

# ADDENDUM K: MISSAUKEE COUNTY OVERVIEW

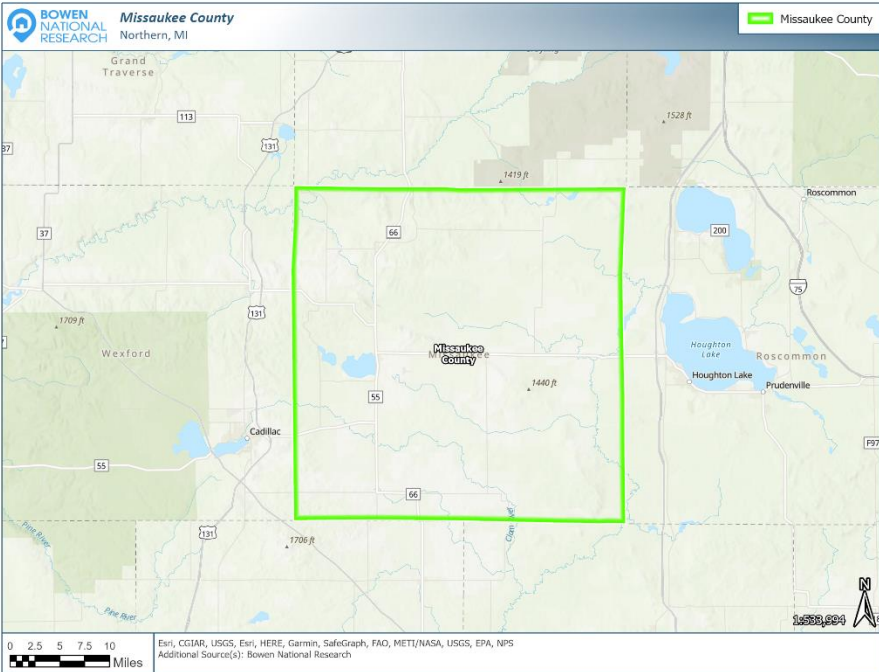
While the primary focus of this Housing Needs Assessment is on the Northern Michigan Region, this section of the report includes a cursory overview of demographic and housing metrics of Missaukee County. To provide a base of comparison, various metrics of Missaukee County were compared with overall statewide numbers. A comparison of the subject county in relation with other counties in the state is provided in the Regional Overview portion of the Northern Michigan Housing Needs Assessment.

The analyses on the following pages provide overviews of key demographic data, summaries of the multifamily rental market and for-sale housing supply, and general conclusions on the housing needs of the area. It is important to note that the demographic projections included in this section assume no significant government policies, programs or incentives are enacted that would drastically alter residential development or economic activity.

## A. INTRODUCTION

Missaukee County is located in the northern central portion of the Lower Peninsula of Michigan between Wexford and Roscommon counties. Missaukee County contains approximately 573.89 square miles and has an estimated population of 14,978 for 2022, which is representative of approximately 4.8% of the total population for the 10-county Northern Michigan Region. Lake City serves as the county seat and is accessible via State Routes 55 and 66 in the western portion of the county. Other notable population centers within the county include the city of McBain and the townships of Lake, Richland, and Caldwell. Major arterials that serve the county include State Routes 42, 55, and 66.

A map illustrating Missaukee County is below.



## B. DEMOGRAPHICS

This section of the report evaluates key demographic characteristics for Missaukee County. Demographic comparisons provide insights into the human composition of housing markets.

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. Note that declines are illustrated in **red** text, while increases are illustrated in **green** text:

	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
<b>Missaukee</b>	14,849	15,052	<b>203</b>	<b>1.4%</b>	14,978	<b>-74</b>	<b>-0.5%</b>	14,863	<b>-115</b>	<b>-0.8%</b>
<b>Region</b>	297,912	310,802	<b>12,890</b>	<b>4.3%</b>	311,690	<b>888</b>	<b>0.3%</b>	313,166	<b>1,476</b>	<b>0.5%</b>
<b>Michigan</b>	9,883,297	10,077,094	<b>193,797</b>	<b>2.0%</b>	10,077,929	<b>835</b>	<b>0.0%</b>	10,054,166	<b>-23,763</b>	<b>-0.2%</b>

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

Between 2010 and 2020, the population within Missaukee County increased by 203 (1.4%). This increase in population for Missaukee County is less than the 4.3% population growth within the PSA and 2.0% growth in the state during this time period. In 2022, the estimated total population of Missaukee County is 14,978, which comprises 4.8% of the total PSA population. Between 2022 and 2027, the population of Missaukee County is projected to decrease by 0.8%, which contrasts the projected growth in the PSA (0.5%) during this time. It is critical to point out that *household* changes, as opposed to population, are more material in assessing housing needs and opportunities. As illustrated on the following page, Missaukee County is projected to have a 0.5% decrease in households between 2022 and 2027.

Other notable population statistics for Missaukee County include the following:

- Minorities comprise 6.4% of the county's population, which is lower than the Northern Michigan Region and statewide shares of 8.7% and 26.1%, respectively.
- Married persons represent 57.6% of the adult population, which is higher than the shares reported for the Northern Michigan Region (55.3%) and state of Michigan (49.0%).
- The adult population without a high school diploma is 9.9%, which is higher than shares reported for the Northern Michigan Region (6.1%) and the state of Michigan (7.7%).
- Approximately 12.9% of the population lives in poverty, which is higher than the Northern Michigan Region share of 10.7% and below the statewide share of 13.7%.
- The annual movership rate (population moving within or to Missaukee County) is 14.0%, which is higher than both Northern Michigan Region (12.1%) and statewide (13.4%) shares.

Households by numbers and percent change (growth or decline) for selected years are shown in the following table. Note that declines 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
<b>Missaukee</b>	5,843	5,923	80	1.4%	5,906	-17	-0.3%	5,879	-27	-0.5%
<b>Region</b>	122,388	131,151	8,763	7.2%	131,968	817	0.6%	133,293	1,325	1.0%
<b>Michigan</b>	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 Missaukee County increased by 80 (1.4%), which represents a notably smaller rate of increase compared to the region (7.2%) and state (4.4%). In 2022, there is an estimated total of 5,906 households in Missaukee County, which represents a 0.3% decrease in households compared to 2020. In total, the households within Missaukee County account for 4.5% of all households within the region. Between 2022 and 2027, the number of households in Missaukee County is projected to decrease by 0.5%, or 27 households. The projected decrease in households within Missaukee County over the next five years contrasts the projected increase in households for the region (1.0%) and the state (0.3%).

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. These factors are addressed throughout this report.

