

## VIII. COMMUNITY INPUT RESULTS AND ANALYSIS

### A. INTRODUCTION

To gain information, perspective and insight about Northern Michigan Region 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 between January and April 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, 283 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 131 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 152 respondents representing some of the region’s largest 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.

In addition to the primary analysis at the regional level for both surveys, a supplemental analysis for individual counties with 20 or more respondents that participated in a survey is included at the end of this section. This includes an analysis of the Stakeholder Survey for the counties of Benzie, Charlevoix, Emmet, Grand Traverse, and Leelanau, and an analysis of the Employer Survey for the counties of Emmet and Leelanau.

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

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

## B. STAKEHOLDER SURVEY RESULTS

A total of 131 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. A total of 131 respondents provided input to this question with the following distribution. Note: Respondents were able to select more than one organization type.

| Stakeholder Respondents by Organization Type |        |       |  |        |       |
|--|--------|-------|--|--------|-------|
| Type   | Number | Share | Type   | Number | Share |
| Local Government/Municipal Official          | 39     | 29.8% | Housing Organization                         | 8      | 6.1%  |
| Nonprofit Organization                       | 33     | 25.2% | Economic Development Organization            | 6      | 4.6%  |
| Other  | 27     | 20.6% | Realtor (Association/Board of Realtors/Etc.) | 5      | 3.8%  |
| Business/Employer/Private Sector             | 25     | 19.1% | Agency on Aging/Senior Services              | 4      | 3.1%  |
| Housing Developer                            | 18     | 13.7% | Housing Authority                            | 3      | 2.3%  |
| Landlord/Property Management                 | 13     | 9.9%  | Neighborhood Organization                    | 3      | 2.3%  |
| Education/Higher Ed./University              | 10     | 7.6%  | Supportive/Social Service Provider           | 3      | 2.3%  |
| Elected Official/Municipal Contact           | 8      | 6.1%  | Faith Organization                           | 1      | 0.8%  |

Some responses included among the 27 respondents that selected “Other” as their organization type were: *agriculture, planning commission, land bank authority, marketing organization, public library, state government, banking, and other types of committees and businesses.*

Stakeholder respondents were asked which county or counties they primarily serve. A total of 131 respondents provided feedback to this question with the following results. Note that respondents were able to select more than one answer.

| Stakeholder Respondents by Area Served |        |       |                   |        |       |
|--|--------|-------|-------------------|--------|-------|
| County/Area                            | Number | Share | County/Area       | Number | Share |
| Leelanau County                        | 57     | 43.5% | Region as a Whole | 17     | 13.0% |
| Grand Traverse County                  | 28     | 21.4% | Kalkaska County   | 13     | 9.9%  |
| Benzie County                          | 23     | 17.6% | Manistee County   | 8      | 6.1%  |
| Charlevoix County                      | 20     | 15.3% | Wexford County    | 8      | 6.1%  |
| Emmet County                           | 20     | 15.3% | Missaukee County  | 3      | 2.3%  |
| Antrim County                          | 19     | 14.5% |                   |        |       |

Stakeholder respondents were asked to provide the degree that certain housing types are needed in the area they serve. A total of 119 respondents provided feedback to this question with the following results.

| Housing Needs by Housing Type (Price Point) |                 |  |                 |
|---|-----------------|--|-----------------|
| Housing Type                                | Weighted Score* | Housing Type                           | Weighted Score* |
| Rental Housing (\$500-\$999/month)          | 92.5            | Senior Care (incomes/assets >\$25,000) | 76.4            |
| For-Sale Housing (Less than \$150,000)      | 92.1            | Rental Housing (\$1,000-\$1,499/month) | 75.9            |
| For-Sale Housing (\$150,000-\$199,999)      | 90.8            | For-Sale Housing (\$250,000-\$349,999) | 59.0            |
| Rental Housing (Less than \$500/month)      | 81.6            | Rental Housing (\$1,500 or more/month) | 49.3            |
| Senior Care (incomes/assets <\$25,000)      | 80.4            | For-Sale Housing (\$350,000 or more)   | 41.5            |
| For-Sale Housing (\$200,000-\$249,999)      | 79.0            |  |                 |

\*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 area they serve. A total of 119 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)                  | 95.1            | Rentals that Accept Housing Choice Voucher Holders | 77.1            |
| Moderate Income Workforce (\$30,000-\$60,000) | 93.8            | Senior Living (Independent Living)                 | 74.3            |
| Housing for Millennials (Ages 25-39)          | 93.7            | Senior Living (Assisted Living, Nursing Care)      | 72.2            |
| Low-Income Workforce (<\$30,000)              | 90.7            | Higher Income Workforce (\$60,000+)                | 71.4            |
| Single-Person (Studio/One-Bedroom)            | 83.6            |  |                 |

\*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 within the area they serve. A total of 118 respondents provided feedback to this question with the following results.

| Housing Demand by Housing Style             |                 |   |                 |
|---|-----------------|---|-----------------|
| Housing Type                                | Weighted Score* | Housing Type                                    | Weighted Score* |
| Duplex/Triplex/Townhomes                    | 87.6            | Mixed-Use/Units Above Retail (Downtown Housing) | 70.0            |
| Ranch Homes/Single Floor Plan Units         | 87.6            | Accessory Dwelling Units/Tiny Houses            | 65.2            |
| Multifamily Apartments                      | 85.2            | Condominiums                                    | 59.5            |
| Traditional Two-Story Single-Family Homes   | 79.0            | Manufactured/Mobile Homes                       | 57.3            |
| Low Cost Fixer-Uppers (Single-Family Homes) | 75.7            | Single-Room Occupancy (SRO)                     | 55.5            |

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

Stakeholder respondents were asked to identify the five most common housing issues experienced in the area they serve. A total of 120 respondents provided insight to this question with the following distribution.

| Most Common Housing Issues                              |       |   |       |
|---|-------|---|-------|
| Issue   | Share | Issue   | Share |
| Limited Availability                                    | 90.0% | High Cost of Maintenance/Upkeep                   | 17.5% |
| Rent Affordability                                      | 90.0% | Lack of Access to Public Transportation           | 16.7% |
| Home Purchase Affordability                             | 87.5% | Lack of Rental Deposit (or First/Last Month Rent) | 13.3% |
| Conversion of Housing into Vacation/Seasonal Rentals    | 75.0% | Absentee Landlords                                | 10.0% |
| Investors Buying Properties and Increasing Rents/Prices | 59.2% | Overcrowded Housing                               | 5.0%  |
| High Cost of Renovation                                 | 28.3% | Failed Background Checks                          | 5.0%  |
| Lack of Down Payment for Purchase                       | 26.7% | Foreclosure                                       | 0.8%  |
| Substandard Housing (Quality/Condition)                 | 18.3% |   |       |

Stakeholder respondents were asked to rank the priority that should be given to specific construction types of housing in the area they serve. A total of 120 respondents provided insight to this question with the following results.

| Priority of Housing Construction Types                              |                 |
|---|-----------------|
| Construction Type   | Weighted Score* |
| New Construction  | 88.9            |
| Mixed-Use   | 80.1            |
| Repair/Renovation/Revitalization of Existing Housing                | 73.5            |
| Clear Blighted/Unused Structures to Create Land for New Development | 68.4            |
| Adaptive Reuse (i.e., Warehouse Conversion to Residential)          | 57.6            |

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

Stakeholder respondents were asked to identify common barriers or obstacles that exist in the area they serve that limit residential development. A total of 121 respondents provided feedback to this question with the following distribution.

| Common Barriers/Obstacles to Residential Development |       |   |       |
|--|-------|---|-------|
| Barrier/Obstacle                                     | Share | Barrier/Obstacle                          | Share |
| Cost of Labor/Materials                              | 90.9% | Local Government Regulations ("red tape") | 37.2% |
| Cost of Land   | 77.7% | Lack of Buildable Sites                   | 31.4% |
| Cost of Infrastructure                               | 70.3% | Lack of Public Transportation             | 22.3% |
| Housing Converting to Short-Term/Vacation Rentals    | 69.4% | Other                                     | 12.4% |
| Development Costs                                    | 60.3% | Neighborhood Blight                       | 9.9%  |
| Land/Zoning Regulations                              | 53.7% | Tap Fees                                  | 9.1%  |
| Financing  | 49.6% | Lack of Community Services                | 7.4%  |
| Community Support                                    | 41.3% | Other Government Fees                     | 7.4%  |
| Availability of Land                                 | 38.8% | Lack of Parking                           | 5.0%  |
| Lack of Infrastructure                               | 38.8% | Crime/Perception of Crime                 | 2.5%  |

Stakeholder respondents were asked to identify what they believe represent the best options to reduce or eliminate barriers to residential development in the area they serve. A total of 120 respondents provided insight to this question. The following illustrates the top 10 responses.

| <b>Best Options to Reduce Barriers/Obstacles to Residential Development</b>                     |                             |
|---|-----------------------------|
| <b>Initiative</b>   | <b>Share of Respondents</b> |
| Revisiting/Modifying Zoning (e.g., density, setbacks, etc.)                                     | 53.3%                       |
| Housing Gap/Bridge Financing  | 44.2%                       |
| Collaboration between Public and Private Sectors  | 41.7%                       |
| Educate the public on the importance of different types of housing                              | 39.2%                       |
| Establishment of a Housing Trust Fund (Focus on Preservation/Development of Affordable Housing) | 38.3%                       |
| Pooling of Public, Philanthropic, and Private Resources   | 35.0%                       |
| Government Assistance with Infrastructure   | 34.2%                       |
| Accessory Dwelling Unit Opportunities   | 30.0%                       |
| Expanding Grant Seeking Efforts   | 25.8%                       |
| Educating the Public on Importance of Housing   | 25.0%                       |

Stakeholder respondents were given a list of initiatives and asked to identify three that should be areas of focus for the area they serve. A total of 120 respondents provided insight to this question with the following results.

| <b>Areas of Focus</b>   |                             |
|---|-----------------------------|
| <b>Initiative</b>   | <b>Share of Respondents</b> |
| Developing New Housing  | 86.7%                       |
| Renovating/Repurposing Buildings for Housing                                | 55.8%                       |
| Accessibility to Key Community Services (e.g., Healthcare, Childcare, etc.) | 42.5%                       |
| Improving Public Transportation   | 21.7%                       |
| Unit Modifications to Allow Aging in Place                                  | 21.7%                       |
| Critical Home Repair  | 20.8%                       |
| Removal/Mitigation of Residential Blight                                    | 13.3%                       |
| Other   | 11.7%                       |
| Accessibility to Recreational Amenities                                     | 3.3%                        |
| Addressing Parking  | 2.5%                        |
| Addressing Crime  | 1.7%                        |

Stakeholder respondents were asked to approximate the degree that housing impacts local residents in the area they serve. A total of 121 respondents provided insight to this question with the following results.

| <b>Housing Impacts on Local Residents</b>                     |                        |
|---|------------------------|
| <b>Impact</b>   | <b>Weighted Score*</b> |
| Limits the Ability of Families to Grow/Thrive                 | 91.7                   |
| Causes People to Live in Housing they Cannot Afford           | 88.4                   |
| Prevents Seniors from Living in Housing that Fits their Needs | 80.9                   |
| Causes People to Live in Substandard Housing                  | 79.1                   |
| Causes People to Live in Unsafe Housing or Neighborhoods      | 57.0                   |

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

In addition to the responses in the previous table, six (6) respondents provided open-ended feedback. Some impacts noted in the feedback included the *lack of seasonal workforce housing limits the ability of businesses to thrive, causes young families to leave the area, creates labor shortages, increased costs to employers that have to compensate for long commutes.*

Stakeholder respondents were asked to identify which options should become priorities to assist *renters* in the area. A total of 118 respondents provided feedback to this question with the following results.

| Renter Assistance Priorities                     |                      |
|--|----------------------|
| Assistance Type                                  | Share of Respondents |
| Housing Placement Service                        | 47.5%                |
| Housing Resource Center                          | 42.4%                |
| Rental Registry                                  | 39.8%                |
| Renter Security Deposit Assistance               | 34.8%                |
| Credit Repair Assistance                         | 33.1%                |
| Properties that Meet Code/Life Safety Compliance | 32.2%                |
| Rental Housing Inspection Program                | 26.3%                |
| Housing Counselor                                | 22.9%                |
| Landlord/Tenant Conflict Resolution              | 17.0%                |
| Renter Eviction Prevention                       | 14.4%                |
| Other  | 14.4%                |
| Background Check Resolution                      | 12.7%                |
| Legal Aid Services for Housing                   | 11.0%                |

Among the respondents that selected “Other” to the previous question, a number of respondents provided additional input through the form of an open-ended response. Some notable topics within these responses included *limiting the number of short-term rentals, allowing the development of more accessory dwelling units, development of local database to find available rentals, and discounted legal assistance.*

Stakeholder respondents were asked to identify which options should become priorities to assist *homeowners* or buyers in the area. A total of 116 respondents provided feedback to this question with the following results.

| Homeowner Assistance Priorities  |                      |
|----------------------------------|----------------------|
| Assistance Type                  | Share of Respondents |
| Homebuyer Downpayment Assistance | 63.8%                |
| Home Repair Assistance           | 54.3%                |
| Homebuyer/Homeowner Education    | 46.6%                |
| Property Maintenance Education   | 38.8%                |
| Credit Repair Assistance         | 35.3%                |
| Home Weatherization Assistance   | 34.5%                |
| Home Modification Assistance     | 31.9%                |
| Housing Counselor                | 26.7%                |
| Foreclosure Avoidance Education  | 23.3%                |
| Legal Aid Services for Housing   | 14.7%                |
| Other                            | 12.1%                |
| Background Check Resolution      | 6.9%                 |

Among the respondents that selected “Other” to the previous question, a number of respondents provided additional input through the form of an open-ended response. Some notable topics within these responses included *increased regulations, inspections, and taxes on short-term rentals and reduce regulatory burden for nonprofit and Low-Income Housing Tax-Credit (LIHTC) builders to allow affordable housing to be built more quickly.*

Stakeholder respondents were asked to provide any additional information about housing challenges in the area they serve in the form of an open-ended response. A total of 48 respondents provided additional insight. While a number of respondents cited the overall lack of affordable housing, some other noteworthy responses are summarized below.

- Additional seasonal workforce housing
- Increased taxes on seasonal/second homes
- Look for ways to raise funds to assist nonprofit and private developers
- Reduce zoning restrictions (allow for more density)
- Increased taxes/fees on short-term rentals
- Use of modular/system-built homes in smaller developments
- Better connectivity/roadways within the region
- Collaboration between private and public sectors and stakeholders
- Increased sewer availability and reduction in connection fees

## Stakeholder Summary

### Northern Michigan Region Summary of Stakeholder Survey Results

| Category                          | Top Needs / Issues   | Consensus  |
|-----------------------------------|--|--|
| Housing Needs by Price Point      | <ul style="list-style-type: none"> <li>• Rental Housing (\$500-\$999/month)</li> <li>• For-Sale Housing (Less than \$150,000)</li> <li>• For-Sale Housing (\$150,000-\$199,999)</li> <li>• Rental Housing (Less than \$500/month)</li> <li>• Senior Care (income/assets &lt;\$25,000)</li> </ul>   | <p>92.5*</p> <p>92.1*</p> <p>90.8*</p> <p>81.6*</p> <p>80.4*</p> |
| Housing Needs by Population       | <ul style="list-style-type: none"> <li>• Family Housing (2+ Bedrooms)</li> <li>• Moderate Income Workforce (\$30,000-\$60,000)</li> <li>• Housing for Millennials (Ages 25-39)</li> <li>• Low-Income Workforce (&lt;\$30,000)</li> <li>• Single-Person (Studio/One-Bedroom)</li> </ul>   | <p>95.1*</p> <p>93.8*</p> <p>93.7*</p> <p>90.7*</p> <p>83.6*</p> |
| Housing Needs by Style            | <ul style="list-style-type: none"> <li>• Duplex/Triplex/Townhomes</li> <li>• Ranch Homes/Single Floor Plan Units</li> <li>• Multifamily Apartments</li> <li>• Traditional Two-Story Single-Family Homes</li> <li>• Low Cost Fixer-Uppers (Single-Family Homes)</li> </ul>  | <p>87.6*</p> <p>87.6*</p> <p>85.2*</p> <p>79.0*</p> <p>75.7*</p> |
| Common Housing Issues             | <ul style="list-style-type: none"> <li>• Limited Availability</li> <li>• Rent Affordability</li> <li>• Home Purchase Affordability</li> <li>• Conversion of Housing into Vacation/Seasonal Rentals</li> <li>• Investors Buying Properties and Increasing Rents/Prices</li> </ul>   | <p>90.0%</p> <p>90.0%</p> <p>87.5%</p> <p>75.0%</p> <p>59.2%</p> |
| Priority by Construction Type     | <ul style="list-style-type: none"> <li>• New Construction</li> <li>• Mixed-Use</li> <li>• Repair/Renovation/Revitalization of Existing Housing</li> </ul>  | <p>88.9*</p> <p>80.1*</p> <p>73.5*</p>                           |
| Common Residential Barriers       | <ul style="list-style-type: none"> <li>• Cost of Labor/Materials</li> <li>• Cost of Land</li> <li>• Cost of Infrastructure</li> <li>• Housing Converting to Short-Term/Vacation Rentals</li> <li>• Development Costs</li> </ul>  | <p>90.9%</p> <p>77.7%</p> <p>70.3%</p> <p>69.4%</p> <p>60.3%</p> |
| Best Options to Reduce Barriers   | <ul style="list-style-type: none"> <li>• Revisiting/Modifying Zoning (e.g., density, setbacks, etc.)</li> <li>• Housing Gap/Bridge Financing</li> <li>• Collaboration Between Public and Private Sectors</li> <li>• Educate the Public on the Importance of Different Types of Housing</li> <li>• Establishment of a Housing Trust Fund (focus on affordable housing)</li> </ul> | <p>53.3%</p> <p>44.2%</p> <p>41.7%</p> <p>39.2%</p> <p>38.3%</p> |
| Areas of Focus                    | <ul style="list-style-type: none"> <li>• Develop New Housing</li> <li>• Renovate/Repurpose Buildings for Housing</li> <li>• Accessibility to Key Community Services (e.g., Healthcare, Childcare, etc.)</li> </ul>   | <p>86.7%</p> <p>55.8%</p> <p>42.5%</p>                           |
| Housing Impact on Local Residents | <ul style="list-style-type: none"> <li>• Limits the Ability of Families to Grow/Thrive</li> <li>• Causes People to Live in Housing They Cannot Afford</li> <li>• Prevents Seniors from Living in Housing That Fits Their Needs</li> <li>• Causes People to Live in Substandard Housing</li> </ul>  | <p>91.7*</p> <p>88.4*</p> <p>80.9*</p> <p>79.1*</p>              |
| Renter Assistance Priorities      | <ul style="list-style-type: none"> <li>• Housing Placement Service</li> <li>• Housing Resource Center</li> <li>• Rental Registry</li> </ul>  | <p>47.5%</p> <p>42.4%</p> <p>39.8%</p>                           |
| Homeowner Assistance Priorities   | <ul style="list-style-type: none"> <li>• Homebuyer Downpayment Assistance</li> <li>• Home Repair Assistance</li> <li>• Homebuyer/Homeowner Education</li> </ul>  | <p>63.8%</p> <p>54.3%</p> <p>46.6%</p>                           |

\*Denotes weighted score



### C. EMPLOYER SURVEY RESULTS

A total of 152 representatives from area employers responded to 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.

Employer respondents were asked to provide the location (county) of their primary place of business. A total of 152 employers provided an answer to this question with the following distribution.

| Employer Respondents by Location of Primary Business |        |       |           |        |       |
|--|--------|-------|-----------|--------|-------|
| County   | Number | Share | County    | Number | Share |
| Emmet  | 56     | 36.8% | Wexford   | 6      | 4.0%  |
| Leelanau   | 34     | 22.4% | Kalkaska  | 5      | 3.3%  |
| Manistee   | 18     | 11.8% | Benzie    | 4      | 2.6%  |
| Grand Traverse                                       | 12     | 7.9%  | Antrim    | 3      | 2.0%  |
| Charlevoix   | 11     | 7.2%  | Missaukee | 3      | 2.0%  |

Employer respondents were asked to describe the primary business activity of their business. A total of 152 employers provided a response to this question with the following results.

| Employer Respondents by Primary Business Type |        |       |                     |        |       |
|---|--------|-------|---------------------|--------|-------|
| Business Type                                 | Number | Share | Business Type       | Number | Share |
| Public/Government                             | 15     | 9.9%  | Real Estate         | 8      | 5.3%  |
| Retail  | 15     | 9.9%  | Education           | 7      | 4.6%  |
| Restaurant                                    | 13     | 8.6%  | Hospitality/Lodging | 7      | 4.6%  |
| Manufacturing                                 | 11     | 7.2%  | Recreation          | 4      | 2.6%  |
| Professional (Accounting, Legal, Etc.)        | 10     | 6.6%  | Tourism             | 1      | 0.7%  |
| Construction                                  | 10     | 6.6%  | Other               | 42     | 27.6% |
| Healthcare                                    | 9      | 5.9%  |                     |        |       |

Among the employers that selected “Other” as their business type, primary activities included contract services, arts and entertainment, personal services, agriculture, publishing, alcohol distillation/wineries, and nonprofit services.

Employer respondents were asked to approximate the number of people they employ locally. A total of 151 employers provided feedback to this question. Based on the survey responses, approximately 16,560 individuals are employed by these companies with the following distribution of companies by number of individuals employed.

| Distribution of Employers by Number of Employees |                     |                    |
|--|---------------------|--------------------|
| Number of Employees                              | Number of Employers | Share of Employers |
| Less than 25                                     | 82                  | 54.3%              |
| 25 to 99   | 38                  | 25.2%              |
| 100 to 250                                       | 21                  | 13.9%              |
| More than 250                                    | 10                  | 6.6%               |

Employer respondents were asked to approximate the number of employees by employment status (part-time, full-time, seasonal). A total of 149 respondents provided feedback to this question with the following distribution of employees by employment status.

| Share of Employees by Employment Status |                    |
|---|--------------------|
| Employment Status                       | Share of Employees |
| Part-Time                               | 16.7%              |
| Full-Time                               | 64.5%              |
| Seasonal                                | 18.8%              |

Employer respondents were asked to approximate the number of *new jobs by annual wages* that their company will create over the next three years. A total of 138 respondents provided insight to this question. The following table summarizes the number of new jobs by salary range.

| Estimated New Jobs Created by Annual Salary<br>(Next Three Years) |                    |                   |
|---|--------------------|-------------------|
| Annual Salary   | Number of New Jobs | Share of New Jobs |
| Less than \$25,000  | 471                | 27.4%             |
| \$25,000 to \$50,000  | 807                | 47.0%             |
| \$51,000 to \$75,000  | 344                | 20.0%             |
| \$76,000 to \$100,000   | 72                 | 4.2%              |
| Over \$100,000  | 23                 | 1.3%              |
| Total   | 1,717              | 100.0%            |

As the preceding table illustrates, employer respondents estimate the creation of approximately 1,700 new jobs in the Northern Michigan Region over the next three years. Over one-fourth (27.4%) of the estimated new jobs are projected to have salaries less than \$25,000, 47.0% have estimated salaries between \$25,000 and \$50,000, and 20.0% have estimated salaries between \$51,000 and \$75,000. Only 5.5% of the estimated new jobs have anticipated salaries of \$76,000 or more. Nonetheless, this represents considerable job creation with a notable share of substantial wages in the region over the next three years. It is important to note, however, that these are estimates provided by respondents based on current economic conditions, and these estimates can change for 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. A total of 152 respondents provided feedback to this question with the following distribution.

| Difficulty Attracting/Retaining Employees Due to Housing Related Issues |        |        |
|---|--------|--------|
| Response  | Number | Share  |
| Yes   | 112    | 73.7%  |
| No  | 23     | 15.1%  |
| Unknown   | 17     | 11.2%  |
| Total   | 152    | 100.0% |

Employer respondents were asked to identify the three most common housing issues or challenges experienced by their respective employees. Employers could select options from a list of common housing issues that was provided. A total of 147 respondents provided feedback to this question with the following distribution of responses.

| Housing Issues/Challenges Experienced by Employees |        |       |
|--|--------|-------|
| Housing Issue                                      | Number | Share |
| Lack of Available Housing                          | 130    | 88.4% |
| Unaffordable Rental Housing                        | 122    | 83.0% |
| Unaffordable For-Sale Housing                      | 82     | 55.8% |
| Housing is Far From Work                           | 57     | 38.8% |
| Lack of Quality Housing                            | 24     | 16.3% |
| Lack of Deposit/Down Payment                       | 13     | 8.8%  |
| Other  | 12     | 8.2%  |
| Housing Doesn't Meet Employee's Needs              | 10     | 6.8%  |
| Difficulty Accessing Financing/Credit              | 9      | 6.1%  |
| Renovation/Repair Costs                            | 9      | 6.1%  |
| Lack of Modern Housing                             | 7      | 4.8%  |
| Housing is Not Near Community Services             | 5      | 3.4%  |
| Housing is Not Near Transit                        | 5      | 3.4%  |
| High Renter/Homeowner Insurance Costs              | 5      | 3.4%  |
| Evictions  | 2      | 1.4%  |

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. A total of 148 respondents provided feedback to this question. The following table illustrates the distribution of responses.

| Impacts for Employers Resulting from Housing Issues |        |       |                                |        |       |
|---|--------|-------|--------------------------------|--------|-------|
| Impact  | Number | Share | Impact                         | Number | Share |
| Difficulty Attracting Employees                     | 118    | 79.7% | Adversely Impacts Productivity | 35     | 23.7% |
| Difficulty Retaining Employees                      | 76     | 51.4% | Other                          | 17     | 11.5% |
| Unable to Grow/Expand Business                      | 62     | 41.9% | Difficult to Stay In Business  | 13     | 8.8%  |
| Adds to Company Costs                               | 42     | 28.4% | Unknown                        | 12     | 8.1%  |
| Adversely Impacts Company Morale                    | 36     | 24.3% |                                |        |       |

Employer respondents were then asked if additional housing were provided in the region 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. A total of 152 respondents supplied answers to this question with the following distribution.

| Likelihood of Increasing Number of Employees if Adequate Housing Available |        |       |
|--|--------|-------|
| Likelihood   | Number | Share |
| Much More Likely   | 76     | 50.0% |
| Somewhat Likely  | 45     | 29.6% |
| Not Likely/No Impact   | 16     | 10.5% |
| Unknown  | 15     | 9.9%  |

Employer respondents were asked how many additional employees their company would hire in the next three years if housing were not an issue. A total of 148 respondents provided insight to this question. A total of 76 respondents, or 51.4%, indicated that they “did not know” the effect. Nine respondents, or 6.1%, indicated there would be no additional employees hired, and **63** respondents, or **42.6%**, indicated that they would hire more staff, totaling up to 831 additional employees in the region.

Employer respondents were asked if their company currently provides any type of housing assistance to employees and to specify the type provided. A total of 150 respondents provided feedback to this question with the following insight.

- **96 of the 150** respondents (**64.0%**) indicated that they do not provide any type of housing assistance.
- **54** respondents (**36.0%**) indicated they provide some type of housing assistance to employees. The most common types of assistance cited by respondents include *workforce housing, housing stipends, relocation assistance, employee loans and payment assistance, and sign-on bonuses*. Several respondents also noted that despite offering housing assistance, *many current and prospective employees are not able to utilize the offered assistance due to the shortage of housing in the region*.

