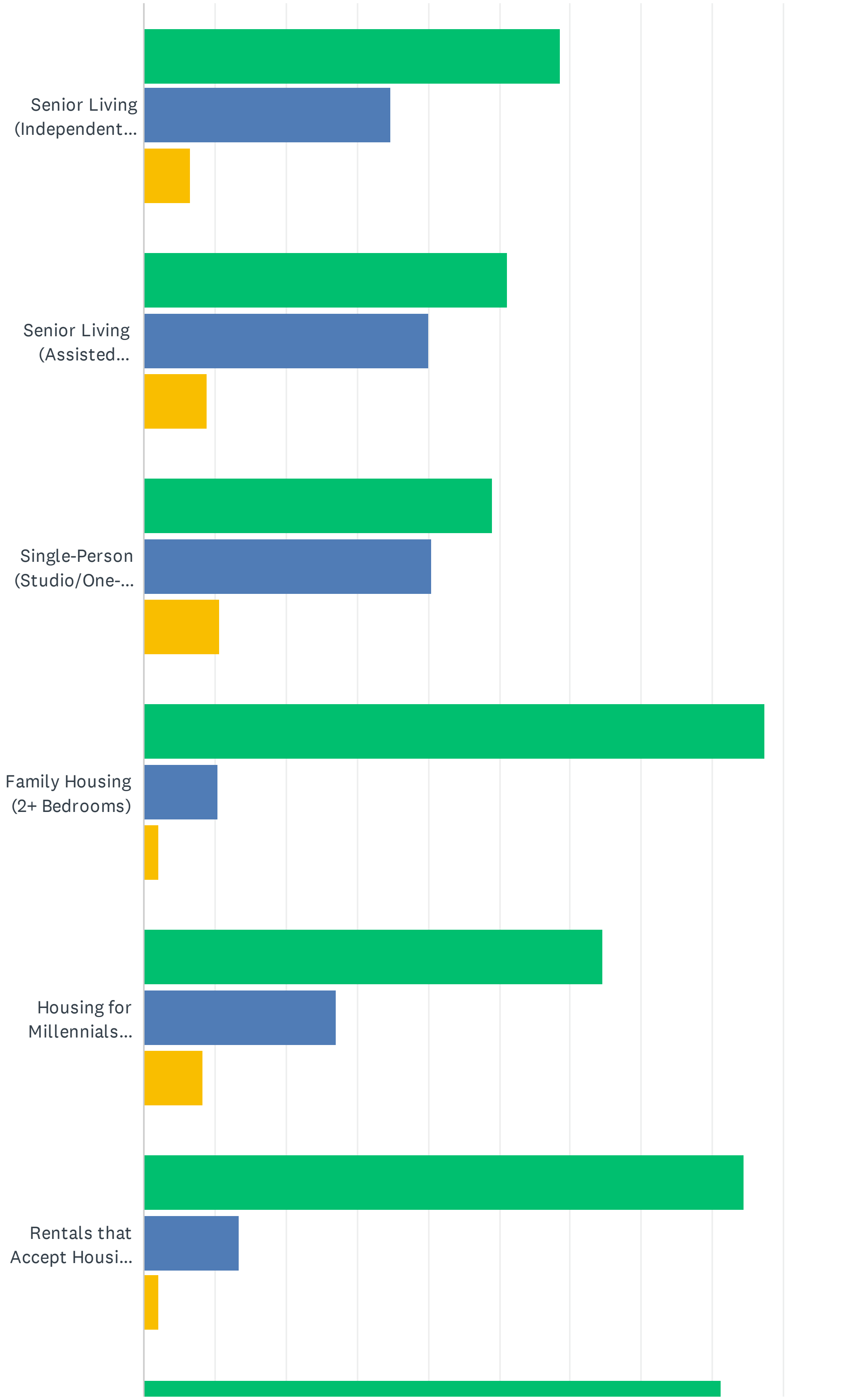


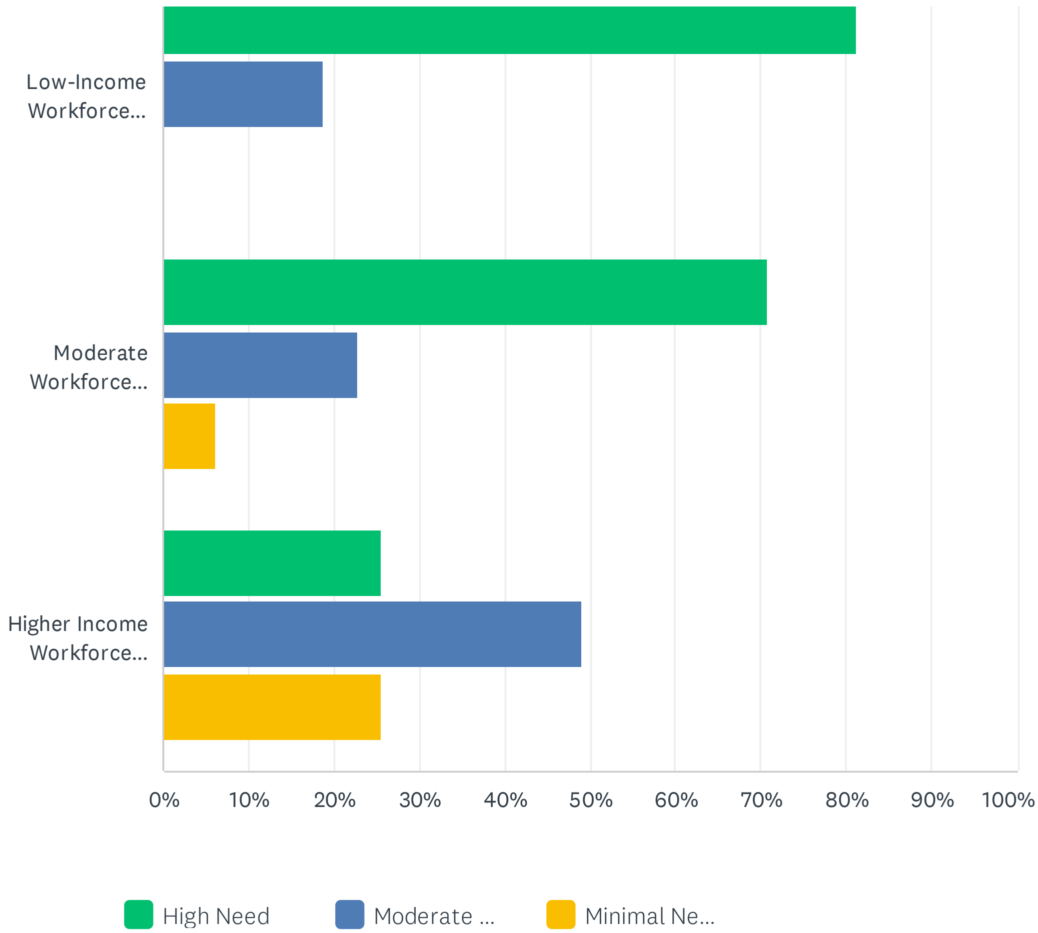


	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Rental Housing ($500-$999/month)	95.83% 46	4.17% 2	0.00% 0	48	1.04
Rental Housing ($1,000-$1,499/month)	42.55% 20	44.68% 21	12.77% 6	47	1.70
Rental Housing ($1,500 or more/month)	8.70% 4	28.26% 13	63.04% 29	46	2.54
For-Sale Housing ($150,000-$199,999)	83.33% 40	12.50% 6	4.17% 2	48	1.21
For-Sale Housing ($200,000-$249,999)	31.91% 15	51.06% 24	17.02% 8	47	1.85
For-Sale Housing ($250,000-$349,999)	8.70% 4	34.78% 16	56.52% 26	46	2.48
For-Sale Housing ($350,000 or more)	2.22% 1	15.56% 7	82.22% 37	45	2.80
Senior Care (incomes/assets <$25,000)	73.91% 34	23.91% 11	2.17% 1	46	1.28
Senior Care (incomes/assets >$25,000)	45.65% 21	47.83% 22	6.52% 3	46	1.61

Q4 What is the need for housing by each of the following populations?

Answered: 48 Skipped: 18

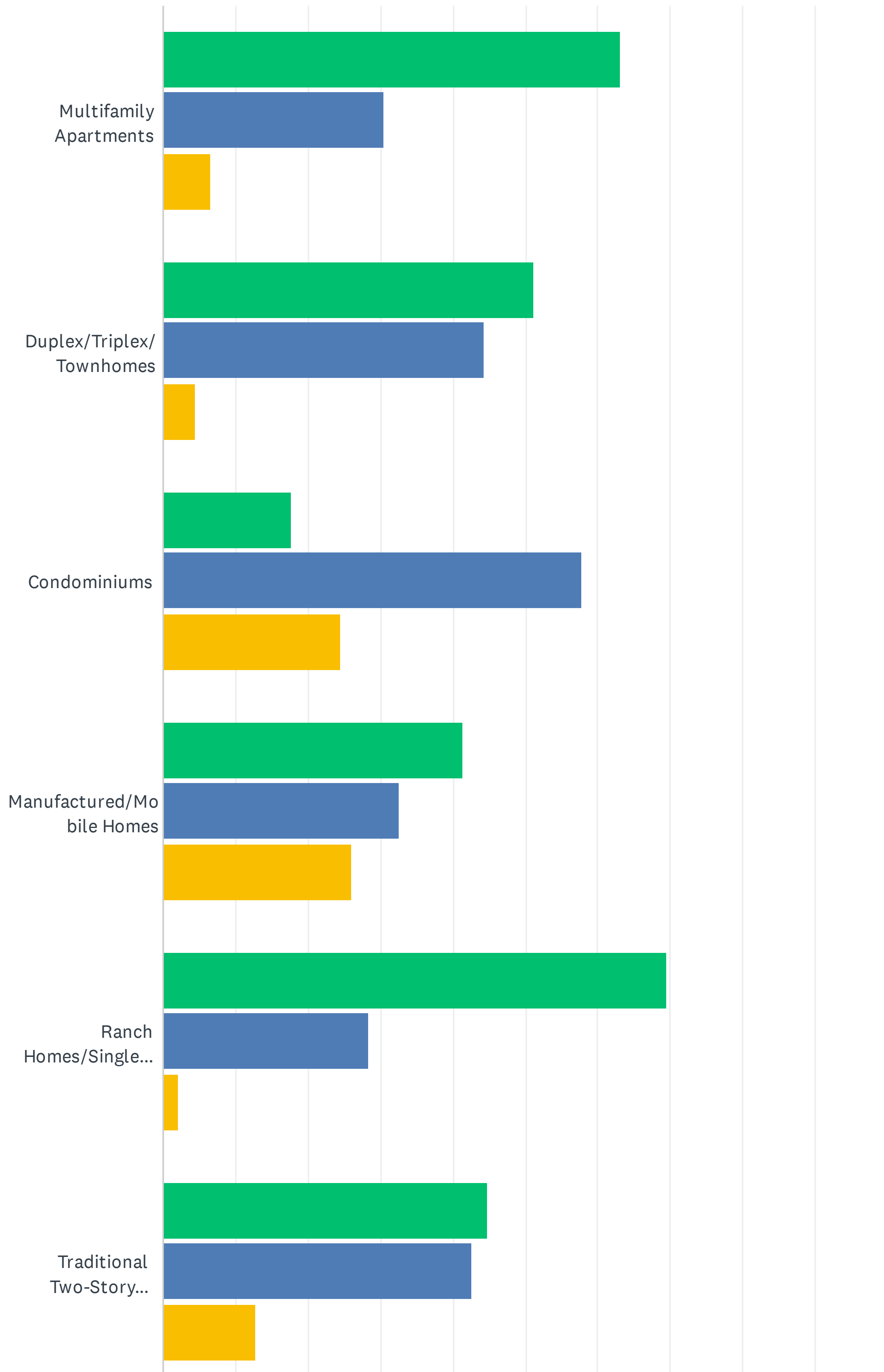


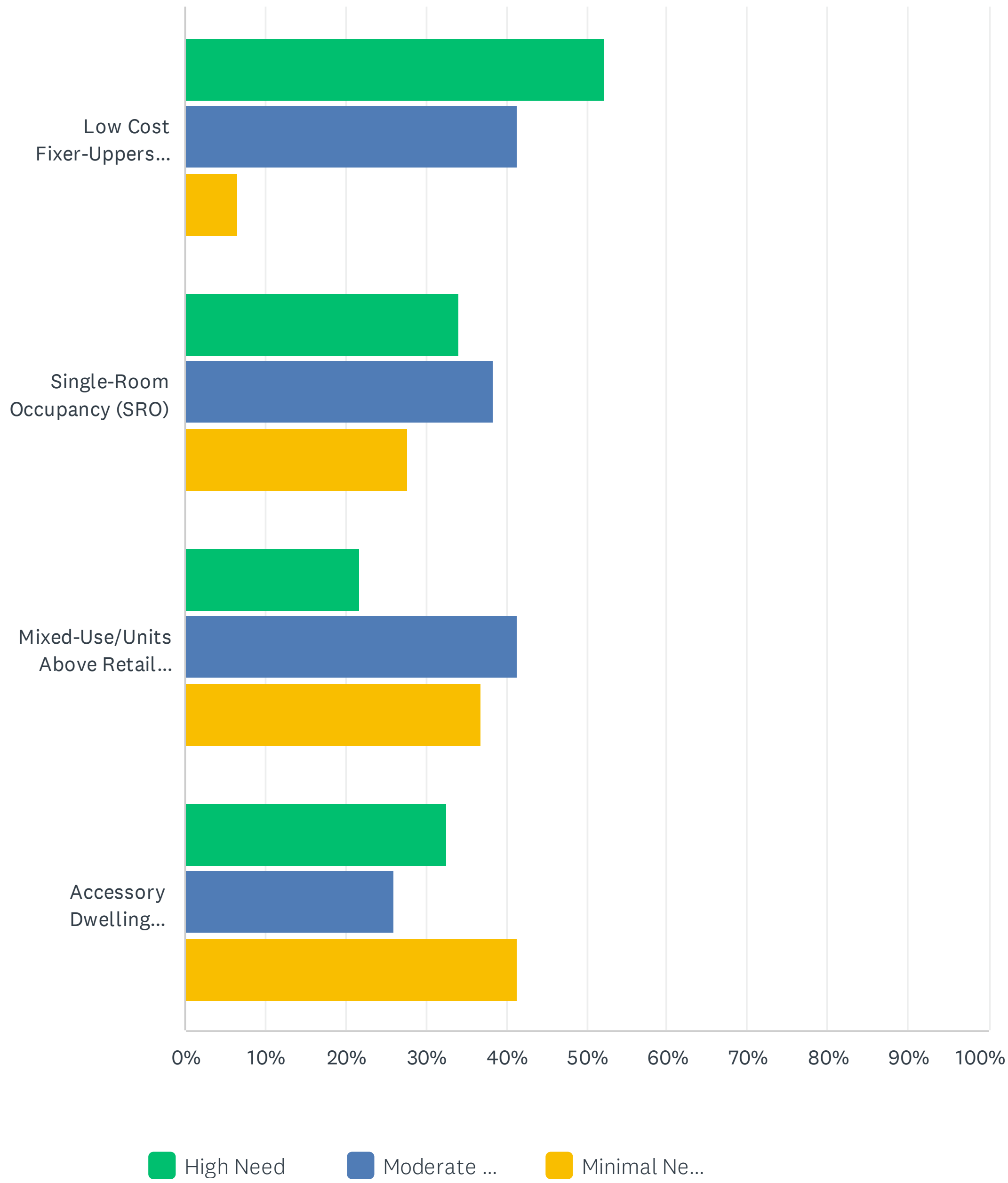


	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Senior Living (Independent Living)	58.70% 27	34.78% 16	6.52% 3	46	1.48
Senior Living (Assisted Living, Nursing Care)	51.11% 23	40.00% 18	8.89% 4	45	1.58
Single-Person (Studio/One-Bedroom)	48.94% 23	40.43% 19	10.64% 5	47	1.62
Family Housing (2+ Bedrooms)	87.50% 42	10.42% 5	2.08% 1	48	1.15
Housing for Millennials (Ages 25-39)	64.58% 31	27.08% 13	8.33% 4	48	1.44
Rentals that Accept Housing Choice Voucher Holders	84.44% 38	13.33% 6	2.22% 1	45	1.18
Low-Income Workforce (<$30k)	81.25% 39	18.75% 9	0.00% 0	48	1.19
Moderate Workforce ($30k-$60k)	70.83% 34	22.92% 11	6.25% 3	48	1.35
Higher Income Workforce ($60k+)	25.53% 12	48.94% 23	25.53% 12	47	2.00

Q5 What is the demand for each of the following housing styles in the county?