Household heads by age cohorts for selected years are shown in the following table. Note that five-year 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+
Missaukee	2010	200 (3.4%)	628 (10.7%)	864 (14.8%)	1,302 (22.3%)	1,182 (20.2%)	931 (15.9%)	736 (12.6%)
	2022	154 (2.6%)	702 (11.9%)	830 (14.1%)	927 (15.7%)	1,271 (21.5%)	1,204 (20.4%)	818 (13.9%)
	2027	147 (2.5%)	583 (9.9%)	869 (14.8%)	869 (14.8%)	1,145 (19.5%)	1,281 (21.8%)	985 (16.8%)
	Change 2022-2027	-7 (-4.5%)	-119 (-17.0%)	39 (4.7%)	-58 (-6.3%)	-126 (-9.9%)	77 (6.4%)	167 (20.4%)
Region	2010	3,841 (3.1%)	13,648 (11.2%)	18,314 (15.0%)	26,363 (21.5%)	26,039 (21.3%)	18,114 (14.8%)	16,069 (13.1%)
	2022	3,249 (2.5%)	15,367 (11.6%)	17,843 (13.5%)	20,514 (15.5%)	28,678 (21.7%)	26,939 (20.4%)	19,378 (14.7%)
	2027	3,134 (2.4%)	14,210 (10.7%)	18,674 (14.0%)	19,693 (14.8%)	25,393 (19.1%)	29,053 (21.8%)	23,136 (17.4%)
	Change 2022-2027	-115 (-3.5%)	-1,157 (-7.5%)	831 (4.7%)	-821 (-4.0%)	-3,285 (-11.5%)	2,114 (7.8%)	3,758 (19.4%)
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 Missaukee County comprise the largest share of all households (21.5%). Household heads between the ages of 65 and 74 (20.4%) and those between the ages of 45 and 54 (15.7%) comprise the next largest shares of the total households in Missaukee County. Overall, senior households (age 55 and older) constitute well over half (55.8%) of all households within the county. This is a slightly smaller share of senior households as compared to the Northern Michigan Region (56.8%), and a larger share compared to the state of Michigan (50.0%). Household heads under the age of 35, which are typically more likely to be renters or first-time homebuyers, comprise 14.5% of all Missaukee County households, which represents a similar share of such households when compared to the region (14.1%), and a smaller share than the state (17.8%). Between 2022 and 2027, household growth within Missaukee County is projected to occur among the age cohorts of 35 to 44 years and 65 years and older. The most significant growth will occur among households ages 75 and older, with Missaukee County experiencing a 20.4% increase within this age cohort. Aside from the age cohort of 35 to 44, which is projected to increase by 4.7%, households under the age of 65 are projected to decline over the next five years within the county.

Households by tenure (renter and owner) 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
Missaukee	Owner-Occupied	4,890	83.7%	4,758	81.4%	4,768	80.7%	4,774	81.2%
	Renter-Occupied	953	16.3%	1,085	18.6%	1,138	19.3%	1,105	18.8%
	Total	5,843	100.0%	5,843	100.0%	5,906	100.0%	5,879	100.0%
Region	Owner-Occupied	98,506	80.5%	96,114	78.5%	105,039	79.6%	106,857	80.2%
	Renter-Occupied	23,882	19.5%	26,274	21.5%	26,929	20.4%	26,436	19.8%
	Total	122,388	100.0%	122,388	100.0%	131,968	100.0%	133,293	100.0%
Michigan	Owner-Occupied	2,857,499	73.8%	2,793,208	72.1%	2,895,751	71.4%	2,936,335	72.2%
	Renter-Occupied	1,014,803	26.2%	1,079,094	27.9%	1,159,709	28.6%	1,130,990	27.8%
	Total	3,872,302	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, Missaukee County has an 80.7% share of owner households and a 19.3% share of renter households. Missaukee County has a larger share of owner households as compared to the Northern Michigan Region (79.6%) and the state (71.4%). Overall, Missaukee County renter households represent 4.2% of all renter households within the Northern Michigan Region. Between 2022 and 2027, the number of owner households in Missaukee County is projected to increase by six households (0.1%), while the number of renter households is projected to decrease by 33 households (2.9%). The marginal increase among owner households and slight decrease among renter households in the county will likely contribute to a stable housing market in the county over the next five years.

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
Missaukee	\$41,099	\$50,381	22.6%	\$56,121	11.4%
Region	\$44,261	\$63,085	42.5%	\$71,177	12.8%
Michigan	\$46,042	\$65,507	42.3%	\$75,988	16.0%

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

In 2022, the estimated median household income in Missaukee County is \$50,381. Between 2010 and 2022, the county experienced an increase of 22.6% in median household income. The increase in Missaukee County was notably less than the increases for both the region (42.5%) and the state of Michigan (42.3%). The median household income within the county in 2022 is 20.1% lower than that reported in the region (\$63,085). The median household income in the county is projected to increase by an additional 11.4% between 2022 and 2027, resulting in a projected median income of \$56,121 by 2027, which will remain well below the projected median income for the region (\$71,177) and state (\$75,988).

The distribution of *renter* households by income is illustrated below. 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+
Missaukee	2010	179 (16.5%)	275 (25.4%)	204 (18.8%)	158 (14.6%)	120 (11.0%)	48 (4.4%)	91 (8.3%)	11 (1.0%)
	2022	94 (8.3%)	188 (16.5%)	241 (21.2%)	172 (15.1%)	151 (13.3%)	82 (7.2%)	166 (14.6%)	43 (3.8%)
	2027	75 (6.8%)	139 (12.6%)	235 (21.2%)	166 (15.0%)	154 (13.9%)	93 (8.4%)	182 (16.5%)	61 (5.5%)
	Change 2022-2027	-19 <b>(-20.2%)</b>	-49 <b>(-26.1%)</b>	-6 <b>(-2.5%)</b>	-6 <b>(-3.5%)</b>	3 <b>(2.0%)</b>	11 <b>(13.4%)</b>	16 <b>(9.6%)</b>	18 <b>(41.9%)</b>
Region	2010	3,632 (13.8%)	6,097 (23.2%)	4,944 (18.8%)	3,611 (13.7%)	2,920 (11.1%)	1,464 (5.6%)	2,903 (11.1%)	702 (2.7%)
	2022	2,324 (8.6%)	3,845 (14.3%)	4,696 (17.4%)	4,084 (15.2%)	2,979 (11.1%)	2,099 (7.8%)	4,829 (17.9%)	2,074 (7.7%)
	2027	1,965 (7.4%)	3,032 (11.5%)	4,394 (16.6%)	4,134 (15.6%)	2,829 (10.7%)	2,222 (8.4%)	5,265 (19.9%)	2,596 (9.8%)
	Change 2022-2027	-359 <b>(-15.4%)</b>	-813 <b>(-21.1%)</b>	-302 <b>(-6.4%)</b>	50 <b>(1.2%)</b>	-150 <b>(-5.0%)</b>	123 <b>(5.9%)</b>	436 <b>(9.0%)</b>	522 <b>(25.2%)</b>
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	130,946 (11.3%)	162,366 (14.0%)	160,440 (13.8%)	142,557 (12.3%)	118,579 (10.2%)	91,322 (7.9%)	228,712 (19.7%)	124,786 (10.8%)
	2027	101,174 (8.9%)	121,966 (10.8%)	136,822 (12.1%)	131,187 (11.6%)	112,648 (10.0%)	96,571 (8.5%)	262,502 (23.2%)	168,120 (14.9%)
	Change 2022-2027	-29,772 <b>(-22.7%)</b>	-40,400 <b>(-24.9%)</b>	-23,618 <b>(-14.7%)</b>	-11,370 <b>(-8.0%)</b>	-5,931 <b>(-5.0%)</b>	5,249 <b>(5.7%)</b>	33,790 <b>(14.8%)</b>	43,334 <b>(34.7%)</b>

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

In 2022, renter households earning between \$20,000 and \$29,999 (21.2%) and between \$10,000 and \$19,999 (16.5%) comprise the largest shares of renter households by income level within the county. Over three-fifths (61.1%) of all renter households within the county earn less than \$40,000 which is a larger share compared to the region (55.5%). Between 2022 and 2027, growth among renter households within Missaukee County is projected to be concentrated among households earning \$40,000 or more. The largest growth (41.9%, or 18 households) within the county is projected to occur among renter households earning \$100,000 or more, while the largest decline (26.1%, or 49 households) is projected to occur among renter households earning between \$10,000 and \$19,999. Despite the projected growth among higher-income renter households between 2022 and 2027, well over half (55.6%) of renter households within Missaukee County will continue to earn less than \$40,000 annually.