Employer respondents were then asked what type of assistance, if any, would they *consider providing* to their employees to assist with housing. A total of 146 respondents provided insight to this question with the following distribution. Note that employers could select more than one type of program.

| <b>Employer Provided Housing Assistance Program Consideration</b> |               |
|---|---------------|
| <b>Program</b>  | <b>Share*</b> |
| Partnering In/Developing Employee Housing                         | 25.3%         |
| Housing Relocation Reimbursement                                  | 23.3%         |
| Housing Relocation Services/Assistance                            | 22.6%         |
| Rental Security Deposit Assistance                                | 19.9%         |
| Housing Counseling/Placement Services                             | 17.8%         |
| Rental Assistance/Subsidy   | 15.8%         |
| Homebuyer Downpayment Assistance                                  | 13.7%         |
| Other   | 10.3%         |
| None  | 34.9%         |

\*Share of employer respondents that indicated they would consider providing the program.

Employer respondents were asked to indicate the level of importance of future government housing programs, policies or initiatives that could be implemented to assist employees with housing, or addressing the market’s housing issues. A total of 145 respondents provided feedback to this question. The following table provides a weighted summary of the responses.

| <b>Housing Programs, Policies, and Initiatives by Degree of Importance<br/>(Per Employer Respondents)</b> |                        |
|---|------------------------|
| <b>Program</b>  | <b>Weighted Score*</b> |
| New Housing Development/Redevelopment   | 85.8                   |
| Renter Assistance   | 70.2                   |
| Development of More Public Housing  | 64.2                   |
| Direct Government Investment in Land for Workforce Housing (Land Banking)                                 | 63.8                   |
| Homebuyer Assistance  | 59.8                   |
| Housing Assistance for Public Employees (Police, Fire, Teachers, Etc.)                                    | 50.8                   |

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

Employer respondents were asked to identify the three most-needed housing price-points for their employees. A total of 147 respondents provided insight to this question with the following distribution of responses.

| <b>Employee Housing Needs by Product Pricing<br/>(Per Employer Respondents)</b> |                             |
|---|-----------------------------|
| <b>Type of Housing Product (Price)</b>  | <b>Share of Respondents</b> |
| Entry Level/Workforce For-Sale Housing (Below \$200,000)                        | 79.6%                       |
| Moderate Market-Rate Rental Housing (\$750-\$1,250/month)                       | 75.5%                       |
| Affordable Rental Housing (Under \$750/month)                                   | 70.8%                       |
| Moderate For-Sale Housing (\$200,000-\$300,000)                                 | 32.7%                       |
| Higher-End Market-Rate Rental Housing (Above \$1,250/month)                     | 6.1%                        |
| Higher-End For-Sale Housing (Above \$300,000)                                   | 2.7%                        |

Employer respondents were asked to identify the three most-needed types of housing in terms of product type. A total of 146 respondents provided insight to this question with the following distribution of responses.

| Employee Housing Needs by Product Type<br>(Per Employer Respondents) |                      |
|--|----------------------|
| Type of Housing Product  | Share of Respondents |
| Single-Family Homes (Owner)  | 71.9%                |
| Single-Family Homes (Rental)   | 68.5%                |
| Multifamily Apartments   | 48.6%                |
| Duplex/Townhome (Rental)   | 34.3%                |
| Short-Term/Seasonal Housing  | 20.6%                |
| Duplex/Townhome (Owner)  | 15.8%                |
| Condominiums (Rental)  | 15.1%                |
| Condominiums (Owner)   | 7.5%                 |
| Mobile Homes   | 6.2%                 |
| Dormitories/Shared Living  | 4.8%                 |

Employer respondents were asked to provide any additional comments regarding housing issues and needs that impact employees within the Northern Michigan Region. A total of 63 respondents provided feedback in the form of an open-ended response. A summary of respondent feedback is included below:

- *While affordability is a valid issue, the larger issue is availability.*
- *A significant share of properties is being utilized as short-term rentals.*
- *There is a mismatch between wages and housing costs in many counties.*
- *There is a lack of workforce/middle-income housing.*
- *There are opportunities to repurpose old facilities for housing.*
- *There needs to be more collaboration and sharing of information among involved parties (nonprofits, real estate entities, etc.).*
- *There is a need for more seasonal housing for the workforce in the area.*
- *There is a lack of public transportation in certain areas, and a lack of infrastructure (sewer and water) that is needed to support multifamily housing developments.*

## Employer Summary

### Northern Michigan Region Summary of Employer Survey Results

| Category   | Top Needs / Issues  | Consensus  |
|--|---|--|
| Difficulty Attracting/Retaining Employees Due to Housing | <ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> <li>• Unknown</li> </ul>  | <b>73.7%</b><br><b>15.1%</b><br><b>11.2%</b>                                 |
| Housing Issues for Employees                             | <ul style="list-style-type: none"> <li>• Lack of Available Housing</li> <li>• Unaffordable Rental Housing</li> <li>• Unaffordable For-Sale Housing</li> <li>• Housing is Far From Work</li> </ul>   | <b>88.4%</b><br><b>83.0%</b><br><b>55.8%</b><br><b>38.8%</b>                 |
| Impacts for Employers from Housing Issues                | <ul style="list-style-type: none"> <li>• Difficulty Attracting Employees</li> <li>• Difficulty Retaining Employees</li> <li>• Unable to Grow/Expand Business</li> <li>• Adds to Company Costs</li> <li>• Adversely Impacts Company Morale</li> </ul>  | <b>79.7%</b><br><b>51.4%</b><br><b>41.9%</b><br><b>28.4%</b><br><b>24.3%</b> |
| Effects of Adequate Housing Supply for Employers         | <ul style="list-style-type: none"> <li>• Much More Likely to Increase Number of Employees</li> <li>• Somewhat Likely to Increase Number of Employees</li> <li>• Potential New Employees Hired (Regionwide)</li> </ul>   | <b>50.0%</b><br><b>29.6%</b><br><b>Up to 831</b>                             |
| Current Employer Provided Housing Assistance             | <ul style="list-style-type: none"> <li>• Do Not Currently Provide Housing Assistance to Employees</li> <li>• Provide Some Type of Housing Assistance to Employees</li> </ul>  | <b>64.0%</b><br><b>36.0%</b>   |
| Housing Assistance Program Consideration                 | <ul style="list-style-type: none"> <li>• Partnering In/Developing Employee Housing</li> <li>• Housing Relocation Reimbursement</li> <li>• Housing Relocation Services/Assistance</li> <li>• Rental Security Deposit Assistance</li> </ul>   | <b>25.3%</b><br><b>23.3%</b><br><b>22.6%</b><br><b>19.9%</b>                 |
| Housing Programs or Policy Importance                    | <ul style="list-style-type: none"> <li>• New Housing Development/Redevelopment</li> <li>• Renter Assistance</li> <li>• Development of More Public Housing</li> <li>• Direct Government Investment in Land for Workforce Housing (Land Banking)</li> </ul>   | <b>85.8*</b><br><b>70.2*</b><br><b>64.2*</b><br><b>63.8*</b>                 |
| Employee Housing Needs by Product Pricing                | <ul style="list-style-type: none"> <li>• Entry Level/Workforce For-Sale Housing (Below \$200,000)</li> <li>• Moderate Market-Rate Rental Housing (\$750-\$1,250/Month)</li> <li>• Affordable Rental Housing (Under \$750/Month)</li> <li>• Moderate For-Sale Housing (\$200,000-\$300,000)</li> </ul> | <b>79.6%</b><br><b>75.5%</b><br><b>70.8%</b><br><b>32.7%</b>                 |
| Employee Housing Needs by Product Type                   | <ul style="list-style-type: none"> <li>• Single-Family Homes (Owner)</li> <li>• Single Family Homes (Rental)</li> <li>• Multifamily Apartments</li> <li>• Duplex/Townhome (Rental)</li> <li>• Short-Term/Seasonal Housing</li> </ul>  | <b>71.9%</b><br><b>68.5%</b><br><b>48.6%</b><br><b>34.3%</b><br><b>20.6%</b> |

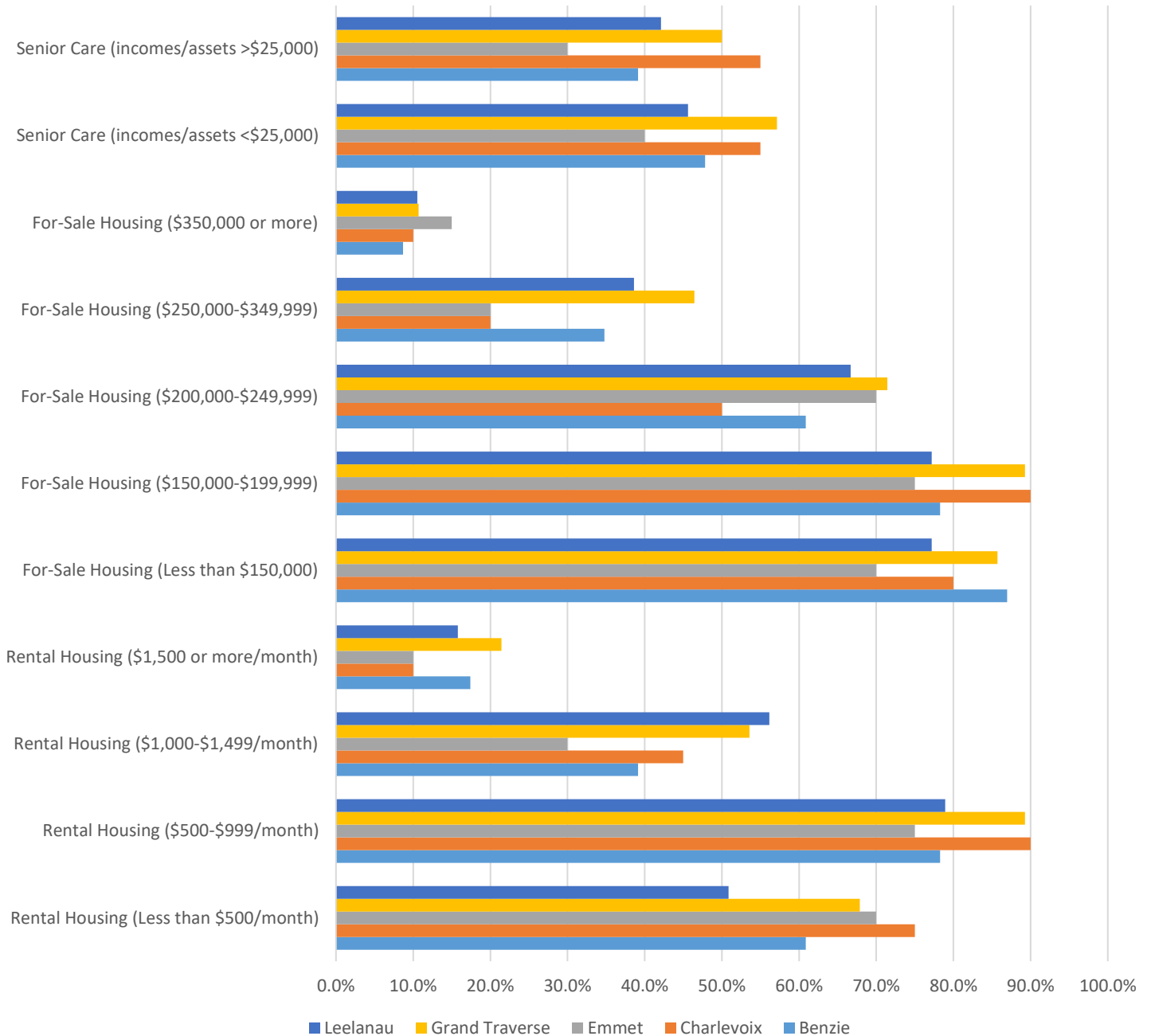
\*Denotes weighted score

#### **D. SUPPLEMENTAL SURVEY RESULTS BY COUNTY**

In addition to the primary analysis at the regional level for both surveys, this section provides a supplemental analysis for individual counties with 20 or more respondents that participated in a survey. This includes an analysis of the Stakeholder Survey for the counties of Benzie, Charlevoix, Emmet, Grand Traverse, and Leelanau, and an analysis of the Employer Survey for the counties of Emmet and Leelanau.

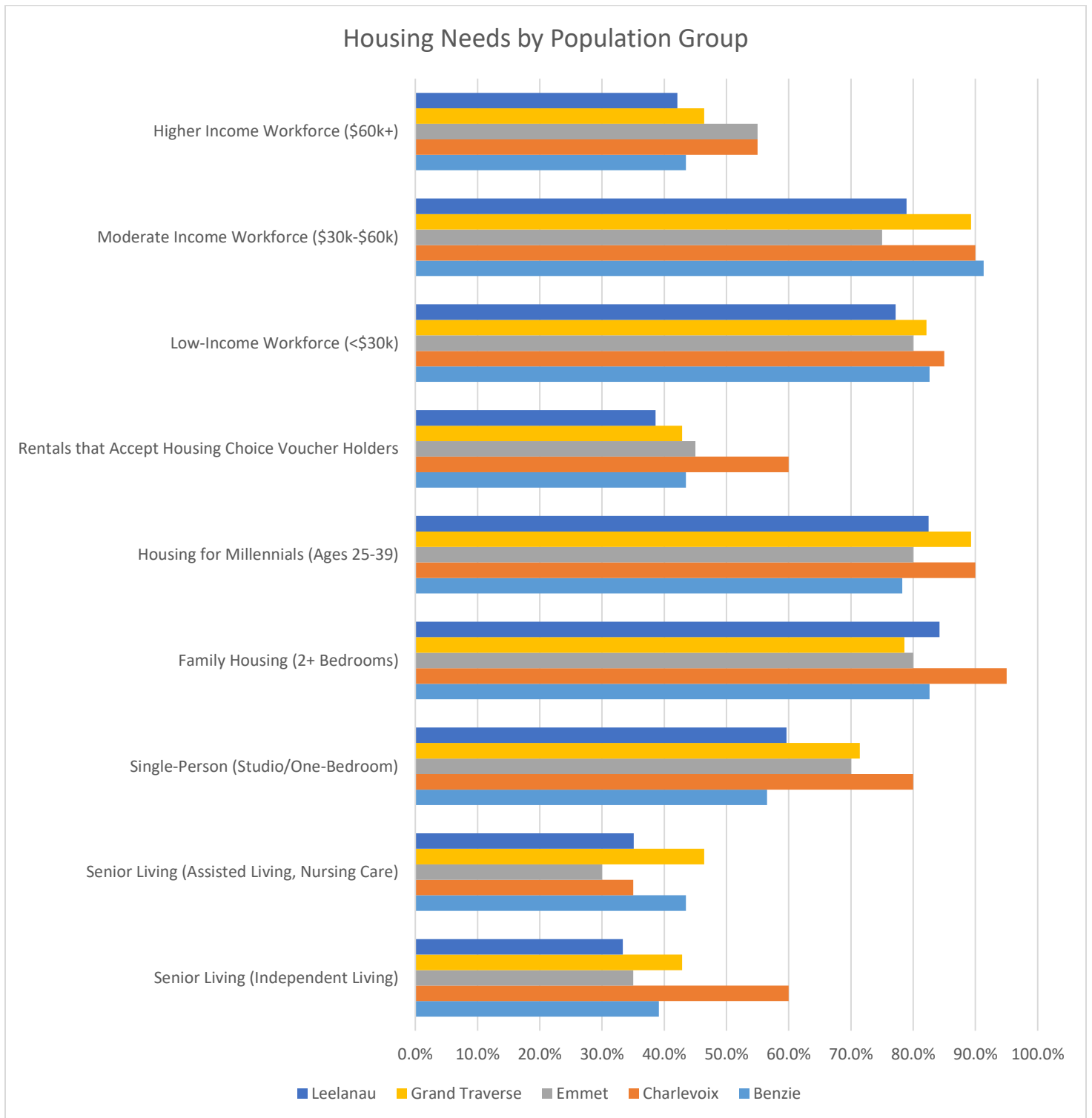
The following illustrates the percentage of *stakeholder* respondents that indicated a specific housing type and price point is in “High Need” within their respective county.

Housing Needs by Housing Type (Price Point)

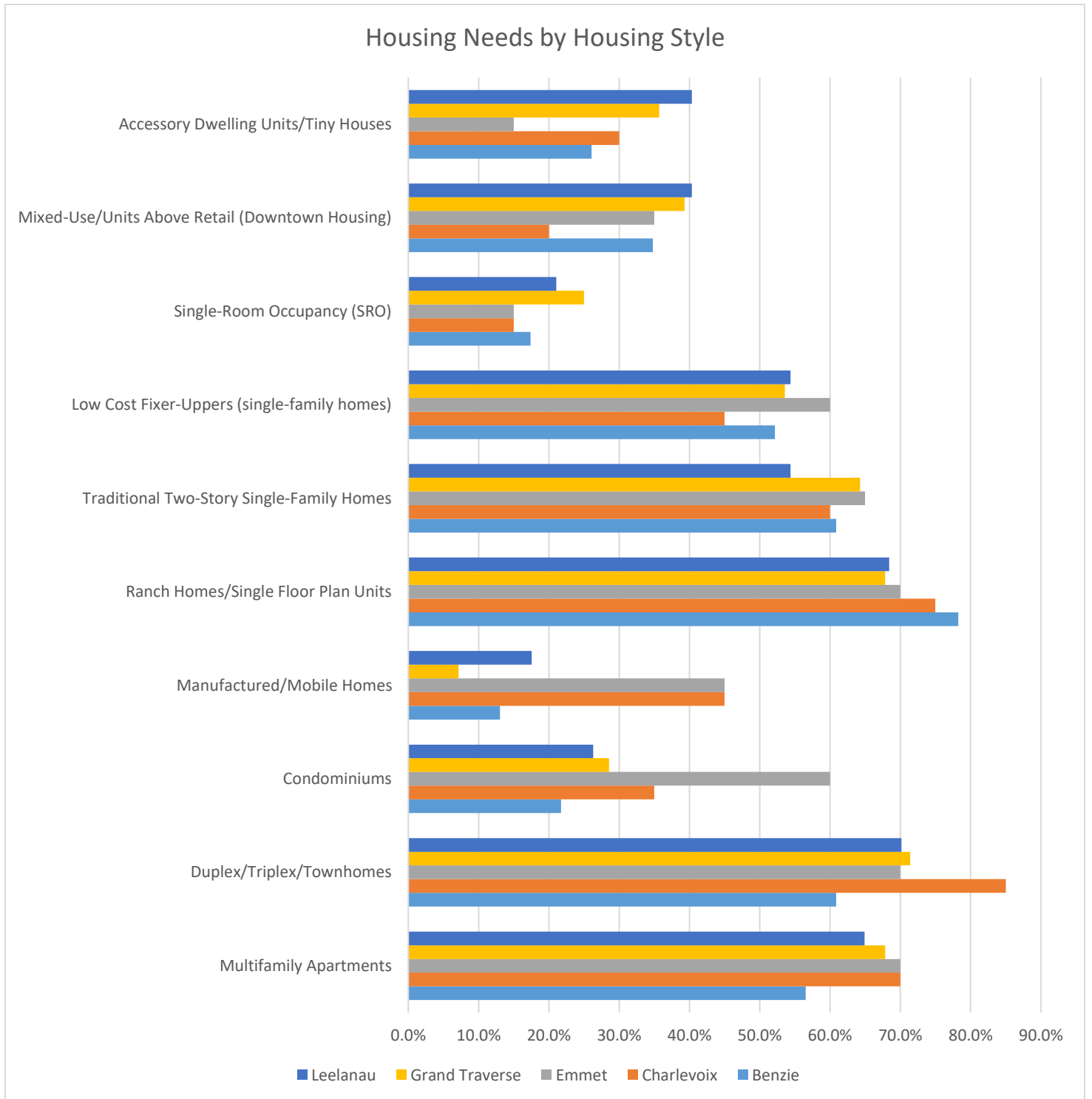




The following illustrates the percentage of *stakeholder* respondents that indicated housing for specific population groups is in “High Need” within their respective county.

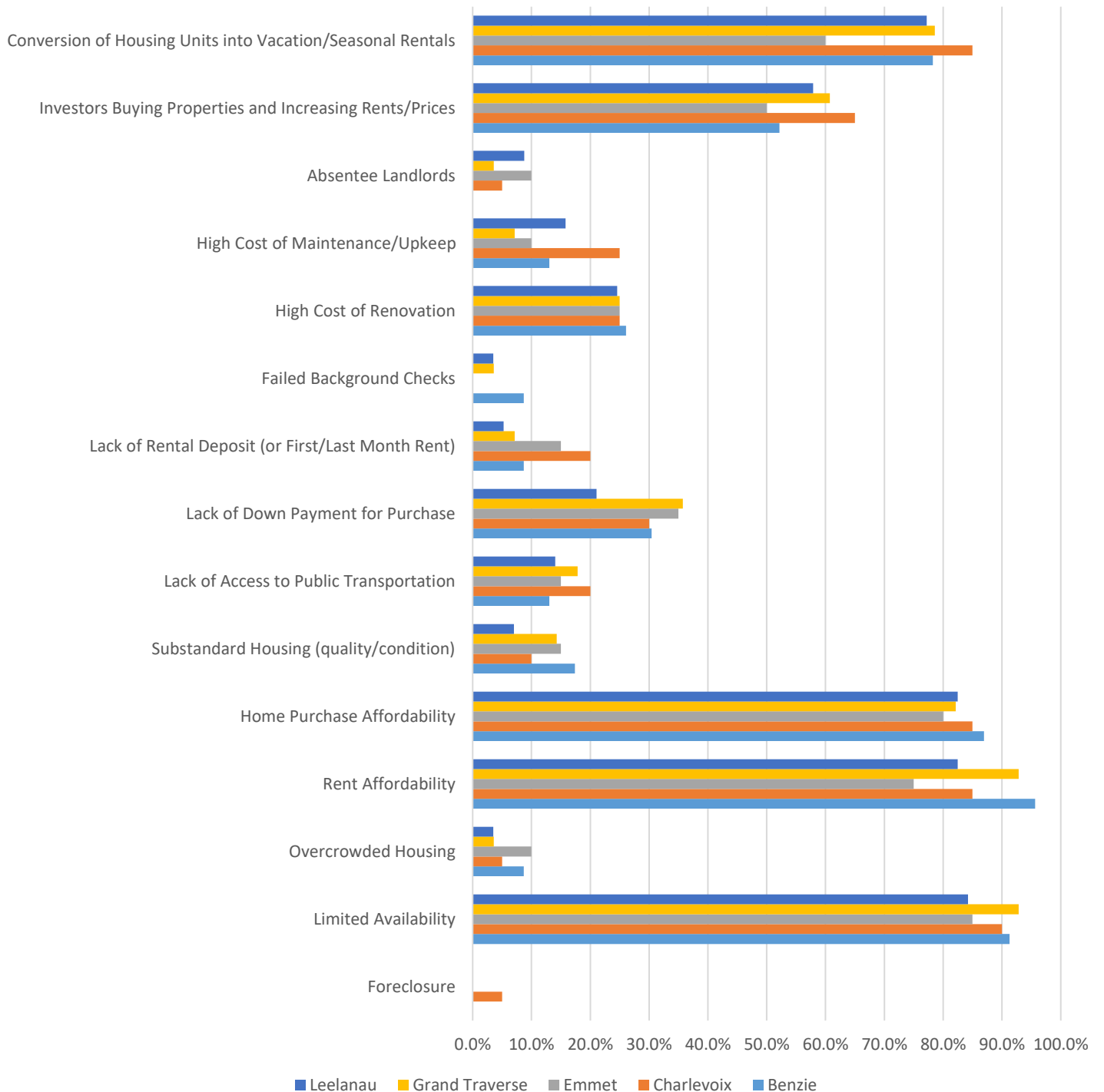


The following illustrates the percentage of *stakeholder* respondents that indicated a specific housing style is in “High Need” within their respective county.

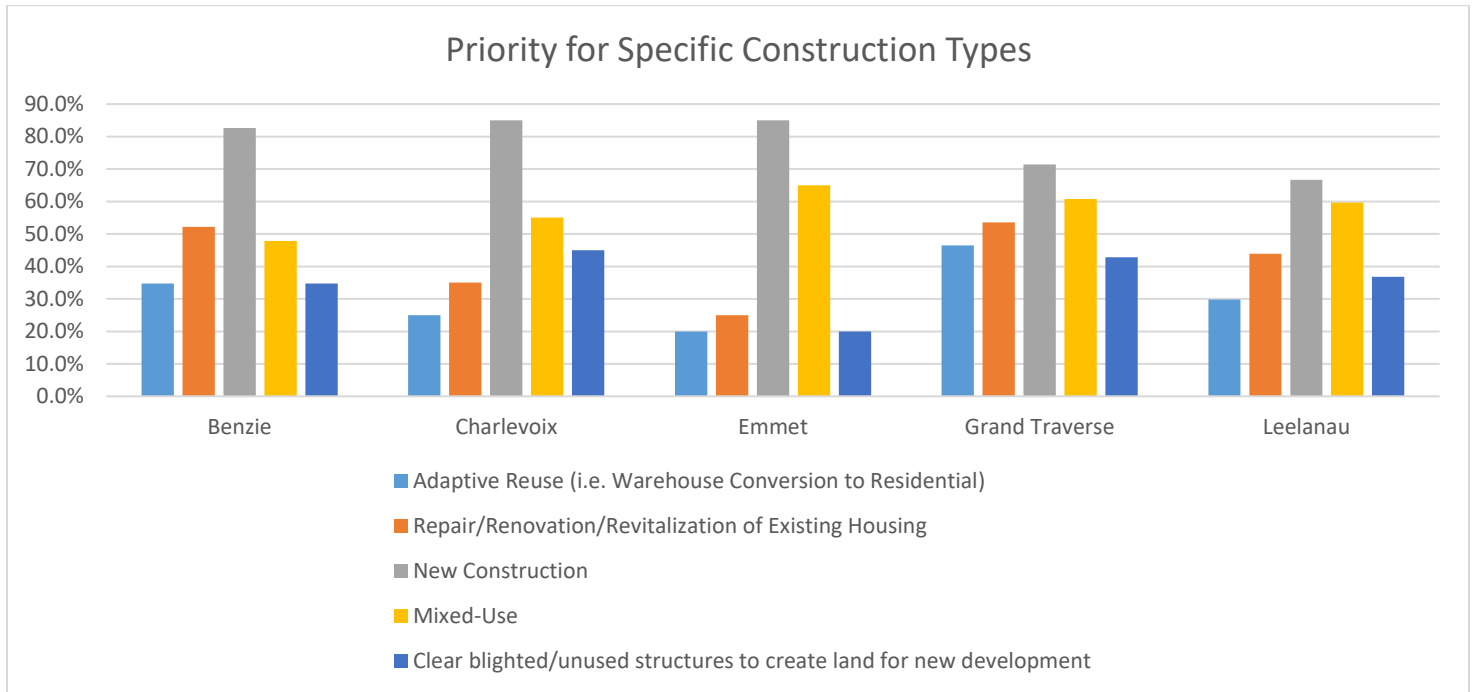


The following illustrates the percentage of *stakeholder* respondents that indicated a specific housing issue is commonly experienced within their respective county.

