

JACKSON HOUSING STUDY HIGHLIGHTS

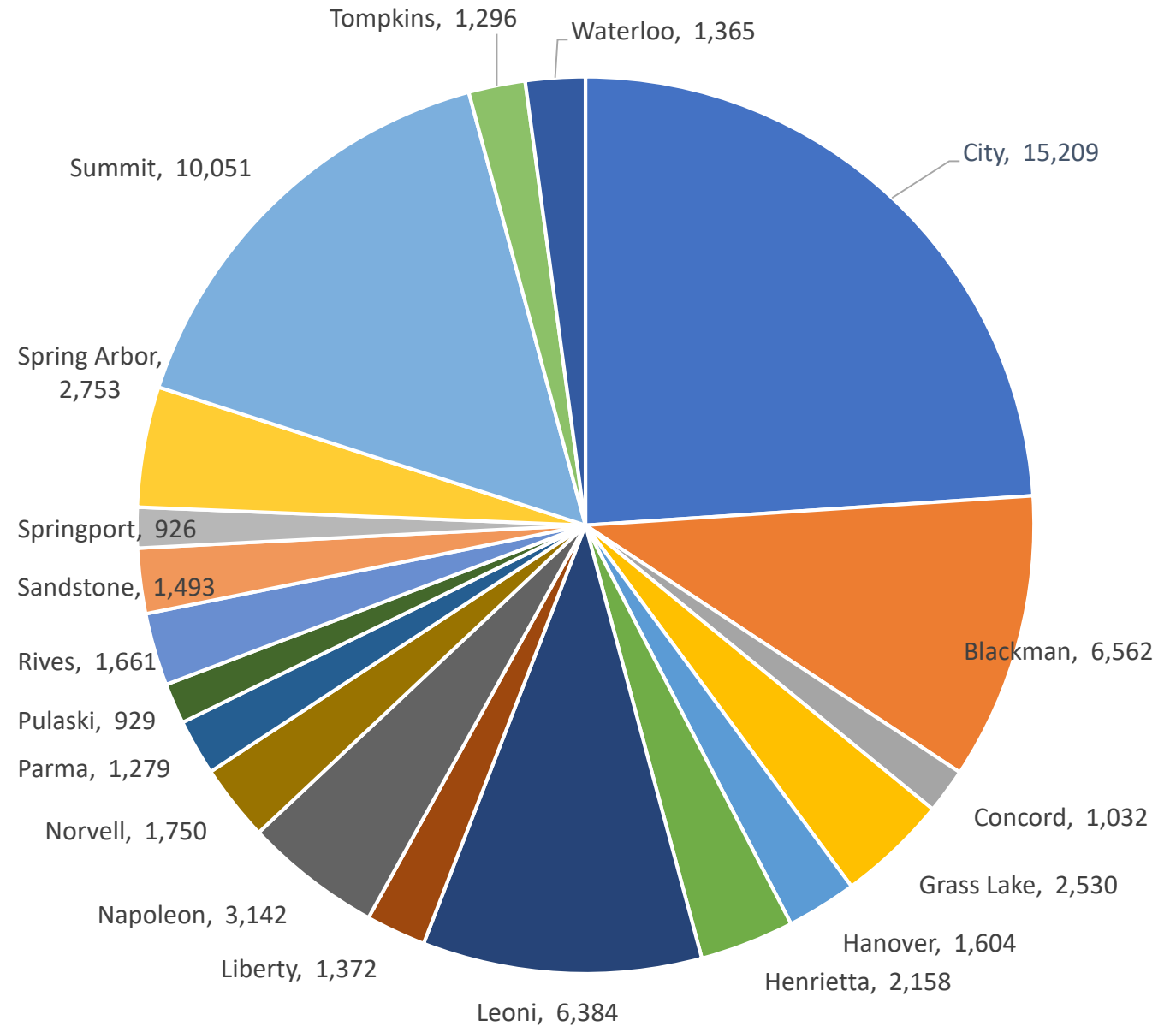
April 2019

Overview

- Housing Inventory – and why it matters in setting housing strategies
- Rental Housing data in more depth
- Housing Demographics – and why they matter in setting housing strategies
- Affordable Housing defined and quantified

Quantifying Jackson County Housing Inventory by Location

- in 2017 there are 69,438 housing units in Jackson County for 61,418 households
- The City of Jackson has the largest number of housing units (homeowner and renter) in the County.
- Summit Township, with 10,051 units, is the second biggest community by housing.