Answered: 47 Skipped: 19

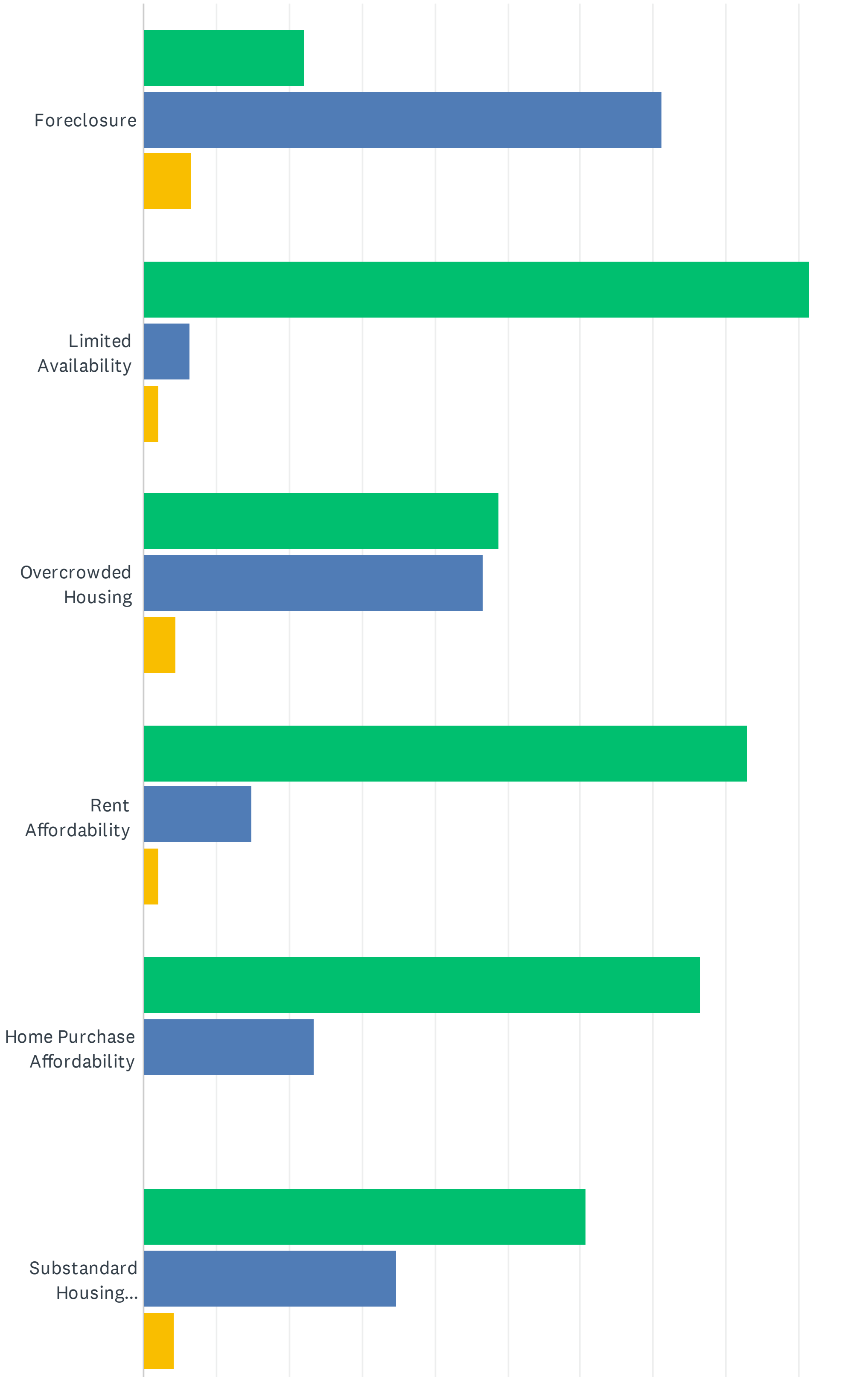


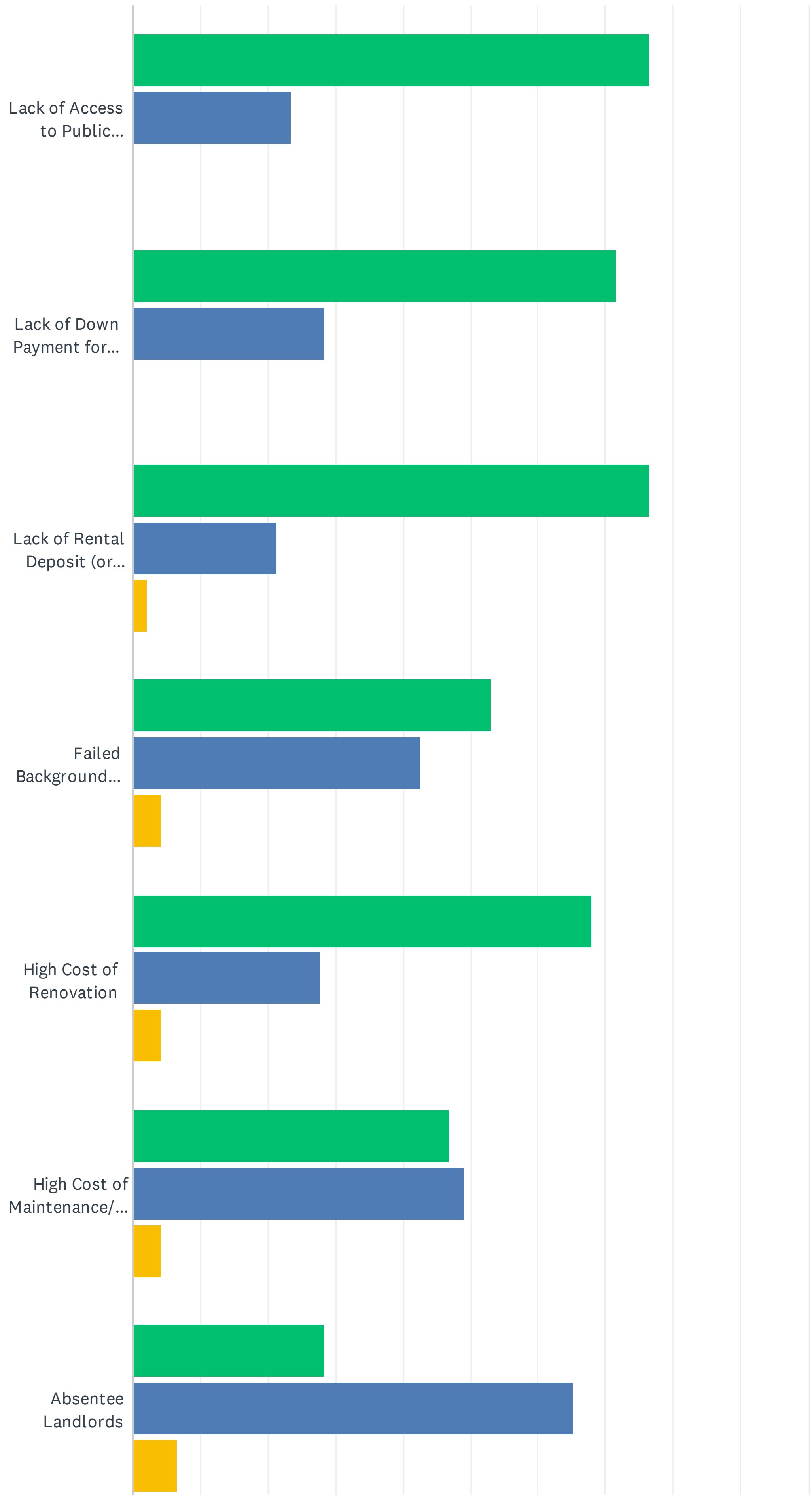

Low Cost Fixer-Uppers...
Single-Room Occupancy (SRO)
Mixed-Use/Units Above Retail...
Accessory Dwelling...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
High Need
Moderate ...
Minimal Ne...

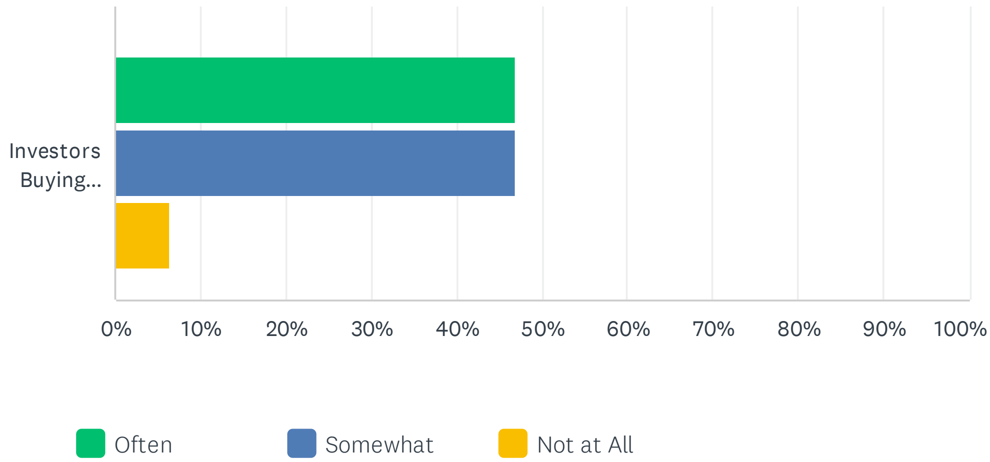
	HIGH NEED	MODERATE NEED	MINIMAL NEED	TOTAL	WEIGHTED AVERAGE
Multifamily Apartments	63.04% 29	30.43% 14	6.52% 3	46	1.43
Duplex/Triplex/Townhomes	51.11% 23	44.44% 20	4.44% 2	45	1.53
Condominiums	17.78% 8	57.78% 26	24.44% 11	45	2.07
Manufactured/Mobile Homes	41.30% 19	32.61% 15	26.09% 12	46	1.85
Ranch Homes/Single Floor Plan Units	69.57% 32	28.26% 13	2.17% 1	46	1.33
Traditional Two-Story Single-Family Homes	44.68% 21	42.55% 20	12.77% 6	47	1.68
Low Cost Fixer-Uppers (single-family homes)	52.17% 24	41.30% 19	6.52% 3	46	1.54
Single-Room Occupancy (SRO)	34.04% 16	38.30% 18	27.66% 13	47	1.94
Mixed-Use/Units Above Retail (Downtown Housing)	21.74% 10	41.30% 19	36.96% 17	46	2.15
Accessory Dwelling Units/Tiny Houses	32.61% 15	26.09% 12	41.30% 19	46	2.09

Q6 To what extent are each of the following housing issues experienced in the county?

Answered: 47 Skipped: 19



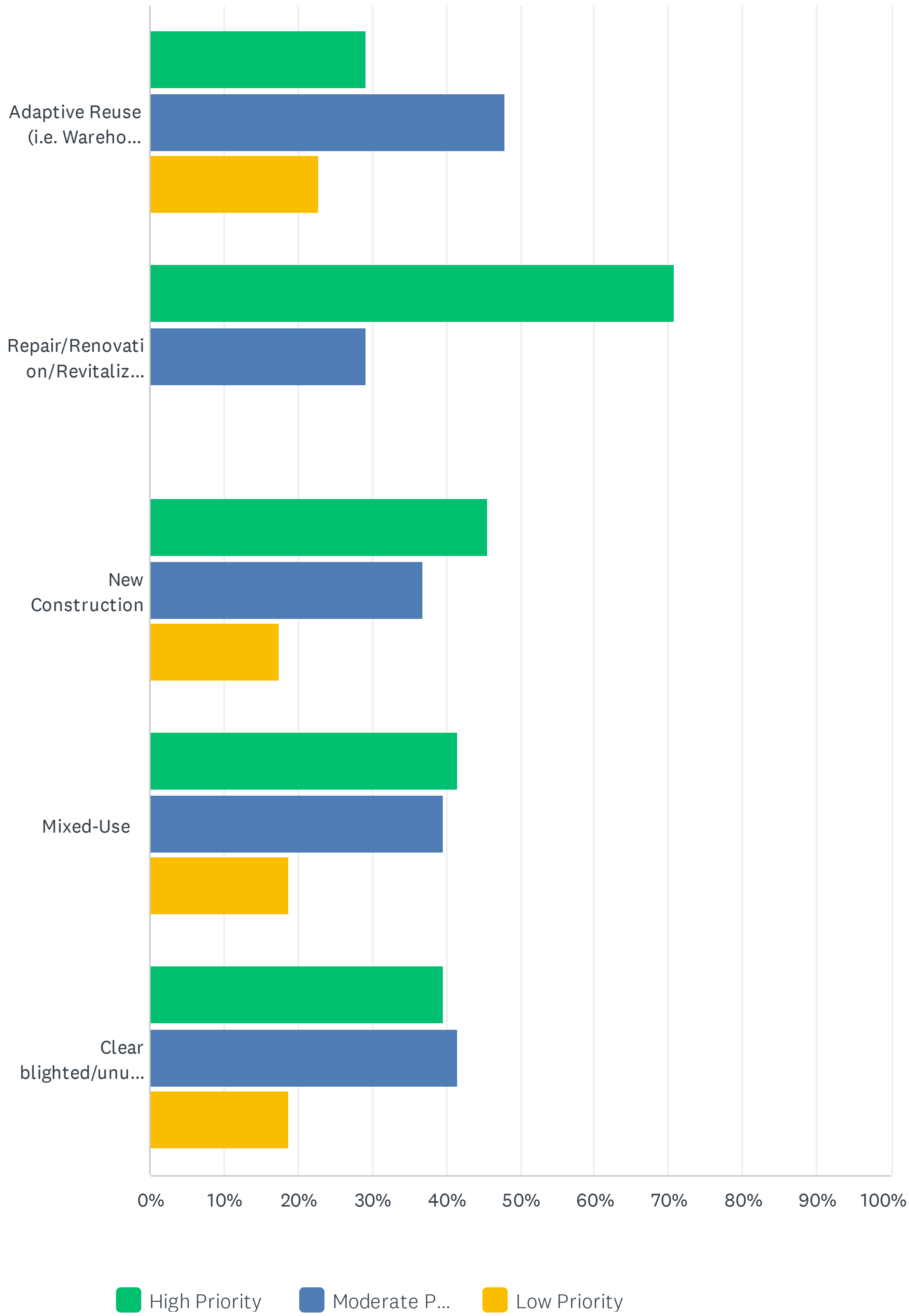

Lack of Access to Public...
Lack of Down Payment for...
Lack of Rental Deposit (or...
Failed Background...
High Cost of Renovation
High Cost of Maintenance/...
Absentee Landlords



	OFTEN	SOMEWHAT	NOT AT ALL	TOTAL	WEIGHTED AVERAGE
Foreclosure	22.22% 10	71.11% 32	6.67% 3	45	1.84
Limited Availability	91.49% 43	6.38% 3	2.13% 1	47	1.11
Overcrowded Housing	48.89% 22	46.67% 21	4.44% 2	45	1.56
Rent Affordability	82.98% 39	14.89% 7	2.13% 1	47	1.19
Home Purchase Affordability	76.60% 36	23.40% 11	0.00% 0	47	1.23
Substandard Housing (quality/condition)	60.87% 28	34.78% 16	4.35% 2	46	1.43
Lack of Access to Public Transportation	76.60% 36	23.40% 11	0.00% 0	47	1.23
Lack of Down Payment for Purchase	71.74% 33	28.26% 13	0.00% 0	46	1.28
Lack of Rental Deposit (or First/Last Month Rent)	76.60% 36	21.28% 10	2.13% 1	47	1.26
Failed Background Checks	53.19% 25	42.55% 20	4.26% 2	47	1.51
High Cost of Renovation	68.09% 32	27.66% 13	4.26% 2	47	1.36
High Cost of Maintenance/Upkeep	46.81% 22	48.94% 23	4.26% 2	47	1.57
Absentee Landlords	28.26% 13	65.22% 30	6.52% 3	46	1.78
Investors Buying Properties and Increasing Rents/Prices	46.81% 22	46.81% 22	6.38% 3	47	1.60

Q7 Rank the priority that should be given to each of the following construction types of housing.

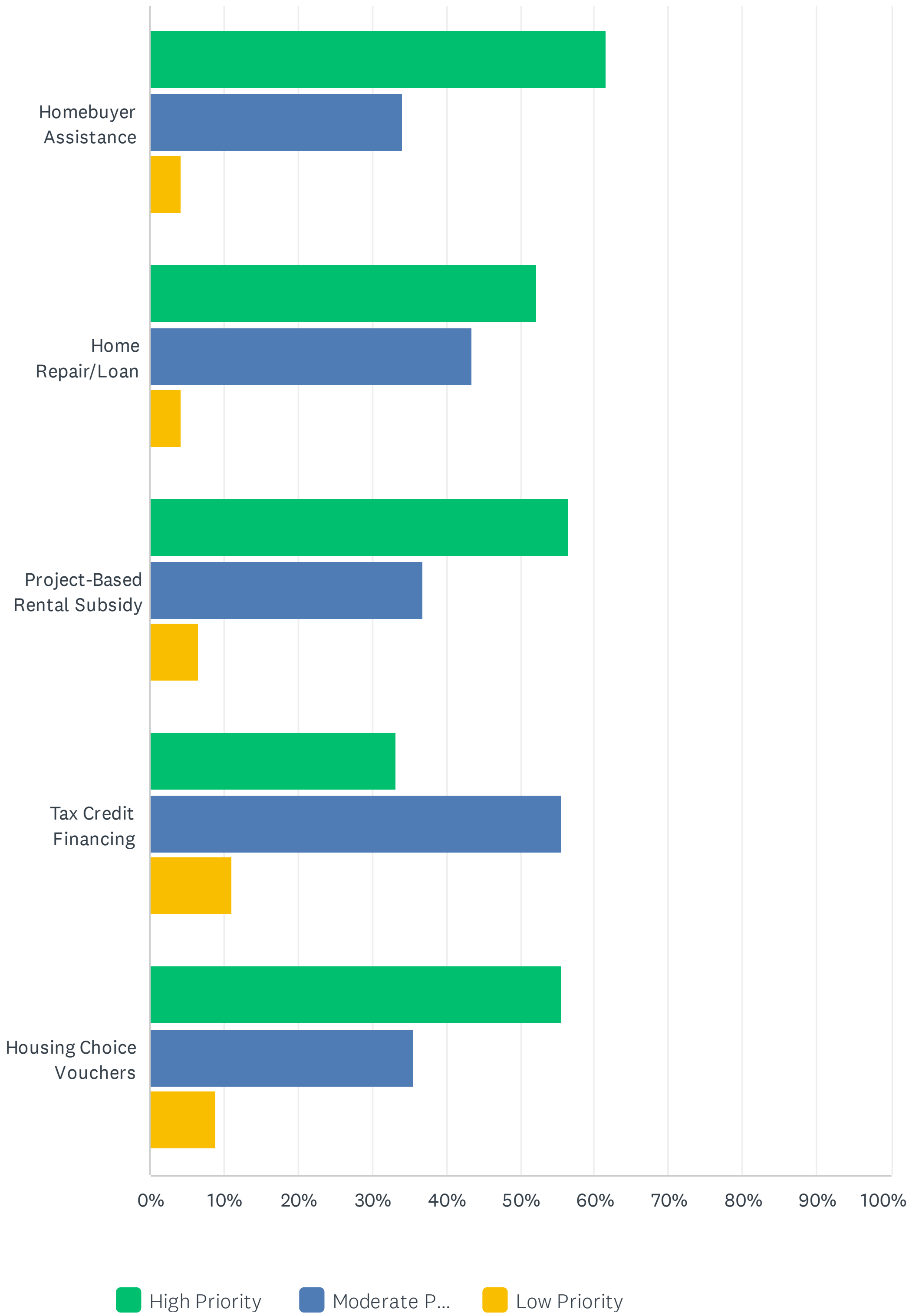
Answered: 48   Skipped: 18



	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Adaptive Reuse (i.e. Warehouse Conversion to Residential)	29.17% 14	47.92% 23	22.92% 11	48	1.94
Repair/Renovation/Revitalization of Existing Housing	70.83% 34	29.17% 14	0.00% 0	48	1.29
New Construction	45.65% 21	36.96% 17	17.39% 8	46	1.72
Mixed-Use	41.67% 20	39.58% 19	18.75% 9	48	1.77
Clear blighted/unused structures to create land for new development	39.58% 19	41.67% 20	18.75% 9	48	1.79

Q8 Rank the priority that should be given to each of the funding types for housing development or preservation.