### Most Common Housing Issues Experienced

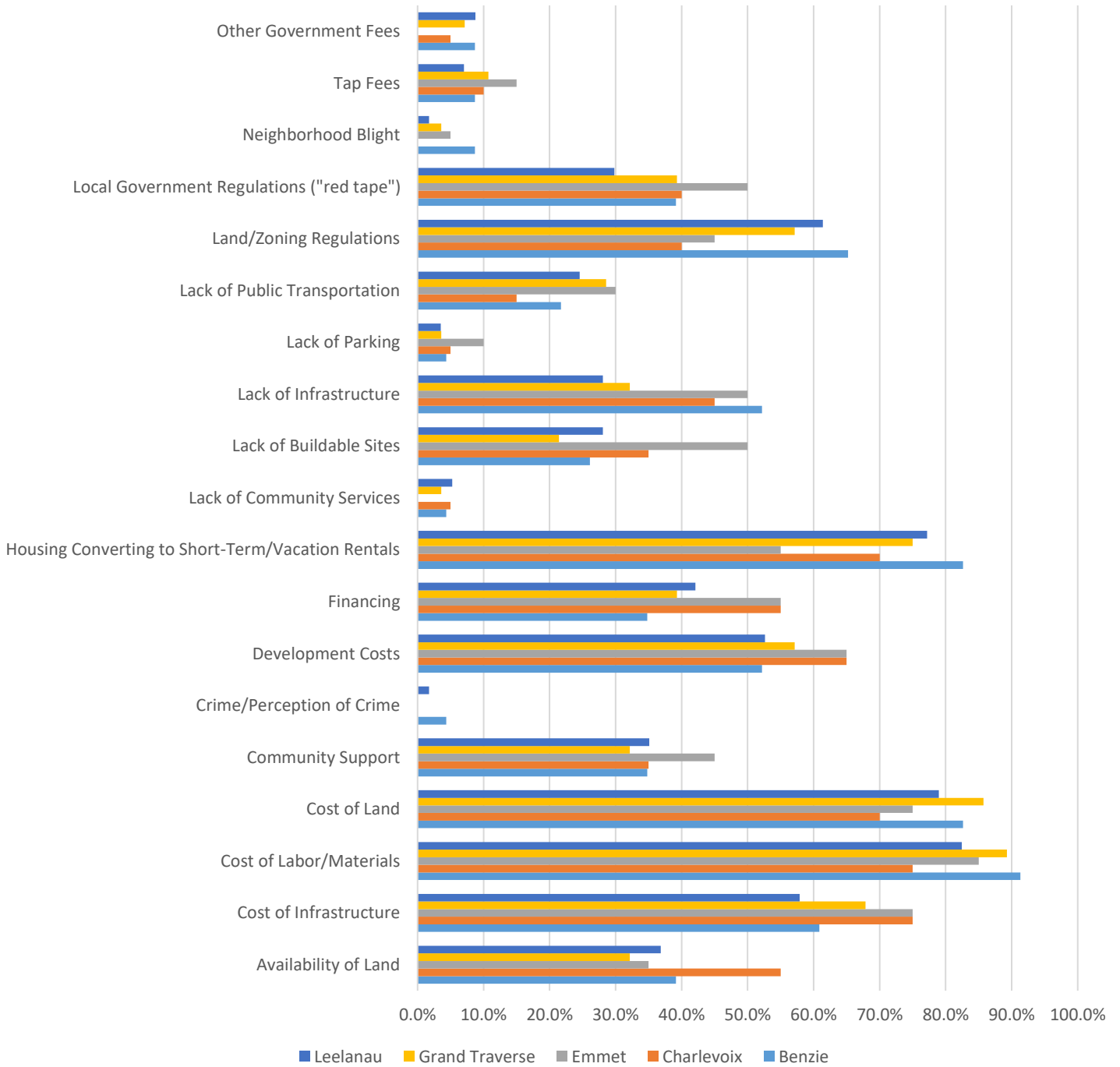


The following illustrates the percentage of *stakeholder* respondents that indicated a specific construction type should be given priority within their respective county.



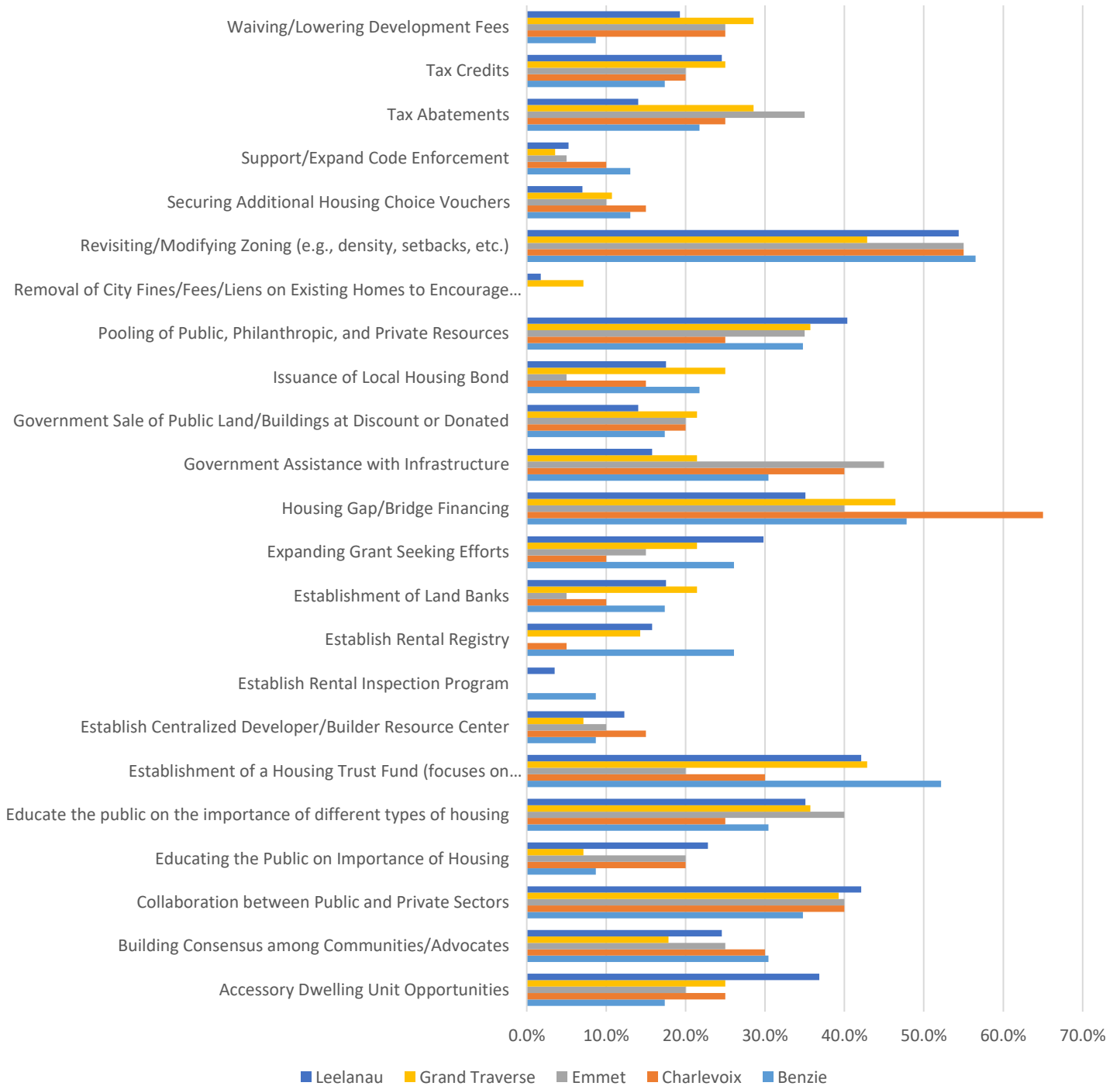
The following illustrates the percentage of *stakeholder* respondents that indicated a specific barrier/obstacle limits residential development within their respective county.

### Common Barriers to Residential Development



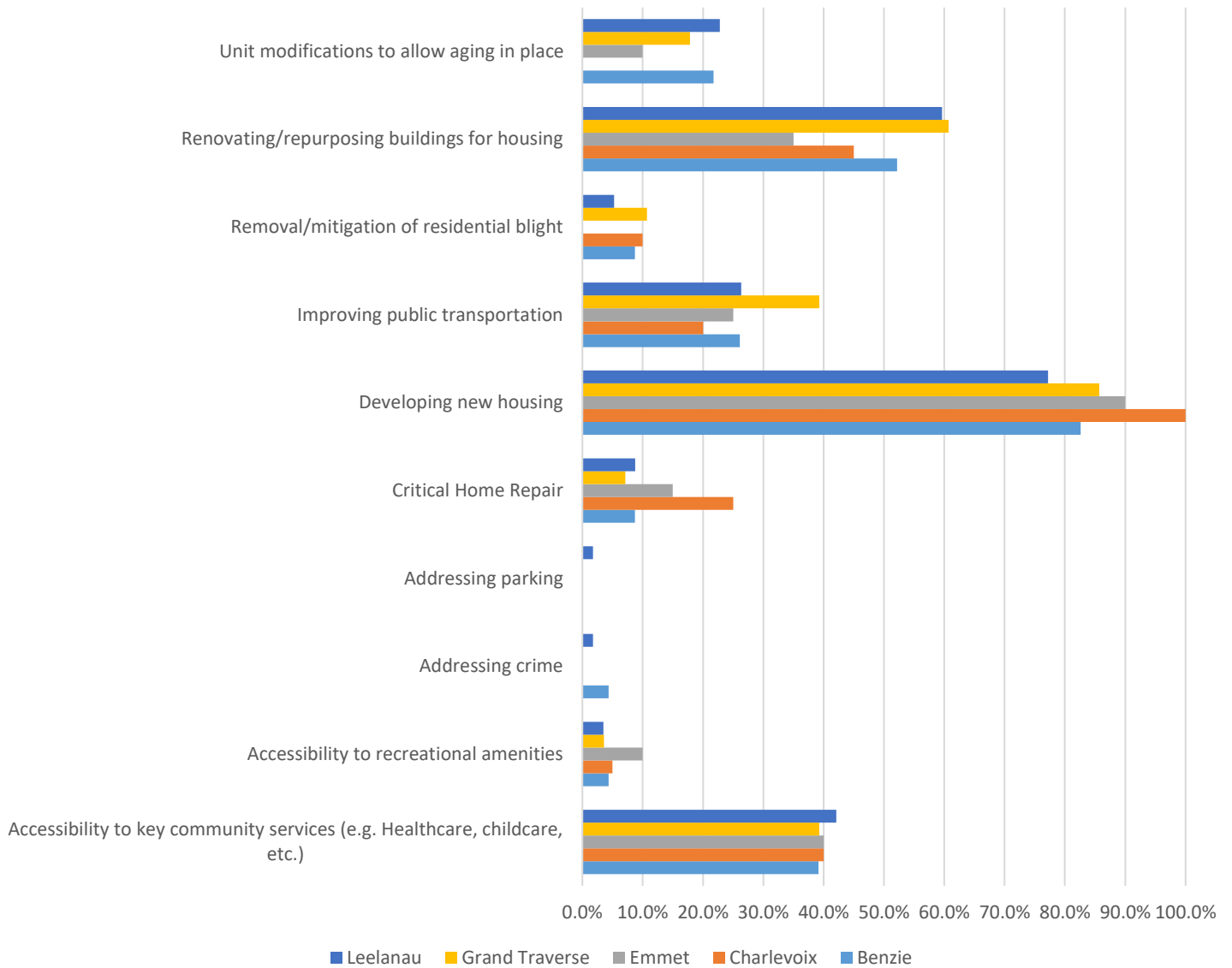
The following illustrates the percentage of *stakeholder* respondents that indicated a specific initiative represents the best option to reduce/eliminate barriers to residential development within their respective county.

### Best Options to Reduce/Eliminate Barriers to Residential Development

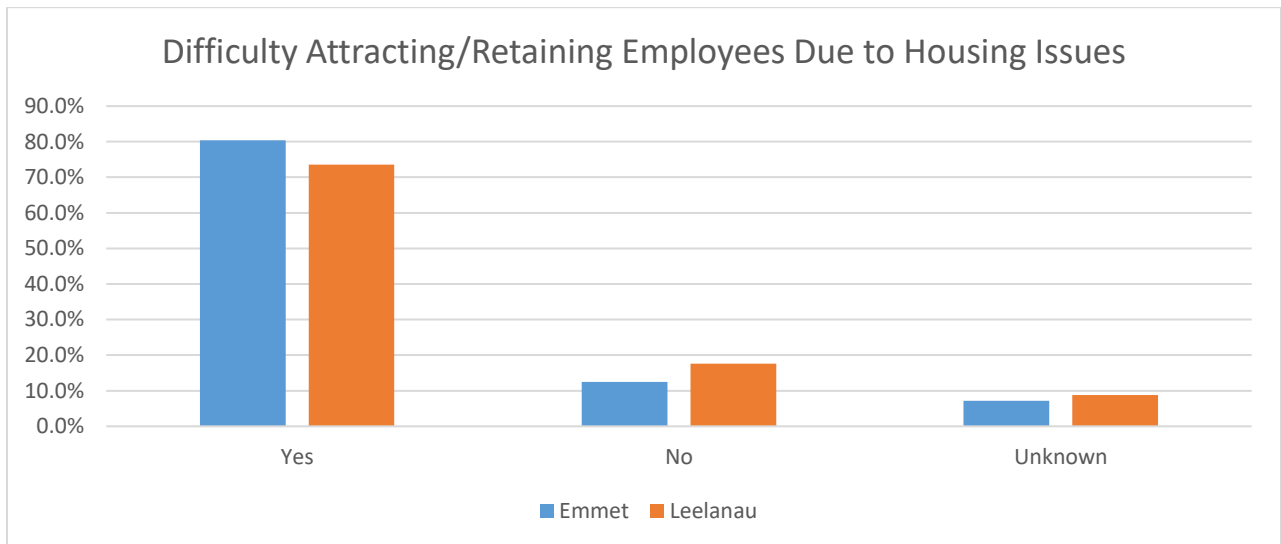


The following illustrates the percentage of *stakeholder* respondents that indicated a specific initiative should be an area of focus within their respective county.

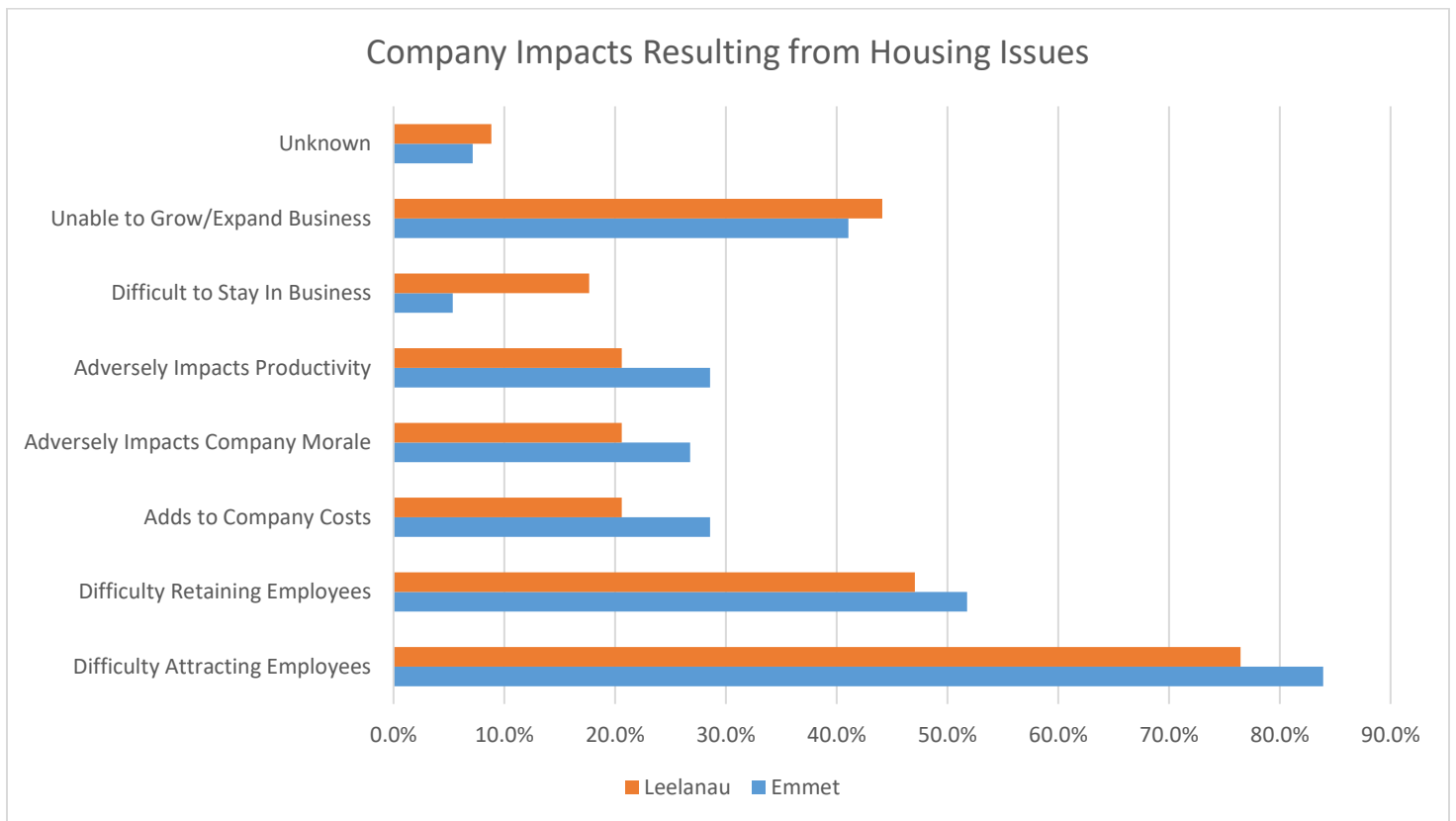
### Areas of Focus



The following illustrates the distribution of *employer* respondents that have experienced difficulty attracting/retaining employees due to housing issues within their respective county.

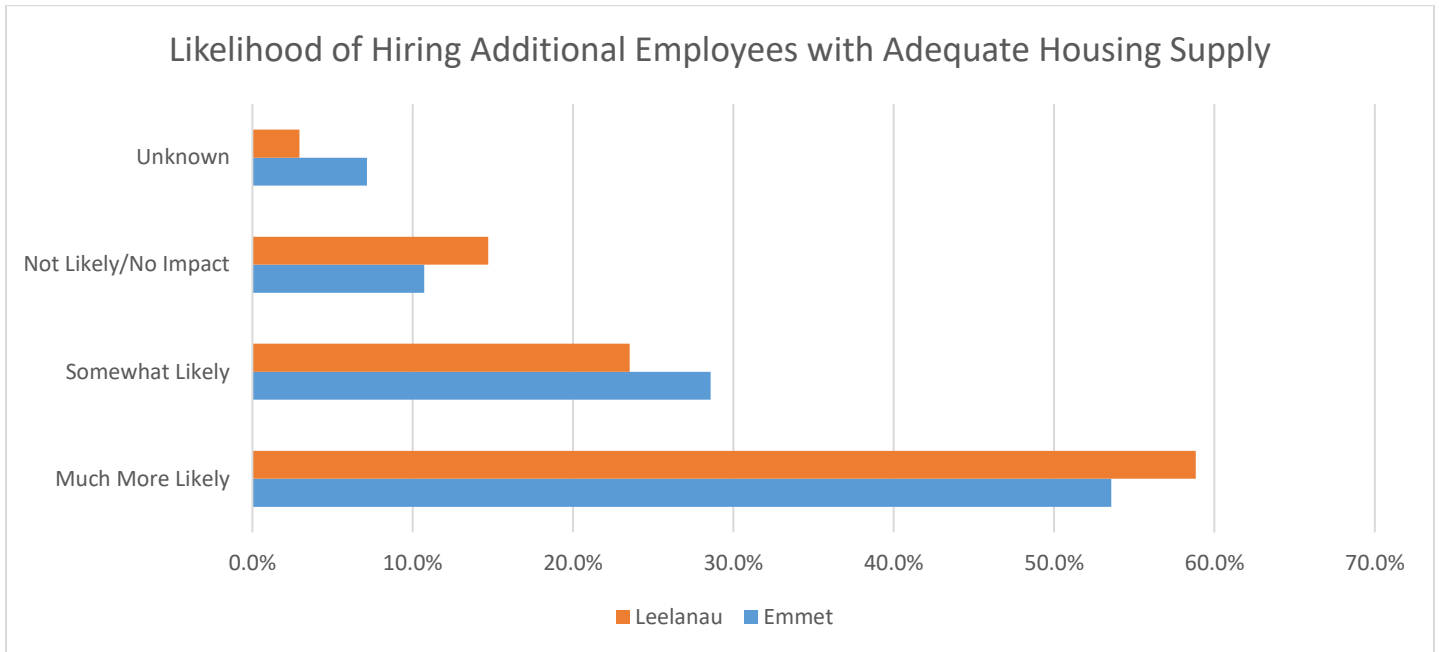


The following illustrates the distribution of company impacts resulting from housing issues per *employer* respondents within their respective county.

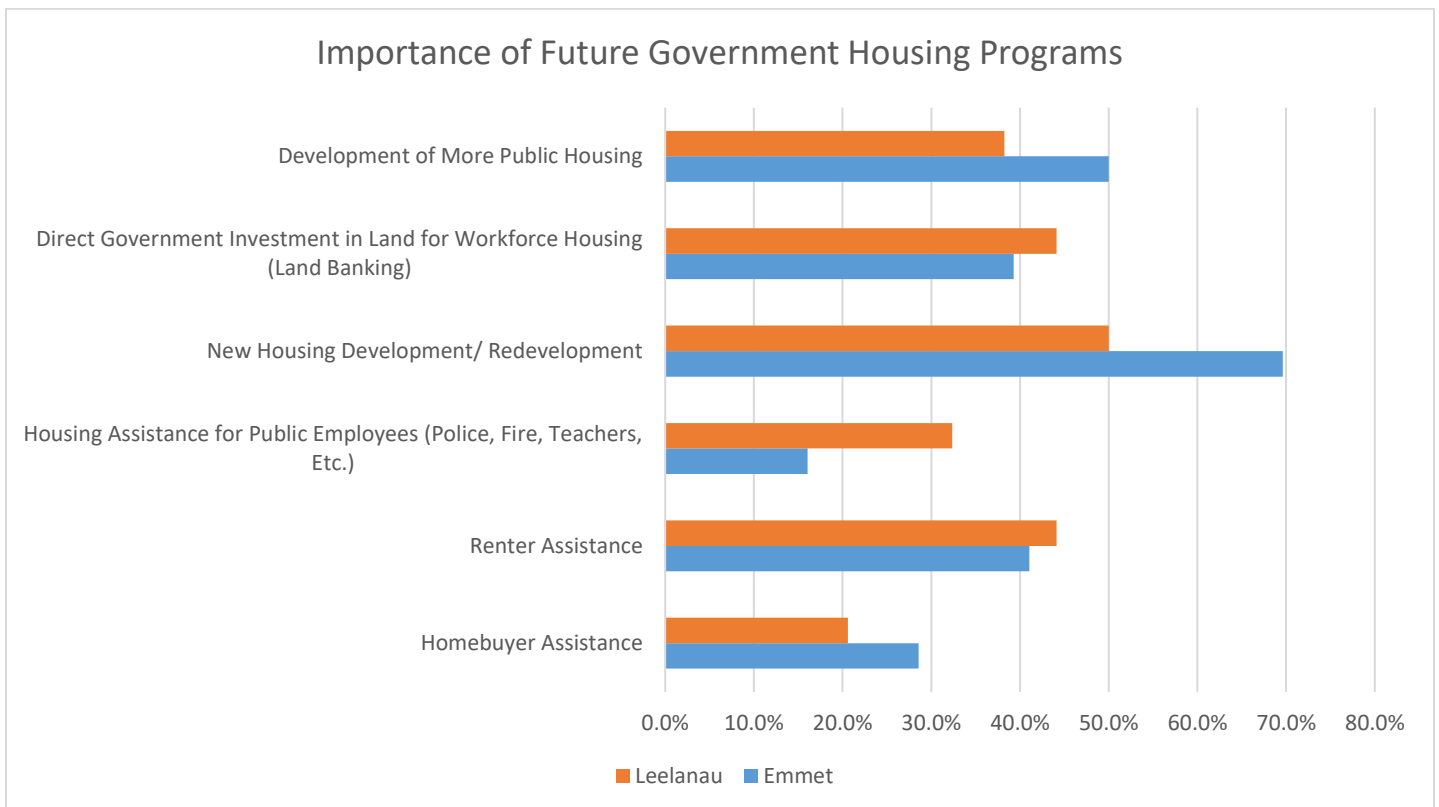




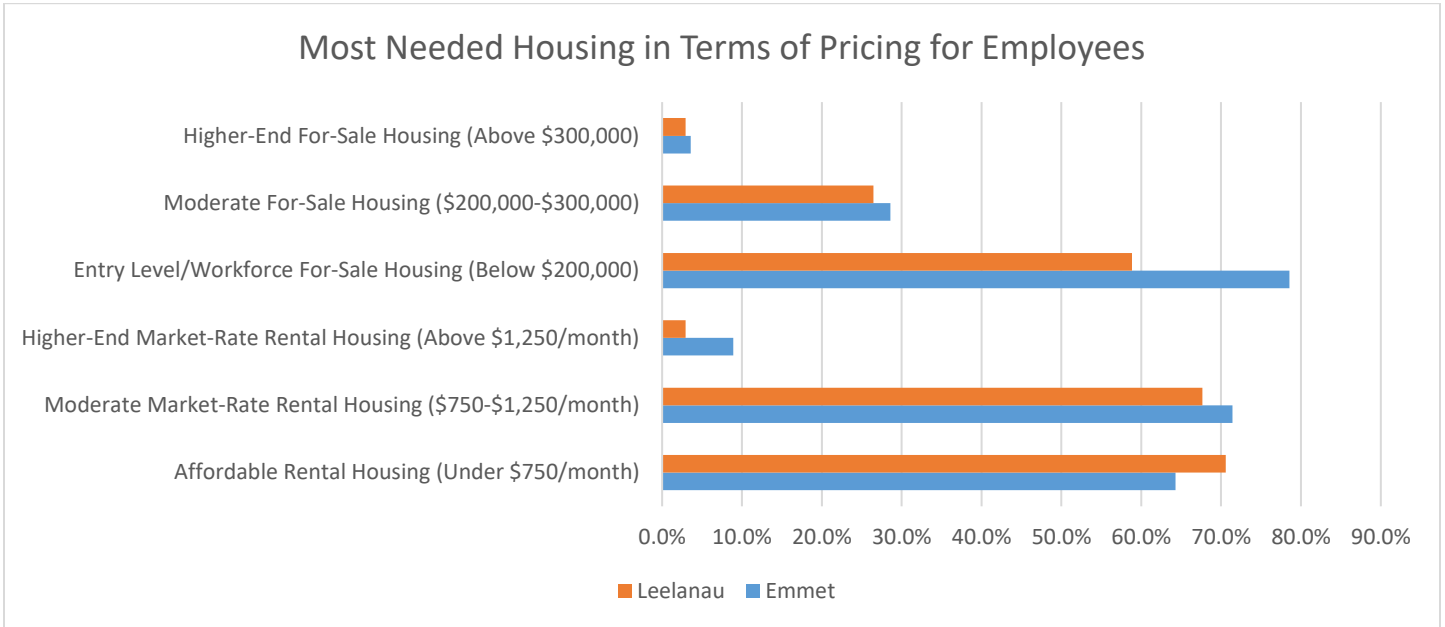
The following illustrates the likelihood of hiring additional employees if adequate housing was provided per *employer* respondents within their respective county.