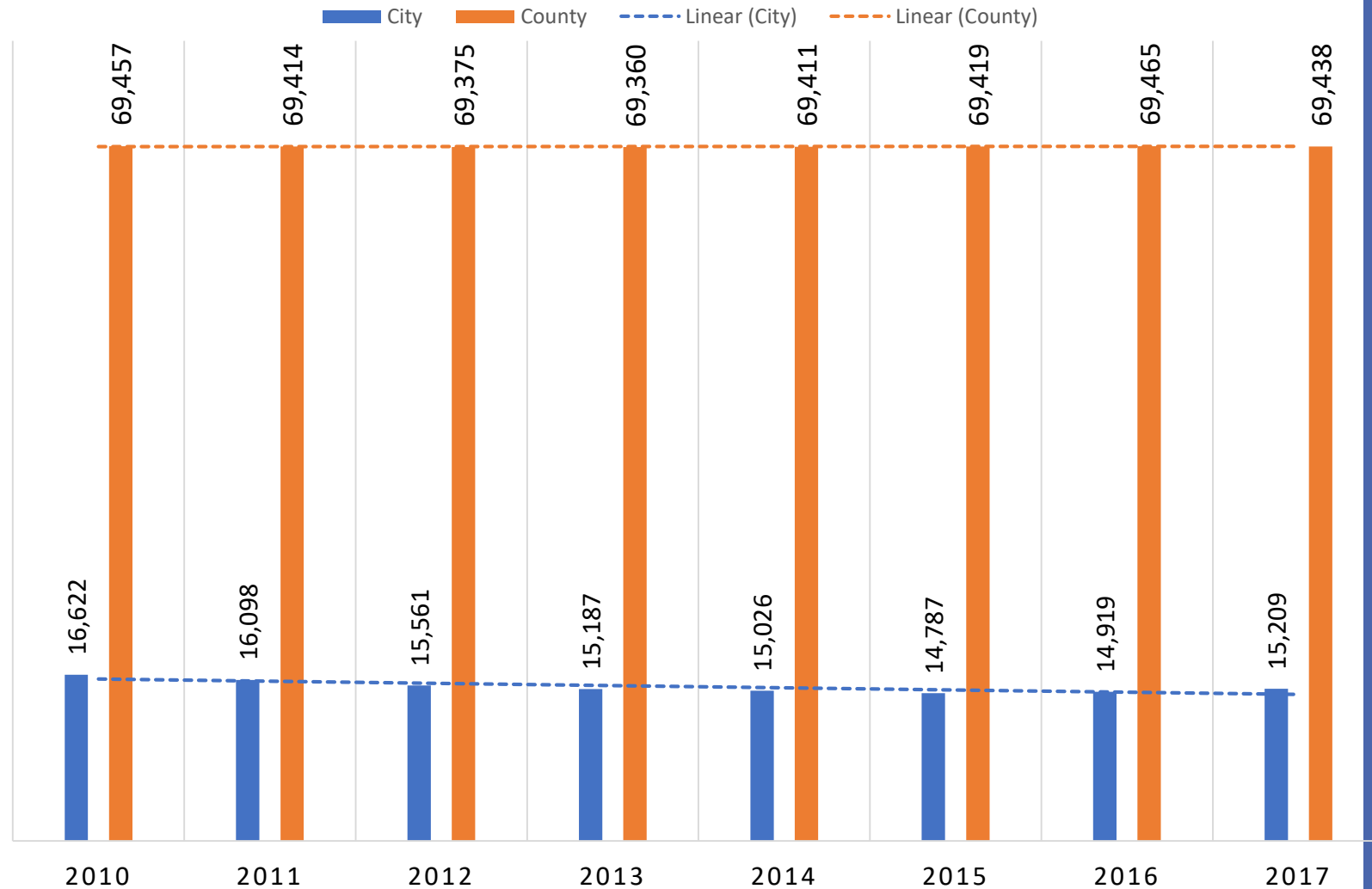


Housing Inventory Over Time

While the number of housing units is stagnant for the County overall, the number of places to live in the City has dropped.