The distribution of *owner* households by income is included below. 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+
Missaukee	2010	254 (5.3%)	505 (10.6%)	580 (12.2%)	681 (14.3%)	658 (13.8%)	510 (10.7%)	1,138 (23.9%)	431 (9.1%)
	2022	145 (3.0%)	317 (6.6%)	520 (10.9%)	528 (11.1%)	577 (12.1%)	443 (9.3%)	1,328 (27.9%)	911 (19.1%)
	2027	122 (2.6%)	238 (5.0%)	489 (10.2%)	482 (10.1%)	531 (11.1%)	411 (8.6%)	1,362 (28.5%)	1,139 (23.9%)
	Change 2022-2027	-23 <b>(-15.9%)</b>	-79 <b>(-24.9%)</b>	-31 <b>(-6.0%)</b>	-46 <b>(-8.7%)</b>	-46 <b>(-8.0%)</b>	-32 <b>(-7.2%)</b>	34 <b>(2.6%)</b>	228 <b>(25.0%)</b>
Region	2010	4,344 (4.5%)	9,146 (9.5%)	11,100 (11.5%)	12,022 (12.5%)	11,861 (12.3%)	10,277 (10.7%)	23,379 (24.3%)	13,986 (14.6%)
	2022	2,552 (2.4%)	4,891 (4.7%)	7,765 (7.4%)	9,550 (9.1%)	8,967 (8.5%)	9,135 (8.7%)	30,773 (29.3%)	31,405 (29.9%)
	2027	2,034 (1.9%)	3,540 (3.3%)	6,333 (5.9%)	8,594 (8.0%)	7,858 (7.4%)	8,551 (8.0%)	31,453 (29.4%)	38,493 (36.0%)
	Change 2022-2027	-518 <b>(-20.3%)</b>	-1,351 <b>(-27.6%)</b>	-1,432 <b>(-18.4%)</b>	-956 <b>(-10.0%)</b>	-1,109 <b>(-12.4%)</b>	-584 <b>(-6.4%)</b>	680 <b>(2.2%)</b>	7,088 <b>(22.6%)</b>
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	79,236 (2.7%)	127,936 (4.4%)	183,925 (6.4%)	219,479 (7.6%)	219,662 (7.6%)	236,316 (8.2%)	752,251 (26.0%)	1,076,947 (37.2%)
	2027	62,652 (2.1%)	95,491 (3.3%)	147,512 (5.0%)	184,824 (6.3%)	191,349 (6.5%)	215,963 (7.4%)	741,472 (25.3%)	1,297,072 (44.2%)
	Change 2022-2027	-16,584 <b>(-20.9%)</b>	-32,445 <b>(-25.4%)</b>	-36,413 <b>(-19.8%)</b>	-34,655 <b>(-15.8%)</b>	-28,313 <b>(-12.9%)</b>	-20,353 <b>(-8.6%)</b>	-10,779 <b>(-1.4%)</b>	220,125 <b>(20.4%)</b>

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

In 2022, 47.0% of *owner* households in Missaukee County earn \$60,000 or more annually, which represents a notably smaller share compared to the Northern Michigan Region (59.2%) and the state of Michigan (63.2%). Nearly one-third (32.5%) of owner households in Missaukee County earn between \$30,000 and \$59,999, and the remaining 20.5% earn less than \$30,000. As such, the overall distribution of owner households by income in the county is more concentrated among the lower income cohorts as compared to that within the Northern Michigan Region. Between 2022 and 2027, owner household growth is projected to be concentrated among households earning \$60,000 or more within both Missaukee County and the Northern Michigan Region. Specifically, owner households in the county earning \$100,000 or more are projected to increase by 25.0%, or 228 households, while those earning between \$60,000 and \$99,999 are projected to experience a more moderate increase (2.6%). All income cohorts earning less than \$60,000 are projected to decline in the county over the next five years, with the largest decline (24.9%) projected among owner households earning between \$10,000 and \$19,999.

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

Estimated Components of Population Change for Missaukee County and the PSA (Northern Michigan Region) April 1, 2010 to July 1, 2020								
Area	Population		Change*		Components of Change			
	2010	2020	Number	Percent	Natural Increase	Domestic Migration	International Migration	Net Migration
<b>Missaukee County</b>	14,851	15,152	301	2.0%	120	107	80	187
<b>Region</b>	297,921	307,719	9,798	3.3%	-3,601	12,217	1,320	13,537

Source: U.S. Census Bureau, Population Division, October 2021

\*Includes residuals (-6, Missaukee County; -138, Region) representing the change that cannot be attributed to any specific demographic component

Based on the preceding data, the moderate population increase (2.0%) within Missaukee County from 2010 to 2020 was a combination of natural increase (more births than deaths), domestic migration and international migration. While natural increase (120) was the largest contributing factor, domestic migration (107) and international migration (80) both had a positive influence on the population within Missaukee County between 2010 and 2020. This resulted in an overall increase in population (301) during this time period. While positive domestic and international migration is consistent with the regionwide trends within the PSA (Northern Michigan Region), the natural increase within Missaukee County contrasts the natural decrease within the region. In order for Missaukee County to continue benefiting from positive net migration, it is important that an adequate supply of income-appropriate rental and for-sale housing is available to accommodate migrants. Adequate housing is also a critical factor in retaining young families in the county, which can contribute to natural increase in an area.

The following table illustrates the top 10 gross migration counties (total combined inflow and outflow) for Missaukee County with the resulting net migration (difference between inflow and outflow) for each. Note that data for counties contained within the PSA (Northern Michigan Region) are highlighted in red text.

County-to-County Domestic Population Migration for Missaukee County Top 10 Gross Migration Counties*			
County	Gross Migration		Net-Migration
	Number	Percent	
<b>Wexford County, MI</b>	<b>682</b>	<b>31.9%</b>	<b>-312</b>
Osceola County, MI	171	8.0%	-21
Kent County, MI	100	4.7%	-12
Ionia County, MI	81	3.8%	13
Roscommon County, MI	76	3.5%	-56
Ottawa County, MI	66	3.1%	22
Fulton County, OH	52	2.4%	-52
<b>Grand Traverse County, MI</b>	<b>47</b>	<b>2.2%</b>	<b>43</b>
Ingham County, MI	42	2.0%	-42
Oakland County, MI	34	1.6%	-14
All Other Counties	790	36.9%	26
<b>Total Migration</b>	<b>2,141</b>	<b>100.0%</b>	<b>-405</b>

Source: U.S. Census Bureau, 2019 5-Year American Community Survey; Bowen National Research

\*Only includes counties within the state and bordering states



As the preceding illustrates, nearly two-thirds (63.1%) of the gross migration for Missaukee County is among the top 10 counties listed. Wexford County, which is the top gross migration county and is within the PSA (Northern Michigan Region), has an overall negative net-migration (-312) influence for Missaukee County and comprises 31.9% of the total gross migration. In total, two of the top 10 migration counties (Wexford and Grand Traverse) for Missaukee County are within the PSA. Combined, these two PSA counties have a negative net-migration (-269) influence for Missaukee County. Among the counties to which Missaukee County has the largest net loss of residents are Wexford County (-312) and Roscommon County (-56), while Grand Traverse (43) and Ottawa (22) have the largest positive influence on Missaukee County. It is also noteworthy that data from the components of change table, which covers the time period from 2010 to 2020, shows domestic migration to be positive while the county-to-county data, which only encompasses data from 2015 to 2019, shows overall negative domestic migration. This likely indicates that Missaukee County lost more residents to migration than it gained in recent years. This can occur for a variety of reasons including an inadequate housing inventory or economic downturns.