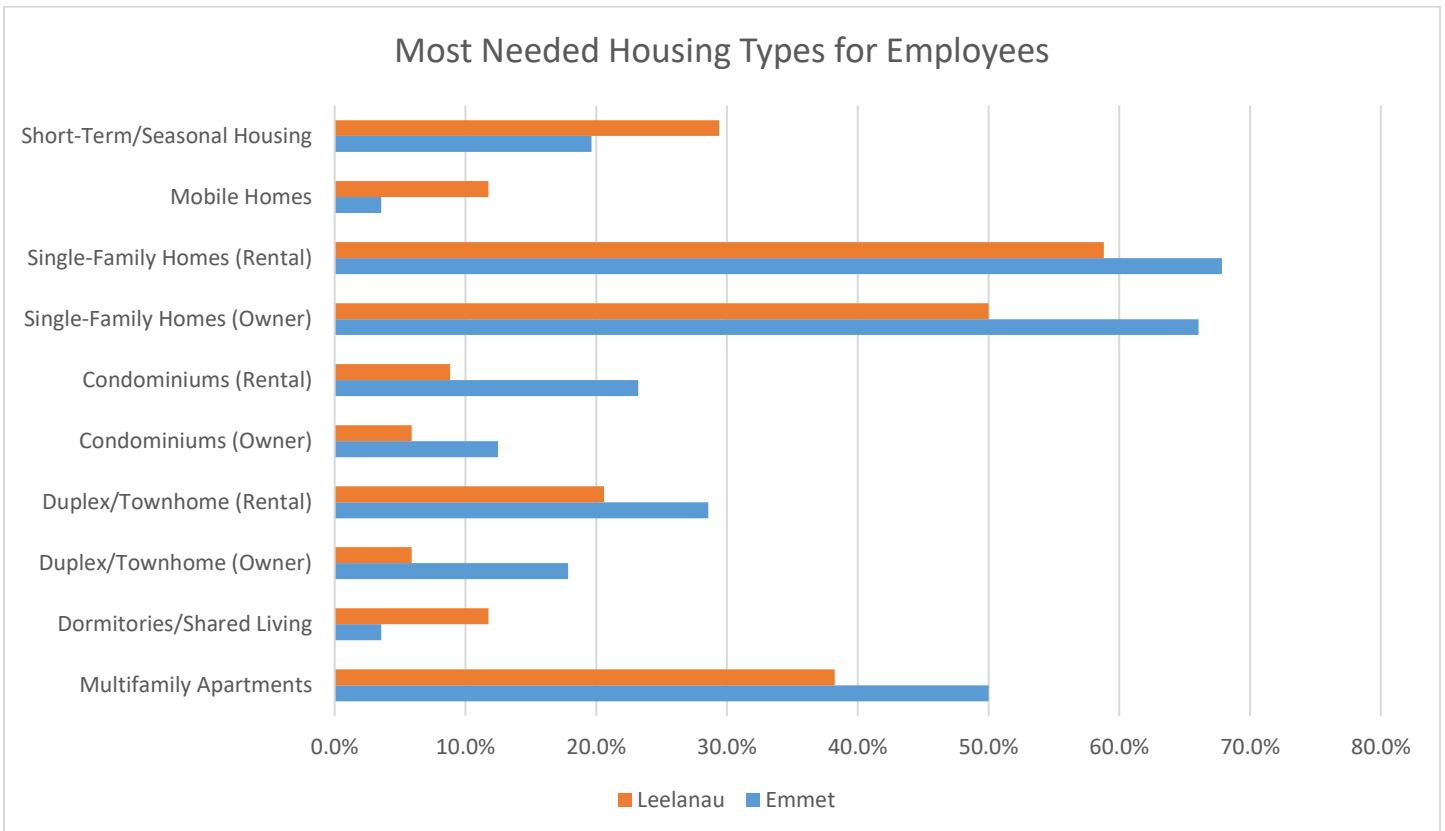
The following illustrates the level of importance of future government housing programs to assist employees per *employer* respondents within their respective county.



The following illustrates the most needed housing in terms of pricing for employees per *employer* respondents within their respective county.



The following illustrates the most needed housing types for employees per *employer* respondents within their respective county.




ADDENDUM A:

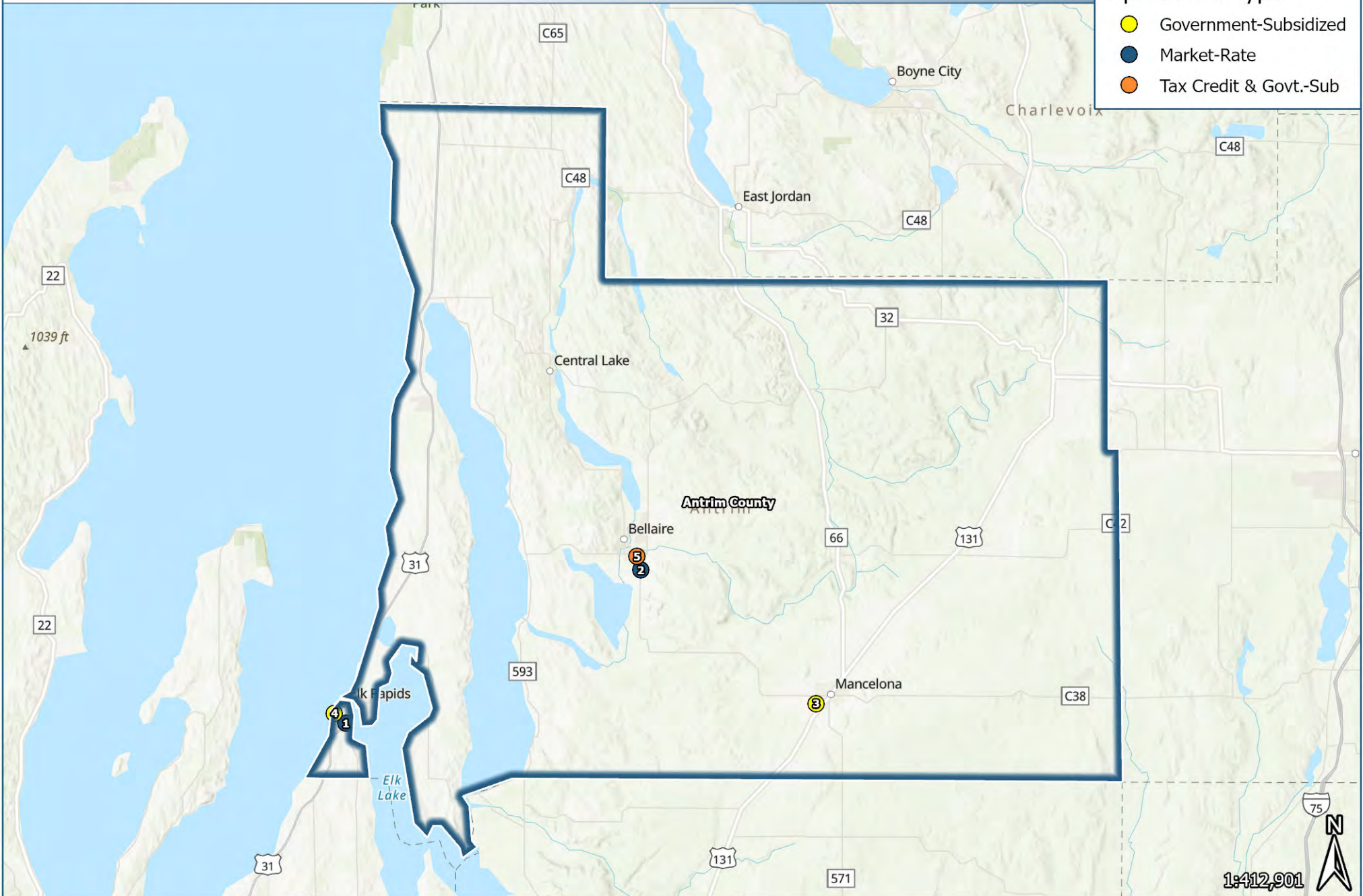
SURVEYS OF  
CONVENTIONAL RENTALS  
FOR 10 COUNTIES  
IN NORTHERN MICHIGAN

- *Antrim*
- *Benzie*
- *Charlevoix*
- *Emmet*
- *Grand Traverse*
- *Kalkaska*
- *Leelanau*
- *Manistee*
- *Missaukee*
- *Wexford*


















# ANTRIM COUNTY, MICHIGAN

**Apartment Type**


-  Government-Subsidized
-  Market-Rate
-  Tax Credit & Govt.-Sub





| Map ID | Property                | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|-------------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | Elk Rapids Apts. I & II | MRR       | B              | 1989       | 48          | 0      | 100.0%    |
| 2      | Meadow View Apts.       | MRR       | B              | 2020       | 21          | 0      | 100.0%    |
| 3      | Meadowrun Apts.         | GSS       | B              | 1983       | 16          | 0      | 100.0%    |
| 4      | Noble Pines Apts.       | GSS       | B-             | 1970       | 20          | 0      | 100.0%    |
| 5      | Village Apts.           | TGS       | B              | 1983       | 44          | 0      | 100.0%    |


|   |  |  |
|---|--|--|
|  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              |  |




|  |  |  |
|--|--|--|
| 1  | <b>Elk Rapids Apts. I &amp; II</b><br>930 US-31, Elk Rapids, MI 49629  | Contact: Jackie<br>Phone: (231) 264-5353 |
|  | Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1989<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: Yes    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: |  |

|  |  |  |
|--|--|--|
| 2  | <b>Meadow View Apts.</b><br>4541 M-88, Bellaire, MI 49615  | Contact: Rhonda<br>Phone: (231) 533-8661 |
|  | Total Units: 21    UC: 0    Occupancy: 100.0%    Stories: 2.5,3    w/Elevator    Year Built: 2020<br>BR: 1    Vacant Units: 0    Waitlist: 10 HH    AR Year:<br>Target Population: Senior 55+    Yr Renovated:<br>Rent Special: None<br>Notes: |  |

|   |   |   |
|---|---|---|
| 3   | <b>Meadowrun Apts.</b><br>311 Limits W, Mancelona, MI 49659   | Contact: Kelly<br>Phone: (231) 384-6600 |
|  | Total Units: 16    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1983<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 11 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: RD 515, has RA (8 units) |   |

|  |   |                                       |
|--|---|---------------------------------------|
| 4  | <b>Noble Pines Apts.</b><br>701 Chippewa St, Elk Rapids, MI 49629   | Contact: Kim<br>Phone: (231) 264-5831 |
|  | Total Units: 20    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1970<br>BR: 1    Vacant Units: 0    Waitlist: 24 mos    AR Year:<br>Target Population: Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes: |                                       |



|  |   |   |
|--|---|---|
| 5  | <b>Village Apts.</b><br>110 Birch St, Bellaire, MI 49615  | Contact: Amber<br>Phone: (231) 533-6775 |
|  | Total Units: 44    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1983<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 14 HH    AR Year:<br>Target Population: Family    Yr Renovated: 1997<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (32 units) |   |

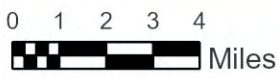
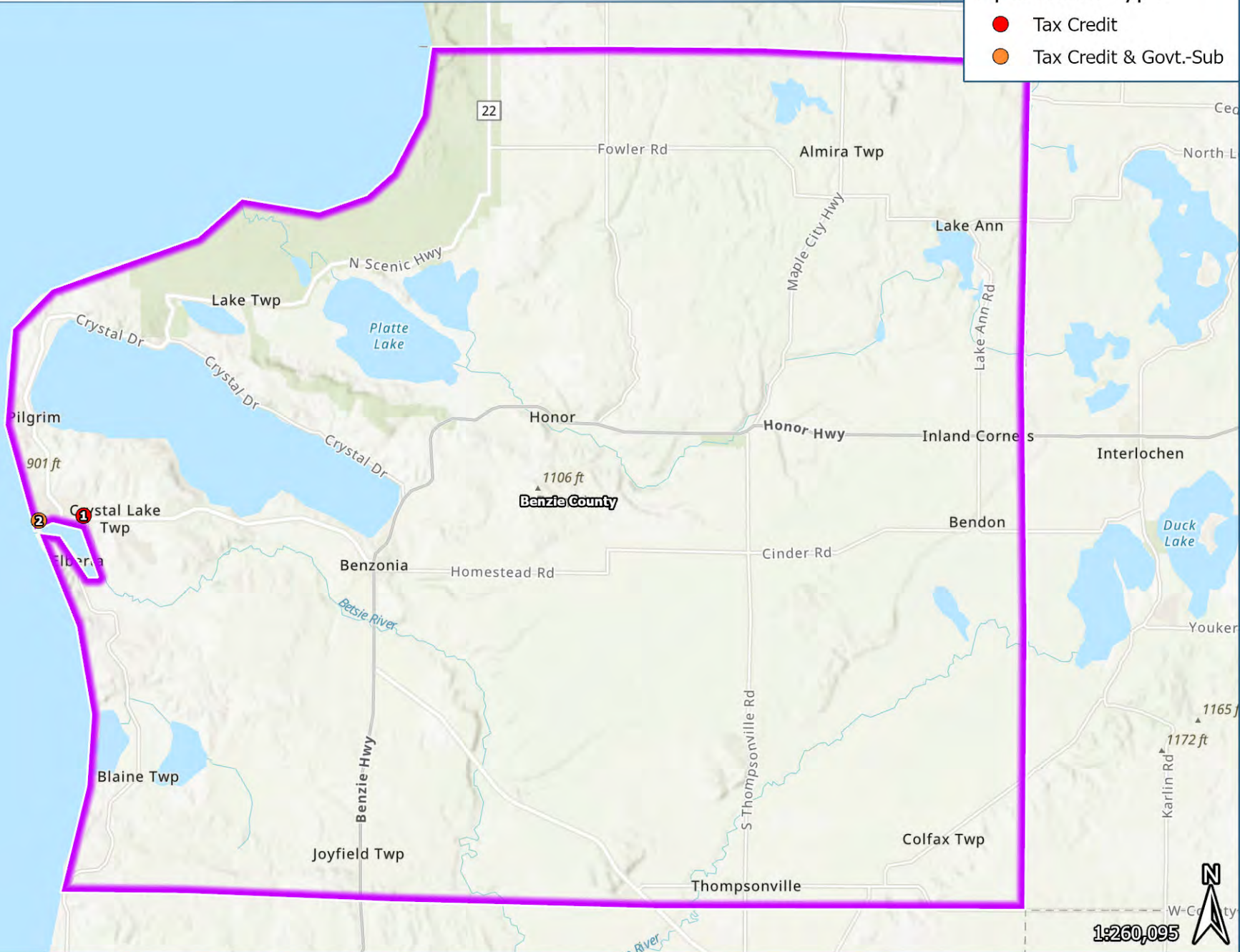
|  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="color: green;">✔</span> Comparable Property</li> <li><span style="color: blue;">◆</span> Senior Restricted</li> <li><span style="background-color: blue; color: white; padding: 2px;">(MRR)</span> Market-Rate</li> <li><span style="background-color: cyan; color: white; padding: 2px;">(MRT)</span> Market-Rate &amp; Tax Credit</li> <li><span style="background-color: pink; color: white; padding: 2px;">(MRG)</span> Market-Rate &amp; Government-Subsidized</li> <li><span style="background-color: darkblue; color: white; padding: 2px;">(MIN)</span> Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: olive; color: white; padding: 2px;">(MIG)</span> Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: red; color: white; padding: 2px;">(TAX)</span> Tax Credit</li> <li><span style="background-color: orange; color: white; padding: 2px;">(TGS)</span> Tax Credit &amp; Government-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(TMI)</span> Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li><span style="background-color: brown; color: white; padding: 2px;">(TIN)</span> Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li><span style="background-color: purple; color: white; padding: 2px;">(TMG)</span> Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: magenta; color: white; padding: 2px;">(TIG)</span> Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(INR)</span> Income-Restricted (not LIHTC)</li> <li><span style="background-color: lightgreen; color: white; padding: 2px;">(ING)</span> Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li><span style="background-color: yellow; color: black; padding: 2px;">(GSS)</span> Government-Subsidized</li> <li><span style="background-color: lightpurple; color: black; padding: 2px;">(ALL)</span> Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul> |
|--|---|--|

# BENZIE COUNTY, MICHIGAN





















**Apartment Type**


-  Tax Credit
-  Tax Credit & Govt.-Sub




















| Map ID | Property                 | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|--------------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | Gateway Village Apts.    | TAX       | B+             | 2010       | 36          | 0      | 100.0%    |
| 2      | Patterson Crossing Apts. | TGS       | B+             | 1980       | 56          | 0      | 100.0%    |

|   |  |  |
|---|--|--|
|  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              |  |

|  |  |   |
|--|--|---|
| 1  | <b>Gateway Village Apts.</b><br>218 Day Ave, Frankfort, MI 49635   | Contact: Debra Kelly (Reg)<br>Phone: (231) 352-5941 |
|  | Total Units: 36    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2010<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: Yes    AR Year: | Target Population: Family    Yr Renovated:          |
|  | Rent Special: None   | Notes:  |

|  |   |   |
|--|---|---|
| 2  | <b>Patterson Crossing Apts.</b><br>114 Anchor Pl, Frankfort, MI 49635   | Contact: Laurie<br>Phone: (231) 352-7922        |
|  | Total Units: 56    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1980<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 12 mos    AR Year: | Target Population: Family    Yr Renovated: 2010 |
|  | Rent Special: None  | Notes: Tax Credit, RD 515, Section 8            |

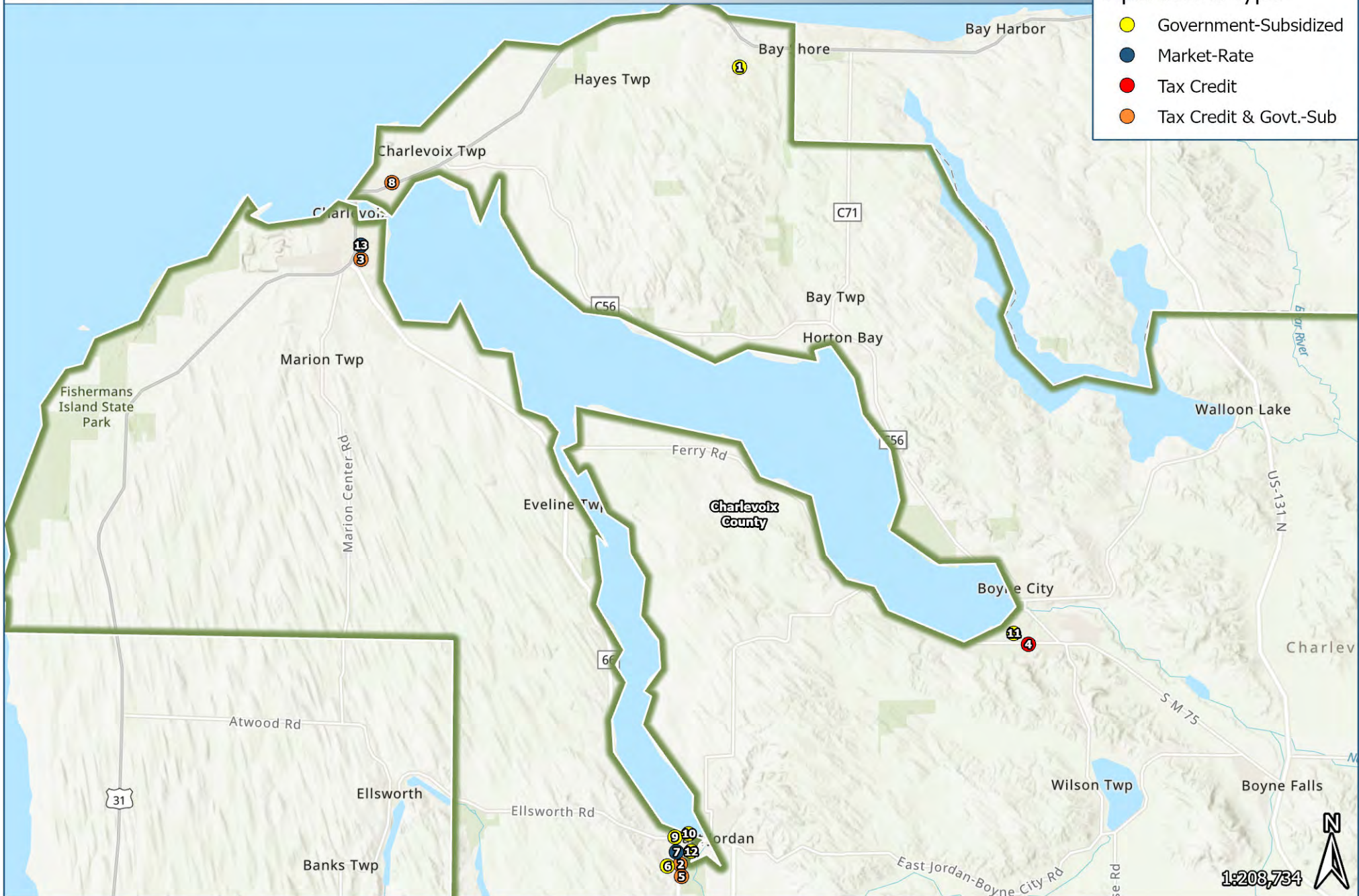
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|---|--|--|
|  Comparable Property                               |  (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized |  (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  |
|  Senior Restricted                                 |  (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              |  |

# CHARLEVOIX COUNTY, MICHIGAN




















**Apartment Type**






- Government-Subsidized
- Market-Rate
- Tax Credit
- Tax Credit & Govt.-Sub






















| Map ID | Property                    | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|-----------------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | 10259 Murray Rd.            | GSS       | B              | 2010       | 10          | 0      | 100.0%    |
| 2      | Applewood Village Apts.     | TGS       | B              | 1991       | 16          | 0      | 100.0%    |
| 3      | Charlevoix Apts.            | TGS       | B-             | 1978       | 40          | 0      | 100.0%    |
| 4      | Deer Meadows Apts.          | TAX       | B              | 2000       | 30          | 0      | 100.0%    |
| 5      | Highland Park Terrace Apts. | TGS       | B              | 1991       | 24          | 0      | 100.0%    |
| 6      | Jordan Hills Apts.          | GSS       | B-             | 1980       | 24          | 0      | 100.0%    |
| 7      | Jordan View Apts.           | MRR       | B              | 1993       | 24          | 0      | 100.0%    |
| 8      | Lake Harbor Apts.           | TGS       | B              | 1987       | 24          | 0      | 100.0%    |
| 9      | Lake View Manor Apts.       | GSS       | C+             | 1974       | 20          | 0      | 100.0%    |
| 10     | Lake View Manor Homes       | GSS       | B              | 1974       | 8           | 0      | 100.0%    |
| 11     | Litzenburger Place Apts.    | GSS       | C+             | 1969       | 54          | 0      | 100.0%    |
| 12     | Meredith Manor              | GSS       | B              | 2015       | 10          | 0      | 100.0%    |
| 13     | Pine Cove Apts.             | MRR       | B-             | 1979       | 54          | 0      | 100.0%    |


















|   |  |  |
|---|--|--|
|  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              |  |






|  |   |   |
|--|---|---|
| <b>1</b>   | <b>10259 Murray Rd.</b><br>10259 Murray Rd., Charlevoix, MI 49720   | Contact: John Givens<br>Phone: (231) 242-1542 |
|    | Total Units: 10    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2010<br>BR: 2, 3    Vacant Units: 0    Waitlist: 37 HH    AR Year:<br>Target Population: Family, Tribal/Indian    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA  |   |
| <b>2</b>   | <b>Applewood Village Apts.</b><br>502 Erie St, East Jordan, MI 49727  | Contact: Cheryl<br>Phone: (989) 354-2424      |
|    | Total Units: 16    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1991<br>BR: 1    Vacant Units: 0    Waitlist: Waitlist shared; 14 HH    AR Year:<br>Target Population: Senior 62+, Disabled    Yr Renovated: 2008<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (16 units); HOME fund units |   |
| <b>3</b>   | <b>Charlevoix Apts.</b><br>1003 May St, Charlevoix, MI 49720  | Contact: Alli<br>Phone: (231) 547-6870        |
|   | Total Units: 40    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 1978<br>BR: 1, 2    Vacant Units: 0    Waitlist: 36 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (31 units)   |   |
| <b>4</b>   | <b>Deer Meadows Apts.</b><br>315 E. Division St., Boyne City, MI 49712  | Contact: Cindy<br>Phone: (231) 582-6203       |
|  | Total Units: 30    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2000<br>BR: 2    Vacant Units: 0    Waitlist: 33 HH    AR Year:<br>Target Population: Senior 55+    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit   |   |
| <b>5</b>   | <b>Highland Park Terrace Apts.</b><br>500 Erie St, East Jordan, MI 49727  | Contact: Cheryl<br>Phone: (989) 354-2424      |
|  | Total Units: 24    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1991<br>BR: 1, 2    Vacant Units: 0    Waitlist: Waitlist shared; 14 HH    AR Year:<br>Target Population: Family    Yr Renovated: 2008<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (18 units)                             |   |


















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|---|--|--|
|  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              |  |

|  |   |  |
|--|---|--|
| 6  | <b>Jordan Hills Apts.</b><br>802 Erie St, East Jordan, MI 49727   | Contact: Cheryl<br>Phone: (616) 696-9678 |
|    | Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1980<br>BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: RD 515, has RA (14 units)                             |  |
| 7  | <b>Jordan View Apts.</b><br>413 S Lake St, East Jordan, MI 49727  | Contact: Adam<br>Phone: (231) 590-2089   |
|    | Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1993<br>BR: 1 Vacant Units: 0 Waitlist: None AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes:   |  |
| 8  | <b>Lake Harbor Apts.</b><br>637 Petoskey Ave, Charlevoix, MI 49720  | Contact: Alli<br>Phone: (231) 547-6870   |
|   | Total Units: 24 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1987<br>BR: 1, 2 Vacant Units: 0 Waitlist: 19 HH; 5-7 mos AR Year:<br>Target Population: Family Yr Renovated: 2016<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (24 units) |  |
| 9  | <b>Lake View Manor Apts.</b><br>451 Water St, East Jordan, MI 49727   | Contact: Ilah<br>Phone: (231) 536-2051   |
|  | Total Units: 20 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1974<br>BR: 1 Vacant Units: 0 Waitlist: 35 HH AR Year:<br>Target Population: Senior, Disabled Yr Renovated:<br>Rent Special: None<br>Notes: Public Housing                               |  |
| 10   | <b>Lake View Manor Homes</b><br>Water Street & McKenzie Street, East Jordan, MI 49727   | Contact: Ilah<br>Phone: (231) 536-2051   |
| Picture Not Available  | Total Units: 8 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1974<br>BR: 2, 3, 4 Vacant Units: 0 Waitlist: 12-108 mos AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Public Housing                             |  |

|  |   |  |  |
|--|---|--|--|
|  | 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              |  |



|   |   |   |
|---|---|---|
| <b>11</b>   | <b>Litzenburger Place Apts.</b><br>829 S Park St, Boyne City, MI 49712  | Contact: Cindy<br>Phone: (231) 582-6203   |
|   | Total Units: 54    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 1969<br>BR: 1    Vacant Units: 0    Waitlist: 6-12 mos    AR Year:<br>Target Population: Senior 62+, Disabled    Yr Renovated:<br>Rent Special: None<br>Notes:   |   |
| <b>12</b>   | <b>Meredith Manor</b><br>109 McKenzie St., East Jordan, MI 49727  | Contact: Marsh<br>Phone: (231) 838-3362   |
|   | Total Units: 10    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2015<br>BR: 1    Vacant Units: 0    Waitlist: 4 households    AR Year:<br>Target Population: Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes: HUD Section 8; Opened 7/2015, 100% occupied 2.2016, began preleasing 4/2015   |   |
| <b>13</b>   | <b>Pine Cove Apts.</b><br>1001 May St., Charlevoix, MI 49720  | Contact: Charles<br>Phone: (231) 437-3028 |
|  | Total Units: 54    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1979<br>BR: 1, 2, 3, 4    Vacant Units: 0    Waitlist: Yes    AR Year:<br>Target Population: Family    Yr Renovated: 2004<br>Rent Special: None<br>Notes: Does not accept HCV for new tenants - some existing tenants under previous Tax Credit/RD 515 subsidy are using a voucher |   |