This means growth to Jackson's housing inventory occurred out - county

HOUSING INVENTORY OVER TIME COUNTY & CITY

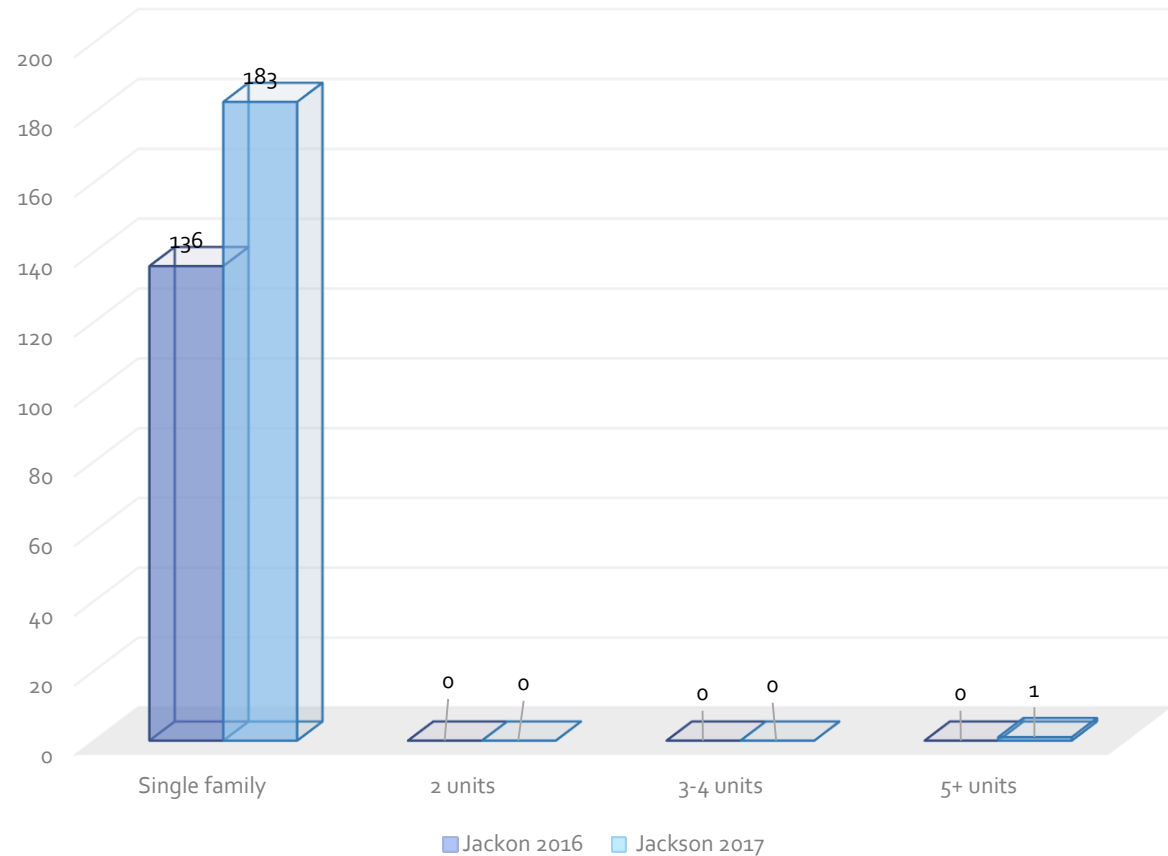


New Housing

Very little new housing has been developed in Jackson County

What has started is more single family, rather than rental complexes

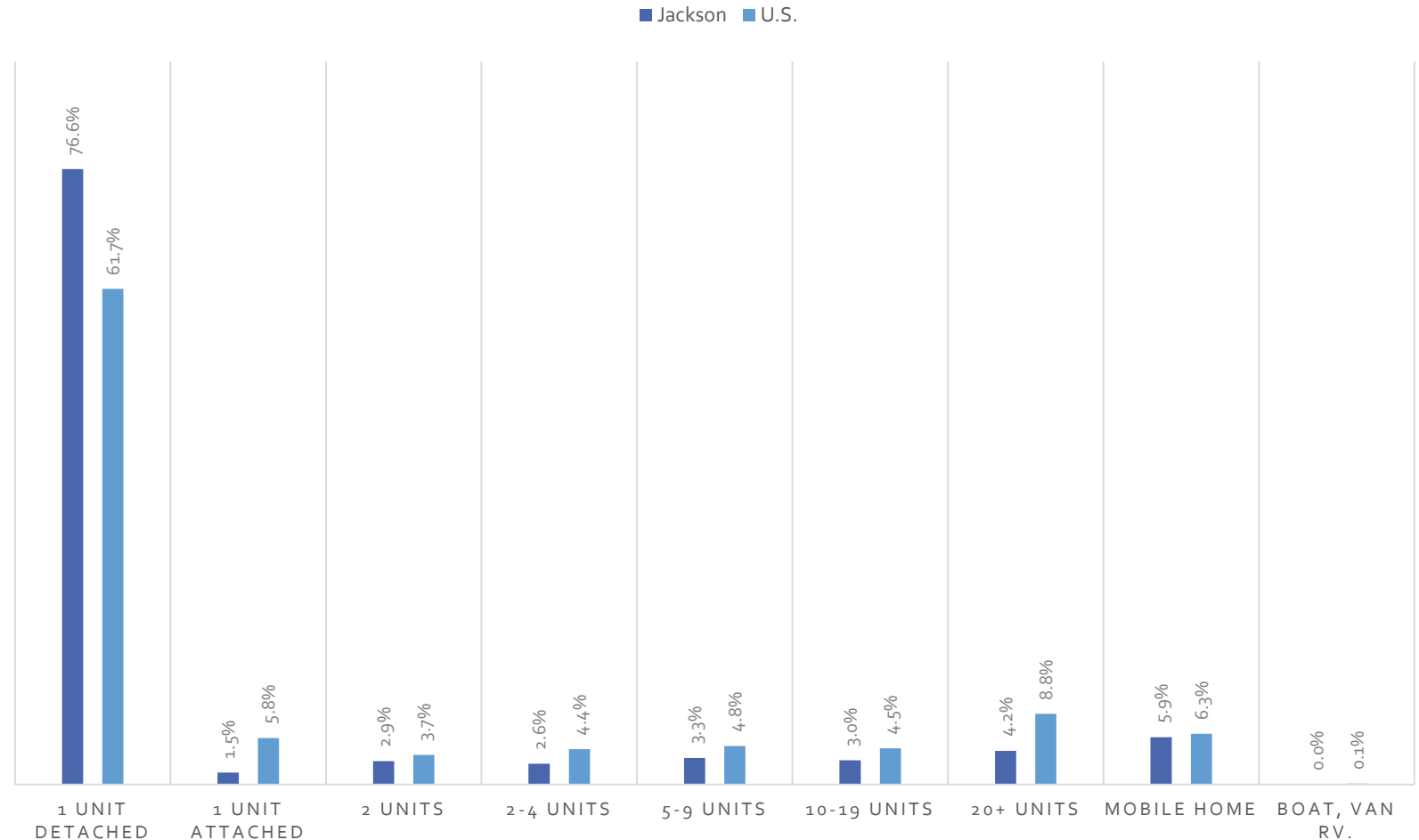
Building Permits Issued in Jackson County



Type of Housing Available

- Jackson County has a greater percentage of single family homes in our housing inventory than the rest of the U.S
- Jackson also has a lower percentage of large rental complexes available for renter housing than does the rest of the U.S.