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

Missaukee County Domestic County Population In-Migrants by Age, 2012 to 2021		
Age	2012-2016	2017-2021
1 to 24	36.3%	39.6%
25 to 64	56.6%	53.0%
65+	7.0%	7.5%
Median Age (In-state migrants)	28.5	28.0
Median Age (Out-of-state migrants)	40.0	31.1
Median Age (County Population)	43.7	43.0

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

The American Community Survey five-year estimates from 2012 to 2016 in the preceding table illustrate that 56.6% of in-migrants to Missaukee County were between the ages of 25 and 64, while 36.3% were less than 25 years of age, and 7.0% were ages 65 and older. The share of in-migrants under the age of 25 increased slightly to 39.6% during the time period between 2017 and 2021, while the share of in-migrants ages 25 to 64 decreased to 53.0%. The data between 2017 and 2021 also illustrates that the median age of in-state migrants (28.0 years) and out-of-state migrants (31.1 years) is notable less than the existing population of the county (43.0 years).

Geographic mobility by *per-person* income is distributed as follows (Note that this data is provided for the county *population*, not households, ages 15 and above):

<b>Missaukee County: Income Distribution by Mobility Status for Population Age 15+ Years*</b>						
<b>2021 Inflation Adjusted Individual Income</b>	<b>Moved Within Same County</b>		<b>Moved From Different County, Same State</b>		<b>Moved From Different State</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<\$10,000	84	15.3%	125	21.4%	37	26.6%
\$10,000 to \$14,999	54	9.9%	59	10.1%	15	10.8%
\$15,000 to \$24,999	81	14.8%	137	23.5%	16	11.5%
\$25,000 to \$34,999	91	16.6%	147	25.2%	26	18.7%
\$35,000 to \$49,999	118	21.5%	52	8.9%	6	4.3%
\$50,000 to \$64,999	47	8.6%	31	5.3%	0	0.0%
\$65,000 to \$74,999	8	1.5%	13	2.2%	0	0.0%
\$75,000+	65	11.9%	19	3.3%	39	28.1%
<b>Total</b>	<b>548</b>	<b>100.0%</b>	<b>583</b>	<b>100.0%</b>	<b>139</b>	<b>100.0%</b>

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 American Community Survey, over one-half (55.0%) of the population that moved to Missaukee County from a different county within Michigan earned less than \$25,000 per year. While a much smaller number of individuals moved to Missaukee County from out-of-state, nearly half (48.9%) of these individuals earned less than \$25,000 per year. By comparison, the share of individuals earning \$50,000 or more per year is much smaller for both in-migrants from a different county within Michigan (10.8%) and those from outside the state (28.1%). 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 Missaukee County.

## Labor Force

The following table illustrates the employment base by industry for Missaukee County, the PSA (Northern Michigan Region), and the state of Michigan.

NAICS Group	Employment by Industry					
	Missaukee County		Region		Michigan	
	Employees	Percent	Employees	Percent	Employees	Percent
Agriculture, Forestry, Fishing & Hunting	126	3.5%	1,037	0.6%	18,094	0.4%
Mining	11	0.3%	416	0.2%	6,059	0.1%
Utilities	121	3.4%	566	0.3%	14,450	0.3%
Construction	225	6.3%	8,709	4.9%	163,027	3.6%
Manufacturing	<b>351</b>	<b>9.9%</b>	<b>16,371</b>	<b>9.1%</b>	<b>513,197</b>	<b>11.2%</b>
Wholesale Trade	231	6.5%	4,703	2.6%	193,695	4.2%
Retail Trade	<b>546</b>	<b>15.3%</b>	<b>25,115</b>	<b>14.0%</b>	<b>576,665</b>	<b>12.6%</b>
Transportation & Warehousing	124	3.5%	2,863	1.6%	95,658	2.1%
Information	35	1.0%	2,773	1.5%	91,050	2.0%
Finance & Insurance	52	1.5%	4,834	2.7%	168,540	3.7%
Real Estate & Rental & Leasing	53	1.5%	3,412	1.9%	95,407	2.1%
Professional, Scientific & Technical Services	105	2.9%	7,617	4.3%	295,491	6.5%
Management of Companies & Enterprises	0	0.0%	227	0.1%	8,827	0.2%
Administrative, Support, Waste Management & Remediation Services	18	0.5%	4,042	2.3%	111,717	2.4%
Educational Services	<b>456</b>	<b>12.8%</b>	9,834	5.5%	378,891	8.3%
Health Care & Social Assistance	<b>367</b>	<b>10.3%</b>	<b>38,645</b>	<b>21.6%</b>	<b>765,165</b>	<b>16.7%</b>
Arts, Entertainment & Recreation	25	0.7%	7,845	4.4%	139,513	3.1%
Accommodation & Food Services	198	5.6%	<b>20,986</b>	<b>11.7%</b>	<b>398,782</b>	<b>8.7%</b>
Other Services (Except Public Administration)	185	5.2%	8,794	4.9%	270,042	5.9%
Public Administration	326	9.1%	9,313	5.2%	238,652	5.2%
Non-classifiable	8	0.2%	914	0.5%	30,131	0.7%
Total	3,563	100.0%	179,016	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.

Missaukee County has an employment base of approximately 3,563 individuals within a broad range of employment sectors. The labor force within the county is based primarily in four sectors: Retail Trade (15.3%), Educational Services (12.8%), Health Care & Social Assistance (10.3%), and Manufacturing (9.9%). It is interesting to note that three of these sectors also comprise the largest sectors of employment within the PSA (Northern Michigan Region) and the state of Michigan. Combined, these four job sectors represent nearly half (48.3%) of the county employment base. This represents a smaller concentration of employment within the top four sectors compared to the top four sectors in the PSA (56.4%) and state (49.2%). 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 less concentrated overall distribution of employment, the economy within Missaukee County may be slightly less vulnerable to economic downturns compared to the PSA and state overall. This may be particularly true as healthcare and education are two sectors that are typically less vulnerable to economic decline. Although health care, education, and manufacturing contain some

occupations that offer competitive wages, it is important to understand that a significant number of the support occupations within these sectors, as well as many within the retail industry, typically have lower average wages. This can contribute to demand for affordable housing options.

Data of overall total employment and unemployment rates of the county and the overall state since 2013 are compared in the following tables.