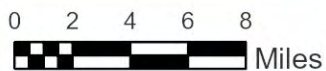
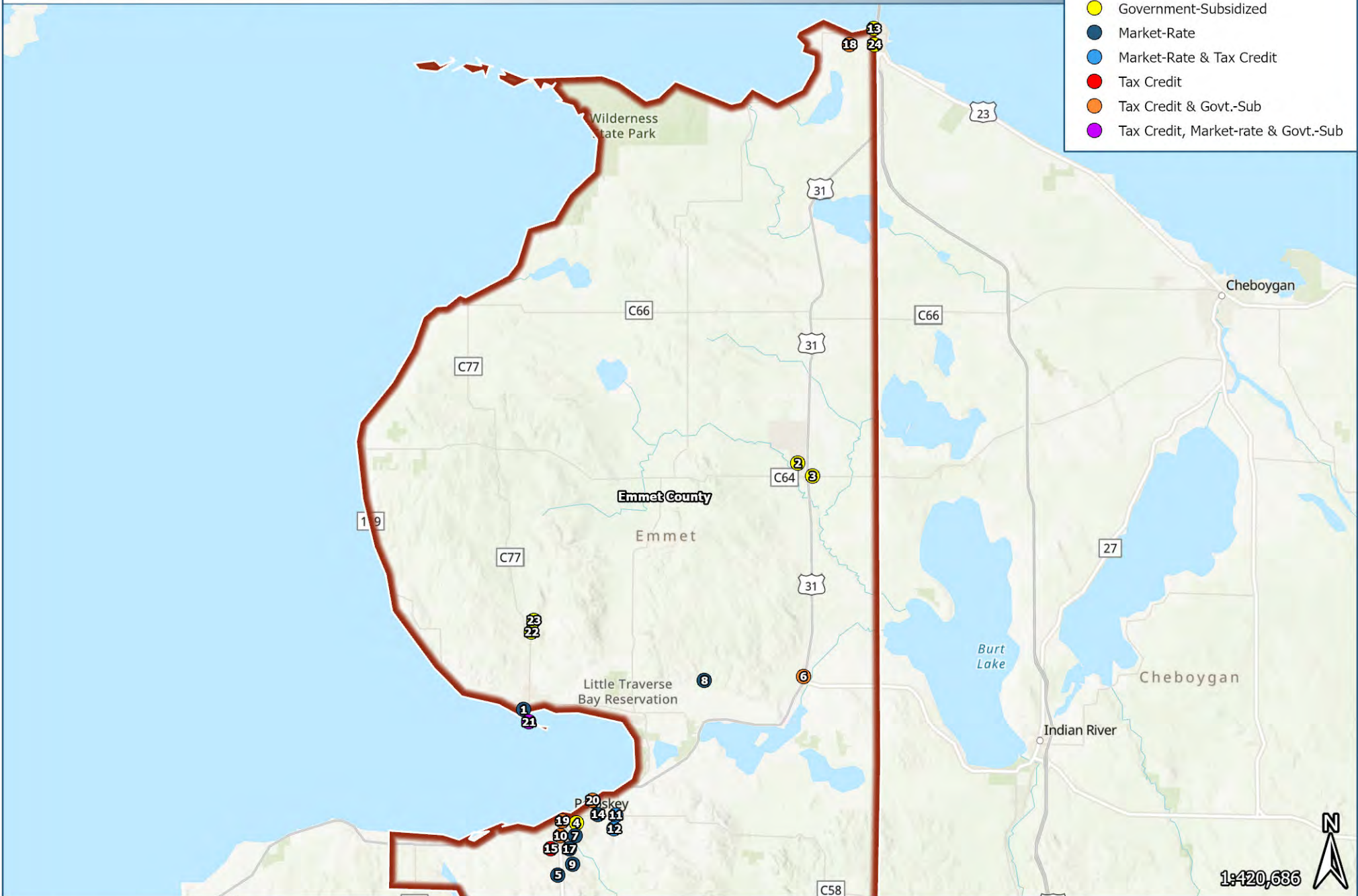
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|---|--|--|
|  Comparable Property                               |  (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized |  (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  |
|  Senior Restricted                                 |  (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              |  |

# EMMET COUNTY, MICHIGAN


















Emmet County

**Apartment Type**






- Government-Subsidized
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub
- Tax Credit, Market-rate & Govt.-Sub

























| Map ID | Property                               | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|--|-----------|----------------|------------|-------------|--------|-----------|
| 1      | 608 2nd St.                            | MRR       | B-             | 1995       | 1           | 0      | 100.0%    |
| 2      | 6108 Washington St.                    | GSS       | C-             | 1995       | 1           | 0      | 100.0%    |
| 3      | 6521 Mill St.                          | GSS       | B              | 2008       | 1           | 0      | 100.0%    |
| 4      | 910-912 Petoskey                       | GSS       | B-             | 1994       | 2           | 0      | 100.0%    |
| 5      | Bear Creek Meadows                     | MRR       | A              | 2006       | 240         | 0      | 100.0%    |
| 6      | Crooked River                          | TGS       | B              | 2012       | 16          | 0      | 100.0%    |
| 7      | East Sheridan 4                        | MRR       | C+             | 1975       | 16          | 0      | 100.0%    |
| 8      | Foxfield Apts.                         | MRR       | C+             | 1985       | 26          | 0      | 100.0%    |
| 9      | Glen Haven Apts.                       | MRR       | B-             | 2004       | 50          | 3      | 94.0%     |
| 10     | Harbor Village (Family & Senior)       | TGS       | B-             | 1991       | 180         | 0      | 100.0%    |
| 11     | Hillside Club I                        | MRT       | B              | 2000       | 55          | 0      | 100.0%    |
| 12     | Hillside Club II                       | MRT       | B              | 2004       | 104         | 0      | 100.0%    |
| 13     | Huron Apts.                            | GSS       | B-             | 1985       | 16          | 0      | 100.0%    |
| 14     | Little Traverse Village                | MRR       | B+             | 1982       | 72          | 0      | 100.0%    |
| 15     | Maple Village I                        | TAX       | B              | 2004       | 48          | 0      | 100.0%    |
| 16     | Maple Village II                       | TAX       | B              | 2005       | 49          | 0      | 100.0%    |
| 17     | Pinecrest Apts.                        | MRR       | B-             | 2003       | 26          | 0      | 100.0%    |
| 18     | Pond Street Village                    | TGS       | A              | 2007       | 32          | 0      | 100.0%    |
| 19     | Riverview Terrace                      | TGS       | B-             | 1979       | 70          | 0      | 100.0%    |
| 20     | Traverse Woods I & II                  | TGS       | B+             | 1976       | 128         | 0      | 100.0%    |
| 21     | Village of Hillside West               | TMG       | B              | 2006       | 49          | 0      | 100.0%    |
| 22     | Wah Wahs Noo Da Ke                     | GSS       | B              | 2000       | 12          | 0      | 100.0%    |
| 23     | Wah Wahs Noo Da Ke Single Family Homes | GSS       | B              | 2000       | 6           | 0      | 100.0%    |
| 24     | Wawatam Apts.                          | GSS       | B              | 1987       | 16          | 0      | 100.0%    |


















|   |  |  |
|---|--|--|
|  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              |  |

























|  |  |   |
|--|--|---|
| <b>1</b>   | 608 2nd St.<br>608 2nd St., Harbor Springs, MI 49740   | Contact: Kay Roland<br>Phone: (231) 242-1542  |
|    | Total Units: 1    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1995<br>BR: 4    Vacant Units: 0    Waitlist: Shared; 100 HH    AR Year:<br>Target Population: Family, Tribal/Indian    Yr Renovated:<br>Rent Special: None<br>Notes: Tribal Subsidy |   |
| <b>2</b>   | 6108 Washington St.<br>6108 Washington St., Pellston, MI 49769   | Contact: Kay Rolland<br>Phone: (231) 242-1542 |
|    | Total Units: 1    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1995<br>BR: 3    Vacant Units: 0    Waitlist: Shared; 100 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA                       |   |
| <b>3</b>   | 6521 Mill St.<br>6521 Mill St., Pellston, MI 49769   | Contact: Kay Rolland<br>Phone: (231) 242-1542 |
|   | Total Units: 1    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2008<br>BR: 3    Vacant Units: 0    Waitlist: Shared; 100 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA                       |   |
| <b>4</b>   | 910-912 Petoskey<br>910-912 Petoskey, Petoskey, MI 49770   | Contact: Kay Rolland<br>Phone: (231) 242-1542 |
|  | Total Units: 2    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1994<br>BR: 2    Vacant Units: 0    Waitlist: Shared; 100 HH    AR Year:<br>Target Population: Family, Tribal/Indian    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA        |   |
| <b>5</b>   | Bear Creek Meadows<br>2370 Anderson Rd., Petoskey, MI 49770  | Contact: Meagan<br>Phone: (231) 348-3888      |
|  | Total Units: 240    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2006<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 20 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:                                |   |

|   |  |  |
|---|--|--|
|  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              |  |






|  |   |  |
|--|---|--|
| 6  | <b>Crooked River</b><br>7222 Milton Rd., Alanson, MI 49706  | Contact: Olivia<br>Phone: (231) 548-5786 |
|    | Total Units: 16    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2012<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 8 households    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: 50% & 60% AMHI; RD 515, has RA (10 units)                 |  |
| 7  | <b>East Sheridan 4</b><br>208 & 209 E. Sheridan St., Petoskey, MI 49770   | Contact: John<br>Phone: (231) 838-1111   |
|    | Total Units: 16    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1975<br>BR: 1, 2    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:  |  |
| 8  | <b>Foxfield Apts.</b><br>7335-7351 N. Conway Rd., Alanson, MI 49706   | Contact: John<br>Phone: (231) 838-1111   |
|   | Total Units: 26    UC: 0    Occupancy: 100.0%    Stories: 2,2.5    Year Built: 1985<br>BR: 1, 2    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:  |  |
| 9  | <b>Glen Haven Apts.</b><br>905 Glen Haven Cir, Petoskey, MI 49770   | Contact: Diane<br>Phone: (231) 348-2200  |
|  | Total Units: 50    UC: 0    Occupancy: 94.0%    Stories: 1    Year Built: 2004<br>BR: 2    Vacant Units: 3    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:  |  |
| 10   | <b>Harbor Village (Family &amp; Senior)</b><br>1301 Crestview Dr., Petosky, MI 49770  | Contact: Dianne<br>Phone: (989) 354-2424 |
|  | Total Units: 180    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1991<br>BR: 1, 2    Vacant Units: 0    Waitlist: 3-12 mos    AR Year:<br>Target Population: Family, Senior 62+, Disabled    Yr Renovated: 2021<br>Rent Special: None<br>Notes: Tax Credit; RD 515 has RA (98 units) |  |


















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|---|--|--|
|  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              |  |

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| <b>11</b>  | <b>Hillside Club I</b><br>501 Valley Ridge Dr., Petoskey, MI 49770   | Contact: Jenny<br>Phone: (231) 439-5197   |
|    | Total Units: 55    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2000<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 6-12 mos    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Market-rate (23 units); Tax Credit (32 units)          |   |
| <b>12</b>  | <b>Hillside Club II</b><br>501 Valley Ridge Dr, Petoskey, MI 49770   | Contact: Jenny<br>Phone: (231) 439-5197   |
|    | Total Units: 104    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2004<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: Shared; 6-12 mos    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Market-rate (40 units); Tax Credit (64 units) |   |
| <b>13</b>  | <b>Huron Apts.</b><br>210 W. Etherington St., Mackinaw, MI 49701   | Contact: Jessica<br>Phone: (231) 627-7835 |
|   | Total Units: 16    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1985<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: RD 515, has RA (10 units)                                  |   |
| <b>14</b>  | <b>Little Traverse Village</b><br>301 Lafayette Ave., Petoskey, MI 49770   | Contact: Kary<br>Phone: (231) 347-7911    |
|  | Total Units: 72    UC: 0    Occupancy: 100.0%    Stories: 3    Year Built: 1982<br>BR: 1, 2    Vacant Units: 0    Waitlist: 12 HH    AR Year:<br>Target Population: Family    Yr Renovated: 2013<br>Rent Special: None<br>Notes: Higher rent based on view                               |   |
| <b>15</b>  | <b>Maple Village I</b><br>1695 Meadow Way, Petoskey, MI 49770  | Contact: Sheila<br>Phone: (231) 347-3755  |
|  | Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2004<br>BR: 2, 3    Vacant Units: 0    Waitlist: Shared; 4 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; HOME Funds (2 units)                      |   |


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|  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              |  |





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| <b>16</b>  | <b>Maple Village II</b><br>1695 Meadow Way, Petoskey, MI 49770   | Contact: Sheila<br>Phone: (231) 347-3755 |
|    | Total Units: 49    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2005<br>BR: 2, 3    Vacant Units: 0    Waitlist: Shared; 10 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; HOME Funds (2 units)   |  |
| <b>17</b>  | <b>Pinecrest Apts.</b><br>1297 La Chaumiere St., Petoskey, MI 49770  | Contact: Diane<br>Phone: (231) 348-2200  |
|    | Total Units: 26    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 2003<br>BR: 2    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:  |  |
| <b>18</b>  | <b>Pond Street Village</b><br>759 Pond St., Mackinaw, MI 49701   | Contact: Kelly<br>Phone: (231) 436-7727  |
|   | Total Units: 32    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2007<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 30 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit (31 units); HUD Section 8 (1 unit)   |  |
| <b>19</b>  | <b>Riverview Terrace</b><br>11 Bridge St, Petoskey, MI 49770   | Contact: Ryan<br>Phone: (231) 347-2030   |
|  | Total Units: 70    UC: 0    Occupancy: 100.0%    Stories: 3    w/Elevator    Year Built: 1979<br>BR: 1    Vacant Units: 0    Waitlist: 70 HH    AR Year:<br>Target Population: Senior 62+    Yr Renovated: 2007<br>Rent Special: None<br>Notes: Tax Credit; HUD Section 8; Does not accept HCV                                 |  |
| <b>20</b>  | <b>Traverse Woods I &amp; II</b><br>203 Lafayette Ave., Petosky, MI 49770  | Contact: Tom<br>Phone: (231) 347-6711    |
|  | Total Units: 128    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1976<br>BR: 1, 2    Vacant Units: 0    Waitlist: 84 HH    AR Year:<br>Target Population: Family    Yr Renovated: 2004<br>Rent Special: None<br>Notes: Tax Credit & RD 515 (64 units); HUD Section 8, RD 515 & Tax Credit (64 units); RA (53 units) |  |


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|  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              |  |




















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|----|--|--|---|--|
| 21 | <b>Village of Hillside West</b><br>305 & 311 W. Main St., Harbor Springs, MI 49740 |  | Contact: Sarah<br>Phone: (231) 526-7108 |  |
|    |    | Total Units: 49    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2006<br>BR: 1, 2    Vacant Units: 0    Waitlist: 64 HH    AR Year:<br>Target Population: Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes: HUD Section 8 & HUD Section 202 (17 units); HUD Section 8 & HUD Section 202 & 60% AMHI (24 units); Market-rate (8 units); Unit mix estimated; balcony & W/D hookups depends on building; Friendship Center also on the property; rent range due to which building the units are in |   |  |

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| 22 | <b>Wah Wahs Noo Da Ke</b><br>3664 Zhou-Noong Cir, Harbor Springs, MI 49740       |  | Contact: Kay Rolland &<br>Phone: (231) 242-1542 |  |
|    |  | Total Units: 12    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2000<br>BR: 2    Vacant Units: 0    Waitlist: Shared; 100 HH    AR Year:<br>Target Population: Senior 55+, Tribal/Indian    Yr Renovated:<br>Rent Special: None<br>Notes: RD 515, has RA (10 units); Tribal rental assistance (2 units) |   |  |

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| 23 | <b>Wah Wahs Noo Da Ke Single Family Homes</b><br>3728 Heynig Rd., Harbor Springs, MI 49740 |   | Contact: Kay Rolland<br>Phone: (231) 242-1542 |  |
|    |           | Total Units: 6    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2000<br>BR: 2, 3, 4    Vacant Units: 0    Waitlist: Shared; 100 HH    AR Year:<br>Target Population: Family, Tribal/Indian    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA |   |  |

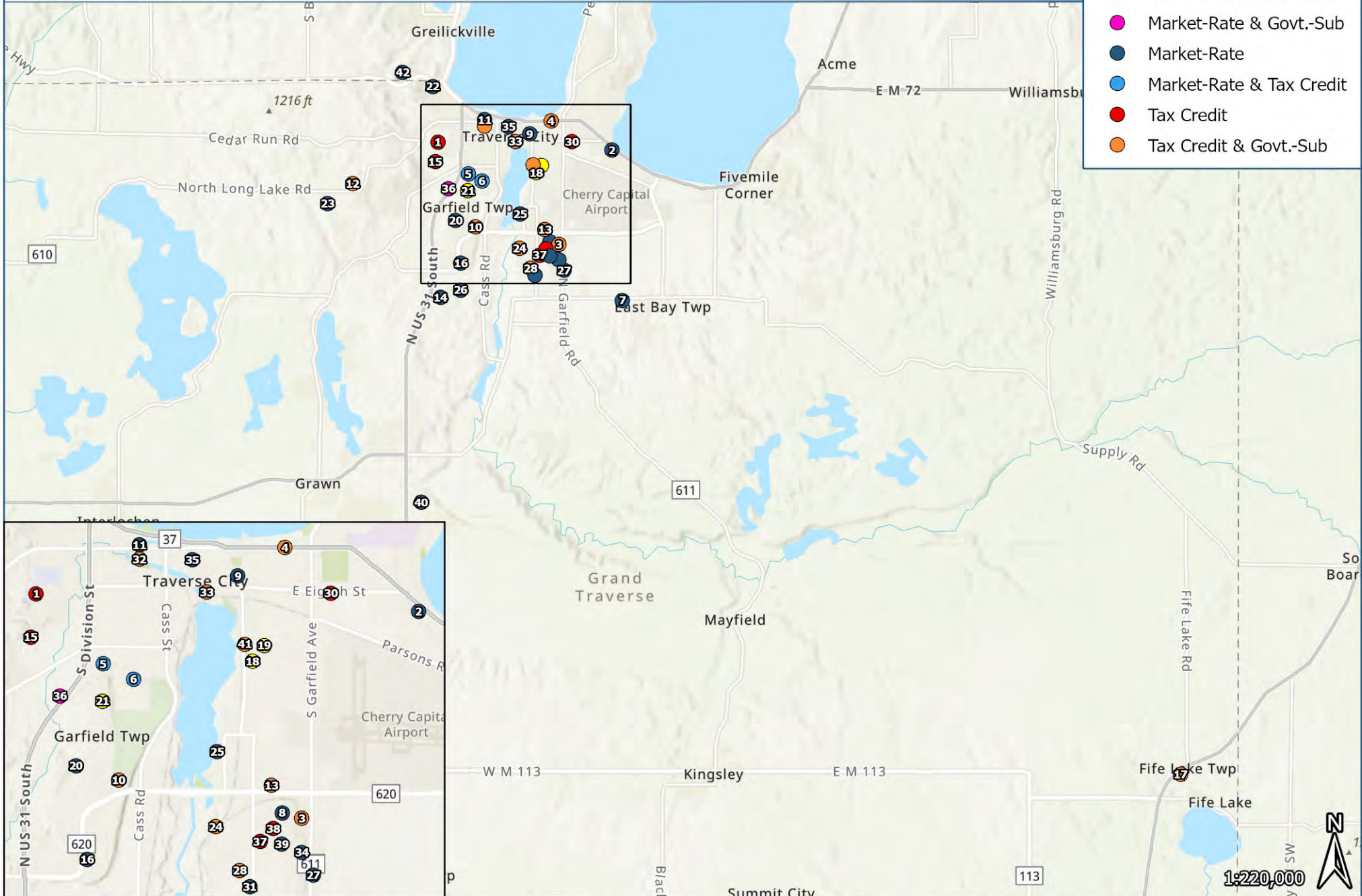
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| 24 | <b>Wawatam Apts.</b><br>311 Cadillac St., Mackinaw, MI 49701                       |   | Contact: Rachel<br>Phone: (231) 627-7835 |  |
|    |  | Total Units: 16    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1987<br>BR: 1, 2    Vacant Units: 0    Waitlist: 2 households    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: RD 515, has RA (6 units) |  |  |

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|  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              |  |

# GRAND TRAVERSE COUNTY, MICHIGAN

**Apartment Type**

- Government-Subsidized
- Market-Rate & Govt.-Sub
- Market-Rate
- Market-Rate & Tax Credit
- Tax Credit
- Tax Credit & Govt.-Sub



Esri, NASA, NGA, USGS, GTC Equalization/GIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Esri, CGIAR, USGS, GTC Equalization/GIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA  
 Additional Source(s): Bowen National Research












































| Map ID | Property                              | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|---------------------------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | 630 Lofts                             | TAX       | B+             | 1885       | 39          | 0      | 100.0%    |
| 2      | Alpine Park Apts.                     | MRR       | B-             | 2004       | 12          | 0      | 100.0%    |
| 3      | Aspen Hills Family & Senior           | TGS       | C+             | 1979       | 70          | 0      | 100.0%    |
| 4      | Bay Front Apts.                       | TGS       | B-             | 2005       | 7           | 0      | 100.0%    |
| 5      | Bay Hill I                            | MRT       | B              | 1997       | 150         | 0      | 100.0%    |
| 6      | Bay Hill II                           | MRT       | B              | 1997       | 72          | 0      | 100.0%    |
| 7      | Bayview Apts                          | MRR       | A              | 2022       | 166         | 7      | 95.8%     |
| 8      | Bluffs at Terrace Estates             | MRR       | B+             | 2013       | 12          | 0      | 100.0%    |
| 9      | Boardman Flats                        | MRR       | B              | 2017       | 14          | 2      | 85.7%     |
| 10     | Boardman Lake I & II                  | TGS       | C+             | 1979       | 112         | 0      | 100.0%    |
| 11     | Breakwater                            | MRR       | A              | 2020       | 77          | 3      | 96.1%     |
| 12     | Brookside Commons                     | TGS       | B              | 2015       | 72          | 0      | 100.0%    |
| 13     | Carson Square                         | TGS       | B-             | 2015       | 36          | 3      | 91.7%     |
| 14     | Chelsea Park West Apts.               | MRR       | B+             | 2020       | 240         | 15     | 93.8%     |
| 15     | Cottage 36                            | TAX       | B-             | 2012       | 29          | 0      | 100.0%    |
| 16     | Emerald Creek                         | MRR       | C+             | 2001       | 114         | 0      | 100.0%    |
| 17     | Fife Lake Apts.                       | TGS       | B              | 1983       | 18          | 0      | 100.0%    |
| 18     | Grand Traverse Area CCL               | GSS       | C              | 1978       | 8           | 0      | 100.0%    |
| 19     | Grand Traverse Community Living Apts. | GSS       | B-             | 1983       | 9           | 0      | 100.0%    |
| 20     | Harbour Ridge                         | MRR       | B              | 1977       | 208         | 0      | 100.0%    |
| 21     | Hillview Terrace                      | GSS       | C              | 1982       | 125         | 0      | 100.0%    |
| 22     | Incochee Farms Apts.                  | MRR       | B-             | 1978       | 47          | 0      | 100.0%    |
| 23     | Kchi-Noodin Kaamdaakiing              | MRR       | B+             | 2019       | 16          | 0      | 100.0%    |
| 24     | Keystone Village                      | TGS       | B-             | 2009       | 24          | 0      | 100.0%    |
| 25     | Lake Pointe Village                   | MRR       | B              | 1988       | 260         | 0      | 100.0%    |
| 26     | Liv Arbors                            | MRR       | B+             | 2004       | 468         | 0      | 100.0%    |
| 27     | Manitou Woods                         | MRR       | B-             | 2000       | 99          | 0      | 100.0%    |
| 28     | Oak Park                              | TGS       | B-             | 1985       | 94          | 0      | 100.0%    |
| 29     | Oak Terrace                           | TGS       | B              | 1986       | 48          | 0      | 100.0%    |
| 30     | Oakwood Townhomes                     | TAX       | B              | 2021       | 6           | 0      | 100.0%    |
| 31     | Ridge45 Apts.                         | MRR       | B+             | 2016       | 400         | 2      | 99.5%     |
| 32     | Riverview Terrace                     | TGS       | C+             | 1974       | 115         | 0      | 100.0%    |
| 33     | Ruth Park                             | TGS       |                | 2023       | 0           | 0      |           |
| 34     | Sugar Plum                            | MRR       | B-             | 1979       | 172         | 0      | 100.0%    |
| 35     | TC Lofts                              | MRR       | A-             | 2018       | 39          | 0      | 100.0%    |
| 36     | Tradewinds Terrace                    | MRR       | C              | 1971       | 122         | 0      | 100.0%    |






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|---|--|--|
| 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              |  |


















| Map ID | Property             | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|----------------------|-----------|----------------|------------|-------------|--------|-----------|
| 37     | Village Glen         | TAX       | B              | 2005       | 120         | 0      | 100.0%    |
| 38     | Village View         | TAX       | B              | 2010       | 18          | 0      | 100.0%    |
| 39     | Village Woods        | MRR       | B              | 2008       | 8           | 0      | 100.0%    |
| 40     | Woodbury Estates     | MRR       | B+             | 2022       | 19          | 1      | 94.7%     |
| 41     | Woodmere Ridge Apts. | TGS       | B-             | 2005       | 11          | 0      | 100.0%    |
| 42     | Legends Morgan Farms | MRR       | A              | 2023       | 24          | 0      | 100.0%    |

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|  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              |  |