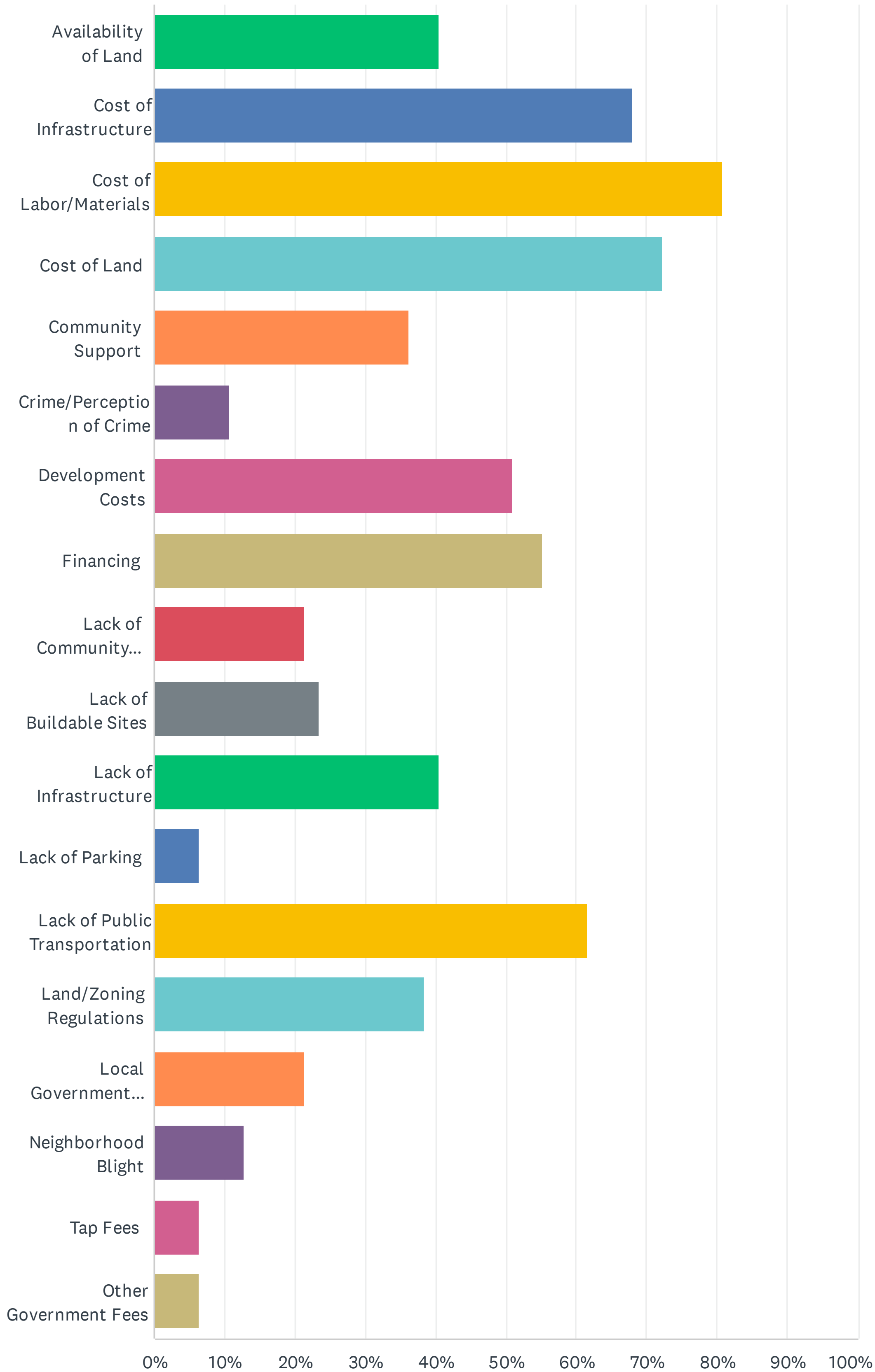
Answered: 47 Skipped: 19



	HIGH PRIORITY	MODERATE PRIORITY	LOW PRIORITY	TOTAL	WEIGHTED AVERAGE
Homebuyer Assistance	61.70% 29	34.04% 16	4.26% 2	47	1.43
Home Repair/Loan	52.17% 24	43.48% 20	4.35% 2	46	1.52
Project-Based Rental Subsidy	56.52% 26	36.96% 17	6.52% 3	46	1.50
Tax Credit Financing	33.33% 15	55.56% 25	11.11% 5	45	1.78
Housing Choice Vouchers	55.56% 25	35.56% 16	8.89% 4	45	1.53

Q9 What common barriers or obstacles exist in the county that you believe limit residential development? (select all that apply)

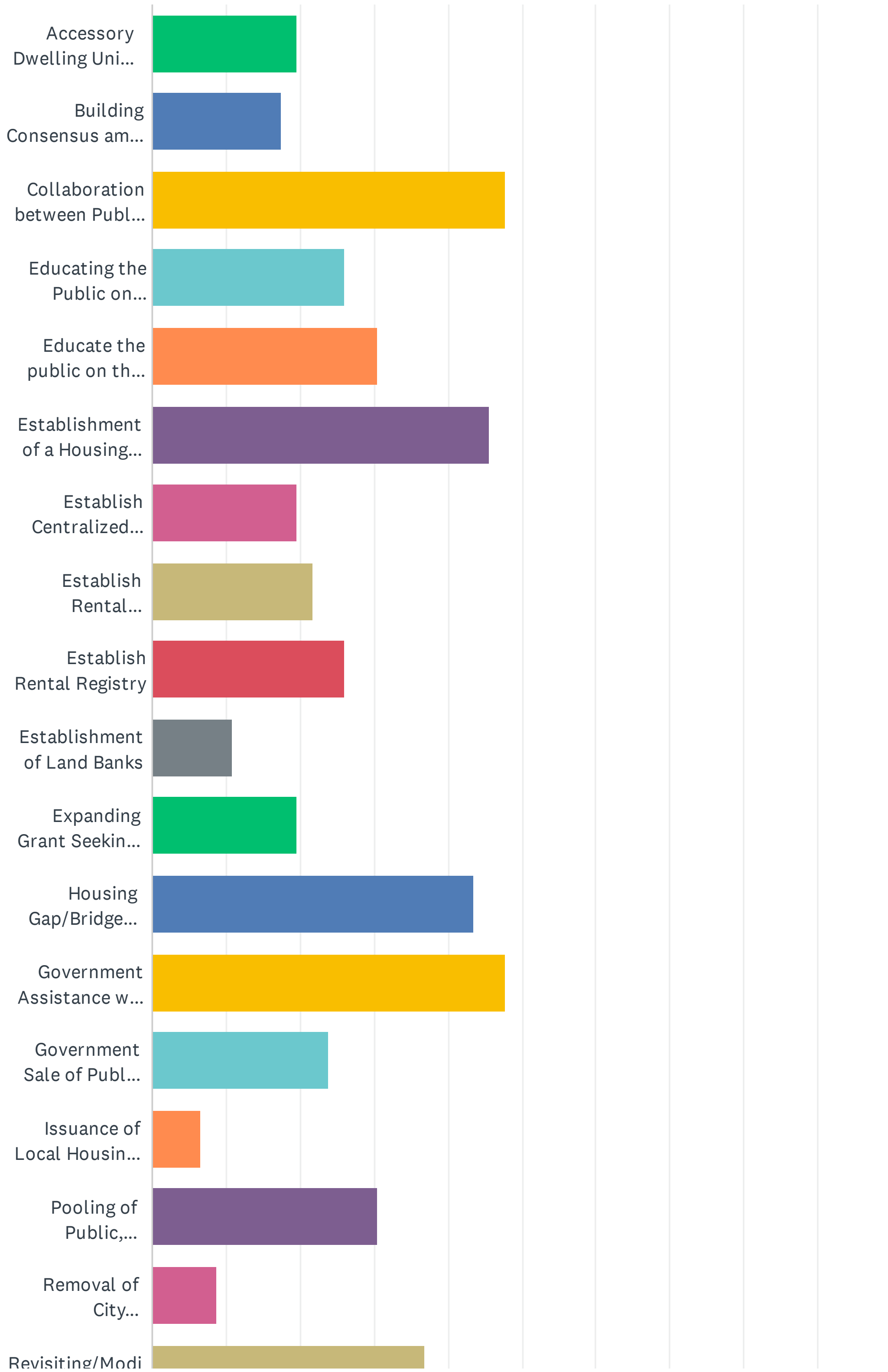
Answered: 47 Skipped: 19

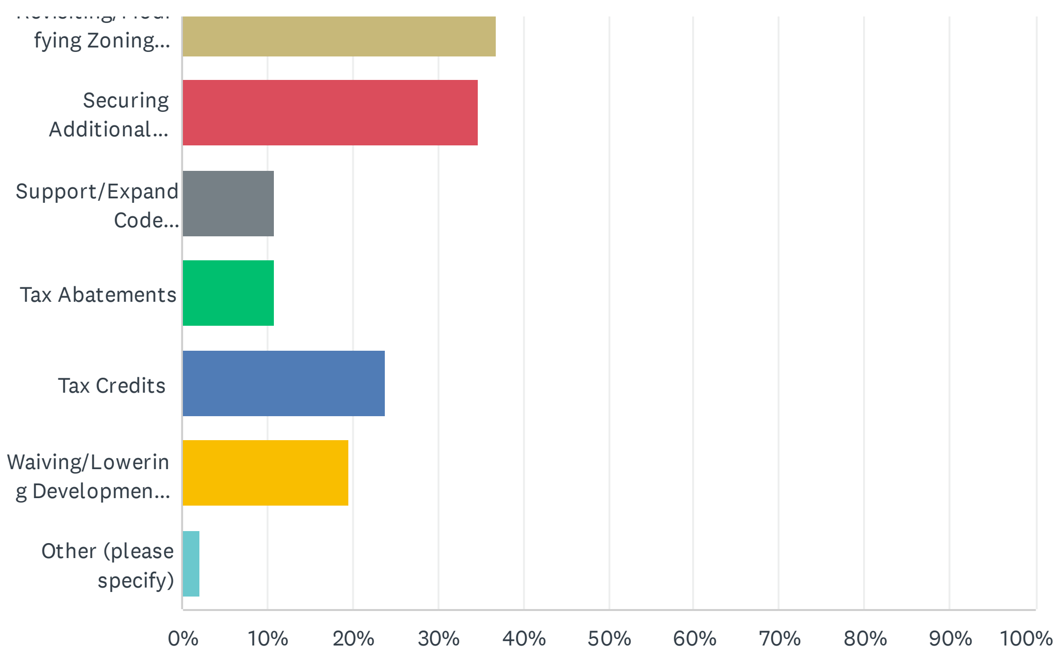

Availability of Land
Cost of Infrastructure
Cost of Labor/Materials
Cost of Land
Community Support
Crime/Perception of Crime
Development Costs
Financing
Lack of Community...
Lack of Buildable Sites
Lack of Infrastructure
Lack of Parking
Lack of Public Transportation
Land/Zoning Regulations
Local Government...
Neighborhood Blight
Tap Fees
Other Government Fees
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Availability of Land	40.43%	19
Cost of Infrastructure	68.09%	32
Cost of Labor/Materials	80.85%	38
Cost of Land	72.34%	34
Community Support	36.17%	17
Crime/Perception of Crime	10.64%	5
Development Costs	51.06%	24
Financing	55.32%	26
Lack of Community Services	21.28%	10
Lack of Buildable Sites	23.40%	11
Lack of Infrastructure	40.43%	19
Lack of Parking	6.38%	3
Lack of Public Transportation	61.70%	29
Land/Zoning Regulations	38.30%	18
Local Government Regulations ("red tape")	21.28%	10
Neighborhood Blight	12.77%	6
Tap Fees	6.38%	3
Other Government Fees	6.38%	3
Total Respondents: 47		

Q10 Which of the following represent the best options to reduce or eliminate the area's greatest obstacles (barriers to residential development)? (Select up to 5)

Answered: 46 Skipped: 20

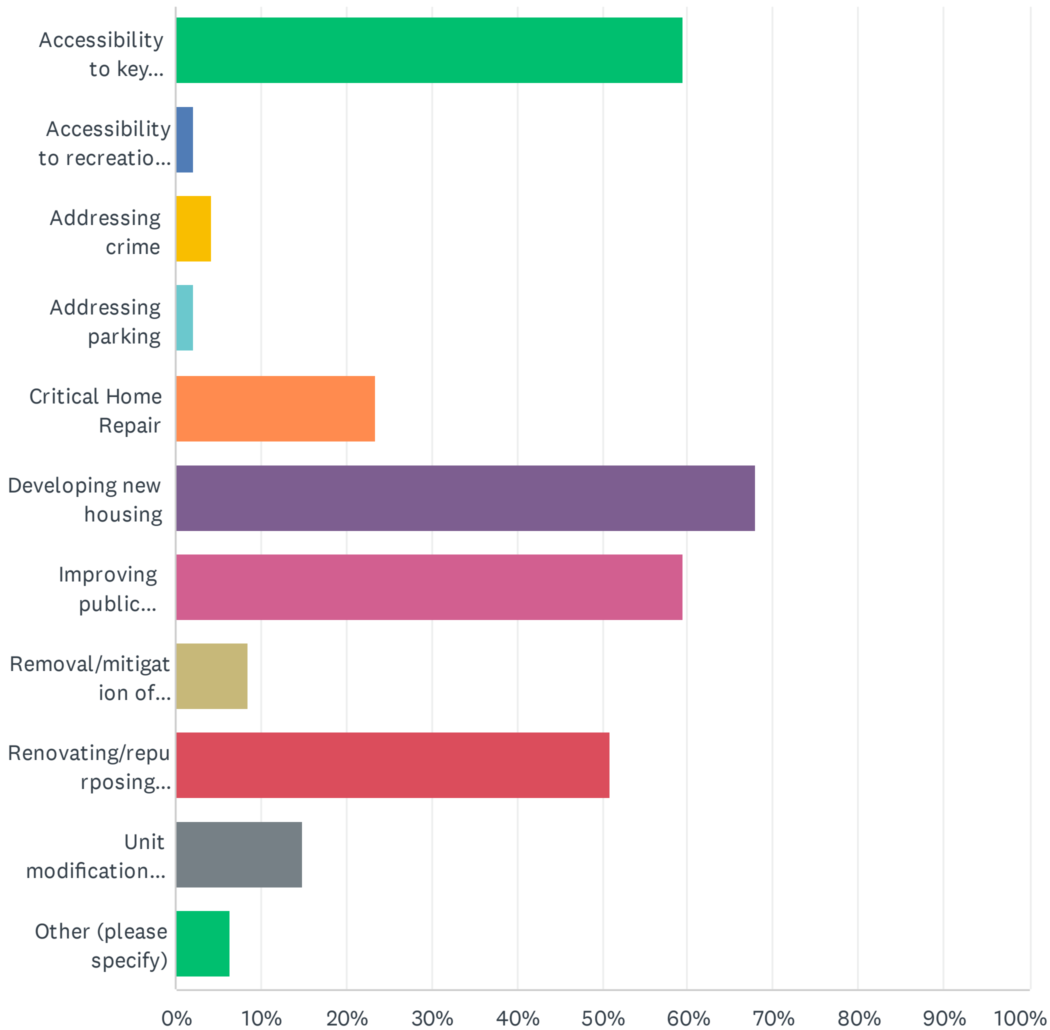



fying Zoning...
Securing Additional...
Support/Expand Code...
Tax Abatements
Tax Credits
Waiving/Lowering Developmen...
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Accessory Dwelling Unit Opportunities	19.57%	9
Building Consensus among Communities/Advocates	17.39%	8
Collaboration between Public and Private Sectors	47.83%	22
Educating the Public on Importance of Housing	26.09%	12
Educate the public on the importance of different types of housing	30.43%	14
Establishment of a Housing Trust Fund (focuses on preservation/development of affordable housing)	45.65%	21
Establish Centralized Developer/Builder Resource Center	19.57%	9
Establish Rental Inspection Program	21.74%	10
Establish Rental Registry	26.09%	12
Establishment of Land Banks	10.87%	5
Expanding Grant Seeking Efforts	19.57%	9
Housing Gap/Bridge Financing	43.48%	20
Government Assistance with Infrastructure	47.83%	22
Government Sale of Public Land/Buildings at Discount or Donated	23.91%	11
Issuance of Local Housing Bond	6.52%	3
Pooling of Public, Philanthropic, and Private Resources	30.43%	14
Removal of City Fines/Fees/Liens on Existing Homes to Encourage Transactions	8.70%	4
Revisiting/Modifying Zoning (e.g., density, setbacks, etc.)	36.96%	17
Securing Additional Housing Choice Vouchers	34.78%	16
Support/Expand Code Enforcement	10.87%	5
Tax Abatements	10.87%	5
Tax Credits	23.91%	11
Waiving/Lowering Development Fees	19.57%	9
Other (please specify)	2.17%	1
Total Respondents: 46		