Year	Total Employment					
	Missaukee County		Michigan		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2013	6,327	-	4,323,410	-	143,929,000	-
2014	6,528	3.2%	4,416,017	2.1%	146,305,000	1.7%
2015	6,557	0.4%	4,501,816	1.9%	148,833,000	1.7%
2016	6,622	1.0%	4,606,948	2.3%	151,436,000	1.7%
2017	6,521	-1.5%	4,685,853	1.7%	153,337,000	1.3%
2018	6,532	0.2%	4,739,081	1.1%	155,761,000	1.6%
2019	6,612	1.2%	4,773,453	0.7%	157,538,000	1.1%
2020	6,274	-5.1%	4,379,122	-8.3%	147,795,000	-6.2%
2021	6,464	3.0%	4,501,562	2.8%	152,581,000	3.2%
2022	6,446	-0.3%	4,632,539	2.9%	158,291,000	3.7%
2023*	6,272	-2.7%	4,624,229	-0.2%	159,715,000	0.9%

Source: Department of Labor, Bureau of Labor Statistics

\*Through March

Year	Unemployment Rate		
	Missaukee County	Michigan	United States
2013	9.1%	8.7%	7.4%
2014	7.8%	7.2%	6.2%
2015	6.6%	5.4%	5.3%
2016	6.0%	5.0%	4.9%
2017	5.8%	4.6%	4.4%
2018	5.1%	4.2%	3.9%
2019	4.8%	4.1%	3.7%
2020	9.5%	10.0%	8.1%
2021	5.5%	5.8%	5.4%
2022	5.1%	4.2%	3.7%
2023*	6.5%	4.5%	3.8%

Source: Department of Labor, Bureau of Labor Statistics

\*Through March

From 2013 to 2019, the employment base in Missaukee County increased by 285 employees, or 4.5%, which was less than the state increase of 10.4% during that time. In 2020, which was largely impacted by the economic effects related to COVID-19, total employment decreased in Missaukee County by 5.1%, which was a smaller decline compared to the state (8.3%). In 2021, total employment for the county increased by 3.0%, followed by a decrease of 0.3% in 2022. Although total employment in Missaukee County has declined 2.7% through March 2023, which may be due, in part, to seasonality, the overall increase in total employment since 2020 is a positive sign that the local economy is recovering from the effects of the COVID-19

pandemic. It is noteworthy that total employment still remains below the 2019 level as Missaukee County has recovered to 97.5% (2022 full year) of the total employment in 2019. This represents a recovery rate above that for the state of Michigan (97.0%) and indicates the county continues to recover from the economic decline during 2020.

The unemployment rate within Missaukee County steadily declined from 2013 (9.1%) to 2019 (4.8%). It is also noteworthy that the unemployment rate within the county has typically been slightly higher than the rate within the state since 2013. In 2020, the unemployment rate increased sharply to 9.5%, which represents an unemployment rate below that of the state (10.0%) during this time. In 2021, the unemployment rate within the county decreased to 5.5%. As of 2022, the unemployment rate within the county decreased to 5.1%. This represents an unemployment rate that is higher than the state (4.2%) and nation (3.7%). The 5.1% unemployment rate within the county in 2022 is much more comparable to the rate in 2019 (4.8%) and is a positive sign of continuing recovery in the local economy.

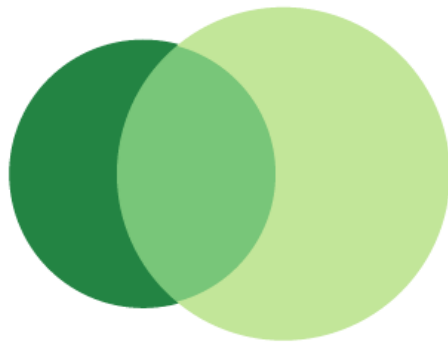
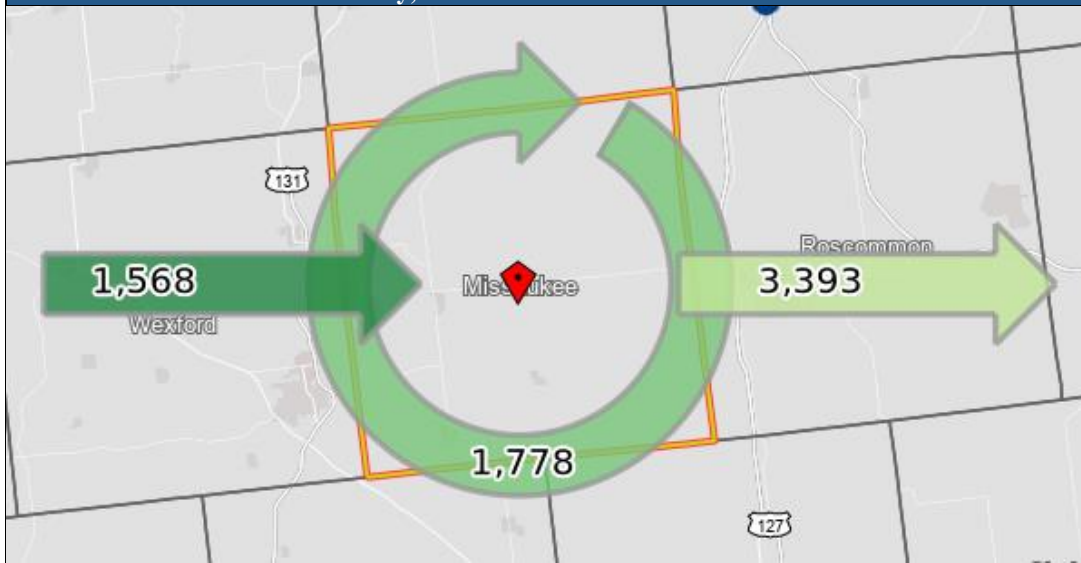
### Commuting Data

According to the 2016-2020 American Community Survey (ACS), 91.8% of Missaukee County commuters either drive alone or carpool to work, 3.1% walk to work and 4.0% work from home. ACS also indicates that 70.2% of Missaukee County workers have commute times of less than 30 minutes, while 6.4% have commutes of 60 minutes or more. This represents slightly shorter commute times compared to the state, where 62.6% of workers have commute times of less than 30 minutes and 6.0% have commutes of at least 60 minutes. Tables illustrating detailed commuter data are provided on pages V-18 and V-19 in Section V: Economic Analysis.

According to 2020 U.S. Census Longitudinal Origin-Destination Employment Statistics (LODES), of the 5,171 employed residents of Missaukee County, 3,393 (65.6%) are employed outside the county, while the remaining 1,778 (34.4%) are employed within Missaukee County. In addition, 1,568 people commute into Missaukee County from surrounding areas for employment. These 1,568 non-residents account for nearly half (46.9%) 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. The distribution of age and earnings for each commuter cohort is also provided.