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| 1  | <b>630 Lofts</b><br>630 Cottageview Dr., Traverse City, MI 49684  | Contact: Don<br>Phone: (231) 929-1910          |
|    | Total Units: 39 UC: 0 Occupancy: 100.0% Stories: 3.5 w/Elevator Year Built: 1885<br>BR: 0, 1, 2 Vacant Units: 0 Waitlist: Yes AR Year: 2011<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit   |  |
| 2  | <b>Alpine Park Apts.</b><br>612 Airport Access Rd, Traverse City, MI 49686  | Contact: Luette Frost<br>Phone: (719) 588-9417 |
|    | Total Units: 12 UC: 0 Occupancy: 100.0% Stories: 2,2.5 Year Built: 2004<br>BR: 1, 2 Vacant Units: 0 Waitlist: Yes AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes:   |  |
| 3  | <b>Aspen Hills Family &amp; Senior</b><br>1291 Oak Terrace Dr., Garfield Township, MI 49686   | Contact: Elisia<br>Phone: (231) 947-5704       |
|   | Total Units: 70 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 1979<br>BR: 1, 2, 3 Vacant Units: 0 Waitlist: 16 HH AR Year:<br>Target Population: Family, Senior 62+ Yr Renovated: 2019<br>Rent Special: None<br>Notes: Tax Credit; HUD Section 8  |  |
| 4  | <b>Bay Front Apts.</b><br>872 E. Front St., Traverse City, MI 49686   | Contact: Shannon<br>Phone: (231) 946-3057      |
|  | Total Units: 7 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2005<br>BR: 1 Vacant Units: 0 Waitlist: None AR Year:<br>Target Population: Homeless, Disabled Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; Supportive housing for homeless & mentally disabled; Various subsidies include state or federal grants, Northwest Michigan Supportive housing which may provide 100% subsidy |  |
| 5  | <b>Bay Hill I</b><br>600 Bay Hill Dr., Traverse City, MI 49684  | Contact: Valerie<br>Phone: (855) 344-2417      |
|  | Total Units: 150 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1997<br>BR: 1, 2, 3 Vacant Units: 0 Waitlist: Shared w/ Ph II; 100 HH AR Year:<br>Target Population: Family Yr Renovated: 2015<br>Rent Special: None<br>Notes: Market-rate (56 units); Tax Credit (94 units); TAP (45 market-rate units); HOME Funds (8 units)  |  |


|   |  |  |
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|  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              |  |

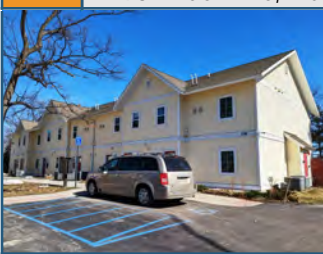
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| 6  | <b>Bay Hill II</b><br>600 Bay Hill Dr., Traverse City, MI 49684  | Contact: Valerie<br>Phone: (855) 899-6820 |
|    | Total Units: 72    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1997<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: Shared w/ Ph I; 100 HH    AR Year:<br>Target Population: Family    Yr Renovated: 2000<br>Rent Special: None<br>Notes: Market-rate (48 units); Tax Credit (24 units)     |   |
| 7  | <b>Bayview Apts</b><br>24 Bayfront Dr, Traverse City, MI 49696   | Contact: Mary<br>Phone: (231) 668-9185    |
|    | Total Units: 166    UC: 50    Occupancy: 95.8%    Stories: 2,3    Year Built: 2022<br>BR: 1, 2, 3    Vacant Units: 7    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: opened in 2022 but not able to provide any other lease-up information |   |
| 8  | <b>Bluffs at Terrace Estates</b><br>1249 Terrace Bluff Dr., Traverse City, MI 49686  | Contact: Steve<br>Phone: (616) 464-9460   |
|   | Total Units: 12    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2013<br>BR: 3    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: 58 Total units on property; 46 are owner-occupied                              |   |
| 9  | <b>Boardman Flats</b><br>619 E. Eighth St., Traverse City, MI 49684  | Contact: Mindy<br>Phone: (231) 932-0161   |
|  | Total Units: 14    UC: 0    Occupancy: 85.7%    Stories: 2    Year Built: 2017<br>BR: 1, 2    Vacant Units: 2    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Does not keep a WL; Mostly short-term rentals                                |   |
| 10   | <b>Boardman Lake I &amp; II</b><br>2790 Boardman Lake Dr., Traverse City, MI 49684   | Contact: Laurie<br>Phone: (231) 941-5257  |
|  | Total Units: 112    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1979<br>BR: 1, 2, 3, 4    Vacant Units: 0    Waitlist: 230 HH    AR Year:<br>Target Population: Family    Yr Renovated: 2014<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (71 units)                         |   |


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|  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              |  |





















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| <b>11</b> | <b>Breakwater</b><br>155 Garland St, Traverse City, MI 49684                     | Contact: Bob<br>Phone: (231) 649-0864  |
|           |  | Total Units: 77 UC: 0 Occupancy: 96.1% Stories: 3 w/Elevator Year Built: 2020<br>BR: 0, 1, 2, 3 Vacant Units: 3 Waitlist: None AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: |

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| <b>12</b> | <b>Brookside Commons</b><br>4155 Sprucewood Dr, Traverse City, MI 49685          | Contact: Pam<br>Phone: (231) 935-3665   |
|           |  | Total Units: 72 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2015<br>BR: 1, 2, 3 Vacant Units: 0 Waitlist: 400 HH AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit (46 units); PBV/PBRA & Tax Credit (26 units) |


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| <b>13</b> | <b>Carson Square</b><br>1793 Linden Ave, Traverse City, MI 49686                  | Contact: Shannon<br>Phone: (231) 935-4060  |
|           |  | Total Units: 36 UC: 0 Occupancy: 91.7% Stories: 2 Year Built: 2015<br>BR: 1, 2 Vacant Units: 3 Waitlist: None AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; PBV/PBRA |


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| <b>14</b> | <b>Chelsea Park West Apts.</b><br>3339 Hartman Rd, Garfield Township, MI 49685     | Contact: Amy<br>Phone: (231) 222-4406   |
|           |  | Total Units: 240 UC: 0 Occupancy: 93.8% Stories: 3 Year Built: 2020<br>BR: 1, 2 Vacant Units: 15 Waitlist: Yes--U/C units only AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Preleasing 9/2020, opened 10/2020; 12 additional units UC - 3/2023; Rent range for one-bedroom's depends if unit faces parking lot or back of property plus one floorplan has two porches but both one-bedrooms are same square feet |


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| <b>15</b> | <b>Cottage 36</b><br>1015 Red Dr., Traverse City, MI 49684                         | Contact: Don<br>Phone: (231) 929-1910  |
|           |  | Total Units: 29 UC: 0 Occupancy: 100.0% Stories: 2.5 w/Elevator Year Built: 2012<br>BR: 1, 2, 3 Vacant Units: 0 Waitlist: Yes--Shared AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit |

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|  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              |  |





















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| <b>16</b>  | <b>Emerald Creek</b><br>2516 Crossing Cir., Traverse City, MI 49684              |  | Contact: Jody<br>Phone: (231) 668-7339                 |  |
|  |  | Total Units: 114    UC: 0    Occupancy: 100.0%    Stories: 3    w/Elevator    Year Built: 2001 | BR: 2    Vacant Units: 0    Waitlist: 3 HH    AR Year: |  |
| Target Population: Family    Yr Renovated:               |  | Rent Special: None   |  |  |
| Notes: Rent range based on unit updates, view & location |  |  |  |  |


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| <b>17</b>                                       | <b>Fife Lake Apts.</b><br>10810 Vans Ln, Fife Lake, MI 49633                     |   | Contact: Nicole<br>Phone: (231) 946-6361                   |  |
|   |  | Total Units: 18    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1983 | BR: 1, 2    Vacant Units: 0    Waitlist: 22 HH    AR Year: |  |
| Target Population: Family    Yr Renovated: 2008 |  | Rent Special: None  |  |  |
| Notes:  |  |   |  |  |


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| <b>18</b>   | <b>Grand Traverse Area CCL</b><br>935 Barlow St., Traverse City, MI 49686         |  | Contact: Karen<br>Phone: (231) 932-9030                  |  |
|   |  | Total Units: 8    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1978 | BR: 0    Vacant Units: 0    Waitlist: 18 mos    AR Year: |  |
| Target Population: Disabled    Yr Renovated:  |   | Rent Special: None   |  |  |
| Notes: HUD Section 811; Community Living Center; 100% mentally & physically disabled; Rent includes food & care |   |  |  |  |


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| <b>19</b>                                    | <b>Grand Traverse Community Living Apts.</b><br>920 Grant St, Traverse City, MI 49686 |  | Contact: Susan<br>Phone:                                    |  |
|  | Picture<br>Not<br>Available   | Total Units: 9    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1983 | BR: 2    Vacant Units: 0    Waitlist: Very long    AR Year: |  |
| Target Population: Disabled    Yr Renovated: |   | Rent Special: None   |   |  |
| Notes:                                       |   |  |   |  |


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| <b>20</b>   | <b>Harbour Ridge</b><br>3686 Matador W, Traverse City, MI 49684                    |  | Contact: Laurel<br>Phone: (231) 947-2902                   |  |
|   |  | Total Units: 208    UC: 0    Occupancy: 100.0%    Stories: 2,3    Year Built: 1977 | BR: 1, 2    Vacant Units: 0    Waitlist: 30 HH    AR Year: |  |
| Target Population: Family    Yr Renovated: 1999   |  | Rent Special: None   |  |  |
| Notes: Newer 1-br units have washer/dryer, dishwasher & microwave; Select 1-br have alarm system & attached garage; Larger 1-br has den; Select units include carport |  |  |  |  |


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|  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              |  |


















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|----|--|---|---|--------------------------------|
| 21 | Hillview Terrace<br>601 Fitzhugh Dr., Traverse City, MI 49684                    |   | Contact: Penny Schropt<br>Phone: (231) 946-6540 |                                |
|    |  | Total Units: 125 UC: 0<br>BR: 1, 2<br>Target Population: Senior 62+<br>Rent Special: None<br>Notes: RD 515, has RA (95 units) | Occupancy: 100.0%<br>Vacant Units: 0            | Stories: 3<br>Waitlist: 12 mos |


|    |  |   |  |                                     |
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| 22 | Incochee Farms Apts.<br>762 Kingston Ct., Traverse City, MI 49684                |   | Contact: Gary<br>Phone: (231) 941-7830 |                                     |
|    |  | Total Units: 47 UC: 1<br>BR: 2<br>Target Population: Family<br>Rent Special: None<br>Notes: Rent range based on unit location | Occupancy: 100.0%<br>Vacant Units: 0   | Stories: 2,2.5<br>Waitlist: Not now |


|    |  |   |   |                               |
|----|--|---|---|-------------------------------|
| 23 | Kchi-Noodin Kaamdaakiing<br>Herkner Road & Hill Valley Dr, Traverse City, MI 49685 |   | Contact: Nicki<br>Phone: (231) 534-7800 |                               |
|    |   | Total Units: 16 UC: 0<br>BR: 1, 2<br>Target Population: Tribal/Indian<br>Rent Special: None<br>Notes: | Occupancy: 100.0%<br>Vacant Units: 0    | Stories: 2<br>Waitlist: 14 HH |


|    |  |   |                                       |                             |
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| 24 | Keystone Village<br>2957 Keystone Rd., Garfield Township, MI 49686                 |   | Contact: Sue<br>Phone: (231) 922-1528 |                             |
|    |  | Total Units: 24 UC: 0<br>BR: 1, 2<br>Target Population: Homeless, Permanent Supportive Housing, Other<br>Rent Special: None<br>Notes: Tax Credit; PBV/PBRA ; Supportive housing for chronically homeless & survivors of domestic violence | Occupancy: 100.0%<br>Vacant Units: 0  | Stories: 2<br>Waitlist: Yes |


|    |  |   |  |                                  |
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| 25 | Lake Pointe Village<br>1646 Maple Ridge Way, Traverse City, MI 49686               |   | Contact: Carrie<br>Phone: (231) 941-2400 |                                  |
|    |  | Total Units: 260 UC: 0<br>BR: 1, 2<br>Target Population: Family<br>Rent Special: None<br>Notes: Rent range based on upgrades, view, floorplan & floor level | Occupancy: 100.0%<br>Vacant Units: 0     | Stories: 1,2<br>Waitlist: 12 mos |


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|  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              |  |


















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| <b>26</b> | <b>Liv Arbors</b><br>2955 Leggett Dr., Traverse City, MI 49685                   | Contact: Bri<br>Phone: (231) 421-6053   |
|           |  | Total Units: 468 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 2004<br>BR: 1, 2, 3, 4, 5 Vacant Units: 0 Waitlist: 60 HH AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Rent range due to floorplan, floor level & view |

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| <b>27</b> | <b>Manitou Woods</b><br>1021 Manitou Dr., Traverse City, MI 49686                | Contact: Nella<br>Phone: (231) 922-0771   |
|           |  | Total Units: 99 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 2000<br>BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Higher rent 2 & 3-br have walk-out finished basements; No longer keeps a WL |






|           |   |   |
|-----------|---|---|
| <b>28</b> | <b>Oak Park</b><br>1650 Maylane Dr., Traverse City, MI 49686                      | Contact: Renee<br>Phone: (231) 947-3621   |
|           |  | Total Units: 94 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1985<br>BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: 108 HH AR Year:<br>Target Population: Family Yr Renovated: 2008<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (55 units); wait list estimated by Renee |


















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| <b>29</b> | <b>Oak Terrace</b><br>1240 Oak Terrace Dr., Garfield Township, MI 49686            | Contact: Nicole<br>Phone: (231) 946-6361  |
|           |  | Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1986<br>BR: 1 Vacant Units: 0 Waitlist: 50 HH AR Year:<br>Target Population: Senior 62+ Yr Renovated: 2008<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (28 units) |





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| <b>30</b> | <b>Oakwood Townhomes</b><br>1210 East Eight St, Traverse City, MI 49686            | Contact: Leigha<br>Phone: (231) 947-6001   |
|           |  | Total Units: 6 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2021<br>BR: 2 Vacant Units: 0 Waitlist: 20 HH AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit |


















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|  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              |  |





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| <b>31</b>  | <b>Ridge45 Apts.</b><br>1555 Ridge Blvd., Traverse City, MI 49686   | Contact: Mallory<br>Phone: (231) 715-3817 |
|    | Total Units: 400 UC: 0 Occupancy: 99.5% Stories: 3 Year Built: 2016<br>BR: 1, 2, 3 Vacant Units: 2 Waitlist: Yes AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Rent range due to floorplan & view   |   |
| <b>32</b>  | <b>Riverview Terrace</b><br>150 Pine, Traverse City, MI 49684   | Contact: Lisa<br>Phone: (231) 922-4915    |
|    | Total Units: 115 UC: 0 Occupancy: 100.0% Stories: 10 w/Elevator Year Built: 1974<br>BR: 1 Vacant Units: 0 Waitlist: 66 mos AR Year: 2023<br>Target Population: Senior Yr Renovated:<br>Rent Special: None<br>Notes: RAD conversion.   |   |
| <b>33</b>  | <b>Ruth Park</b><br>520 Wellington St, Traverse City, MI 49686  | Contact: Alex<br>Phone:                   |
|   | Total Units: 0 UC: 58 Occupancy: Stories: 4 w/Elevator Year Built: 2023<br>BR: 1, 2, 3 Vacant Units: 0 Waitlist: None AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: 58 units UC, ECD May 2023; PBV/PBRA & Tax Credit (9 units); Tax Credit (49 units) |   |
| <b>34</b>  | <b>Sugar Plum</b><br>2692 Harbor Hill Dr., Traverse City, MI 49686  | Contact: Isaac<br>Phone: (231) 947-7330   |
|  | Total Units: 172 UC: 5 Occupancy: 100.0% Stories: 2,2.5,3 Year Built: 1979<br>BR: 1, 2 Vacant Units: 0 Waitlist: None AR Year:<br>Target Population: Family Yr Renovated: 2023<br>Rent Special: None<br>Notes:  |   |
| <b>35</b>  | <b>TC Lofts</b><br>340 E. State St., Traverse City, MI 49684  | Contact: Quinn<br>Phone: (231) 590-0199   |
|  | Total Units: 39 UC: 0 Occupancy: 100.0% Stories: 5 w/Elevator Year Built: 2018<br>BR: 1, 2 Vacant Units: 0 Waitlist: 65 HH AR Year:<br>Target Population: Family Yr Renovated:<br>Rent Special: None<br>Notes: Rent range due to floorplan & view; Opened 7/2018; Rents change daily        |   |


















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|  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              |  |

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| 36   | <b>Tradewinds Terrace</b><br>851 Fizhugh Dr., Traverse City, MI 49684  | Contact: Amanda<br>Phone: (231) 946-2050 |
|    | Total Units: 122    UC: 0    Occupancy: 100.0%    Stories: 3    Year Built: 1971<br>BR: 1, 2, 3, 4    Vacant Units: 0    Waitlist: 359 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Market-rate (70 units); HUD Section 8 (52 units) |  |
| 37   | <b>Village Glen</b><br>2944 Glen Dr, Traverse City, MI 49686   | Contact: Pam<br>Phone: (231) 932-9506    |
|    | Total Units: 120    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2005<br>BR: 2, 3    Vacant Units: 0    Waitlist: 10 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit  |  |
| 38   | <b>Village View</b><br>1336 Birch Tree Ln, Traverse City, MI 49686   | Contact: Sue<br>Phone: (517) 897-5556    |
|   | Total Units: 18    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 2010<br>BR: 2, 3    Vacant Units: 0    Waitlist: 2 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit  |  |
| 39   | <b>Village Woods</b><br>1336 Birch Tree Ln., Traverse City, MI 49686   | Contact: Sue<br>Phone: (517) 897-5556    |
|  | Total Units: 8    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2008<br>BR: 3    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:   |  |
| 40   | <b>Woodbury Estates</b><br>1920 Finch Dr, Traverse City, MI 49685  | Contact: Julie<br>Phone: (231) 774-2624  |
| Picture Not Available  | Total Units: 19    UC: 0    Occupancy: 94.7%    Stories: 1    Year Built: 2022<br>BR: 3    Vacant Units: 1    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:   |  |

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|  | 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              |  |

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| 41   | <b>Woodmere Ridge Apts.</b><br>927 Woodmere Ave., Traverse City, MI 49686   | Contact: Shannon<br>Phone: (231) 946-3057 |
|  | Total Units: 11    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2005<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Homeless, Disabled    Yr Renovated:<br>Rent Special: None                         |   |
|  | Notes: Tax Credit & HUD Section (2 units); Tax Credit & Subsidy (9 units); Supportive housing for homeless & mentally disabled; Various subsidies include state or federal grants, Northwest Michigan Supportive housing which may provide 100% subsidy |   |

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| 42   | <b>Legends Morgan Farms</b><br>12300 S Lovell Ln, Traverse City, MI 49684  | Contact: Tiffany<br>Phone: (231) 600-8079 |
|  | Total Units: 24    UC: 194    Occupancy: 100.0%    Stories: 3    Year Built: 2023<br>BR: 1, 2    Vacant Units: 0    Waitlist: 13 units offline preleased right    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None |   |
|  | Notes: One building of 24 units currently open; second building scheduled to open in May, 13/24 units released; Preleasing 12/2022, opened 4/2023, still in lease-up; Rents change daily   |   |

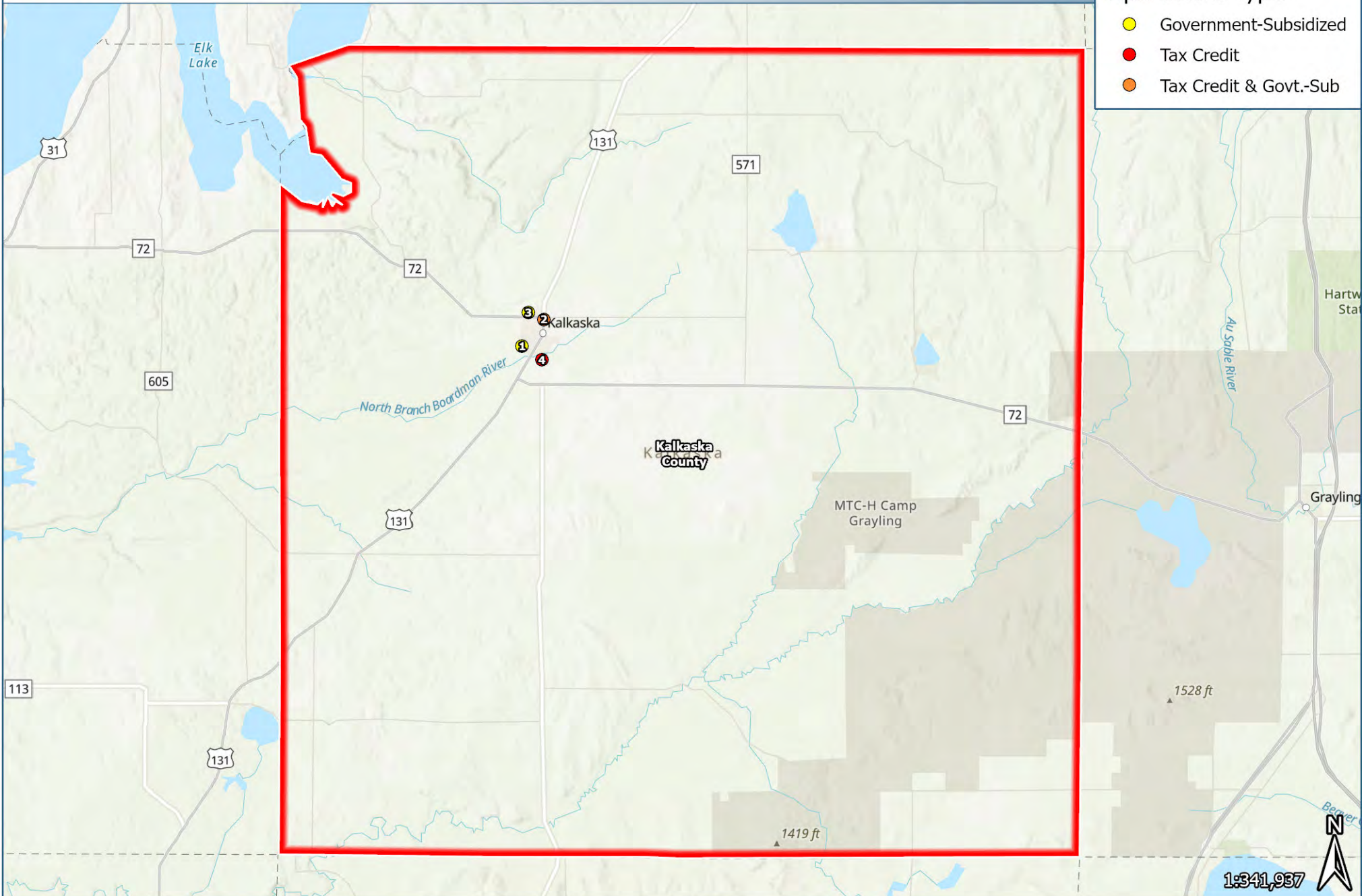
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|---|--|--|
|  Comparable Property                               |  (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized |  (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized  |
|  Senior Restricted                                 |  (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              |  |

# KALKASKA COUNTY, MICHIGAN




















**Apartment Type**





-  Government-Subsidized
-  Tax Credit
-  Tax Credit & Govt.-Sub






















| Map ID | Property               | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|------------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | Level Acres I          | GSS       | B-             | 1972       | 36          | 0      | 100.0%    |
| 2      | Sandy Pines Apts.      | TGS       | B              | 1981       | 50          | 0      | 100.0%    |
| 3      | Senior Haven           | GSS       | C+             | 1979       | 42          | 0      | 100.0%    |
| 4      | Village at Rivers Edge | TAX       | B+             | 2006       | 48          | 0      | 100.0%    |

|   |  |  |
|---|--|--|
|  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              |  |


















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| 1  | <b>Level Acres I</b><br>504 S Orange St, Kalkaska, MI 49646  | Contact: Donna<br>Phone: (231) 258-9107    |
|    | Total Units: 36    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1972<br>BR: 1    Vacant Units: 0    Waitlist: 9 HH    AR Year:<br>Target Population: Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes:  |  |
| 2  | <b>Sandy Pines Apts.</b><br>724S Cedar St, Kalkaska, MI 49646  | Contact: Kelly<br>Phone: (231) 384-6600    |
|    | Total Units: 50    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1981<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 76 HH    AR Year:<br>Target Population: Family    Yr Renovated: 2014<br>Rent Special: None<br>Notes: Heat not include in Townhome units; Year renovated est. by contact |  |
| 3  | <b>Senior Haven</b><br>2170 N Birch St, Kalkaska, MI 49646   | Contact: Michelle<br>Phone: (231) 258-4250 |
|   | Total Units: 42    UC: 0    Occupancy: 100.0%    Stories: 2    w/Elevator    Year Built: 1979<br>BR: 1, 2    Vacant Units: 0    Waitlist: 20 HH    AR Year:<br>Target Population: Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes:  |  |
| 4  | <b>Village at Rivers Edge</b><br>29 Rivers Edge Rd., Kalkaska, MI 49646  | Contact: Cindy<br>Phone: (231) 258-5300    |
|  | Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2006<br>BR: 2, 3    Vacant Units: 0    Waitlist: 5 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit  |  |


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|---|--|--|
|  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              |  |


















# LEELANAU COUNTY, MICHIGAN



| Map ID | Property          | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|-------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | Empire Townhouses | GSS       | B              | 1981       | 18          | 0      | 100.0%    |

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|  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              |  |

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|--|---|--|
| <b>1</b>   | <b>Empire Townhouses</b><br>10051 W Michigan St, Empire, MI 49630   | Contact: Renea<br>Phone: (231) 835-2061      |
|  | Total Units: 18      UC: 0      Occupancy: 100.0%      Stories: 1,2      Year Built: 1981<br>BR: 1,2      Vacant Units: 0      Waitlist: 8 HH      AR Year: | Target Population: Family      Yr Renovated: |
|  | Rent Special: None  |  |
|  | Notes: SF est. by contact   |  |
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|---|--|--|
|  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              |  |