Q11 Of the following, which three items below should be areas of focus for the county? (select up to three)

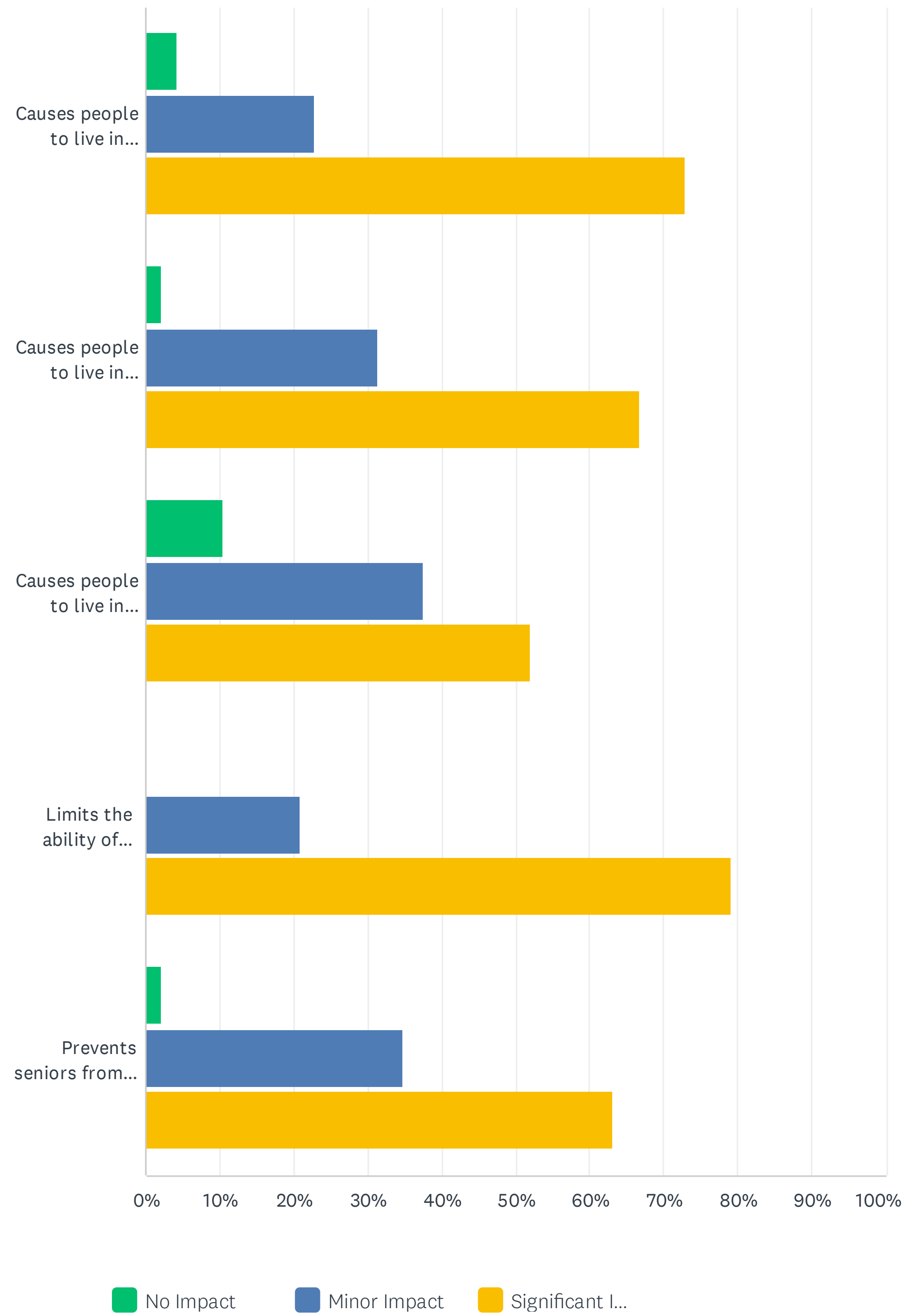
Answered: 47 Skipped: 19



ANSWER CHOICES	RESPONSES	
Accessibility to key community services (e.g. Healthcare, childcare, etc.)	59.57%	28
Accessibility to recreational amenities	2.13%	1
Addressing crime	4.26%	2
Addressing parking	2.13%	1
Critical Home Repair	23.40%	11
Developing new housing	68.09%	32
Improving public transportation	59.57%	28
Removal/mitigation of residential blight	8.51%	4
Renovating/repurposing buildings for housing	51.06%	24
Unit modifications to allow aging in place	14.89%	7
Other (please specify)	6.38%	3
Total Respondents: 47		

Q12 To what degree do you believe housing impacts local residents?

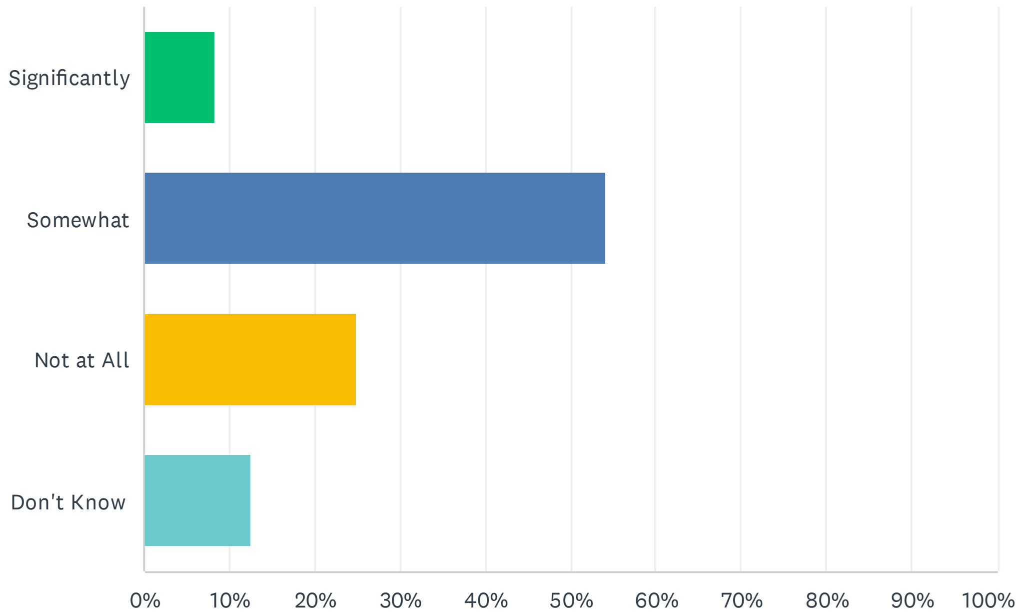
Answered: 48 Skipped: 18



	NO IMPACT	MINOR IMPACT	SIGNIFICANT IMPACT	TOTAL	WEIGHTED AVERAGE
Causes people to live in housing they cannot afford	4.17% 2	22.92% 11	72.92% 35	48	2.69
Causes people to live in substandard housing	2.08% 1	31.25% 15	66.67% 32	48	2.65
Causes people to live in unsafe housing or neighborhoods	10.42% 5	37.50% 18	52.08% 25	48	2.42
Limits the ability of families to grow/thrive	0.00% 0	20.83% 10	79.17% 38	48	2.79
Prevents seniors from living in housing that fits their needs	2.17% 1	34.78% 16	63.04% 29	46	2.61

Q13 To what degree, if any, do you believe second home buyers and/or vacation rentals are adversely impacting the local housing market?

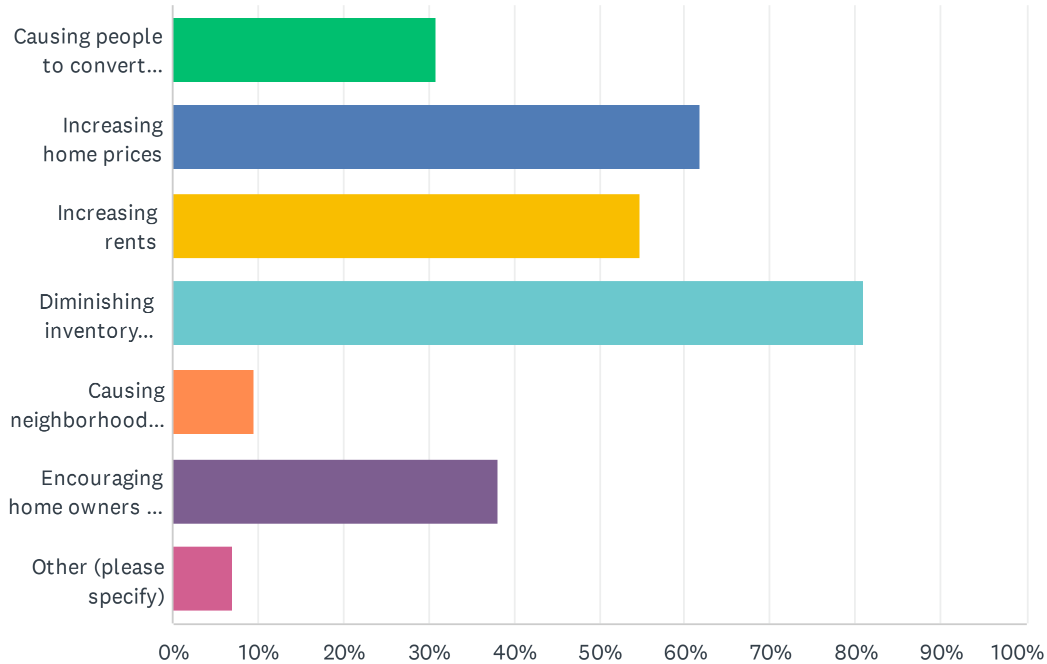
Answered: 48 Skipped: 18



ANSWER CHOICES	RESPONSES	
Significantly	8.33%	4
Somewhat	54.17%	26
Not at All	25.00%	12
Don't Know	12.50%	6
TOTAL		48

Q14 In what ways, if any, do you believe second home buyers and/or vacation rentals are adversely impacting the local housing market? (select all that apply)

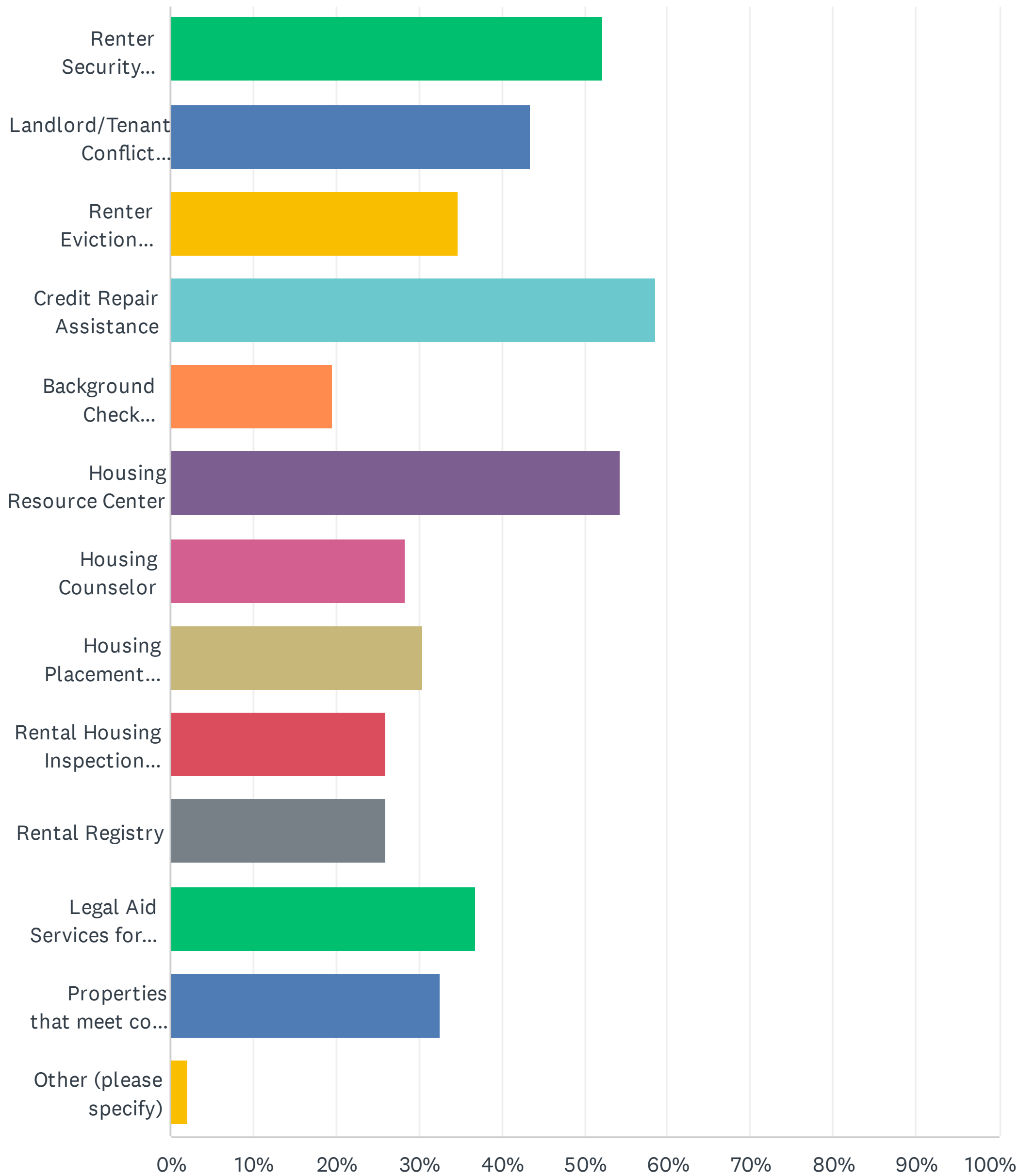
Answered: 42 Skipped: 24



ANSWER CHOICES	RESPONSES	
Causing people to convert housing to seasonal housing	30.95%	13
Increasing home prices	61.90%	26
Increasing rents	54.76%	23
Diminishing inventory available to permanent residents	80.95%	34
Causing neighborhoods/towns to lose character	9.52%	4
Encouraging home owners to sale to investors	38.10%	16
Other (please specify)	7.14%	3
Total Respondents: 42		

Q15 Which of the following options do you believe should become priorities to assist renters in the area? (select up to five)