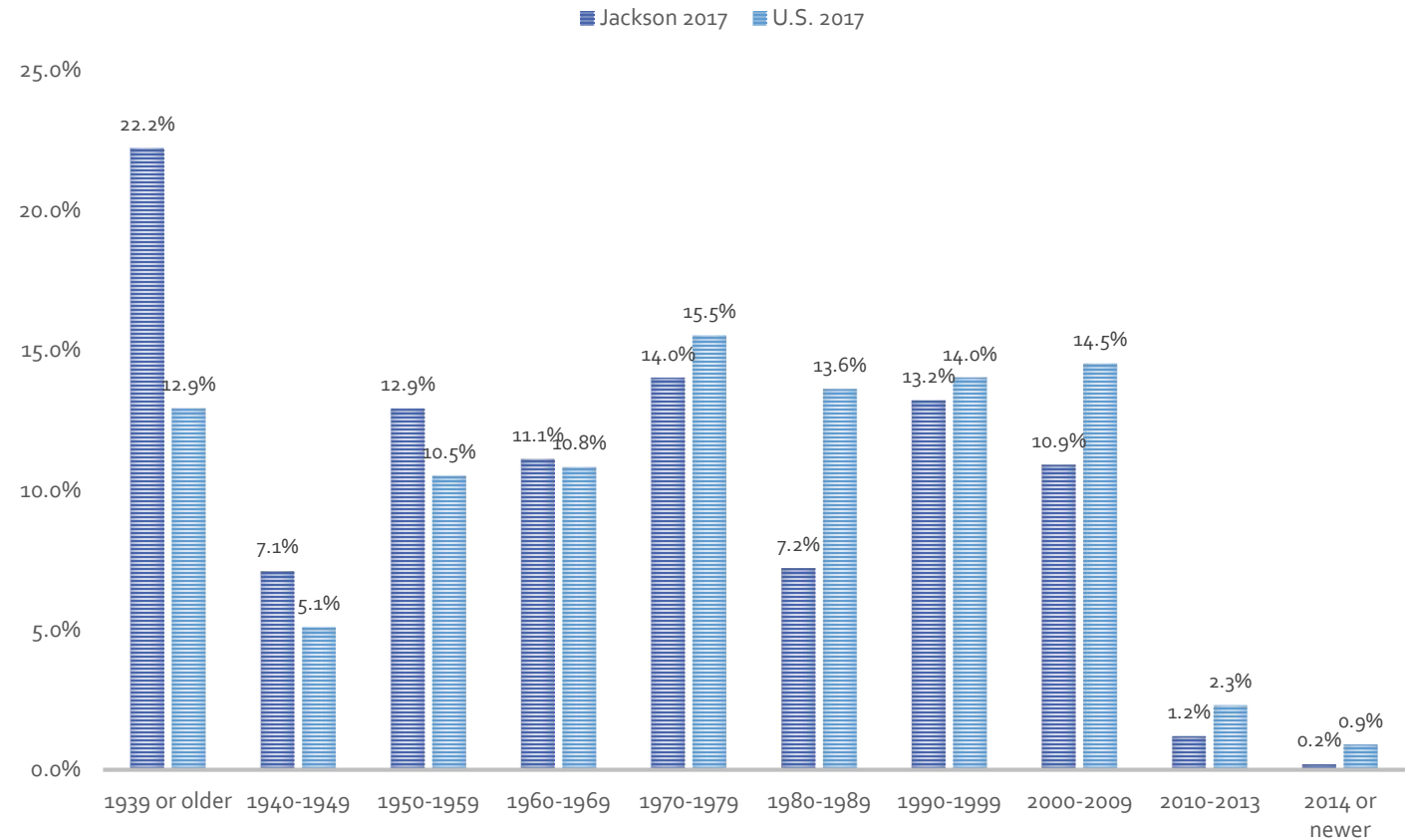
COMPARISON OF TYPE OF HOUSING AVAILABLE - JACKSON & U.S 2017



Age of Housing Inventory Compared

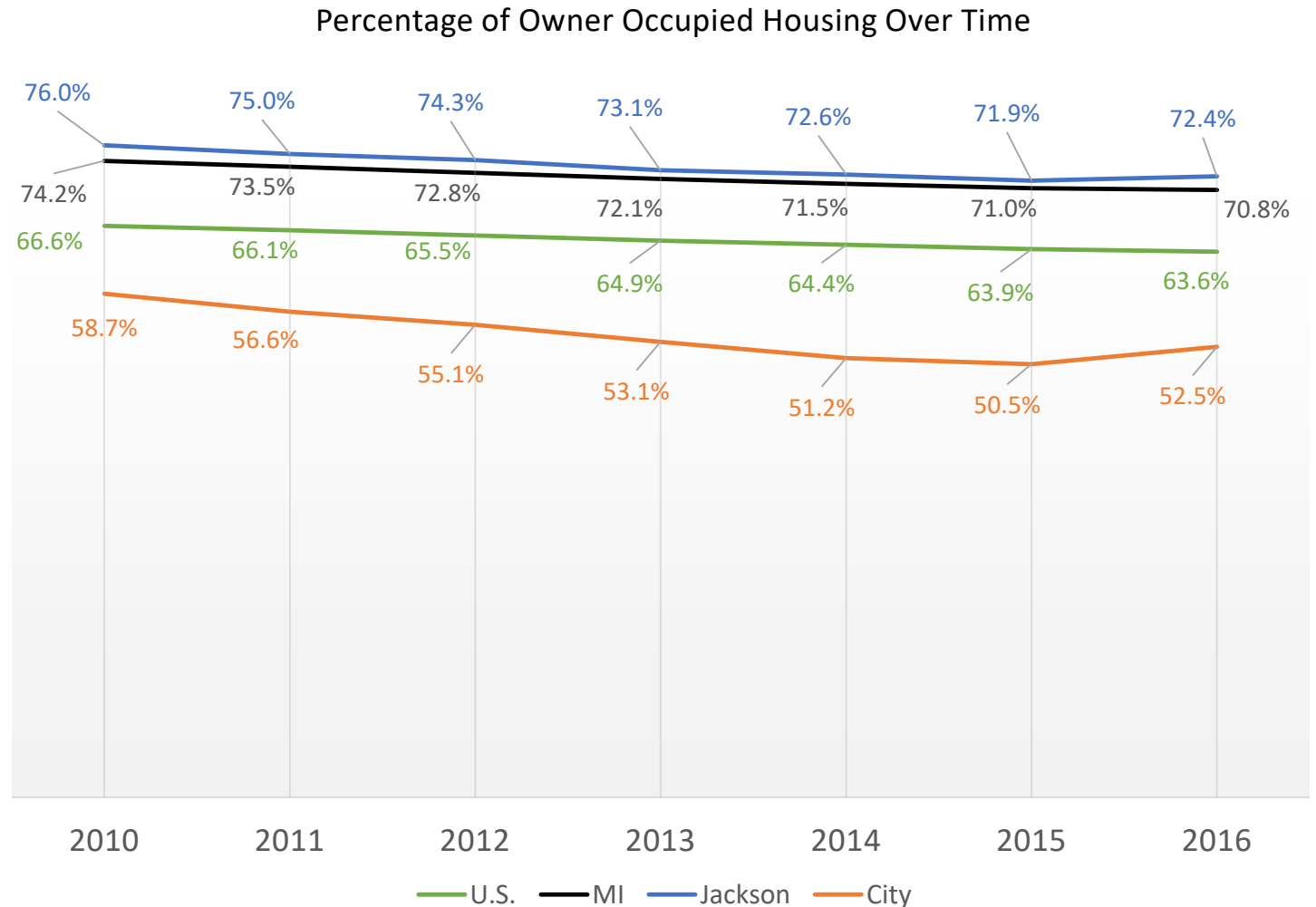
- The Jackson County Housing stock is older than the rest of the U.S.
- A much higher percentage of Jackson homes were built before 1939
- This results in higher maintenance and repair costs for owners