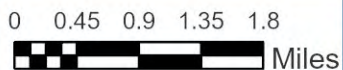
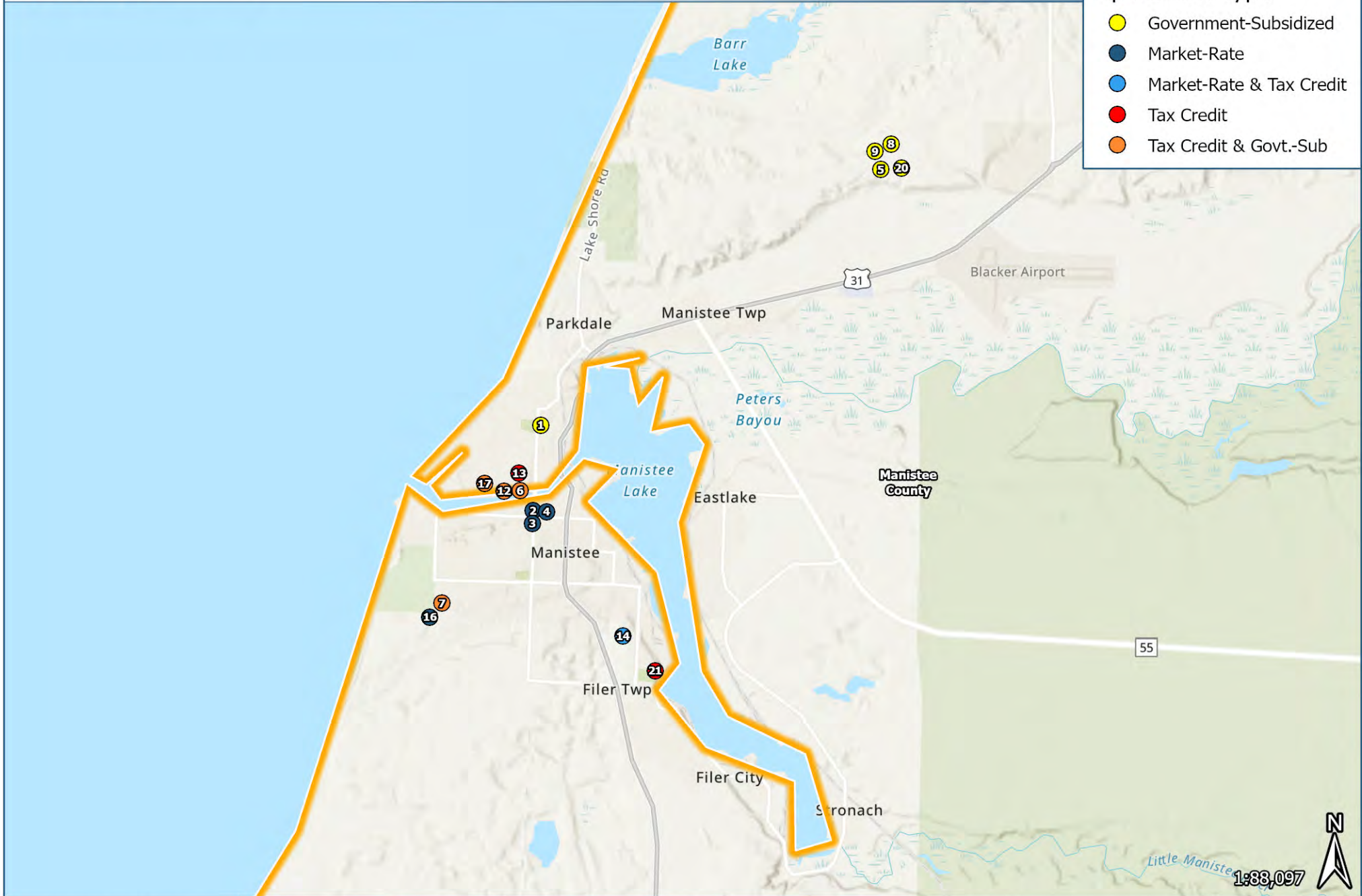
# MANISTEE COUNTY, MICHIGAN



 Manistee County

**Apartment Type**


















-  Government-Subsidized
-  Market-Rate
-  Market-Rate & Tax Credit
-  Tax Credit
-  Tax Credit & Govt.-Sub
























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




| Map ID | Property                     | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|------------------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | 194 Quincy St.               | GSS       | B              | 1967       | 1           | 0      | 100.0%    |
| 2      | 409 Water St.                | MRR       | C+             | 1878       | 10          | 1      | 90.0%     |
| 3      | 412 1st St.                  | MRR       | C+             | 1915       | 5           | 0      | 100.0%    |
| 4      | 90 Maple St.                 | MRR       | C+             | 1920       | 5           | 0      | 100.0%    |
| 5      | ARRA Units                   | GSS       | B              | 2010       | 15          | 0      | 100.0%    |
| 6      | Century Terrace Apts.        | TGS       | C              | 1969       | 69          | 0      | 100.0%    |
| 7      | Cherry Hill Apts.            | TGS       | B              | 1979       | 48          | 0      | 100.0%    |
| 8      | Duplex                       | GSS       | B              | 2012       | 2           | 0      | 100.0%    |
| 9      | Elders Housing               | GSS       | B              | 2002       | 12          | 0      | 100.0%    |
| 10     | Fair Market                  | MRR       | B              | 2011       | 3           | 0      | 100.0%    |
| 11     | Fair Market                  | MRR       | B              | 2009       | 3           | 0      | 100.0%    |
| 12     | Harborview Apts.             | TGS       | C              | 1983       | 48          | 14     | 70.8%     |
| 13     | Hillcrest Village Apts.      | TAX       | B+             | 2022       | 47          | 0      | 100.0%    |
| 14     | Horizon Pointe               | MRT       | B              | 2002       | 49          | 0      | 100.0%    |
| 15     | Housing Stock Reserve Duplex | MRR       | B              | 2012       | 6           | 0      | 100.0%    |
| 16     | Manistee Lakeview            | MRR       | B              | 1988       | 40          | 0      | 100.0%    |
| 17     | Manistee Place               | TGS       | B+             | 1974       | 46          | 0      | 100.0%    |
| 18     | Modulars                     | GSS       | B              | 2008       | 5           | 0      | 100.0%    |
| 19     | NAHASDA                      | GSS       | B              | 2009       | 5           | 0      | 100.0%    |
| 20     | NAHASDA                      | GSS       | B              | 2016       | 2           | 0      | 100.0%    |
| 21     | Reitz Park Village           | TAX       | B              | 2002       | 48          | 0      | 100.0%    |
| 22     | Two Beavers                  | GSS       | B              | 2008       | 4           | 0      | 100.0%    |


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|---|--|--|
|  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              |  |


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| <b>1</b>   | <b>194 Quincy St.</b><br>194 Quincy St., Manistee, MI 49660   | Contact: Brittany<br>Phone: (231) 398-6830 |
|    | Total Units: 1    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1967<br>BR: 2    Vacant Units: 0    Waitlist: 8 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tribal Funds   |  |
| <b>2</b>   | <b>409 Water St.</b><br>409 Water St., Manistee, MI 49660   | Contact: Kerry<br>Phone: (231) 398-0442    |
|    | Total Units: 10    UC: 0    Occupancy: 90.0%    Stories: 3    Year Built: 1878<br>BR: 0, 1, 2    Vacant Units: 1    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated: 2010<br>Rent Special: None<br>Notes: Rent range based on renovations   |  |
| <b>3</b>   | <b>412 1st St.</b><br>412 1st St., Manistee, MI 49660   | Contact: Kerry<br>Phone: (231) 398-0442    |
|   | Total Units: 5    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1915<br>BR: 1, 2    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated: 2009<br>Rent Special: None<br>Notes: Rent range due to renovations; Does not keep a WL  |  |
| <b>4</b>   | <b>90 Maple St.</b><br>90 Maple St., Manistee, MI 49660   | Contact: Kerry<br>Phone: (231) 398-0442    |
|  | Total Units: 5    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1920<br>BR: 0, 1, 2    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated: 2009<br>Rent Special: None<br>Notes: Rent range due to each unit being unique; Does not keep a WL; Highest one-Br rent attributed to one very large unit--SF est. by contact |  |
| <b>5</b>   | <b>ARRA Units</b><br>2647 W. Maw Gaw NE Quong RD, Manistee, MI 49660  | Contact: Michelle<br>Phone: (231) 723-8288 |
| Picture<br>Not<br>Available  | Total Units: 15    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 2010<br>BR: 2, 3, 4    Vacant Units: 0    Waitlist: Shared; 18 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: American Recovery & Reinvestment Act Housing Credit Assistance Program; Public Housing   |  |


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|  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              |  |





















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| 6  | <b>Century Terrace Apts.</b><br>237 6th Ave., Manistee, MI 49660  | Contact: Lindsay<br>Phone: (231) 723-6201 |
|  | Total Units: 69    UC: 50    Occupancy: 100.0%    Stories: 5    w/Elevator    Year Built: 1969<br>BR: 1, 2    Vacant Units: 0    Waitlist: WL shared w/ Harborview Apts.;    AR Year:<br>Target Population: Family    Yr Renovated: 2023<br>Rent Special: None<br>Notes: Former Public Housing complex; In lease-up; All lease-up info UNK; Under construction; ECD early spring 2023 |   |


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| 7  | <b>Cherry Hill Apts.</b><br>575 Ramsdell, Manistee, MI 49660   | Contact: Andy<br>Phone: (231) 723-8712 |
|  | Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1979<br>BR: 1, 2    Vacant Units: 0    Waitlist: 50-80HH    AR Year:<br>Target Population: Family    Yr Renovated: 2001<br>Rent Special: None<br>Notes: 50% & 60% AMHI; RD 515, has RA (42 units) |  |


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| 8   | <b>Duplex</b><br>2685 E. Me Tay Wis, Manistee, MI 49660   | Contact: Michelle<br>Phone: (231) 723-8288 |
|  | Total Units: 2    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2012<br>BR: 2    Vacant Units: 0    Waitlist: Shared with other GSS    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA |  |


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| 9  | <b>Elders Housing</b><br>2680 W. Maw Gaw NE Quong, Manistee, MI 49660  | Contact: Michelle<br>Phone: (231) 723-8288 |
|  | Total Units: 12    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2002<br>BR: 2    Vacant Units: 0    Waitlist: Shared with other GSS    AR Year:<br>Target Population: Senior 55+    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA; Six units have fireplace; 12 units have basement |  |


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| 10   | <b>Fair Market</b><br>2589 E. Mah Gaw NE Guong, Manistee, MI 49660   | Contact: Michelle<br>Phone: (231) 723-8288 |
|  | Total Units: 3    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2011<br>BR: 5    Vacant Units: 0    Waitlist: Shared; 14 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tribal Funds, but not subsidized through NAHASDA |  |


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|  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              |  |


















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| 11 | <b>Fair Market</b><br>2597 E. Maw Gaw Ne Quong, Manistee, MI 49660  | Contact: Michelle<br>Phone: (231) 723-8288 |
|    |  <p>Total Units: 3 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2009<br/>                 BR: 2, 3 Vacant Units: 0 Waitlist: Shared; 14 HH AR Year:<br/>                 Target Population: Family Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes: Tribal Funds, but not subsidized through NAHASDA</p> |  |

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| 12 | <b>Harborview Apts.</b><br>273 6th Ave., Manistee, MI 49660  | Contact: Lindsay<br>Phone: (231) 723-6201 |
|    |  <p>Total Units: 48 UC: 0 Occupancy: 70.8% Stories: 5 w/Elevator Year Built: 1983<br/>                 BR: 1, 2 Vacant Units: 14 Waitlist: WL shared w/ Century Terrace AR Year:<br/>                 Target Population: Family Yr Renovated: 2023<br/>                 Rent Special: None<br/>                 Notes: Former Public Housing complex; In lease-up; All lease-up info UNK</p> |   |


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| 13 | <b>Hillcrest Village Apts.</b><br>121 Ford St, Manistee, MI 49660   | Contact: Emily<br>Phone: (231) 299-2278 |
|    |  <p>Total Units: 47 UC: 0 Occupancy: 100.0% Stories: 2,3 w/Elevator Year Built: 2022<br/>                 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 107 HH AR Year:<br/>                 Target Population: Family Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes:</p> |   |


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| 14 | <b>Horizon Pointe</b><br>305 Care Center Dr., Manistee, MI 49660   | Contact: Lisa<br>Phone: (231) 398-2660 |
|    |  <p>Total Units: 49 UC: 0 Occupancy: 100.0% Stories: 2 w/Elevator Year Built: 2002<br/>                 BR: 1, 2 Vacant Units: 0 Waitlist: 65 HH AR Year:<br/>                 Target Population: Senior 55+ Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes: Market-rate (14 units); 50% &amp; 60% AMHI (35 units); HOME Funds</p> |  |


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| 15 | <b>Housing Stock Reserve Duplex</b><br>2646 W. Me Tay Wis, Manistee, MI 49660  | Contact: Michelle<br>Phone: (231) 723-8288 |
|    |  <p>Total Units: 6 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 2012<br/>                 BR: 2 Vacant Units: 0 Waitlist: Shared with other MRR AR Year:<br/>                 Target Population: Family Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes: Tribal Funds, but not subsidized through NAHASDA</p> |  |


|   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li> Comparable Property</li> <li> Senior Restricted</li> <li> (MRR) Market-Rate</li> <li> (MRT) Market-Rate &amp; Tax Credit</li> <li> (MRG) Market-Rate &amp; Government-Subsidized</li> <li> (MIN) Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul> | <ul style="list-style-type: none"> <li> (MIG) Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (TAX) Tax Credit</li> <li> (TGS) Tax Credit &amp; Government-Subsidized</li> <li> (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li> (TIN) Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li> (TMG) Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul> | <ul style="list-style-type: none"> <li> (TIG) Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li> (INR) Income-Restricted (not LIHTC)</li> <li> (ING) Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li> (GSS) Government-Subsidized</li> <li> (ALL) Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul> |
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| 16 | <b>Manistee Lakeview</b><br>1100 Cherry St., Manistee, MI 49660                  |   | Contact: Becky<br>Phone: (231) 757-3187 |   |
|    |  | Total Units: 40    UC: 0    Occupancy: 100.0%<br>BR: 1, 2    Vacant Units: 0<br>Target Population: Family<br>Rent Special: None<br>Notes: | Stories: 2<br>Waitlist: 4 HH            | Year Built: 1988<br>AR Year:<br>Yr Renovated: |


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| 17 | <b>Manistee Place</b><br>311 5th Ave., Manistee, MI 49660                        |   | Contact: Jennifer<br>Phone: (231) 398-9206 |  |
|    |  | Total Units: 46    UC: 0    Occupancy: 100.0%<br>BR: 1, 2    Vacant Units: 0<br>Target Population: Family<br>Rent Special: None<br>Notes: 40%, 50% & 60% AMHI; RD 515, has RA (30 units); Townhomes have washer/dryer hookups | Stories: 2,3<br>Waitlist: 57 HH            | Year Built: 1974<br>AR Year:<br>Yr Renovated: 2012 |


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| 18 | <b>Modulars</b><br>2615 W. Maw Gaw NE Quong, Manistee, MI 49660                   |   | Contact: Michelle<br>Phone: (231) 723-8288    |   |
|    |  | Total Units: 5    UC: 0    Occupancy: 100.0%<br>BR: 3    Vacant Units: 0<br>Target Population: Family<br>Rent Special: None<br>Notes: NAHASDA | Stories: 1<br>Waitlist: Shared with other GSS | Year Built: 2008<br>AR Year:<br>Yr Renovated: |


















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|----|--|---|---|---|
| 19 | <b>NAHASDA</b><br>2640 W. Maw Gaw NE Quong, Manistee, MI 49660                     |   | Contact: Michelle<br>Phone: (231) 723-8288    |   |
|    |  | Total Units: 5    UC: 0    Occupancy: 100.0%<br>BR: 3    Vacant Units: 0<br>Target Population: Family<br>Rent Special: None<br>Notes: NAHASDA | Stories: 1<br>Waitlist: Shared with other GSS | Year Built: 2009<br>AR Year:<br>Yr Renovated: |

|    |  |   |   |   |
|----|--|---|---|---|
| 20 | <b>NAHASDA</b><br>2621 E. Mag Gaw NE Quong, Manistee, MI 49660                     |   | Contact: Michelle<br>Phone: (231) 723-8299    |   |
|    |  | Total Units: 2    UC: 0    Occupancy: 100.0%<br>BR: 4    Vacant Units: 0<br>Target Population: Family<br>Rent Special: None<br>Notes: NAHASDA | Stories: 1<br>Waitlist: Shared with other GSS | Year Built: 2016<br>AR Year:<br>Yr Renovated: |

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|---|---|--|
| ✓ Comparable Property<br>♦ Senior Restricted<br>■ (MRR) Market-Rate<br>■ (MRT) Market-Rate & Tax Credit<br>■ (MRG) Market-Rate & Government-Subsidized<br>■ (MIN) Market-Rate & Income-Restricted (not LIHTC) | ■ (MIG) Market-Rate, Income-Restricted (not LIHTC) & Govt-Subsidized<br>■ (TAX) Tax Credit<br>■ (TGS) Tax Credit & Government-Subsidized<br>■ (TMI) Tax Credit, Market-Rate, Income-Restricted (not LIHTC)<br>■ (TIN) Tax Credit & Income-Restricted (not LIHTC)<br>■ (TMG) Tax Credit, Market-Rate & Government-Subsidized | ■ (TIG) Tax Credit, Income-Restricted (not LIHTC) & Govt-Subsidized<br>■ (INR) Income-Restricted (not LIHTC)<br>■ (ING) Income-Restricted (not LIHTC) & Government-Subsidized<br>■ (GSS) Government-Subsidized<br>■ (ALL) Tax Credit, Market-Rate, Govt-Subsidized & Income-Restricted |
|---|---|--|

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|--|---|--|
| 21   | <b>Reitz Park Village</b><br>90 Park Ave., Manistee, MI 49660 | Contact: Lisa<br>Phone: (231) 398-2660 |
|    |   |  |
| Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2002<br>BR: 2, 3    Vacant Units: 0    Waitlist: 93 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; HOME Funds |   |  |

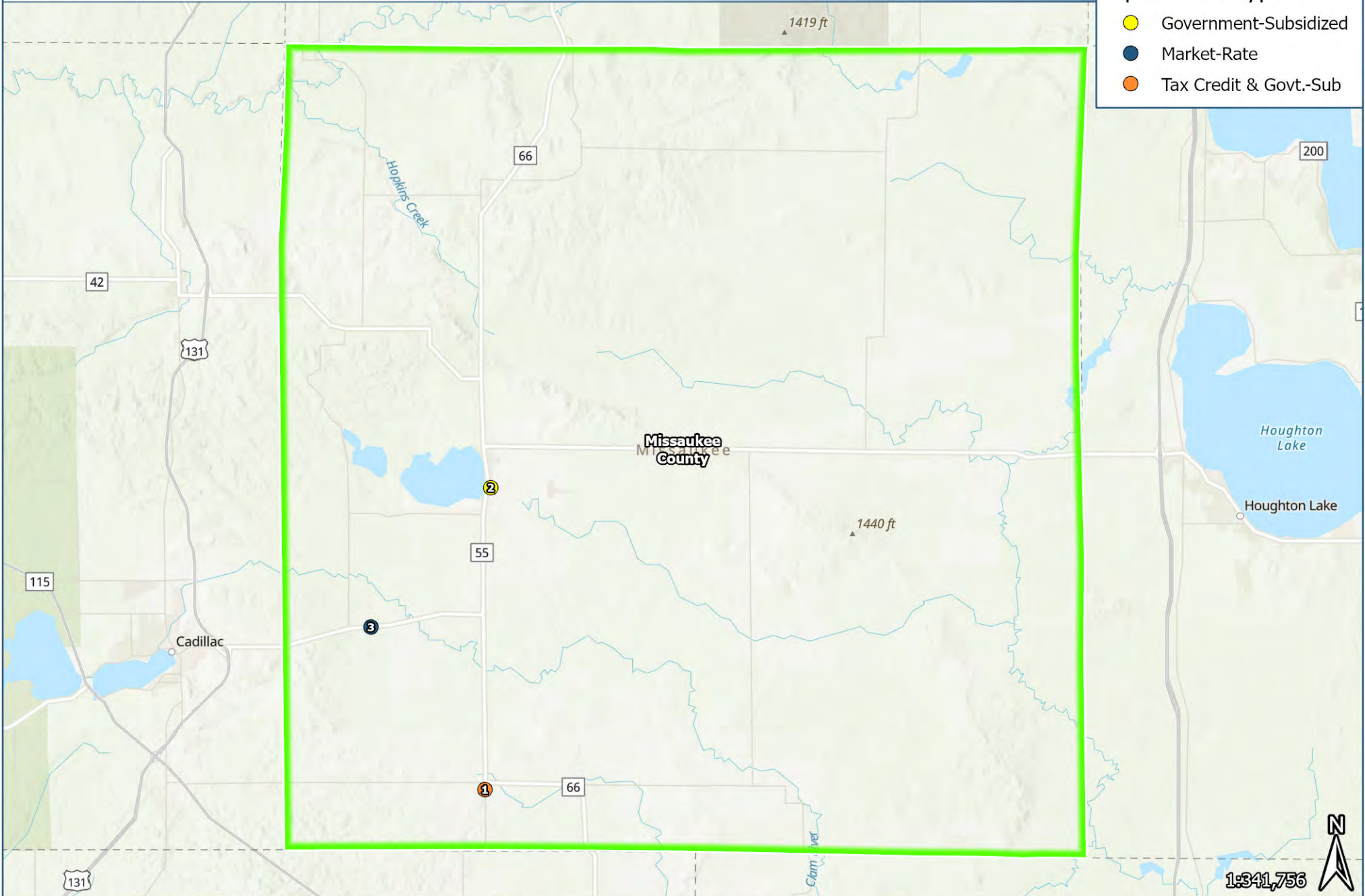
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|---|--|--|
| 22  | <b>Two Beavers</b><br>2694 W. Me Tay Wis, Manistee, MI 49660 | Contact: Michelle<br>Phone: (231) 723-8288 |
|   |  |  |
| Total Units: 4    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2008<br>BR: 3    Vacant Units: 0    Waitlist: Shared with other GSS    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: NAHASDA |  |  |

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|---|--|--|
|  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              |  |

# MISSAUKEE COUNTY, MICHIGAN


















**Apartment Type**

- Government-Subsidized
- Market-Rate
- Tax Credit & Govt.-Sub

























| Map ID | Property           | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|--------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | Country View Apts. | TGS       | B              | 1982       | 36          | 0      | 100.0%    |
| 2      | Lake City Apts.    | GSS       | B-             | 1981       | 18          | 0      | 100.0%    |
| 3      | Meadowview Apts.   | MRR       | B              | 2002       | 18          | 0      | 100.0%    |

|   |  |  |
|---|--|--|
|  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              |  |








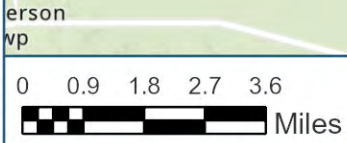
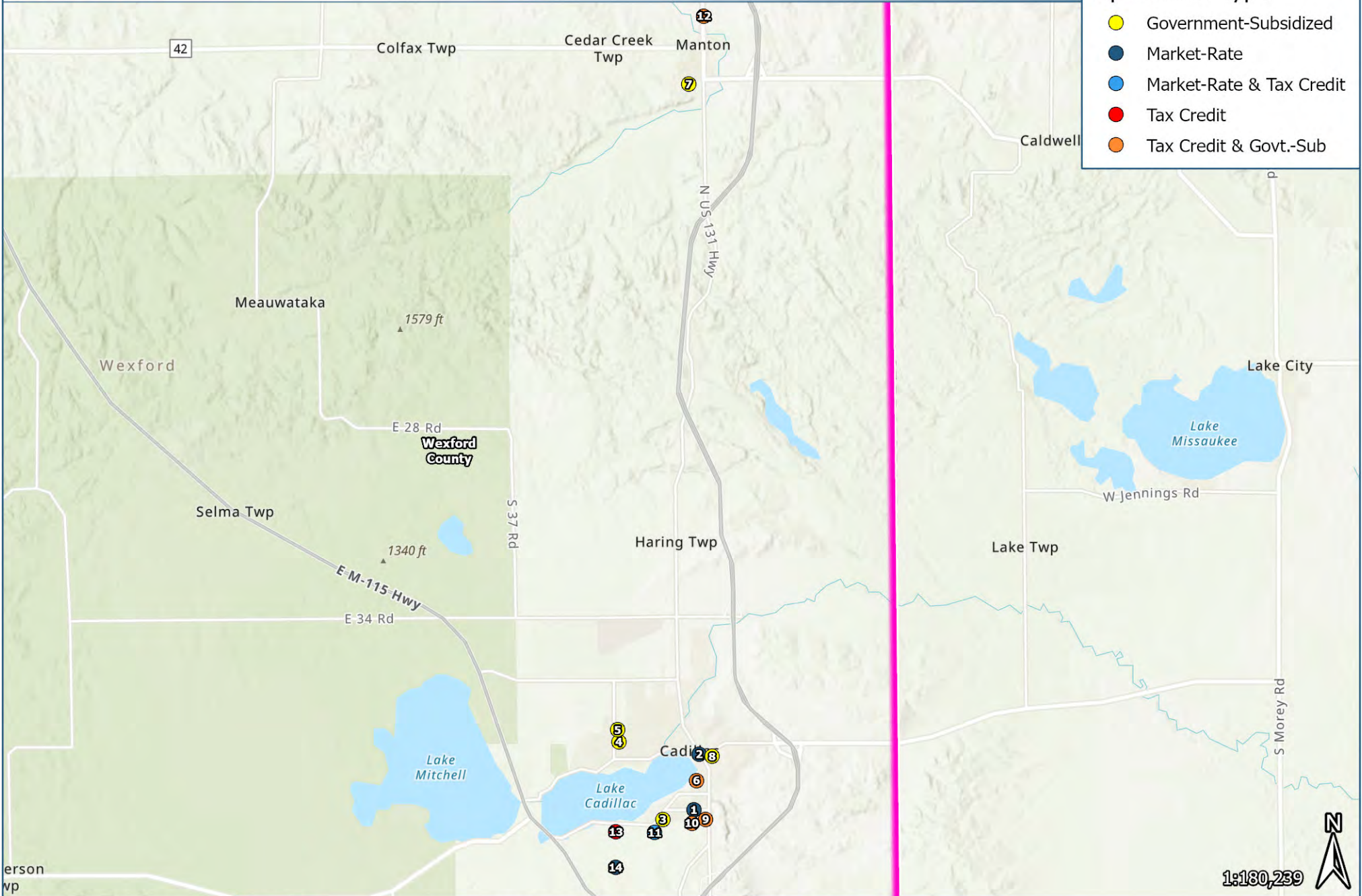
|   |  |   |
|---|--|---|
| 1   | <b>Country View Apts.</b><br>225 Pine St, McBain, MI 49657   | Contact: Connie<br>Phone:                 |
|   | Total Units: 36    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1982<br>BR: 1, 2    Vacant Units: 0    Waitlist: 9 HH    AR Year: 2005<br>Target Population: Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (35 units)  |   |
| 2   | <b>Lake City Apts.</b><br>801 S King St, Lake City, MI 49651   | Contact: Melissa<br>Phone: (231) 824-6831 |
|   | Total Units: 18    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 1981<br>BR: 1, 2    Vacant Units: 0    Waitlist: 56 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: RD515; 18 units (13 RA)                        |   |
| 3   | <b>Meadowview Apts.</b><br>9343 W. Watergate Rd., Cadillac, MI 49601   | Contact: Mark<br>Phone: (231) 592-0465    |
|  | Total Units: 18    UC: 0    Occupancy: 100.0%    Stories: 1    Year Built: 2002<br>BR: 1, 2    Vacant Units: 0    Waitlist: None    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Rent range due to units with an attached garage |   |

|   |  |  |
|---|--|--|
|  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              |  |

# WEXFORD COUNTY, MICHIGAN

**Apartment Type**


















-  Government-Subsidized
-  Market-Rate
-  Market-Rate & Tax Credit
-  Tax Credit
-  Tax Credit & Govt.-Sub