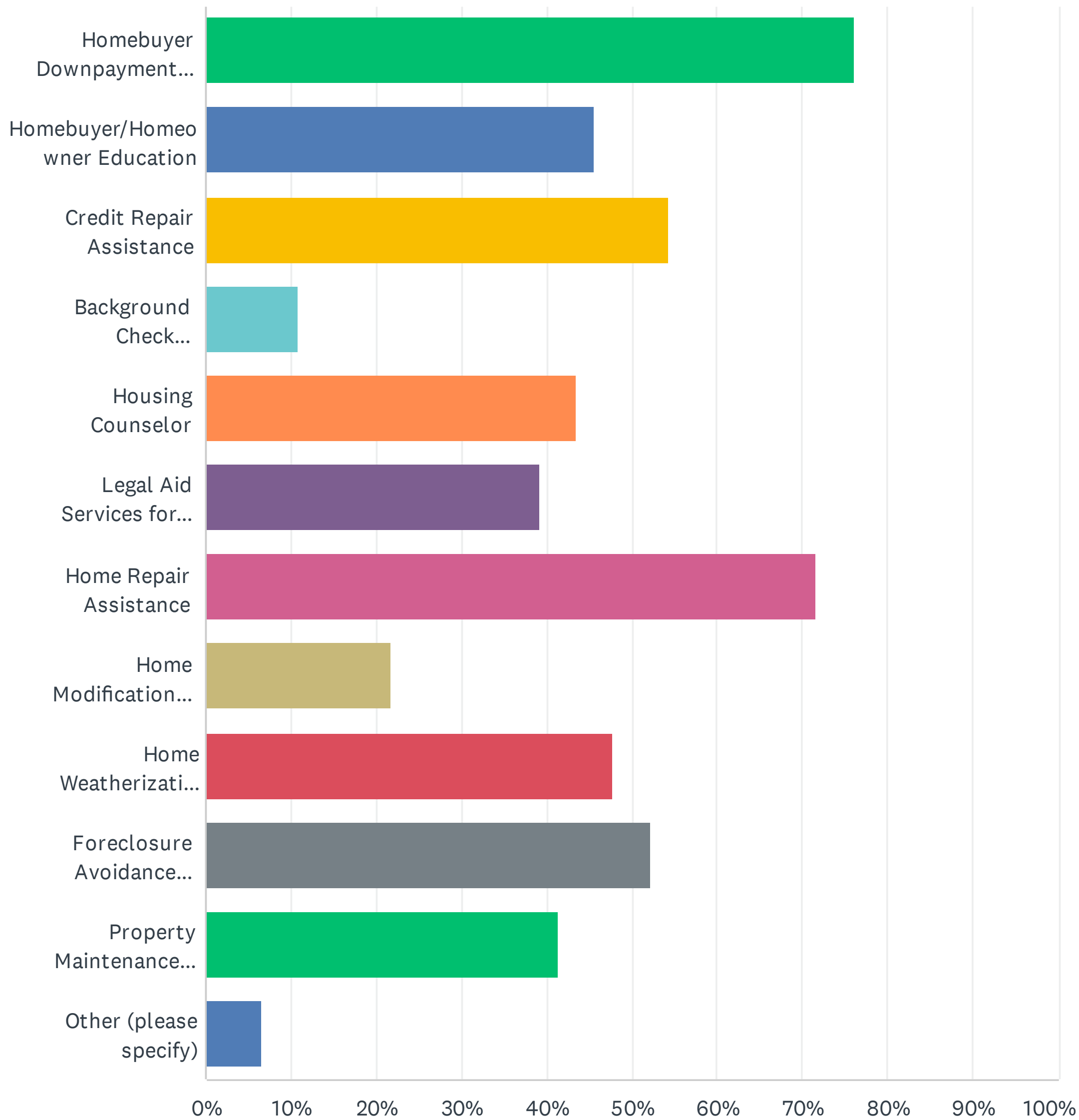
Answered: 46 Skipped: 20



ANSWER CHOICES	RESPONSES	
Renter Security Deposit Assistance	52.17%	24
Landlord/Tenant Conflict Resolution	43.48%	20
Renter Eviction Prevention	34.78%	16
Credit Repair Assistance	58.70%	27
Background Check Resolution	19.57%	9
Housing Resource Center	54.35%	25
Housing Counselor	28.26%	13
Housing Placement Service	30.43%	14
Rental Housing Inspection Program	26.09%	12
Rental Registry	26.09%	12
Legal Aid Services for Housing	36.96%	17
Properties that meet code/ life safety compliance	32.61%	15
Other (please specify)	2.17%	1
Total Respondents: 46		

Q16 Which of the following options do you believe should become priorities to assist homeowners/buyers in the area? (select up to five)

Answered: 46 Skipped: 20



ANSWER CHOICES	RESPONSES	
Homebuyer Downpayment Assistance	76.09%	35
Homebuyer/Homeowner Education	45.65%	21
Credit Repair Assistance	54.35%	25
Background Check Resolution	10.87%	5
Housing Counselor	43.48%	20
Legal Aid Services for Housing	39.13%	18
Home Repair Assistance	71.74%	33
Home Modification Assistance	21.74%	10
Home Weatherization Assistance	47.83%	22
Foreclosure Avoidance Education	52.17%	24
Property Maintenance Education	41.30%	19
Other (please specify)	6.52%	3
Total Respondents: 46		

Q17 Is there anything else you would like to share about housing challenges in the county?

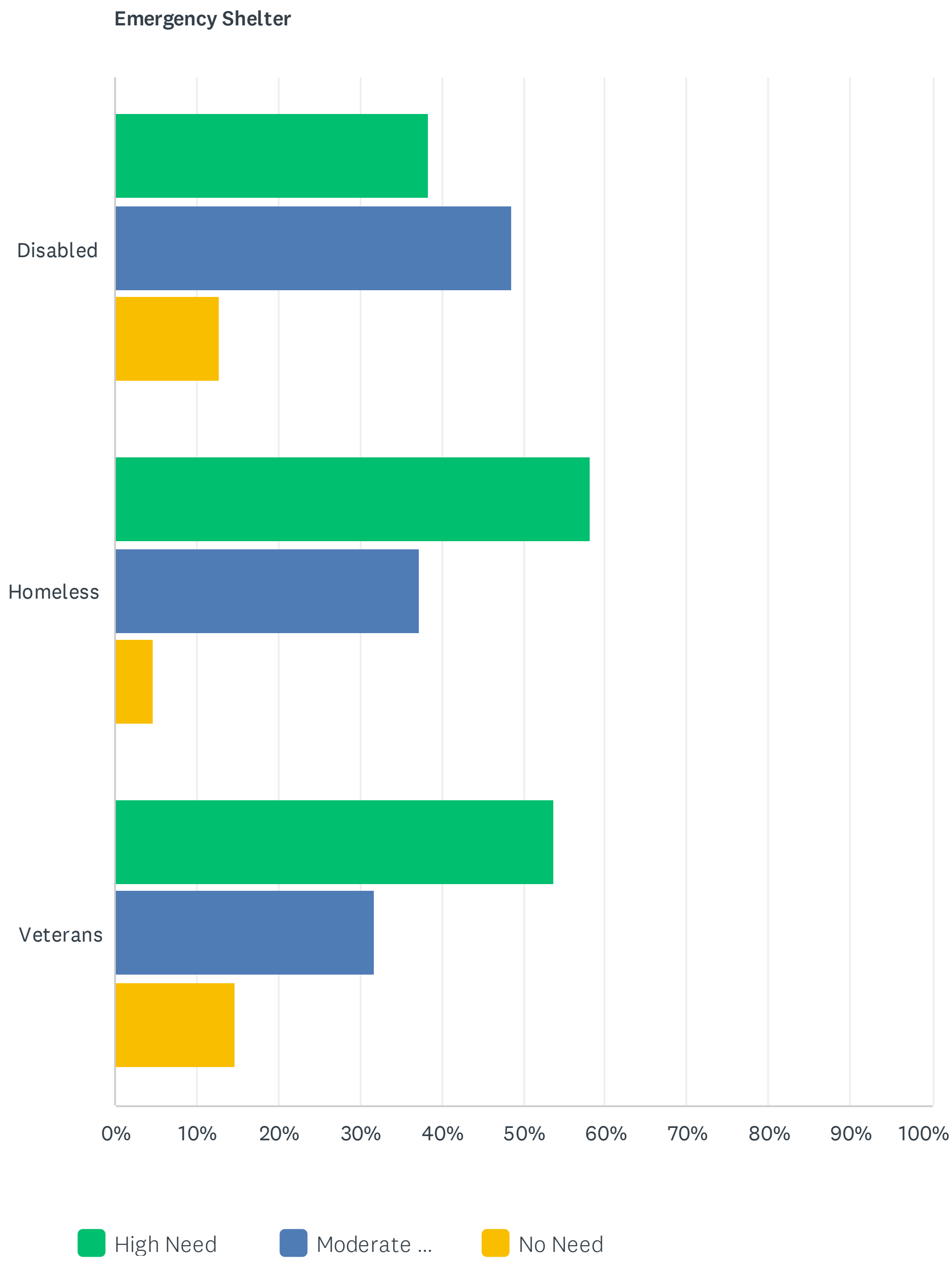
Answered: 17 Skipped: 49

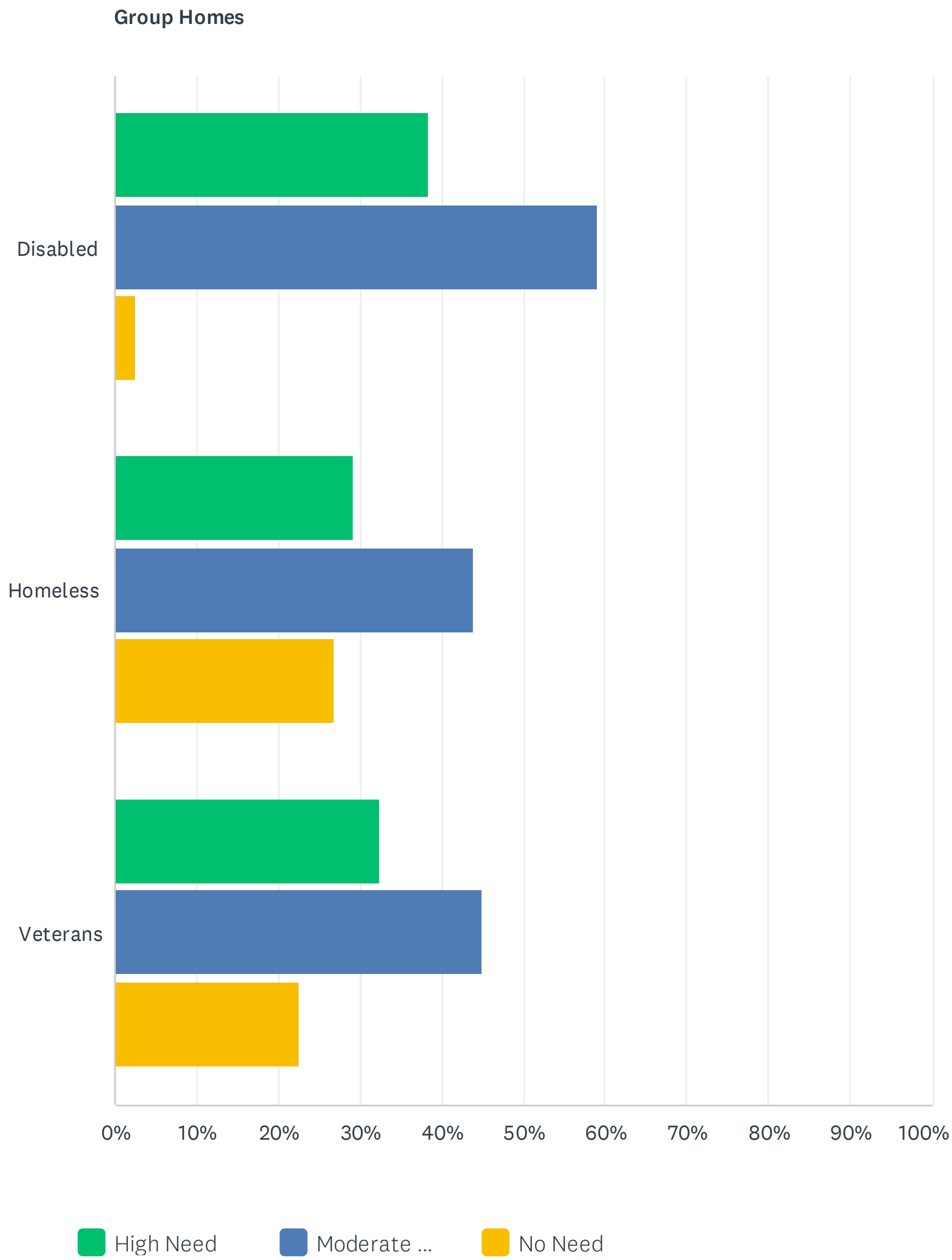
Q18 Are you aware of any properties (either vacant parcels or vacant buildings like churches, schools, warehouses, offices, etc.) that may represent potential sites for future housing projects? If yes, please provide basic information on the type (building or parcel) and location (address, intersection, name of building, etc.).

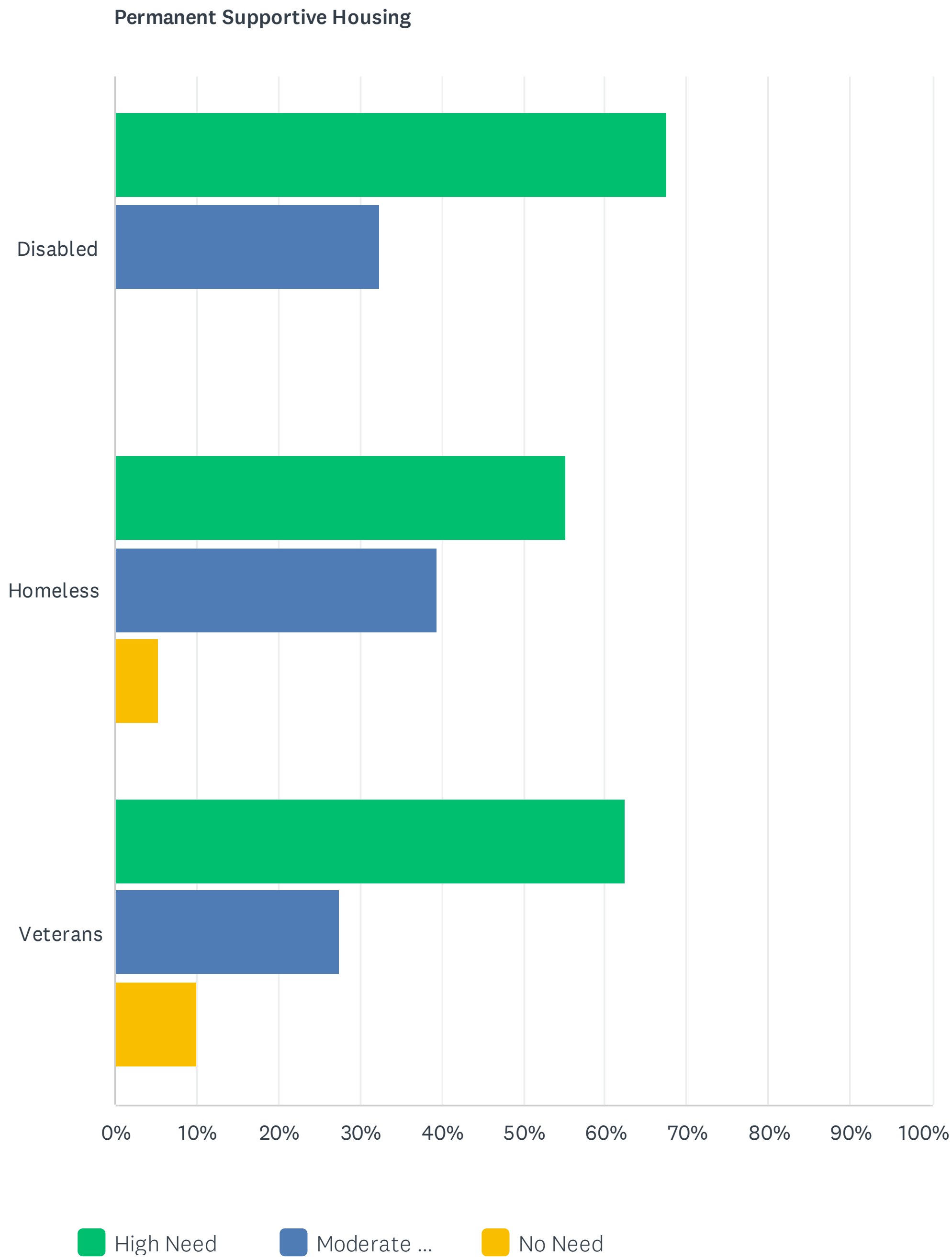
Answered: 16 Skipped: 50

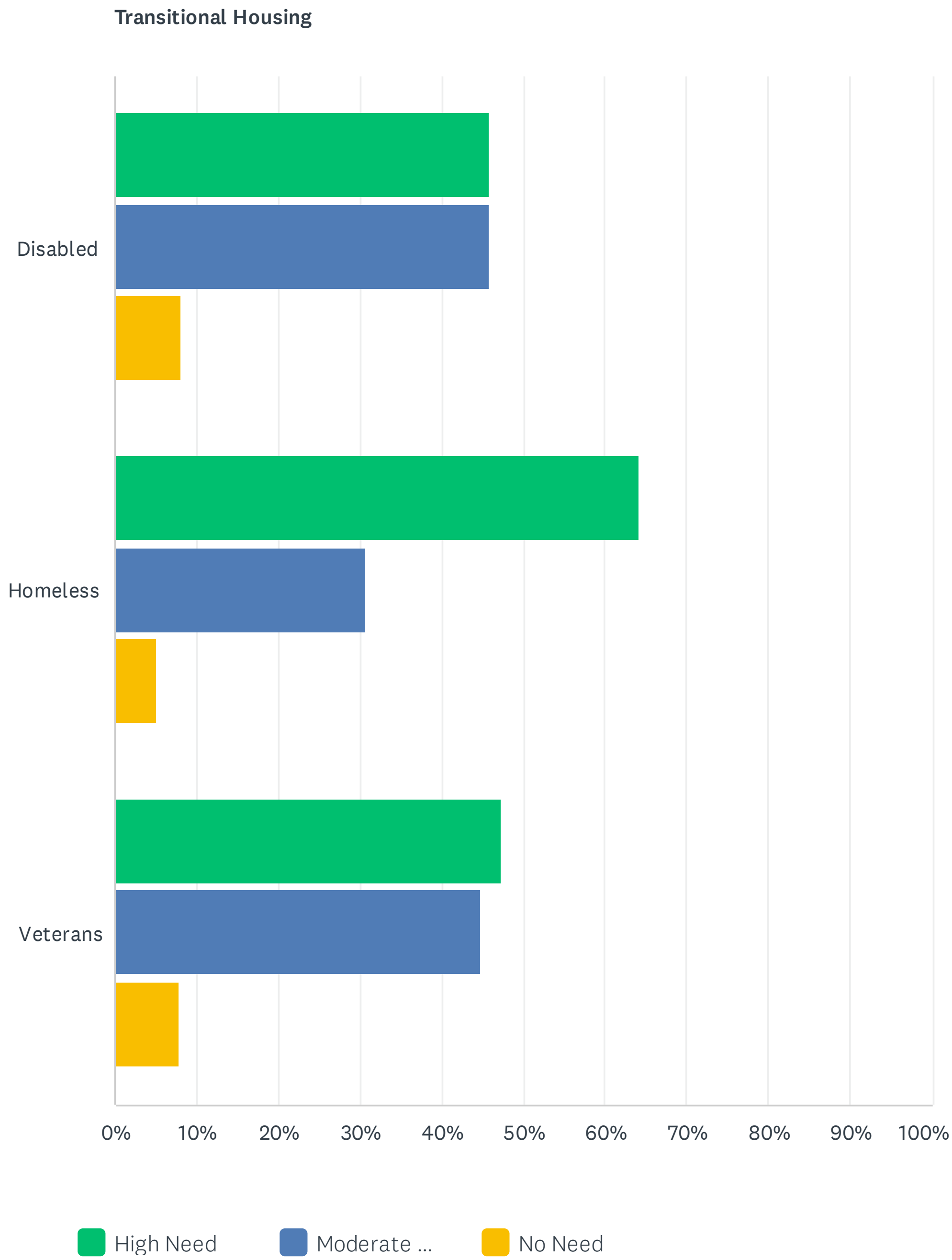
Q19 Rank the level of need for various housing types for each population target.