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



■ 1,568 - Employed in Selection Area, Live Outside  
■ 3,393 - Live in Selection Area, Employed Outside  
■ 1,778 - Employed and Live in Selection Area

**Inflow/Outflow Job Counts (All Jobs)  
2020**

	Count	Share
<a href="#">Employed in the Selection Area</a>	3,346	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	1,568	46.9%
<a href="#">Employed and Living in the Selection Area</a>	1,778	53.1%
<a href="#">Living in the Selection Area</a>	5,171	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	3,393	65.6%
<a href="#">Living and Employed in the Selection Area</a>	1,778	34.4%

**Commuting Flow Analysis by Age and Earnings (2020, All Jobs)**

Worker Characteristics	Resident Outflow		Workers Inflow		Resident Workers	
	Number	Share	Number	Share	Number	Share
Ages 29 or younger	809	23.8%	351	22.4%	365	20.5%
Ages 30 to 54	1,691	49.8%	854	54.5%	950	53.4%
Ages 55 or older	893	26.3%	363	23.2%	463	26.0%
Earning <\$1,250 per month	1,063	31.3%	309	19.7%	470	26.4%
Earning \$1,251 to \$3,333	1,179	34.7%	520	33.2%	640	36.0%
Earning \$3,333+ per month	1,151	33.9%	739	47.1%	668	37.6%
<b>Total Worker Flow</b>	<b>3,393</b>	<b>100.0%</b>	<b>1,568</b>	<b>100.0%</b>	<b>1,778</b>	<b>100.0%</b>

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

Note: Figures do not include contract employees and self-employed workers

Of the county’s 1,568 in-commuters, over one-half (54.5%) are between the ages of 30 and 54, 23.2% are age 55 or older and 22.4% are under the age of 30. This is a similar distribution of workers by age compared to the resident outflow workers. Nearly one-half (47.1%) of inflow workers earn more than \$3,333 per month (\$40,000 or more annually), approximately one-third (33.2%) earn between \$1,251 and \$3,333 per month (approximately \$15,000 to \$40,000 annually), and the remaining 19.7% earn \$1,250 or less per month. By comparison, there is a nearly equal distribution of outflow workers by earnings, with each income cohort comprising approximately one-third of the total outflow workers. Based on the preceding data, people that commute *into* Missaukee County for employment are typically similar in age and more likely to earn *higher* wages when compared to residents commuting out of the county for work. Regardless, given the diversity of incomes and ages of the nearly 1,570 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 Missaukee County.

### C. HOUSING METRICS

The estimated distribution of the area housing stock by tenure for Missaukee County 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
<b>Missaukee County</b>	Number	5,906	4,768	1,138	2,703	8,609
	Percent	68.6%	80.7%	19.3%	31.4%	100.0%
<b>Region</b>	Number	131,968	105,039	26,929	52,017	183,985
	Percent	71.7%	79.6%	20.4%	28.3%	100.0%
<b>Michigan</b>	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 8,609 housing units within Missaukee County in 2022. Based on ESRI estimates and 2020 Census data, of the 5,906 total *occupied* housing units in Missaukee County, 80.7% are owner occupied, while the remaining 19.3% are renter occupied. As such, Missaukee County has a higher share of owner-occupied housing units when compared to the Northern Michigan Region (79.6%) and the state of Michigan (71.4%). Note that 31.4% of the housing units within Missaukee County are classified as vacant, which represents a higher share of vacant units than the region (28.3%) and state (11.6%). Vacant units are comprised of a variety of units including abandoned properties, unoccupied rentals, for-sale homes, and seasonal housing units.

The following table compares key housing age and conditions based on 2016-2020 American Community Survey data. Housing units built over 50 years ago (pre-1970), overcrowded housing (1.01+ persons per room), or housing that lacks complete indoor kitchens or bathroom plumbing are illustrated 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
<b>Missaukee County</b>	356	28.4%	1,710	34.6%	67	5.3%	150	3.0%	44	3.5%	64	1.3%
<b>Region</b>	7,662	31.6%	30,923	30.2%	781	3.2%	1,204	1.2%	619	2.5%	605	0.6%
<b>Michigan</b>	526,133	46.8%	1,373,485	48.1%	32,741	2.9%	31,181	1.1%	24,376	2.2%	16,771	0.6%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

In Missaukee County, 28.4% of the renter-occupied housing units and 34.6% of the owner-occupied housing units were built prior to 1970. Based on these figures, the housing stock in Missaukee County appears to be similar in age to housing within the region but newer compared to housing units statewide. The shares of renter housing units (5.3%) and owner housing units (3.0%) that experience overcrowding are above rates within the region and state. The shares of renter housing units (3.5%) and owner housing units (1.3%) in Missaukee County with incomplete plumbing or kitchens are also slightly higher than regional and statewide rates.

The following table compares key household income, housing cost, and housing affordability metrics. It should be noted that cost burdened households pay over 30% of income toward housing costs, while severe cost burdened households pay over 50% of income toward housing.

	Household Income, Housing Costs and Affordability						
	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
<b>Missaukee County</b>	\$50,381	\$146,673	\$751	42.6%	21.5%	14.7%	7.7%
<b>Region</b>	\$63,085	\$209,788	\$888	43.3%	20.4%	20.0%	7.7%
<b>Michigan</b>	\$65,507	\$204,371	\$968	44.9%	18.8%	23.1%	7.4%

Source: American Community Survey (2016-2020); 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 median household income of \$50,381 within Missaukee County is lower than the median household income for the Northern Michigan Region (\$63,085) and the state of Michigan (\$65,507). The estimated median home value and average gross rent in Missaukee County are significantly lower than estimated median home values and average gross rents for the region and state. Note that a significantly lower estimated median home value and average gross rent do not appear to result in lower shares of cost burdened households in Missaukee County, as 42.6% of renter households and 21.5% of owner households are cost burdened. Each of these figures are consistent with regional and state shares. Overall, Missaukee County has an estimated 534 renter households and 1,061 owner households that are housing cost burdened. As such, affordable housing alternatives should be part of future housing solutions.



Based on the 2016-2020 American Community Survey (ACS) data, the following is a distribution of all occupied housing by units in structure by tenure (renter or owner) for Missaukee County, the Northern Michigan Region and the state of Michigan.

		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
<b>Missaukee County</b>	Number	704	144	406	1,254	4,365	0	575	4,940
	Percent	56.1%	11.5%	32.4%	100.0%	88.4%	0.0%	11.6%	100.0%
<b>Region</b>	Number	13,338	8,236	2,710	24,284	93,237	969	7,958	102,164
	Percent	54.9%	33.8%	11.1%	100.0%	91.3%	1.0%	7.8%	100.0%
<b>Michigan</b>	Number	588,520	488,828	47,520	1,124,868	2,669,942	35,543	149,878	2,855,363
	Percent	52.3%	43.5%	4.2%	100.0%	93.5%	1.2%	5.2%	100.0%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

In Missaukee County, over half (56.1%) of the *rental* units are within structures of four units or less, with mobile homes comprising an additional 32.4% of county rental units. The combined share of these two types of structures (88.5%) is higher when compared to that of the region (66.0%) and state (56.5%), largely due to the significant share of mobile home rentals in the county. Overall, Missaukee County also has a much lower share (11.5%) of multifamily rental housing (five or more units within a structure) when compared to the region (33.8%) and state (43.5%). Among *owner*-occupied units in the county, there is a smaller share (88.4%) of units within structures of four units or less and a higher share (11.6%) of mobile homes compared to the shares of such units in the region and state. According to ACS data, there is no record of any owner-occupied housing in the county within structures of five or more units.