COMPARISON OF AGE OF HOUSING STOCK FOR JACKSON & U.S. IN 2017



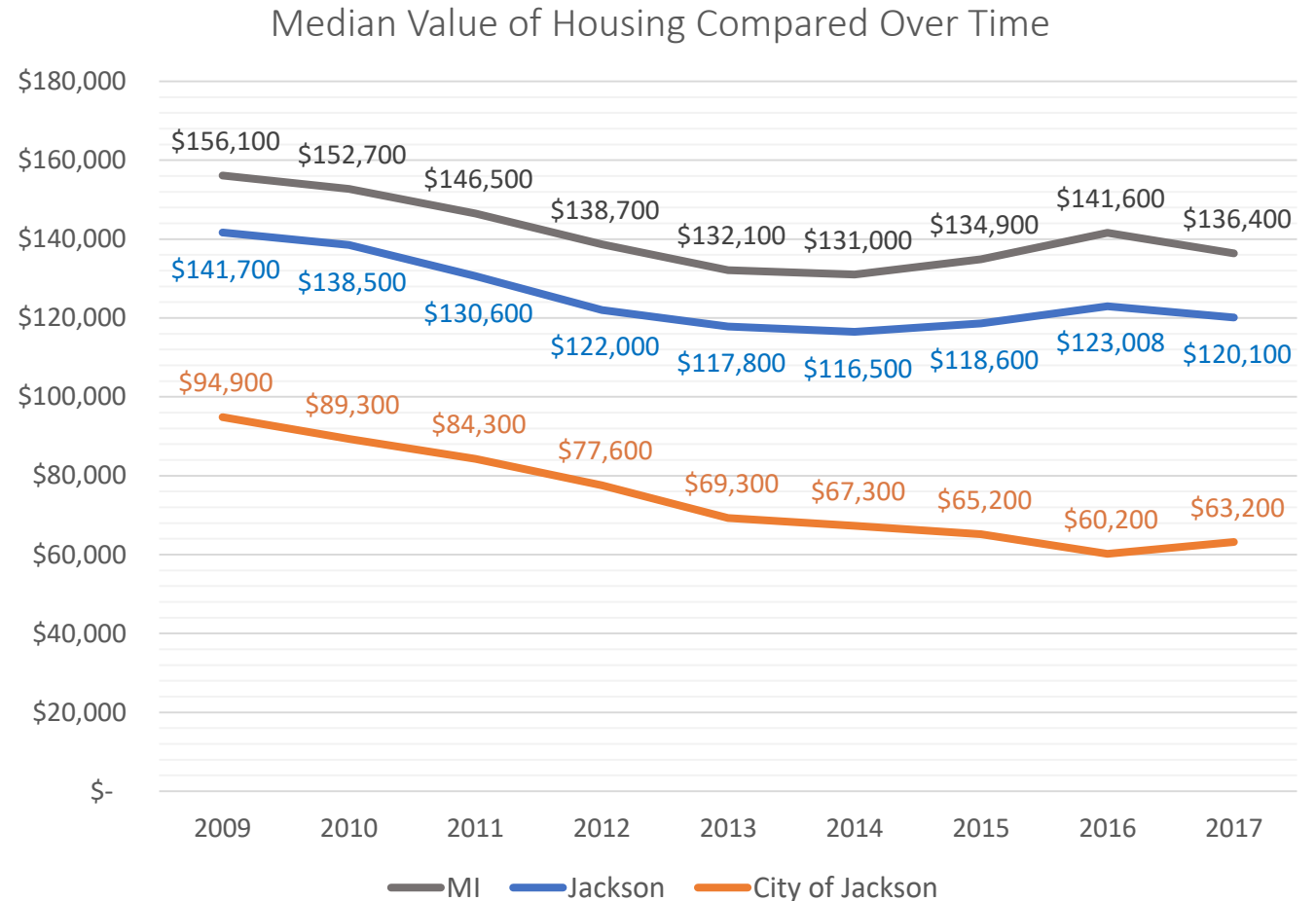
Homeownership Rates Compared Over Time

- The percentage of homeowners dropped with the Foreclosure Crisis across the U.S. and it has still not returned to pre-Crisis rates
- Michigan has a higher rate of Homeownership than the U.S. and Jackson County has a higher rate than Michigan overall.
- Unlike the County, the City of Jackson has a homeownership rate significantly lower than the U.S. rate



Home Values Over Time (Homeowner)