Answered: 43 Skipped: 23




Group Homes
Disabled
Homeless
Veterans
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
High Need
Moderate ...
No Need


Permanent Supportive Housing
Disabled
Homeless
Veterans
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
High Need
Moderate ...
No Need



Emergency Shelter				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	38.46% 15	48.72% 19	12.82% 5	39
Homeless	58.14% 25	37.21% 16	4.65% 2	43
Veterans	53.66% 22	31.71% 13	14.63% 6	41

Group Homes				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	38.46% 15	58.97% 23	2.56% 1	39
Homeless	29.27% 12	43.90% 18	26.83% 11	41
Veterans	32.50% 13	45.00% 18	22.50% 9	40

Permanent Supportive Housing				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	67.50% 27	32.50% 13	0.00% 0	40
Homeless	55.26% 21	39.47% 15	5.26% 2	38
Veterans	62.50% 25	27.50% 11	10.00% 4	40

Transitional Housing				
	HIGH NEED	MODERATE NEED	NO NEED	TOTAL
Disabled	45.95% 17	45.95% 17	8.11% 3	37
Homeless	64.10% 25	30.77% 12	5.13% 2	39
Veterans	47.37% 18	44.74% 17	7.89% 3	38

Q20 What are the obstacles to the development of housing for homeless and/or special needs populations in the area?

Answered: 31   Skipped: 35

Q21 Provide any recommendations on ways to address the needs of the homeless and/or special needs populations in the area?

Answered: 22 Skipped: 44

EMPLOYER SURVEY

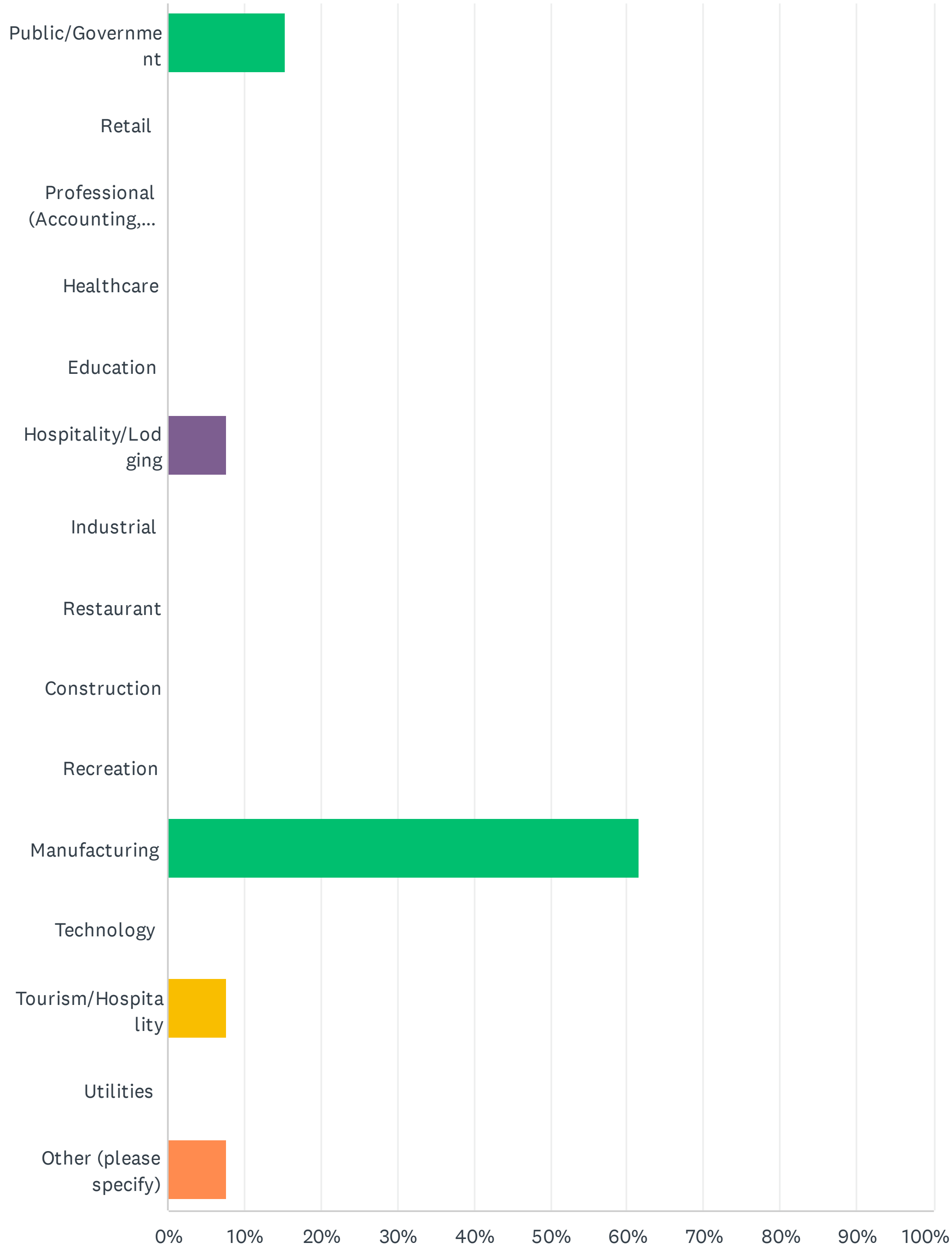
Q1 Provide Your Contact Information

Answered: 13 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	13
Company	100.00%	13
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	13
Phone Number	100.00%	13

Q2 Describe the primary type of company you represent.

Answered: 13   Skipped: 0



ANSWER CHOICES	RESPONSES	
Public/Government	15.38%	2
Retail	0.00%	0
Professional (Accounting, Legal, Etc.)	0.00%	0
Healthcare	0.00%	0
Education	0.00%	0
Hospitality/Lodging	7.69%	1
Industrial	0.00%	0
Restaurant	0.00%	0
Construction	0.00%	0
Recreation	0.00%	0
Manufacturing	61.54%	8
Technology	0.00%	0
Tourism/Hospitality	7.69%	1
Utilities	0.00%	0
Other (please specify)	7.69%	1
TOTAL		13

Q3 Approximately how many people do you employ locally (within the county)?

Answered: 13 Skipped: 0

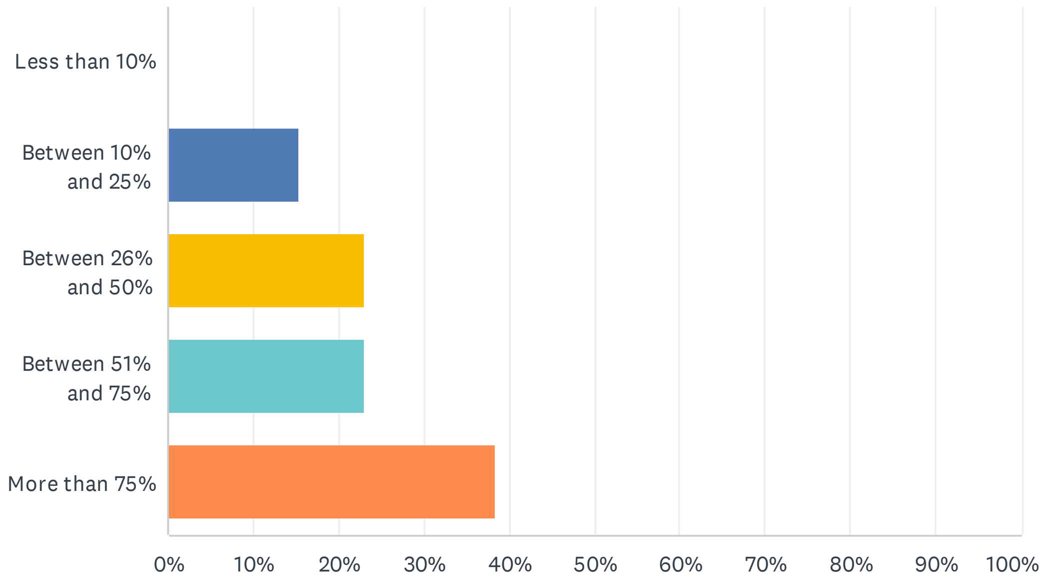
Q4 Approximately what number of your local employees are part-time, full-time and seasonal?

Answered: 13 Skipped: 0

ANSWER CHOICES	RESPONSES	
Part-Time	100.00%	13
Full-Time	100.00%	13
Seasonal	76.92%	10

Q5 Approximately what percentage of your local employees live in the county?

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 10%	0.00%	0
Between 10% and 25%	15.38%	2
Between 26% and 50%	23.08%	3
Between 51% and 75%	23.08%	3
More than 75%	38.46%	5
TOTAL		13

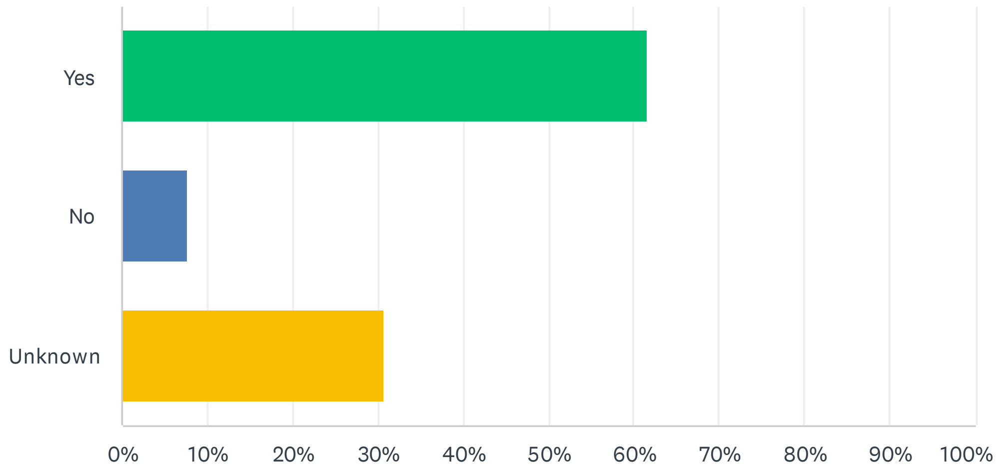
Q6 Approximate the number of jobs that the company may create over the next three years by annual wage?

Answered: 13 Skipped: 0

ANSWER CHOICES	RESPONSES	
Less than $25,000	53.85%	7
$25,000 - $50,000	84.62%	11
$51,000 - $75,000	92.31%	12
$76,000 - $100,000	92.31%	12
More than $100,000	84.62%	11

Q7 Have you had difficulty attracting or retaining employees due to housing related issues in the past couple of years?

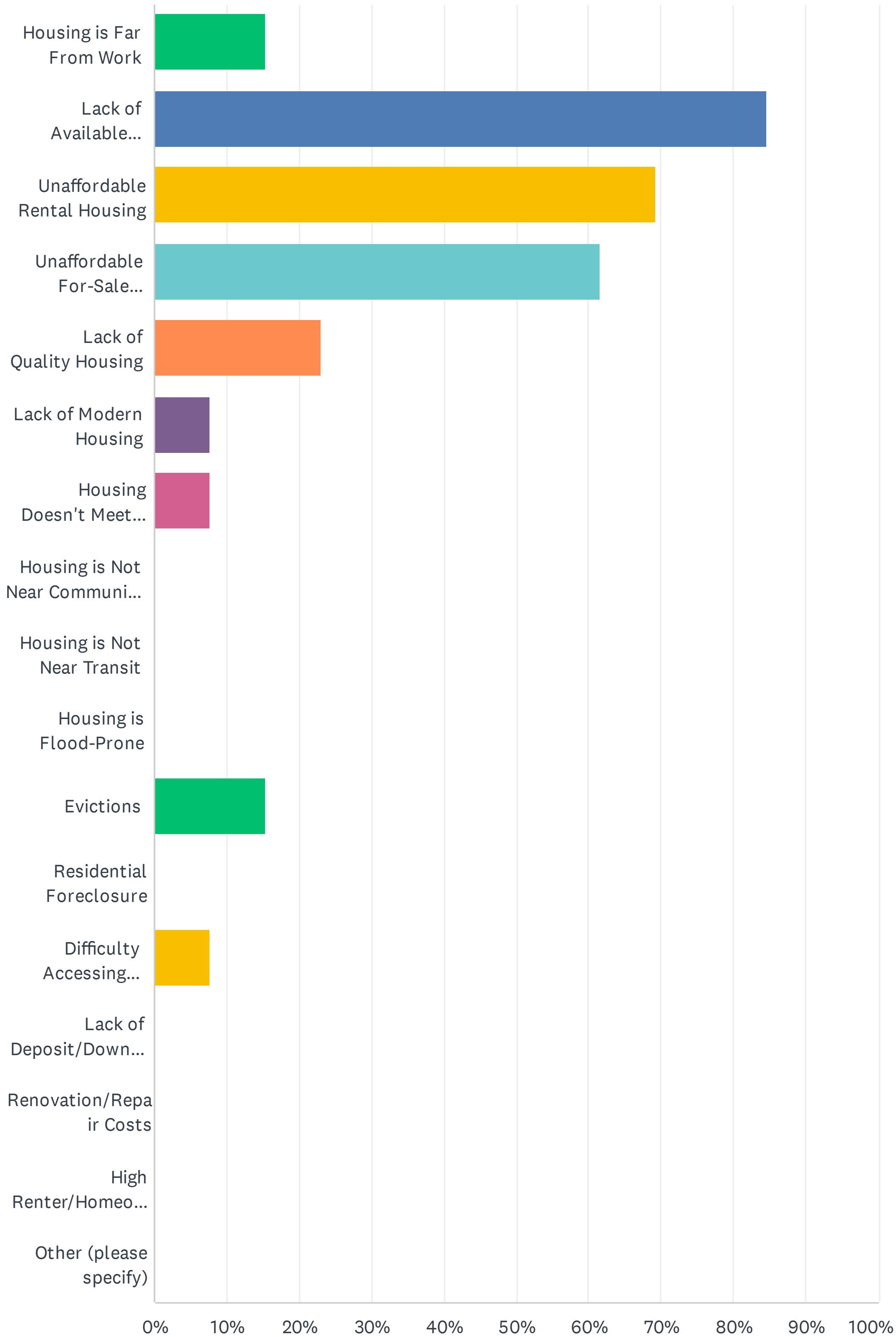
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	61.54%	8
No	7.69%	1
Unknown	30.77%	4
TOTAL		13

Q8 What are the three most common housing issues/challenges experienced by your employees:

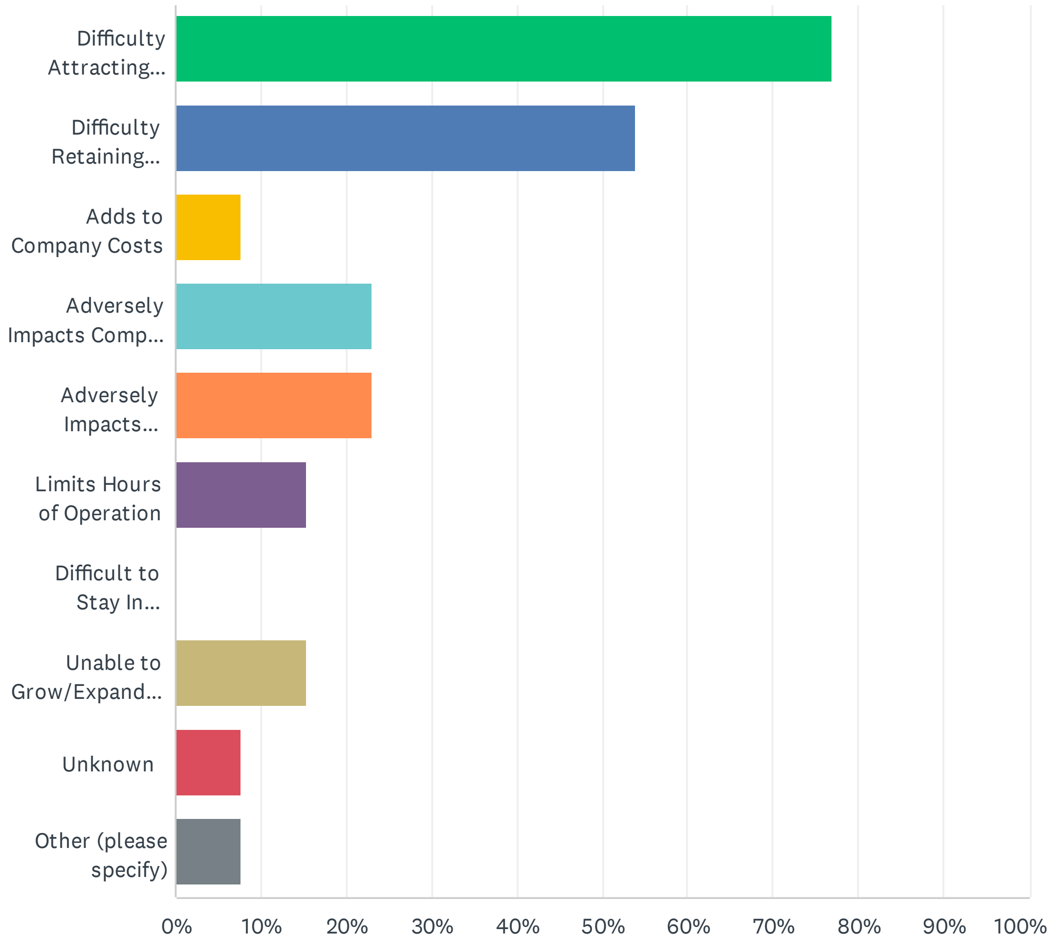
Answered: 13 Skipped: 0


Housing is Far From Work
Lack of Available...
Unaffordable Rental Housing
Unaffordable For-Sale...
Lack of Quality Housing
Lack of Modern Housing
Housing Doesn't Meet...
Housing is Not Near Communi...
Housing is Not Near Transit
Housing is Flood-Prone
Evictions
Residential Foreclosure
Difficulty Accessing...
Lack of Deposit/Down...
Renovation/Repair Costs
High Renter/Homeo...
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Housing is Far From Work	15.38%	2
Lack of Available Housing	84.62%	11
Unaffordable Rental Housing	69.23%	9
Unaffordable For-Sale Housing	61.54%	8
Lack of Quality Housing	23.08%	3
Lack of Modern Housing	7.69%	1
Housing Doesn't Meet Employee's Needs	7.69%	1
Housing is Not Near Community Services	0.00%	0
Housing is Not Near Transit	0.00%	0
Housing is Flood-Prone	0.00%	0
Evictions	15.38%	2
Residential Foreclosure	0.00%	0
Difficulty Accessing Financing/Credit	7.69%	1
Lack of Deposit/Down Payment	0.00%	0
Renovation/Repair Costs	0.00%	0
High Renter/Homeowner Insurance Costs	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 13		

Q9 In what ways, if any, are the housing issues that your employees or prospective employees face impacting your company? (Select all that apply)

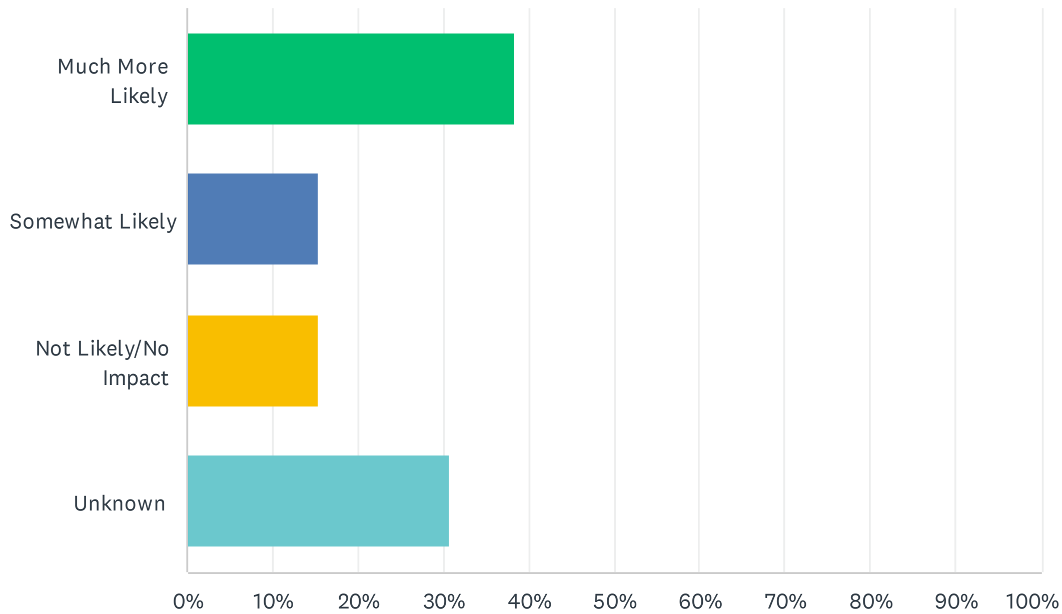
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Difficulty Attracting Employees	76.92%	10
Difficulty Retaining Employees	53.85%	7
Adds to Company Costs	7.69%	1
Adversely Impacts Company Morale	23.08%	3
Adversely Impacts Productivity	23.08%	3
Limits Hours of Operation	15.38%	2
Difficult to Stay In Business	0.00%	0
Unable to Grow/Expand Business	15.38%	2
Unknown	7.69%	1
Other (please specify)	7.69%	1
Total Respondents: 13		

Q10 If additional housing was provided in the county that adequately served the needs of employees, to what degree would this increase the likelihood that your company would employ more people in the next three years?

Answered: 13   Skipped: 0



ANSWER CHOICES	RESPONSES	
Much More Likely	38.46%	5
Somewhat Likely	15.38%	2
Not Likely/No Impact	15.38%	2
Unknown	30.77%	4
TOTAL		13

Q11 If housing was not an issue in hiring, how many additional employees would you hire in the next three years? (If you don't know, please state "don't know")

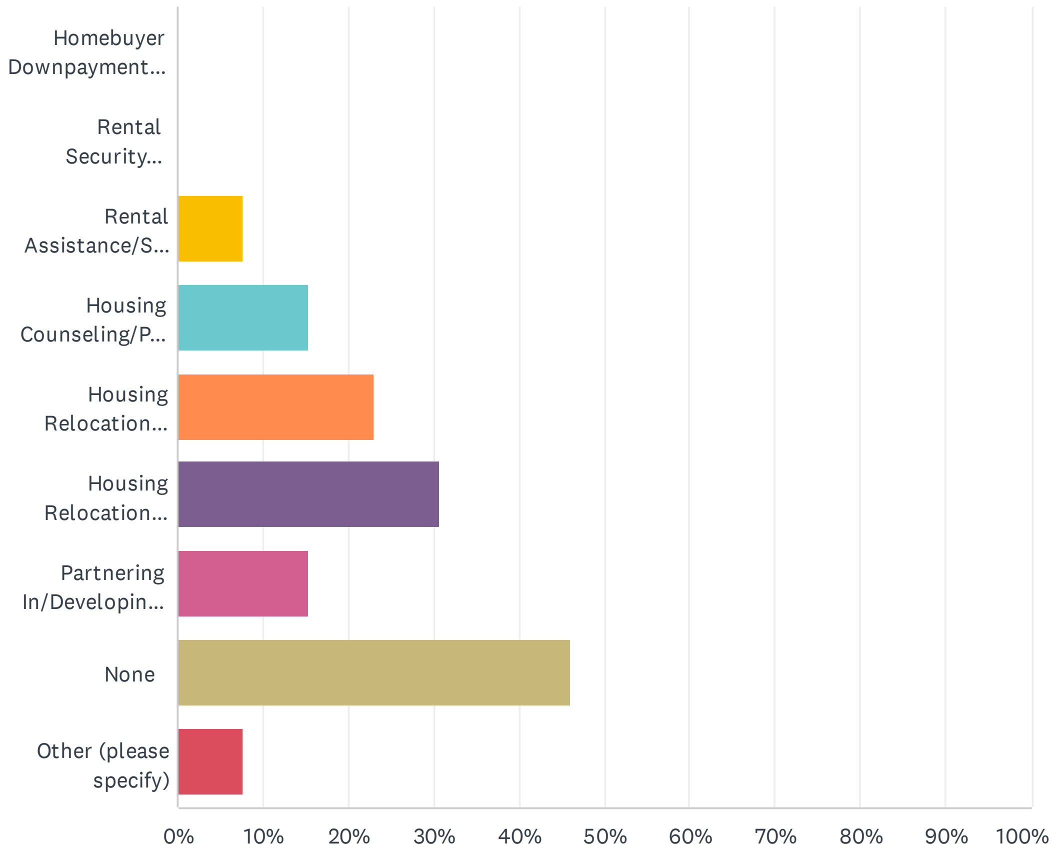
Answered: 13 Skipped: 0

Q12 Describe any type of housing assistance your company offers to its employees (e.g. down payment assistance, housing subsidy, workforce housing, etc.). If none are offered, please state “none”.

Answered: 13 Skipped: 0

Q13 What type of assistance, if any, would you consider providing to your employees to assist them with housing? (Select all that apply)

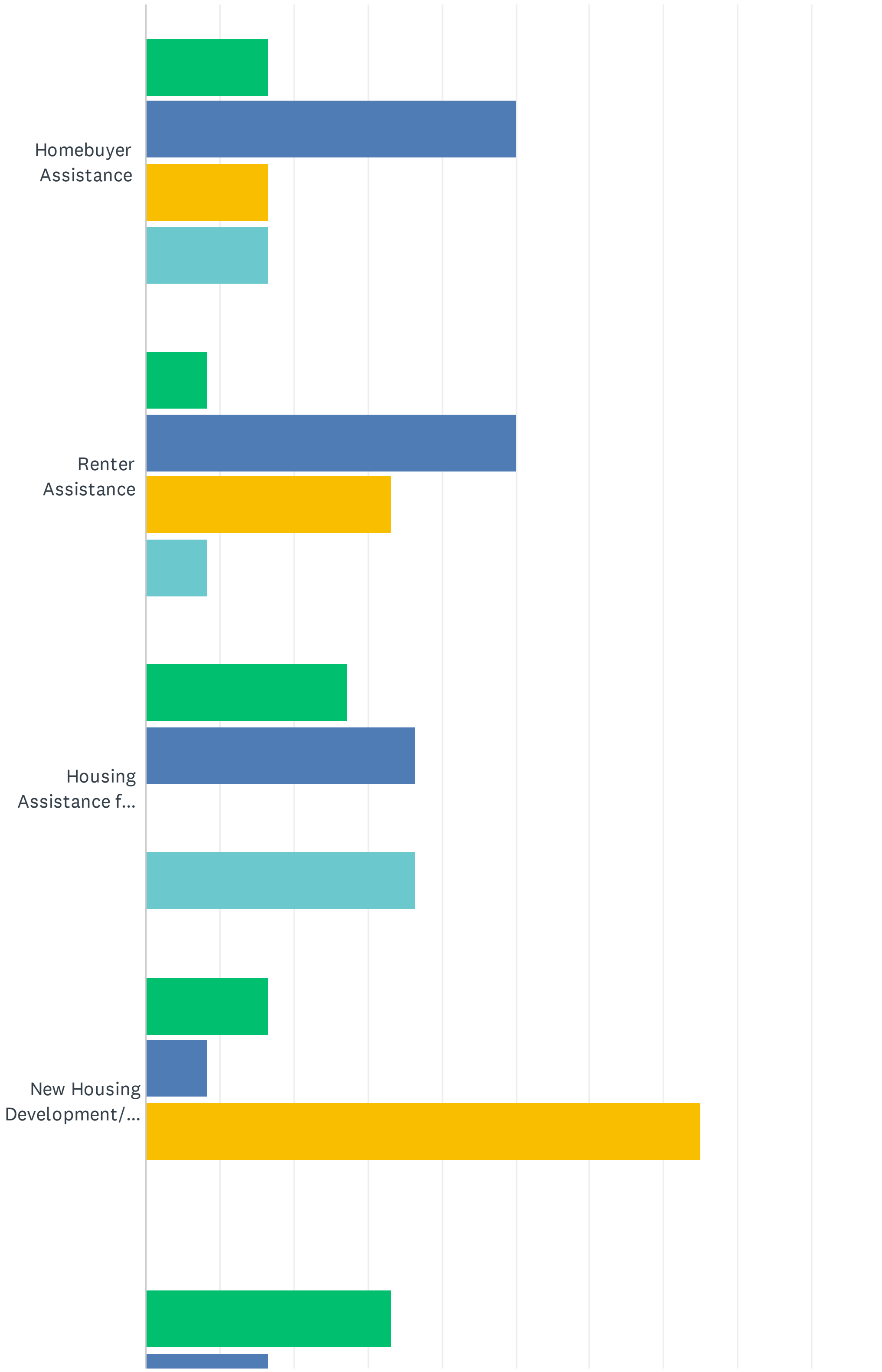
Answered: 13 Skipped: 0

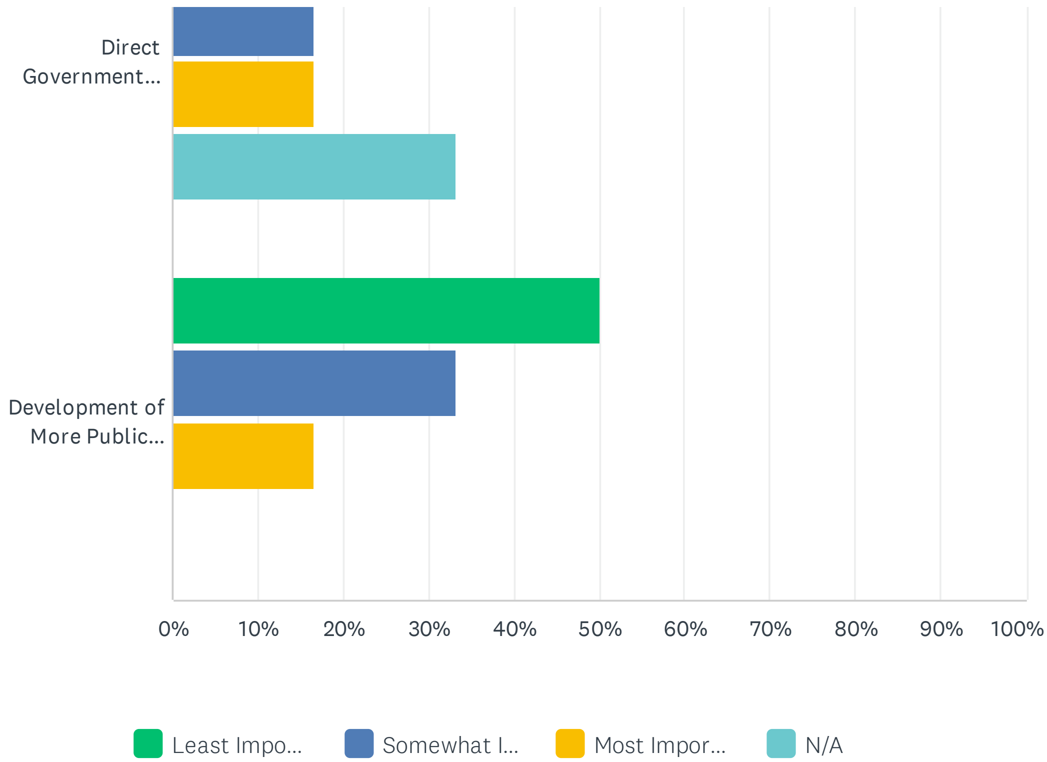


ANSWER CHOICES	RESPONSES	
Homebuyer Downpayment Assistance	0.00%	0
Rental Security Deposit Assistance	0.00%	0
Rental Assistance/Subsidy	7.69%	1
Housing Counseling/Placement Services	15.38%	2
Housing Relocation Services/Assistance	23.08%	3
Housing Relocation Reimbursement	30.77%	4
Partnering In/Developing Employee Housing	15.38%	2
None	46.15%	6
Other (please specify)	7.69%	1
Total Respondents: 13		

Q14 What is the level of importance of any future government housing programs, policies or incentives that could be implemented to assist employees with housing or addressing the market's housing issues?

Answered: 12 Skipped: 1

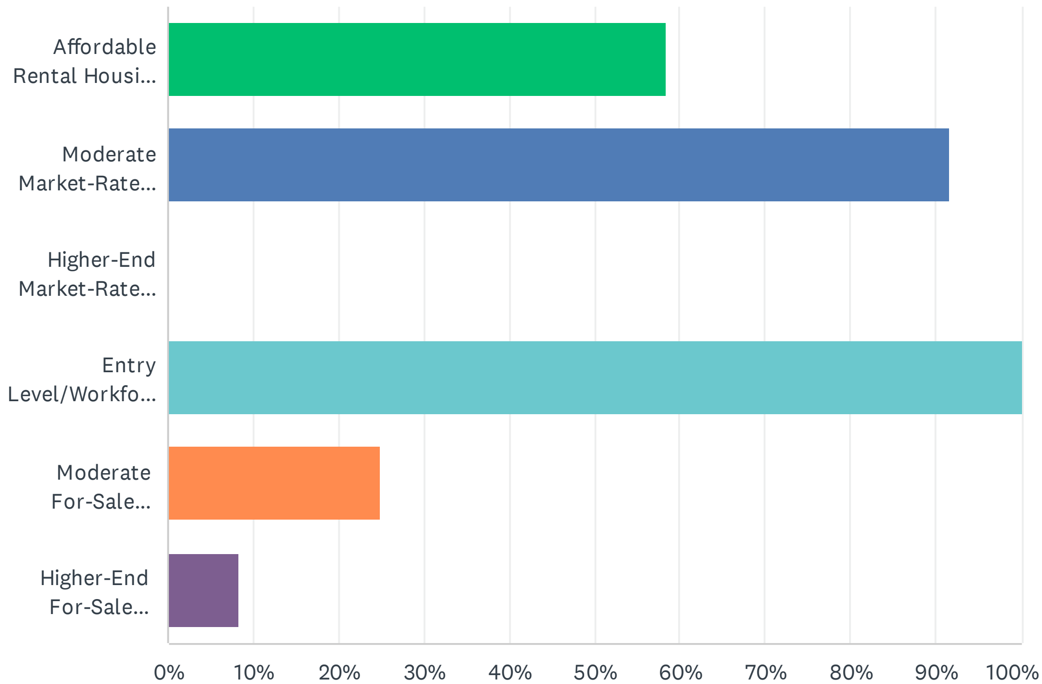




	LEAST IMPORTANT	SOMEWHAT IMPORTANT	MOST IMPORTANT	N/A	TOTAL	WEIGHTED AVERAGE
Homebuyer Assistance	16.67% 2	50.00% 6	16.67% 2	16.67% 2	12	2.00
Renter Assistance	8.33% 1	50.00% 6	33.33% 4	8.33% 1	12	2.27
Housing Assistance for Public Employees (Police, Fire, Teachers, Etc.)	27.27% 3	36.36% 4	0.00% 0	36.36% 4	11	1.57
New Housing Development/ Redevelopment	16.67% 2	8.33% 1	75.00% 9	0.00% 0	12	2.58
Direct Government Investment in Land for Workforce Housing (Land Banking)	33.33% 4	16.67% 2	16.67% 2	33.33% 4	12	1.75
Development of More Public Housing	50.00% 6	33.33% 4	16.67% 2	0.00% 0	12	1.67

Q15 In terms of product pricing, what are the three most-needed housing price-points for your employees?