The following table summarizes monthly gross rents (per unit) for area rental alternatives within Missaukee County, the Northern Michigan Region, and the state of Michigan. While this data encompasses all rental units, which includes multifamily apartments, a sizable majority (88.5%) 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
<b>Missaukee County</b>	Number	72	137	398	331	131	12	12	161	1,254
	Percent	5.7%	10.9%	31.7%	26.4%	10.4%	1.0%	1.0%	12.8%	100.0%
<b>Region</b>	Number	1,235	2,176	5,475	6,155	6,264	794	375	1,810	24,284
	Percent	5.1%	9.0%	22.5%	25.3%	25.8%	3.3%	1.5%	7.5%	100.0%
<b>Michigan</b>	Number	51,846	69,698	227,872	314,293	299,877	70,403	33,633	57,245	1,124,867
	Percent	4.6%	6.2%	20.3%	27.9%	26.7%	6.3%	3.0%	5.1%	100.0%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, the largest share (31.7%) of Missaukee County rental units has gross rents between \$500 and \$750, while units with gross rents between \$750 and \$1,000 represent the second largest share (26.4%). Overall, nearly 75% of rental units in the county have gross rents that are priced at \$1,000 or less, which is a significantly higher share of these units compared to the region (61.9%) and state (59.0%). Overall, this larger share of units with lower gross rents demonstrates the dominance of the lower and moderately priced product among the rental units in the market.

Bowen National Research’s Survey of Housing Supply

*Multifamily Rental Housing*

A field survey of conventional apartment properties was conducted as part of this Housing Needs Assessment. The following table summarizes the county’s surveyed multifamily rental supply.

Multifamily Supply by Product Type – Missaukee County				
Project Type	Projects Surveyed	Total Units	Vacant Units	Occupancy Rate
Market-rate	1	18	0	100.0%
Tax Credit/Government-Subsidized	1	36	0	100.0%
Government-Subsidized	1	18	0	100.0%
Total	3	72	0	100.0%

In Missaukee County, a total of three apartment properties were surveyed, which comprised a total of 72 units. Note that 54 of the 72 total units (75.0% of total units) are at subsidized properties. The remaining 18 units in the county are at a market-rate property, which has rents of \$750 for a one-bedroom unit and \$900 for a two-bedroom unit. No non-subsidized Tax Credit properties were surveyed in the county. The three surveyed properties have quality ratings ranging from “B” to “B-,” which is reflective of housing that is in good condition. The overall occupancy rate of 100.0% is very high and indicative of a strong market for apartments. The two subsidized properties surveyed in the county have wait lists, which are reflective of pent-up demand for affordable apartment units.

*Non-Conventional Rental Housing*

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. and account for 88.5% of the total rental units in Missaukee County. Bowen National Research conducted an online survey between March and May 2023 and was not able to identify any *available* non-conventional properties for rent in Missaukee County. Due to the lack of available non-conventional rentals in the county, we have relied on statistics from the 2020 Census and the most recent edition of the American Community Survey (ACS) to provide data on the non-conventional rental housing market in Missaukee County.

The following table illustrates the distribution of renter-occupied housing by the number of units in the structure for Missaukee County.

		Renter-Occupied Housing by Units in Structure			
		1 to 4 Units	5 or More Units	Mobile Homes/Boats/RVs	Total Units
<b>Missaukee County</b>	Number	704	144	406	1,254
	Percent	56.1%	11.5%	32.4%	100.0%
<b>Region</b>	Number	13,338	8,236	2,710	24,284
	Percent	54.9%	33.9%	11.2%	100.0%
<b>Michigan</b>	Number	588,520	488,828	47,520	1,124,868
	Percent	52.3%	43.5%	4.2%	100.0%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research

In Missaukee County, over half (56.1%) of non-conventional rental units in the county are within structures containing one to four units. This is a slightly higher rate of rental units within one- to four-unit structures compared to the Northern Michigan Region (54.9%) and the state of Michigan (52.3%). Note that nearly one-third (32.4%) of rental units in the county are in mobile homes, boats, or RVs. This is a much higher share of these units compared to the region (11.2%) and state (4.2%). The 32.4% share of mobile homes/boats/RVs is also the highest share of this type rental housing among all 10 counties in the Northern Michigan Region. Due to the lack of vacant units among both conventional and non-conventional housing units, coupled with the large share of non-conventional housing units that are not considered to be permanent (mobile homes, boats and RVs), the county housing market has an overall lack of rental housing for prospective tenants.

### *For-Sale Housing*

The following table summarizes the available (as of February 2023) and recently sold (between September 2022 and March 2023) housing stock for Missaukee County.

Missaukee County - Owner For-Sale/Sold Housing Supply		
Type	Homes	Median Price
Available*	11	\$255,000
Sold**	52	\$175,000

Source: Realtor.com and Bowen National Research

\*As of Feb. 28, 2023

\*\*Sales from Sept. 12, 2022 to Mar. 15, 2023

The available for-sale housing stock in Missaukee County as of February 2023 consists of 11 total units with a median list price of \$255,000. The 11 available units represent 2.0% of the 551 available units within the Northern Michigan Region. Historical sales ranging from September 2022 to March 2023 consisted of 52 homes sold during this period with a median sale price of \$175,000. The 11 available homes represent only 0.2% of the estimated 4,768 owner-occupied units in Missaukee County. Typically, in healthy, well-balanced markets, approximately 2% to 3% of the for-sale housing stock should be available for purchase to allow for inner-market mobility and to enable the market to attract households. Missaukee County appears to have a disproportionately low number of housing units available to purchase.

The following table illustrates sales activity from September 2022 to March 2023 for Missaukee County.

Missaukee County Sales History by Price (Sept. 12, 2022 to Mar. 15, 2023)		
Sale Price	Number Available	Percent of Supply
Up to \$99,999	6	11.5%
\$100,000 to \$199,999	24	46.2%
\$200,000 to \$299,999	13	25.0%
\$300,000 to \$399,999	5	9.6%
\$400,000+	4	7.7%
Total	52	100.0%

Source: Realtor.com and Bowen National Research

Recent sales activity in Missaukee County primarily favors homes at price points that generally target entry-level and middle-class homebuyers. Note that over half (57.7%) of the 52 homes sold between September 2022 and March 2023 were priced below \$200,000, while over one-quarter (25.0%) of recent sales were priced between \$200,000 and \$300,000. By comparison, only 17.3% of sales were for units priced above \$300,000.

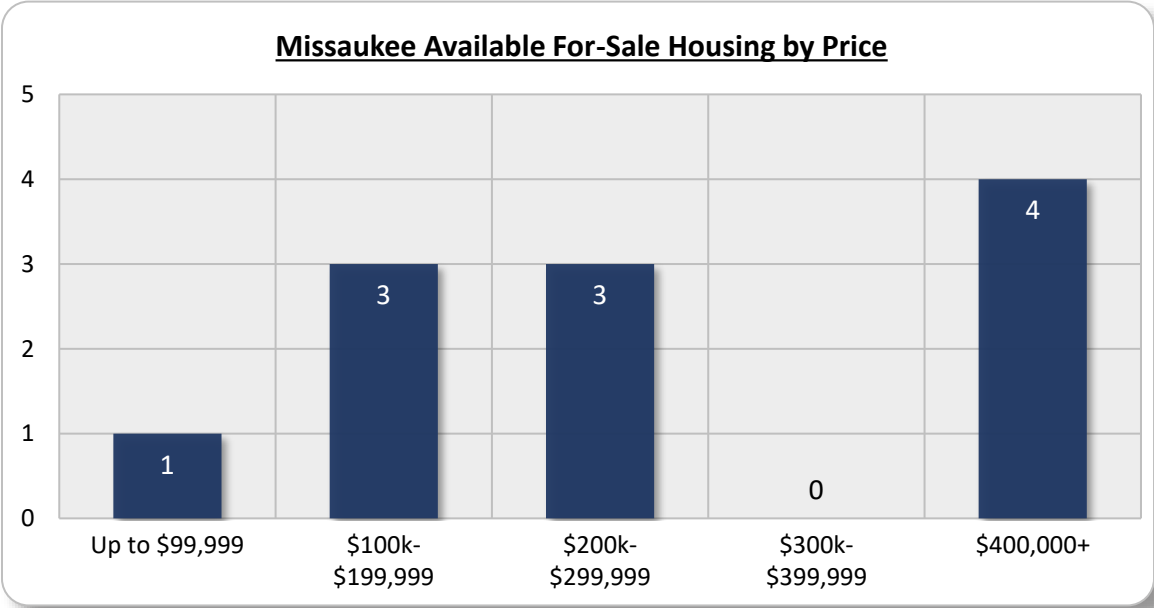
The following table summarizes the distribution of *available* for-sale residential units by *price point* for Missaukee County:

Missaukee County Available For-Sale Housing by Price (As of Feb. 28, 2023)		
List Price	Number Available	Percent of Supply
Up to \$99,999	1	9.1%
\$100,000 to \$199,999	3	27.3%
\$200,000 to \$299,999	3	27.3%
\$300,000 to \$399,999	0	0.0%
\$400,000+	4	36.4%
Total	11	100.0%

Source: Realtor.com and Bowen National Research

As there are only 11 homes offered for sale in the entire county, there is a general lack of homes available for sale regardless of price point. Four of 11 listings are priced at \$400,000 or more in the current housing market, while there are three listings each at the \$100,000 to \$199,999 and \$200,000 to \$299,999 price ranges.

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



The distribution of available homes by *bedroom type* for Missaukee County is summarized in the following table.

Missaukee County Available For-Sale Housing by Bedrooms (As of Feb. 28, 2023)					
Bedrooms	Number Available	Average Square Feet	Price Range	Median List Price	Median Price per Sq. Ft.
One-Br.	0	-	-	-	-
Two-Br.	2	830	\$100,000 - \$150,000	\$125,000	\$149.55
Three-Br.	5	1,779	\$74,900 - \$920,000	\$289,900	\$235.31
Four-Br.+	4	2,135	\$165,000 - \$599,000	\$377,450	\$199.79
Total	11	1,736	\$74,900 - \$920,000	\$255,000	\$156.25

Source: Realtor.com and Bowen National Research

As shown in the preceding table, listings in the current housing market are mainly comprised of three-bedroom units and four-bedroom or larger units. The remaining listings in the county are two-bedroom units. Median list prices range from \$125,000 for a two-bedroom unit to \$377,450 for a four-bedroom or larger unit. These are generally lower median list prices compared to other counties in the region.

#### **D. HOUSING GAP**

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 in Missaukee 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 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 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.

The county has an overall housing gap of 1,239 units, with a gap of 336 rental units and a gap of 903 for-sale units. The following tables summarize the rental and for-sale housing gaps by income and affordability levels for Missaukee County. Details of the methodology used in this analysis are provided in Section VII of this report.

Missaukee County, Michigan				
Rental Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤\$37,850	\$37,851-\$60,560	\$60,561-\$90,840	\$90,841+
Monthly Rent Range	≤\$946	\$947-\$1,514	\$1,515-\$2,271	\$2,272+
Household Growth	-79	12	16	17
Balanced Market*	33	14	7	3
Replacement Housing**	70	15	4	0
External Market Support^	34	14	7	3
Severe Cost Burdened^^	100	50	17	0
Step-Down Support	21	-6	-6	-10
Less Pipeline Units	0	0	0	0
<b>Overall Units Needed</b>	<b>179</b>	<b>99</b>	<b>45</b>	<b>13</b>

\*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 each county

^^Based on ACS estimates of households paying in excess of 50% of income toward housing costs

Missaukee County, Michigan				
For-Sale Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤\$37,850	\$37,851-\$60,560	\$60,561-\$90,840	\$90,841+
Price Point	≤\$126,167	\$126,168-\$201,867	\$201,868-\$302,800	\$302,801+
Household Growth	-169	-87	16	247
Balanced Market*	40	33	28	32
Replacement Housing**	84	35	15	9
External Market Support^	74	61	55	63
Severe Cost Burdened^^	220	110	37	0
Step-Down Support	30	15	95	-140
Less Pipeline Units	0	0	0	0
<b>Overall Units Needed</b>	<b>279</b>	<b>167</b>	<b>246</b>	<b>211</b>

\*Based on Bowen National Research's analysis of for-sale product within the county

\*\*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 each county

^^Based on ACS estimates of households paying in excess of 50% of income toward housing costs

As the preceding tables illustrate, the projected housing gaps over the next five years encompass a variety of affordability levels for both rental and for-sale housing product. It appears the greatest *rental* housing gaps in the county are for the two lowest housing affordability segments (rents below \$1,515 that are affordable to households earning up to 80% of AMHI). While the greatest *for-sale* housing gap in the county is for product priced below \$126,168, it will likely be difficult to develop new housing below this price. As a result, it will be important to preserve the affordable owner-occupied housing in the county. There is also notable demand for product priced at \$201,868 and higher. Although development within Missaukee County should be prioritized to the housing product showing the greatest gaps, it appears efforts to address housing should consider most rents and price points across the housing spectrum. The addition of a variety of housing product types and affordability levels would enhance the subject county's ability to attract potential workers and help meet the changing and growing housing needs of the local market.

**E. STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)**

A SWOT analysis often serves as the framework to evaluate an area’s competitive position and to develop strategic planning. It considers internal and external factors, as well as current and future potential. Ultimately, such an analysis is intended to identify core strengths, weaknesses, opportunities, and threats that can lead to strategies that can be developed and implemented to address local housing issues.

The following is a summary of key findings from this SWOT analysis for Missaukee County.

<b>SWOT Analysis</b>	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• High level of rental housing demand</li> <li>• Strong demand for for-sale housing</li> <li>• Positive projected household growth</li> <li>• Positive median household income growth</li> </ul>	<ul style="list-style-type: none"> <li>• Limited available rentals and for-sale housing</li> <li>• Disproportionately low share of rentals</li> <li>• Lack of affordable workforce and senior housing alternatives</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Housing need of 336 rental units</li> <li>• Housing need of 903 for-sale units</li> <li>• Attract some of the 1,568 commuters coming into the county for work to live in the county</li> <li>• More than a dozen parcels that could potentially support residential development (See page VI-56)</li> </ul>	<ul style="list-style-type: none"> <li>• The county risks losing residents to other areas/communities</li> <li>• Vulnerable to deteriorating and neglected housing stock</li> <li>• Inability to attract businesses to county</li> <li>• Inability of employers to attract and retain workers due to local housing issues</li> <li>• Influence of seasonal/recreational housing</li> </ul>

The county’s housing market has availability and affordability issues, particularly among housing that serves lower-income households. These housing challenges expose the county to losing residents to surrounding areas, making the community vulnerable to the existing housing stock becoming neglected, discouraging potential employers coming to the area, and creating challenges for local employers to retain and attract workers. There are housing gaps for both rentals and for-sale housing alternatives at a variety of rents and price points. As such, county housing plans should encourage and support the development of a variety of product types at a variety of affordability levels.