

2023 Housing Needs Assessment WEXFORD COUNTY DATA SUMMARY



In order to effectively address the housing demands and ensure the well-being of our community Housing North received support from the Frey Foundation, Networks Northwest, and Hagerty to conduct a Housing Needs Assessment of our 10-county region in northern Michigan including the counties of Antrim, Benzie, Charlevoix, Emmet, Grand Traverse, Kalkaska, Leelanau, Manistee, Missaukee and Wexford with Bowen National Research. Launched in 2023, the **Housing Needs Assessment (HNA)** provides interested stakeholders with the base of knowledge to make informed strategic decisions on housing priorities and plans by understanding the housing needs. The study identified a housing gap of **8,813 rental units** in the region over the five-year projection and an overall regional for-sale housing gap of approximately **22,455 units** over the five-year projection period.

HOW MUCH HOUSING IS NEEDED IN WEXFORD COUNTY?



The county has an overall housing gap of **3,756 units** through 2027



RENTAL GAP
1,360 rental units

Over four-fifths (83.2%) of 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 the Average Household Median Income).*



FOR SALE GAP
2,396 for-sale units

The for-sale housing gap in the county is for product priced between \$201,868 and \$302,800, which is affordable to households earning between \$60,561 and \$90,840. All price ranges have housing gaps over 450 units.

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+
Overall Units Needed	762	370	172	56

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+
For Sale Price Point	≤\$126,167	\$126,168-\$201,867	\$201,868-\$302,800	\$302,801+
Overall Units Needed	639	454	705	598

*2022 MEDIAN HOUSEHOLD INCOME \$50,190

*2027 PROJECTED MEDIAN HOUSEHOLD INCOME \$55,879

Occupied and Vacant Housing Units by Tenure 2022 Estimates

Total occupied		Owner Occupied	Renter Occupied	Vacant	Total
Number	13,640	10,460	3,180	2,801	16,441
Percent	83%	76.7%	23.3%	17%	100%

HOUSING OCCUPANCY

The county has a lower share of owner-occupied housing units when compared to Northern Michigan (79.6%). 17.0% of the housing units are classified as vacant, which represents a much lower share (28.3%) than the region but a higher share (11.6%) than the state.

Cost Burdened Households - Paying more than 30% of income toward housing costs

Severely Cost Burdened Households - Paying more than 50% of income toward housing costs

Cost Burdened		Severely Cost Burdened	
Renter	Owner	Renter	Owner
43.2%	15.6%	22%	6%

COST BURDENED HOUSEHOLDS

The median household income of \$50,190 within the county is lower than the median household income for the Northern Michigan Region (\$63,085) and the state of Michigan (\$65,507).

1,222 RENTER HOUSEHOLDS AND 1,623 OWNER HOUSEHOLDS ARE HOUSING COST BURDENED.

KEY STATS



13.7%

OF THE POPULATION LIVES IN POVERTY

\$50,190

2022 MEDIAN HOUSEHOLD INCOME

\$713

AVERAGE GROSS RENT

\$139,658

ESTIMATED HOME VALUE

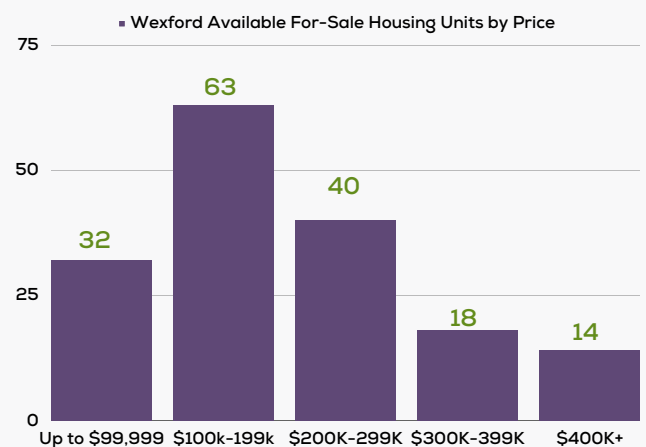
HOUSING AGE AND CONDITION

The housing stock in Wexford county appears to be slightly older than housing within the region but generally newer compared to housing units statewide.

POPULATION

Household heads between the ages of 55 and 64 comprise the largest share of all households (20.4%). Household heads between the ages of 65 and 74 (18.6%) and those between the ages of 45 and 54 (15.9%) comprise the next largest shares of the total households. Overall, senior households (age 55 and older) constitute over half (52.9%) of all households within the county.

- The current housing market in the county includes a large supply of homes potentially affordable to first-time homebuyers.
- Nearly half (47.6%) of available homes in the county are priced below \$100,000, while nearly 70% of available homes are priced below \$200,000.
- A smaller share (14.3%) of homes is priced between \$200,000 and \$300,000, a price point typically sought after by middle-class households.



SWOT ANALYSIS

STRENGTHS

- High level of rental housing demand
- Strong demand for for-sale housing
- Positive projected household growth
- Positive median household income growth

WEAKNESSES

- Limited available rentals and for-sale housing
- Disproportionately low share of rentals
- Lack of affordable workforce and senior housing alternatives

OPPORTUNITIES

- Housing need of 1,360 rental units
- Housing need of 2,396 for-sale units
- Attract some of the 6,761 commuters coming into the county for work to live in the county
- More than 60 parcels that could potentially support residential development

THREATS

- The county risks losing residents to other areas/communities
- Vulnerable to deteriorating and neglected housing stock
- Inability to attract businesses to county
- Inability of employers to attract and retain workers due to local housing issues
- Influence of seasonal/recreational housing

ABOUT THE LABOR FORCE

The county has an employment base of approximately 17,004 individuals within a broad range of employment sectors. The labor force within the county is based primarily in four sectors:

- Manufacturing (23.4%)
- Retail Trade (16.4%)
- Health Care & Social Assistance (11.6%)
- Accommodation & Food Services (9.2%).

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 more concentrated overall distribution of employment, the economy within Wexford county may be slightly more vulnerable to economic downturns.

Of the 11,159 employed residents, 5,901 (52.9%) are employed outside the county, while the remaining 5,258 (47.1%) are employed within the county. In addition, 6,761 people commute into the community from surrounding areas for employment. These 6,761 non-residents account for over nearly three-fifths(56.3%) of the people employed in the county and represent a notable base of potential support for future residential development.

FIND MORE INFORMATION ABOUT MISSAUKEE COUNTY:

- [HNA COUNTY REPORT](#)
- [Alliance For Economic Success- Affordable Housing Group](#)