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





| Map ID | Property                            | Prop Type | Quality Rating | Year Built | Total Units | Vacant | Occ. Rate |
|--------|-------------------------------------|-----------|----------------|------------|-------------|--------|-----------|
| 1      | Alpine Hills                        | MRR       | B              | 1975       | 35          | 0      | 100.0%    |
| 2      | Cadillac Lofts                      | MRR       | A              | 2020       | 42          | 0      | 100.0%    |
| 3      | Cadillac Shores                     | GSS       | B-             | 1981       | 110         | 0      | 100.0%    |
| 4      | Cornerstone Apts.                   | GSS       | B              | 1972       | 50          | 0      | 100.0%    |
| 5      | Country Place Apts.                 | GSS       | B              | 1981       | 16          | 0      | 100.0%    |
| 6      | Harbor View                         | TGS       | B-             | 1979       | 131         | 0      | 100.0%    |
| 7      | Hillcrest Terrace                   | GSS       | B              | 1980       | 32          | 0      | 100.0%    |
| 8      | Kirtland Terrace Suites             | GSS       | B-             | 1968       | 75          | 0      | 100.0%    |
| 9      | Maple Hill Apts.                    | TGS       | B-             | 1984       | 24          | 0      | 100.0%    |
| 10     | Northern Park Apts.                 | TGS       | B              | 1980       | 64          | 0      | 100.0%    |
| 11     | Northland Meadow                    | MRT       | B+             | 2007       | 80          | 0      | 100.0%    |
| 12     | Springfield Apts. (Family & Senior) | TGS       | B              | 2004       | 48          | 0      | 100.0%    |
| 13     | Sunnyside Estates                   | TAX       | B+             | 2005       | 48          | 0      | 100.0%    |
| 14     | White Pine Village                  | MRR       | B+             | 2005       | 42          | 0      | 100.0%    |


|   |  |  |
|---|--|--|
|  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              |  |




|          |   |  |
|----------|---|--|
| <b>1</b> | <b>Alpine Hills</b><br>328 Pearl St., Cadillac, MI 49601  | Contact: Nicholas Jones<br>Phone: (989) 889-4982 |
|          |  <p>Total Units: 35 UC: 0 Occupancy: 100.0% Stories: 2,2.5 Year Built: 1975<br/>                 BR: 0, 1, 2 Vacant Units: 0 Waitlist: 3-12 mos AR Year:<br/>                 Target Population: Family Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes:</p> |  |

|          |  |   |
|----------|--|---|
| <b>2</b> | <b>Cadillac Lofts</b><br>207 S Mitchell St, Cadillac, MI 49601   | Contact: Rebecca<br>Phone: (231) 714-9006 |
|          |  <p>Total Units: 42 UC: 0 Occupancy: 100.0% Stories: 4 w/Elevator Year Built: 2020<br/>                 BR: 0, 1, 2 Vacant Units: 0 Waitlist: None AR Year:<br/>                 Target Population: Family Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes:</p> |   |


|          |   |   |
|----------|---|---|
| <b>3</b> | <b>Cadillac Shores</b><br>623 Cadillac Shores Dr, Cadillac, MI 49601  | Contact: Jenny<br>Phone: (231) 775-8509 |
|          |  <p>Total Units: 110 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1981<br/>                 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 2-12 mos AR Year:<br/>                 Target Population: Family Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes: HUD Section 8</p> |   |


|          |  |   |
|----------|--|---|
| <b>4</b> | <b>Cornerstone Apts.</b><br>1458 Leeson Ct, Cadillac, MI 49601   | Contact: Grace<br>Phone: (231) 775-9491 |
|          |  <p>Total Units: 50 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1972<br/>                 BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: 12-24 mos AR Year:<br/>                 Target Population: Family Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes: Public Housing</p> |   |


|          |  |   |
|----------|--|---|
| <b>5</b> | <b>Country Place Apts.</b><br>1049 Arthur St, Cadillac, MI 49601   | Contact: Melissa<br>Phone: (231) 775-3171 |
|          |  <p>Total Units: 16 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1981<br/>                 BR: 1 Vacant Units: 0 Waitlist: 12 mos AR Year:<br/>                 Target Population: Disabled Yr Renovated:<br/>                 Rent Special: None<br/>                 Notes: Government-subsidized, HUD Section 8; Head of household must be disabled</p> |   |


|  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="color: green;">✔</span> Comparable Property</li> <li><span style="color: blue;">◆</span> Senior Restricted</li> <li><span style="background-color: blue; color: white; padding: 2px;">(MRR)</span> Market-Rate</li> <li><span style="background-color: cyan; color: white; padding: 2px;">(MRT)</span> Market-Rate &amp; Tax Credit</li> <li><span style="background-color: pink; color: white; padding: 2px;">(MRG)</span> Market-Rate &amp; Government-Subsidized</li> <li><span style="background-color: darkblue; color: white; padding: 2px;">(MIN)</span> Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: olive; color: white; padding: 2px;">(MIG)</span> Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: red; color: white; padding: 2px;">(TAX)</span> Tax Credit</li> <li><span style="background-color: orange; color: white; padding: 2px;">(TGS)</span> Tax Credit &amp; Government-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(TMI)</span> Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li><span style="background-color: darkred; color: white; padding: 2px;">(TIN)</span> Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li><span style="background-color: purple; color: white; padding: 2px;">(TMG)</span> Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: magenta; color: white; padding: 2px;">(TIG)</span> Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(INR)</span> Income-Restricted (not LIHTC)</li> <li><span style="background-color: lightgreen; color: white; padding: 2px;">(ING)</span> Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li><span style="background-color: yellow; color: black; padding: 2px;">(GSS)</span> Government-Subsidized</li> <li><span style="background-color: lightpurple; color: black; padding: 2px;">(ALL)</span> Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul> |
|--|---|--|




|  |  |  |  |  |  |  |   |
|--|--|--|--|--|--|--|---|
| <b>6</b>   | <b>Harbor View</b><br>329 South St, Cadillac, MI 49601 |  |  |  |  |  | Contact: Crystal<br>Phone: (231) 775-0831 |
|  |  | Total Units: 131    UC: 0    Occupancy: 100.0%    Stories: 6    w/Elevator    Year Built: 1979<br>BR: 1, 2    Vacant Units: 0    Waitlist: 65 HH: 12-18 mos    AR Year:<br>Target Population: Senior 62+, Disabled    Yr Renovated: 2018<br>Rent Special: None<br>Notes: Government-subsidized, HUD Section 8; 100% senior (62+) |  |  |  |  |   |





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| <b>7</b>   | <b>Hillcrest Terrace</b><br>411 7th St, Manton, MI 49663 |   |  |  |  |  | Contact: Melissa<br>Phone: (231) 824-6831 |
|  |  | Total Units: 32    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1980<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: 6-12 mos    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: |  |  |  |  |   |


















|   |   |  |  |  |  |  |   |
|---|---|--|--|--|--|--|---|
| <b>8</b>  | <b>Kirtland Terrace Suites</b><br>2184 S Simon St, Cadillac, MI 49601 |  |  |  |  |  | Contact: Grace<br>Phone: (231) 775-9491 |
|  |   | Total Units: 75    UC: 0    Occupancy: 100.0%    Stories: 7    w/Elevator    Year Built: 1968<br>BR: 1, 2    Vacant Units: 0    Waitlist: 12-24 mos    AR Year:<br>Target Population: Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes: Government-subsidized, Public Housing; Seniors (62+) |  |  |  |  |   |

|  |   |   |  |  |  |  |  |
|--|---|---|--|--|--|--|--|
| <b>9</b>   | <b>Maple Hill Apts.</b><br>209 Pearl St, Cadillac, MI 49601 |   |  |  |  |  | Contact: Jennifer<br>Phone: (231) 779-2992 |
|  |   | Total Units: 24    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1984<br>BR: 1, 2, 3    Vacant Units: 0    Waitlist: Yes    AR Year:<br>Target Population: Family    Yr Renovated: 2020<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (18 units) |  |  |  |  |  |

|  |  |   |  |  |  |  |  |
|--|--|---|--|--|--|--|--|
| <b>10</b>  | <b>Northern Park Apts.</b><br>301 Pearl St, Cadillac, MI 49601 |   |  |  |  |  | Contact: Nicholas Jones<br>Phone: (703) 406-3471 |
|  |  | Total Units: 64    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 1980<br>BR: 1, 2    Vacant Units: 0    Waitlist: 2-12 mos    AR Year:<br>Target Population: Family    Yr Renovated: 2006<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (49 units) |  |  |  |  |  |

|  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li><span style="color: green;">✔</span> Comparable Property</li> <li><span style="color: blue;">◆</span> Senior Restricted</li> <li><span style="background-color: blue; color: white; padding: 2px;">(MRR)</span> Market-Rate</li> <li><span style="background-color: cyan; color: white; padding: 2px;">(MRT)</span> Market-Rate &amp; Tax Credit</li> <li><span style="background-color: pink; color: white; padding: 2px;">(MRG)</span> Market-Rate &amp; Government-Subsidized</li> <li><span style="background-color: darkblue; color: white; padding: 2px;">(MIN)</span> Market-Rate &amp; Income-Restricted (not LIHTC)</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: olive; color: white; padding: 2px;">(MIG)</span> Market-Rate, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: red; color: white; padding: 2px;">(TAX)</span> Tax Credit</li> <li><span style="background-color: orange; color: white; padding: 2px;">(TGS)</span> Tax Credit &amp; Government-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(TMI)</span> Tax Credit, Market-Rate, Income-Restricted (not LIHTC)</li> <li><span style="background-color: darkred; color: white; padding: 2px;">(TIN)</span> Tax Credit &amp; Income-Restricted (not LIHTC)</li> <li><span style="background-color: purple; color: white; padding: 2px;">(TMG)</span> Tax Credit, Market-Rate &amp; Government-Subsidized</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: magenta; color: white; padding: 2px;">(TIG)</span> Tax Credit, Income-Restricted (not LIHTC) &amp; Govt-Subsidized</li> <li><span style="background-color: green; color: white; padding: 2px;">(INR)</span> Income-Restricted (not LIHTC)</li> <li><span style="background-color: lightgreen; color: white; padding: 2px;">(ING)</span> Income-Restricted (not LIHTC) &amp; Government-Subsidized</li> <li><span style="background-color: yellow; color: black; padding: 2px;">(GSS)</span> Government-Subsidized</li> <li><span style="background-color: lightpurple; color: black; padding: 2px;">(ALL)</span> Tax Credit, Market-Rate, Govt-Subsidized &amp; Income-Restricted</li> </ul> |
|--|---|--|

|  |   |  |
|--|---|--|
| 11   | <b>Northland Meadow</b><br>100 Matthew Dr., Cadillac, MI 49601  | Contact: Megan<br>Phone: (231) 876-9830          |
|    | Total Units: 80    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2007<br>BR: 2, 3    Vacant Units: 0    Waitlist: 80 HH    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Market-rate (12 units); Tax Credit (68 units)       |  |
| 12   | <b>Springfield Apts. (Family &amp; Senior)</b><br>530 N. Michigan Ave., Manton, MI 49663  | Contact: Cheryl<br>Phone: (800) 225-7982         |
|    | Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 2004<br>BR: 1, 2    Vacant Units: 0    Waitlist: 45 HH    AR Year:<br>Target Population: Family, Senior 62+    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit; RD 515, has RA (44 units) |  |
| 13   | <b>Sunnyside Estates</b><br>600 Estate Dr., Cadillac, MI 49601  | Contact: Jessica<br>Phone: (231) 577-4206        |
|   | Total Units: 48    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2005<br>BR: 2, 3    Vacant Units: 0    Waitlist: 6-18 mos    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes: Tax Credit                                       |  |
| 14   | <b>White Pine Village</b><br>204 White Pine Village Dr, Cadillac, MI 49601  | Contact: Nicholas Jones<br>Phone: (231) 775-5599 |
|  | Total Units: 42    UC: 0    Occupancy: 100.0%    Stories: 2    Year Built: 2005<br>BR: 2    Vacant Units: 0    Waitlist: 2-3 mos    AR Year:<br>Target Population: Family    Yr Renovated:<br>Rent Special: None<br>Notes:  |  |

|   |  |  |
|---|--|--|
|  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:

SURVEYS OF  
**NON-CONVENTIONAL RENTALS**  
FOR 10 COUNTIES  
IN NORTHERN MICHIGAN

- *Antrim*
- *Benzie*
- *Charlevoix*
- *Emmet*
- *Grand Traverse*
- *Kalkaska*
- *Leelanau*
- *Manistee*
- *Missaukee*
- *Wexford*

| Address                         | City / Community | County     | Type              | Price   | Square Feet | Price Per Square Foot | Bed | Bath | Year Built | Source      |
|---------------------------------|------------------|------------|-------------------|---------|-------------|-----------------------|-----|------|------------|-------------|
| <b><i>Antrim County</i></b>     |                  |            |                   |         |             |                       |     |      |            |             |
| 144 River Street                | Elk Rapids       | Antrim     | Apartment         | \$1,700 | -           | -                     | 1   | 1.0  | -          | Zillow      |
| 118 Mound Street                | Bellaire         | Antrim     | Manufactured Home | \$600   | 1,100       | \$0.55                | 2   | 1.0  | -          | Facebook    |
| 3849 North M 88                 | Central Lake     | Antrim     | Single-family     | \$1,680 | 2,400       | \$0.70                | 3   | 1.0  | 1973       | Zillow      |
| <b><i>Benzie County</i></b>     |                  |            |                   |         |             |                       |     |      |            |             |
| Homestead Road                  | Beulah           | Benzie     | Single-family     | \$1,600 | -           | -                     | 3   | 2.0  | -          | Zillow      |
| 8982 Homestead Road             | Benzonia         | Benzie     | Duplex            | \$950   | -           | -                     | 1   | 1.0  | 1981       | Zillow      |
| <b><i>Charlevoix County</i></b> |                  |            |                   |         |             |                       |     |      |            |             |
| 2115 Pleasant Valley Road       | Boyne City       | Charlevoix | Single-family     | \$2,100 | 1,500       | \$1.40                | 3   | 2.0  | -          | Zillow      |
| 308 West Upright Street         | Charlevoix       | Charlevoix | Apartment         | \$1,800 | 1,000       | \$1.80                | 2   | 1.0  | 1955       | Apts.com    |
| 6265 Horton Bay Road North      | Boyne City       | Charlevoix | Single-family     | \$1,200 | 1,520       | \$0.79                | 2   | 1.0  | -          | Zillow      |
| 303 Esterly Street              | East Jordan      | Charlevoix | Single-family     | \$1,400 | 1,488       | \$0.94                | 3   | 1.0  | -          | Zillow      |
| <b><i>Emmet County</i></b>      |                  |            |                   |         |             |                       |     |      |            |             |
| 7990 Paradise Trail             | Carp Lake        | Emmet      | Single-family     | \$2,600 | 1,700       | \$1.53                | 4   | 1.0  | -          | Apts.com    |
| 813 Michigan Street             | Petoskey         | Emmet      | Single-family     | \$2,200 | 1,600       | \$1.38                | 2   | 2.0  | -          | Realtor.com |
| 725 Harbor Watch Drive          | Petoskey         | Emmet      | Condominium       | \$1,700 | 691         | \$2.46                | 1   | 1.5  | 2005       | Apts.com    |
| 1010 Emmet Street               | Petoskey         | Emmet      | Apartment         | \$2,500 | 1,100       | \$2.27                | 2   | 2.0  | -          | Apts.com    |
| 7230 M 119                      | Habor Springs    | Emmet      | Single-family     | \$2,000 | 1,300       | \$1.54                | 3   | 1.5  | -          | Zillow      |

(Continued)

| Address                             | City / Community | County         | Type          | Price   | Square Feet | Price Per Square Foot | Bed | Bath | Year Built | Source    |
|-------------------------------------|------------------|----------------|---------------|---------|-------------|-----------------------|-----|------|------------|-----------|
| <b><i>Grand Traverse County</i></b> |                  |                |               |         |             |                       |     |      |            |           |
| 1217 South Union Street             | Traverse City    | Grand Traverse | Single-family | \$1,800 | 1,488       | \$1.21                | 3   | 1.0  | 1946       | Homes.com |
| 822 Floresta Street                 | Traverse City    | Grand Traverse | Condominium   | \$1,400 | 700         | \$2.00                | 1   | 1.0  | 2019       | Homes.com |
| Vale Drive                          | Holiday Hills    | Grand Traverse | Condominium   | \$1,675 | 960         | \$1.74                | 2   | 2.0  | 2018       | Homes.com |
| 445 Munson Place                    | Traverse City    | Grand Traverse | Apartment     | \$1,585 | 1,000       | \$1.59                | 2   | 2.0  | -          | Zillow    |
| 4346 Manhattan East                 | Traverse City    | Grand Traverse | Townhouse     | \$1,350 | 1,100       | \$1.23                | 2   | 1.5  | 1964       | Zillow    |
| 361 Peninsula Trail                 | Traverse City    | Grand Traverse | Single-family | \$1,400 | 700         | \$2.00                | 2   | 1.0  | 1962       | Zillow    |
| 933 East Front Street               | Traverse City    | Grand Traverse | Apartment     | \$1,500 | 650         | \$2.31                | 2   | 2.0  | -          | Zillow    |
| 286 West South Airport Road         | Traverse City    | Grand Traverse | Single-family | \$1,350 | -           | -                     | 2   | 1.0  | -          | Apts.com  |
| 1686 Fisher Road                    | Traverse City    | Grand Traverse | Single-family | \$1,850 | 1,248       | \$1.48                | 3   | 1.0  | 1972       | Zillow    |
| 606 West 10th Street                | Traverse City    | Grand Traverse | Single-family | \$2,550 | 1,650       | \$1.55                | 3   | 2.0  | 1895       | Zillow    |
| 1106 Clinch Street                  | Traverse City    | Grand Traverse | Single-family | \$1,750 | -           | -                     | 3   | 1.0  | 1940       | Zillow    |
| 1963 Apartment Drive                | Traverse City    | Grand Traverse | Apartment     | \$1,350 | 725         | \$1.86                | 1   | 1.0  | 1985       | Zillow    |
| 2423 Gary Road                      | Traverse City    | Grand Traverse | Apartment     | \$1,950 | -           | -                     | 4   | 2.0  | 2005       | Rent.com  |
| 9393 Clay Road                      | Traverse City    | Grand Traverse | Single-family | \$1,600 | 1,200       | \$1.33                | 3   | 2.0  | 1986       | Homes.com |
| 3881 Paddock Drive                  | Traverse City    | Grand Traverse | Single-family | \$1,890 | 1,311       | \$1.44                | 4   | 2.0  | 1998       | Zillow    |
| 203 North Cedar Street              | Traverse City    | Grand Traverse | Apartment     | \$1,625 | 1,450       | \$1.12                | 1   | 1.0  | 1966       | Zillow    |
| 4471 Manhattan West                 | Traverse City    | Grand Traverse | Single-family | \$1,695 | 950         | \$1.78                | 2   | 1.0  | 1987       | Apts.com  |
| 8714 Sun Bay Court                  | Williamsburg     | Grand Traverse | Single-family | \$2,650 | 1,940       | \$1.37                | 4   | 2.0  | -          | Zillow    |
| 421 East State Street               | Traverse City    | Grand Traverse | Apartment     | \$2,200 | 800         | \$2.75                | 2   | 1.0  | 1978       | Zillow    |
| 321 South Garfield Avenue           | Traverse City    | Grand Traverse | Condominium   | \$1,650 | 1,200       | \$1.38                | 2   | 1.5  | -          | Homes.com |
| 3814 Maid Marian Lane               | Traverse City    | Grand Traverse | Apartment     | \$1,800 | 1,071       | \$1.68                | 2   | 2.0  | 1983       | Zillow    |
| 1585 Ray Boulevard                  | Traverse City    | Grand Traverse | Single-family | \$1,599 | 1,344       | \$1.19                | 3   | 2.0  | -          | Zillow    |
| 1054 Cupola Place                   | Traverse City    | Grand Traverse | Single-family | \$1,750 | 814         | \$2.15                | 3   | 2.0  | 2019       | Zillow    |
| 618 West 11th Street                | Traverse City    | Grand Traverse | Single-family | \$2,600 | 1,260       | \$2.06                | 2   | 1.5  | 1905       | Zillow    |
| 1601 State Street                   | Grawn            | Grand Traverse | Apartment     | \$1,100 | 800         | \$1.38                | 2   | 1.0  | 1900       | Zillow    |
| 5635 Old Maple Trail                | Grawn            | Grand Traverse | Single-family | \$1,850 | 1,140       | \$1.62                | 3   | 1.0  | 1976       | Zillow    |



(Continued)

| Address                       | City / Community | County         | Type          | Price   | Square Feet | Price Per Square Foot | Bed | Bath | Year Built | Source   |
|-------------------------------|------------------|----------------|---------------|---------|-------------|-----------------------|-----|------|------------|----------|
| 1551 Hammond Road East        | Traverse City    | Grand Traverse | Single-family | \$1,750 | 2,020       | \$0.87                | 4   | 2.0  | 1942       | Zillow   |
| 1243 Terrace Bluff Drive      | Traverse City    | Grand Traverse | Single-family | \$2,400 | 1,280       | \$1.88                | 3   | 2.0  | 2014       | Facebook |
| 503 Terrace Drive             | Traverse City    | Grand Traverse | Single-family | \$1,900 | 1,300       | \$1.46                | 3   | 1.0  | 1955       | Zillow   |
| 1015 West Front Street        | Traverse City    | Grand Traverse | Single-family | \$2,650 | 1,633       | \$1.62                | 4   | 2.0  | 1896       | Zillow   |
| 219 South Elmwood Avenue      | Traverse City    | Grand Traverse | Single-family | \$2,500 | 1,306       | \$1.91                | 2   | 1.0  | -          | Zillow   |
| 10790 East Traverse Highway   | Traverse City    | Grand Traverse | Single-family | \$2,200 | 1,350       | \$1.63                | 4   | 1.0  | 1948       | Zillow   |
| 4467 Manhattan West           | Traverse City    | Grand Traverse | Apartment     | \$1,695 | 915         | \$1.85                | 2   | 1.0  | 1987       | Apts.com |
| 2685 Green Meadows Drive      | Traverse City    | Grand Traverse | Condominium   | \$1,900 | 1,200       | \$1.58                | 2   | 1.0  | 1992       | Apts.com |
| 34 Tibbets Lake Lane          | Traverse City    | Grand Traverse | Single-family | \$3,900 | 2,400       | \$1.63                | 4   | 3.0  | 1999       | Facebook |
| 918 Boon Street               | Traverse City    | Grand Traverse | Apartment     | \$1,800 | 1,000       | \$1.80                | 3   | 1.0  | -          | Apts.com |
| 286 West South Airport Road   | Traverse City    | Grand Traverse | Duplex        | \$1,350 | -           | -                     | 2   | 1.0  | -          | Apts.com |
| 302 West 11th Street          | Traverse City    | Grand Traverse | Single-family | \$2,000 | 1,300       | \$1.54                | 3   | 1.0  | 1901       | Facebook |
| 745 Rose Street               | Traverse City    | Grand Traverse | Single-family | \$3,300 | 2,350       | \$1.40                | 4   | 3.0  | 1918       | Facebook |
| 905 Reads Run                 | Traverse City    | Grand Traverse | Single-family | \$2,100 | 1,800       | \$1.17                | 4   | 2.0  | 1992       | Apts.com |
| 1203 East Eighth Street       | Traverse City    | Grand Traverse | Apartment     | \$1,199 | 1,750       | \$0.69                | 1   | 1.0  | 1947       | Apts.com |
| Blair Townhall Road           | Traverse City    | Grand Traverse | Single-family | \$1,800 | 750         | \$2.40                | 2   | 2.0  | -          | Facebook |
| 4440 Ground Pine Trail        | Traverse City    | Grand Traverse | Single-family | \$2,850 | 3,000       | \$0.95                | 4   | 5.0  | 2000       | Facebook |
| 403 West Eleventh Street      | Traverse City    | Grand Traverse | Apartment     | \$1,900 | 1,100       | \$1.73                | 2   | 1.0  | 1909       | Apts.com |
| <b><i>Kalkaska County</i></b> |                  |                |               |         |             |                       |     |      |            |          |
| 602 Saunders Road             | Kalkaska         | Kalkaska       | Apartment     | \$600   | -           | -                     | 1   | 1.0  | -          | Zillow   |
| 205 Division Street           | Kalkaska         | Kalkaska       | Single-family | \$1,200 | 1,000       | \$1.20                | 2   | 1.0  | -          | Zillow   |
| 4098 Spencer Road Southeast   | Kalkaska         | Kalkaska       | Single-family | \$1,000 | -           | -                     | 2   | 1.0  | -          | Facebook |
| 252 M 72                      | Kalkaska         | Kalkaska       | Single-family | \$2,950 | 2,200       | \$1.34                | 2   | 3.0  | 1977       | Facebook |
| 203 Division Street           | Kalkaska         | Kalkaska       | Single-family | \$1,000 | 1,000       | \$1.00                | 2   | 1.0  | -          | Zillow   |

(Continued)

| Address                                     | City / Community | County   | Type          | Price   | Square Feet | Price Per Square Foot | Bed | Bath | Year Built | Source      |
|---|------------------|----------|---------------|---------|-------------|-----------------------|-----|------|------------|-------------|
| <b><i>Leelanau County</i></b>               |                  |          |               |         |             |                       |     |      |            |             |
| 723 North Apple Tree Drive                  | Suttons Bay      | Leelanau | Condominium   | \$2,300 | 1,504       | \$1.53                | 2   | 2.5  | 1995       | Apts.com    |
| 5281 East Duck Lake Road                    | Lake Leelanau    | Leelanau | Single-family | \$2,600 | 1,800       | \$1.44                | 3   | 2.0  | -          | Zillow      |
| <b><i>Manistee County</i></b>               |                  |          |               |         |             |                       |     |      |            |             |
| 480 1st Street                              | Manistee         | Manistee | Townhouse     | \$1,600 | 1,500       | \$1.07                | 3   | 1.0  | 1900       | Zillow      |
| 715 Harbor Drive                            | Manistee         | Manistee | Single-family | \$2,800 | 2,500       | \$1.12                | 3   | 2.5  | 1968       | Zillow      |
| <b><i>Missaukee County – None Found</i></b> |                  |          |               |         |             |                       |     |      |            |             |
| <b><i>Wexford County</i></b>                |                  |          |               |         |             |                       |     |      |            |             |
| 11700 South M 37                            | Buckley          | Wexford  | Apartment     | \$1,250 | 700         | \$1.79                | 2   | 1.0  | 1970       | Zillow      |
| 314 East Pine Street                        | Cadillac         | Wexford  | Apartment     | \$700   | 400         | \$1.75                | 2   | 1.0  | 1900       | Realtor.com |
| M-37  | Buckley          | Wexford  | Single-family | \$1,200 | -           | -                     | 2   | 1.0  | -          | Facebook    |
| 3886 Pebble Creek Court                     | Cadillac         | Wexford  | Single-family | \$2,200 | 2,288       | \$0.96                | 3   | 2.5  | 2005       | Realtor.com |
| 300 Kristy Jo Street                        | Cadillac         | Wexford  | Mobile Home   | \$1,399 | 1,179       | \$1.19                | 3   | 2.0  | -          | Zillow      |
| 734 East Division Street                    | Cadillac         | Wexford  | Single-family | \$2,200 | 2,773       | \$0.79                | 4   | 3.0  | 1910       | Zillow      |
| 7048 West 38 Road                           | Cadillac         | Wexford  | Apartment     | \$825   | 640         | \$1.29                | 1   | 1.0  | 1962       | Apts.com    |

## ADDENDUM C: ANTRIM 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 Antrim County. To provide a base of comparison, various metrics of Antrim 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

Antrim County is located in the northwestern portion of the Lower Peninsula of Michigan along the eastern shore of Grand Traverse Bay. Antrim County contains approximately 524.97 square miles and has an estimated population of 23,171 for 2022, which is representative of approximately 7.0% of the total population for the 10-county Northern Michigan Region. The village of Bellaire serves as the county seat and is accessible via State Route 88 in the western portion of the county. Other notable population centers within the county include the villages of Ellsworth, Central Lake, Alba, Mancelona, and Elk Rapids. Major arterials that serve the county include U.S. Highways 31 and 131, as well as State Routes 32, 66, and 88.

A map illustrating Antrim County is below.