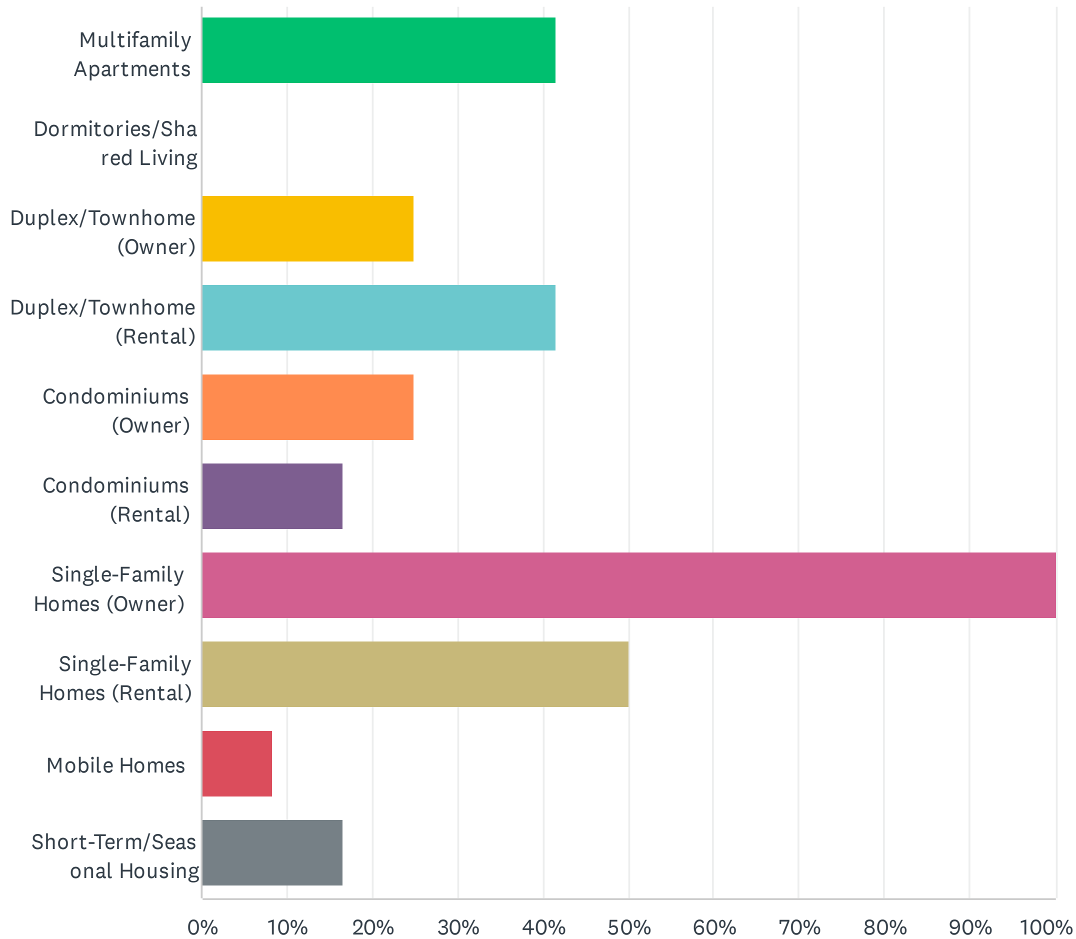
Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES	
Affordable Rental Housing (Under $750/month)	58.33%	7
Moderate Market-Rate Rental Housing ($750-$1,250/month)	91.67%	11
Higher-End Market-Rate Rental Housing (Above $1,250/month)	0.00%	0
Entry Level/Workforce For-Sale Housing (Below $200,000)	100.00%	12
Moderate For-Sale Housing ($200,000-$300,000)	25.00%	3
Higher-End For-Sale Housing (Above $300,000)	8.33%	1
Total Respondents: 12		

Q16 In terms of product type, what are the three most-needed types of housing for your employees?

Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES	
Multifamily Apartments	41.67%	5
Dormitories/Shared Living	0.00%	0
Duplex/Townhome (Owner)	25.00%	3
Duplex/Townhome (Rental)	41.67%	5
Condominiums (Owner)	25.00%	3
Condominiums (Rental)	16.67%	2
Single-Family Homes (Owner)	100.00%	12
Single-Family Homes (Rental)	50.00%	6
Mobile Homes	8.33%	1
Short-Term/Seasonal Housing	16.67%	2
Total Respondents: 12		

Q17 Do you have any additional comments regarding housing issues and needs that impact employees within the county?

Answered: 7 Skipped: 6

ADDENDUM E: QUALIFICATIONS

The Company

Bowen National Research employs an expert staff to ensure that each market study includes the highest standards. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has national experience and knowledge to assist in evaluating a variety of product types and markets.

Primary Contact and Report Author

Patrick Bowen, President of Bowen National Research, has conducted numerous housing needs assessments and provided consulting services to city, county and state development entities as it relates to residential development, including affordable and market-rate housing, for both rental and for-sale housing, and retail development opportunities. He has also prepared and supervised thousands of market feasibility studies for all types of real estate products, including housing, retail, office, industrial and mixed-use developments, since 1996. Mr. Bowen has worked closely with many state and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida and currently serves as Vice Chair and Trustee of the National Council of Housing Market Analysts (NCHMA).

Housing Needs Assessment Experience		
Location	**Client**	**Completion Year**
Dublin, GA	City of Dublin Purchasing Departments	2018
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2018
Beaufort County, SC	Beaufort County	2018
Burke County, NC	Burke County Board of REALTORS	2018
Ottawa County, MI	HOUSING NEXT	2018
Bowling Green, KY	City of Bowling Green Kentucky	2019
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2019
Zanesville, OH	City of Zanesville Department of Community Development	2019
Buncombe County, NC	City of Asheville Community and Economic Development Department	2019
Cleveland County, NC	Cleveland County Government	2019
Frankstown Twp., PA	Woda Cooper Companies, Inc.	2019
Taylor County, WV	Taylor County Development Authority	2019
Lac Courte Oreilles Reservation, WI	Lac Courte Oreilles Ojibwa Community College	2019
Owensboro, KY	City of Owensboro	2019
Asheville, NC	City of Asheville Community and Economic Development Department	2020
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2020

(continued)

Housing Needs Assessment Experience		
Location	**Client**	**Completion Year**
Youngstown, OH	Youngstown Neighborhood Development Corporation (YNDC)	2020
Richlands, VA	Town of Richlands, Virginia	2020
Elkin, NC	Elkin Economic Development Department	2020
Grand Rapids, MI	Grand Rapids Area Chamber of Commerce	2020
Morgantown, WV	City of Morgantown	2020
Erwin, TN	Unicoi County Economic Development Board	2020
Ferrum, VA	County of Franklin (Virginia)	2020
Charleston, WV	Charleston Area Alliance	2020
Wilkes County, NC	Wilkes Economic Development Corporation	2020
Oxford, OH	City of Oxford - Community Development Department	2020
New Hanover County, NC	New Hanover County Finance Department	2020
Ann Arbor, MI	Smith Group, Inc.	2020
Austin, IN	Austin Redevelopment Commission	2020
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2021
Giddings, TX	Giddings Economic Development Corporation	2021
Georgetown County, SC	Georgetown County	2021
Western North Carolina (18 Counties)	Dogwood Health Trust	2021
Carteret County, NC	Carteret County Economic Development Foundation	2021
Ottawa County, MI	HOUSING NEXT	2021
Dayton, OH	Miami Valley Nonprofit Housing Collaborative	2021
High Country, NC (4 Counties)	NC REALTORS	2022
Evansville, IN	City of Evansville, IN - Department of Metropolitan Development	2022
Barren County, KY	The Barren County Economic Authority	2022
Kirksville, MO	City of Kirksville	2022
Rutherfordton, NC	Town of Rutherfordton	2022
Spindale, NC	Town of Spindale	2022
Wood County, WV	Wood County Development Authority & Parkersburg-Wood County Area Development Corporation	2022
Yancey County, NC	Yancey County	2022
Cherokee County, NC	Economic and Workforce Development, Tri-County Community College	2022
Rowan County, KY	Morehead-Rowan County Economic Development Council	2022
Avery County, NC	Avery County	2022
Muskegon, MI	City of Muskegon	2023
Firelands Region, OH	Firelands Forward	2023
Marshall County, WV	Marshall County Commission	2023
Lebanon County, PA	Lebanon County Coalition to End Homelessness	2023
Northern, MI	Housing North	2023
Muskegon County, MI	Community Foundation for Muskegon County	2023
Mason County, MI	Mason County Chamber Alliance	2023
Oceana County, MI	Dogwood Community Development	2023

The following individuals provided research and analysis assistance:

Christopher Bunch, Market Analyst, has more than a decade of experience in conducting both site-specific market feasibility studies and broader housing needs assessments. He has conducted on-site market research of a variety of housing product, conducted stakeholder interviews and completed specialized research on housing market attributes including the impact of military personnel, heirs and estates and other unique factors that impact housing needs.

Desireé Johnson is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. Ms. Johnson also coordinates and oversees research staff and activities. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

Pat McDavid, Research Specialist, has conducted housing research for housing needs assessments completed throughout the country. Additionally, he is experienced in analyzing demographic and economic data in rural, suburban and metropolitan communities. Mr. McDavid has been a part of the development of market strategies, operational and fiscal performance analysis, and commercial, industrial and government (local, state, and federal) client consultation within the construction and manufacturing industries. He holds a bachelor's degree in Secondary Earth Science from Western Governors University.

Jody LaCava, Research Specialist, has nearly a decade of real estate research experience. She has extensive experience in surveying a variety of housing alternatives, including rental, for-sale, and senior housing. She has experience in conducting on-site research of real estate, evaluating existing housing properties, conducting interviews, and evaluating community services. She has been involved in industry leading case studies, door-to-door resident surveys and special needs housing research.

In-House Researchers – Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices and chambers of commerce, housing authorities and residents.

No subconsultants were used as part of this assessment.

ADDENDUM F: GLOSSARY

Various key terms associated with issues and topics evaluated in this report are used throughout this document. The following provides a summary of the definitions for these key terms. It is important to note that the definitions cited below include the source of the definition, when applicable. Those definitions that were not cited originated from the National Council of Housing Market Analysts (NCHMA).

Area Median Household Income (AMHI) is the median income for families in metropolitan and non-metropolitan areas, used to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80% of the area median income, a common maximum income level for participation in HUD programs. (Bowen National Research, Various Sources)

Available rental housing is any rental product that is currently available for rent. This includes any units identified through Bowen National Research survey of affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies.

Basic Rent is the minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and the HUD Section 223 (d) (3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

Contract Rent is (1) the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease (HUD & RD) or (2) the monthly rent agreed to between a tenant and a landlord (Census).

Cost overburdened households are households that pay more than 30% or 35% (depending upon source) of their annual household income toward housing costs. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a cost burden.

Elderly Person is a person who is at least 62 years of age as defined by HUD.

Elderly or Senior Housing is housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

Extremely low-income is a person or household with income below 30% of Area Median Income adjusted for household size.

Fair Market Rent (FMR) are the estimates established by HUD of the gross rents (contract rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Frail Elderly is a person who is at least 62 years of age and is unable to perform at least three "activities of daily living" comprising of eating, bathing, grooming, dressing or home management activities as defined by HUD.

Garden apartments are apartments in low-rise buildings (typically two to four stories) that feature low density, ample open space around buildings, and on-site parking.

Gross Rent is the monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all tenant paid utilities.

Household is one or more people who occupy a housing unit as their usual place of residence.

Housing Choice Voucher (Section 8 Program) is a federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30% of adjusted gross income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenant's income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

Housing unit is a house, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

HUD Section 8 Program is a federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants' adjusted income.

HUD Section 202 Program is a federal program, which provides direct capital assistance (i.e., grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of the Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.

HUD Section 236 Program is a federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% of Area Median Income who pay rent equal to the greater of Basic Rent or 30% of their adjusted income. All rents are capped at a HUD approved market rent.

HUD Section 811 Program is a federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

Income Limits are the Maximum Household Income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income (AMI) for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI.

Low-Income Household is a person or household with gross household income between 50% and 80% of Area Median Income adjusted for household size.

Low-Income Housing Tax Credit is a program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 80% or less of Area Median Income, and that the rents on these units be restricted accordingly.

Market vacancy rate (physical) is the average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage. Bowen National Research considers only these vacant units in its rental housing survey.

Mixed income property is an apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e., low-income Tax Credit property with income limits of 30%, 50% and 60%).

Moderate Income is a person or household with gross household income between 40% and 60% of Area Median Income adjusted for household size.

Multifamily are structures that contain more than two housing units.

New owner-occupied household growth within a market is a primary demand component for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2022 and 2027. The 2022 households by income level are based on ESRI estimates that account for 2020 Census counts of total households for each study area. The 2022 and 2027 estimates are also based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied households that are projected to be added to a study area between 2022 and 2027. These estimates of growth are provided by each income level and corresponding price point that can be afforded.

Non-Conventional Rentals are structures with four or fewer rental units.

Overcrowded housing is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the American Community Survey.

Pipeline housing is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as NCHFA, HUD and USDA**.**

Population trends are changes in population levels for a particular area over a specific period of time which is a function of the level of births, deaths, and net migration.

Potential support is the equivalent to the *housing gap* referenced in this report. The *housing gap* is the total demand from eligible households that live in certain housing conditions (described in Section VIII of this report) less the available or planned housing stock that was inventoried within each study area.

Project-based rent assistance is rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Public Housing or Low-Income Conventional Public Housing is a HUD program administered by local (or regional) Housing Authorities which serves Low- and Very Low-Income households with rent based on the same formula used for HUD Section 8 assistance.

Rent burden is gross rent divided by adjusted monthly household income.

Rent burdened households are households with rent burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

Replacement of functionally obsolete housing is a demand consideration in most established markets. Given the limited development of new housing units in the study area, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2022) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.

Restricted rent is the rent charged under the restrictions of a specific housing program or subsidy.

Single-Family Housing is a dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

Standard Condition: A housing unit that meets HUD's Section 8 Housing Quality Standards.

Subsidized Housing is housing that operates with a government subsidy often requiring tenants to pay up to 30% of their adjusted gross income toward rent and often limiting eligibility to households with incomes of up to 50% or 80% of the Area Median Household Income. (Bowen National Research)

Subsidy is monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract rent and the amount paid by the tenant toward rent.

Substandard housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the American Community Survey.

Substandard conditions are housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

Tenant is one who rents real property from another.

Tenant paid utilities are the cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.

Tenure is the distinction between owner-occupied and renter-occupied housing units.

Townhouse (or Row House) is a single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

Vacancy Rate – Economic Vacancy Rate (physical) is the maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

Very Low-Income Household is a person or household with gross household income between 30% and 50% of Area Median Income adjusted for household size.

Windshield Survey references an on-site observation of a physical property or area that considers only the perspective viewed from the "windshield" of a vehicle. Such a survey does not include interior inspections or evaluations of physical structures.

ADDENDUM G: SOURCES

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources include the following:

- 2000 and 2010 U.S. Census
- Allegan County Property Record Search
- Alltherooms.com
- American Community Survey
- Apartments.com
- Centers for Disease Control and Prevention
- City of Allegan
- City of Holland
- City of Otsego
- City of Plainwell
- City of Wayland
- CREXI
- ESRI Demographics
- HUDUser.gov Assistance & Section 8 Contracts Database
- Lakeshore Advantage
- Loopnet.com
- Management for each property included in the survey
- Medicare.com
- Michigan Balance of State Continuum of Care
- Michigan Compiled Laws
- Michigan Department of Labor and Economic Opportunity
- Michigan Department of Licensing and Regulatory Affairs
- Michigan Department of Treasury
- Multiple Listing Service
- Planning Representatives
- Priced Out - Technical Assistance Collaborative
- Realtor.com
- Ribbon Demographics HISTA Data
- RS Means
- Senior Housing Facility Representatives
- SOCDS Building Permits Database
- Trulia.com
- United Way of Ottawa and Allegan Counties
- U.S. Census Longitudinal Origin-Destination Employment Statistics
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Labor, Bureau of Labor Statistics
- Urban Decision Group (UDG)
- Various Stakeholders
- Zillow.com