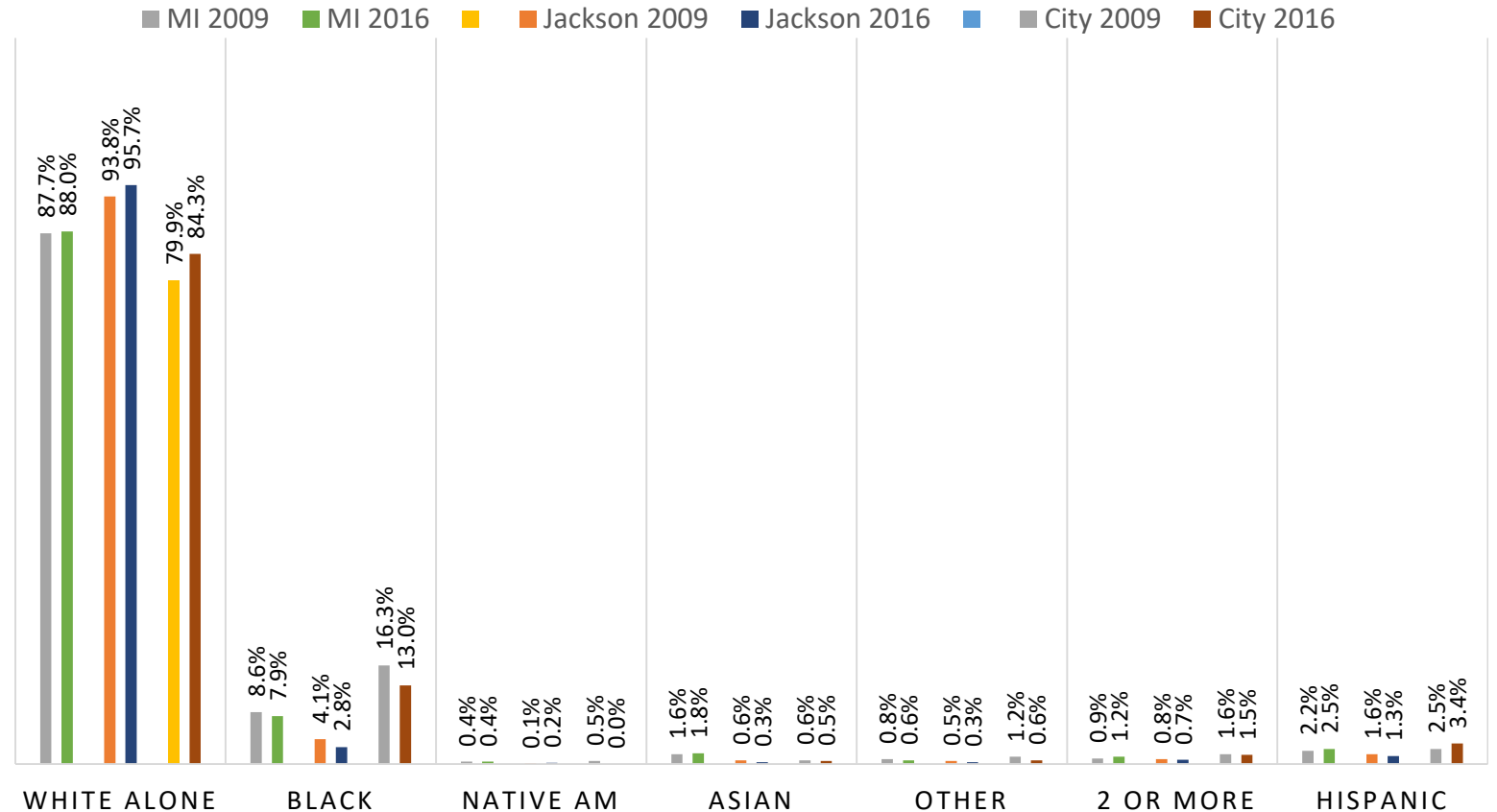
- Because of the Foreclosure Crisis, the median value of homes has dropped, and not returned to pre-Crisis values
- Homes in Jackson County are consistently more affordable than found in Michigan overall
- Homes in the City of Jackson are consistently the most affordable in the County



Changes in Homeownership by Race/Ethnicity

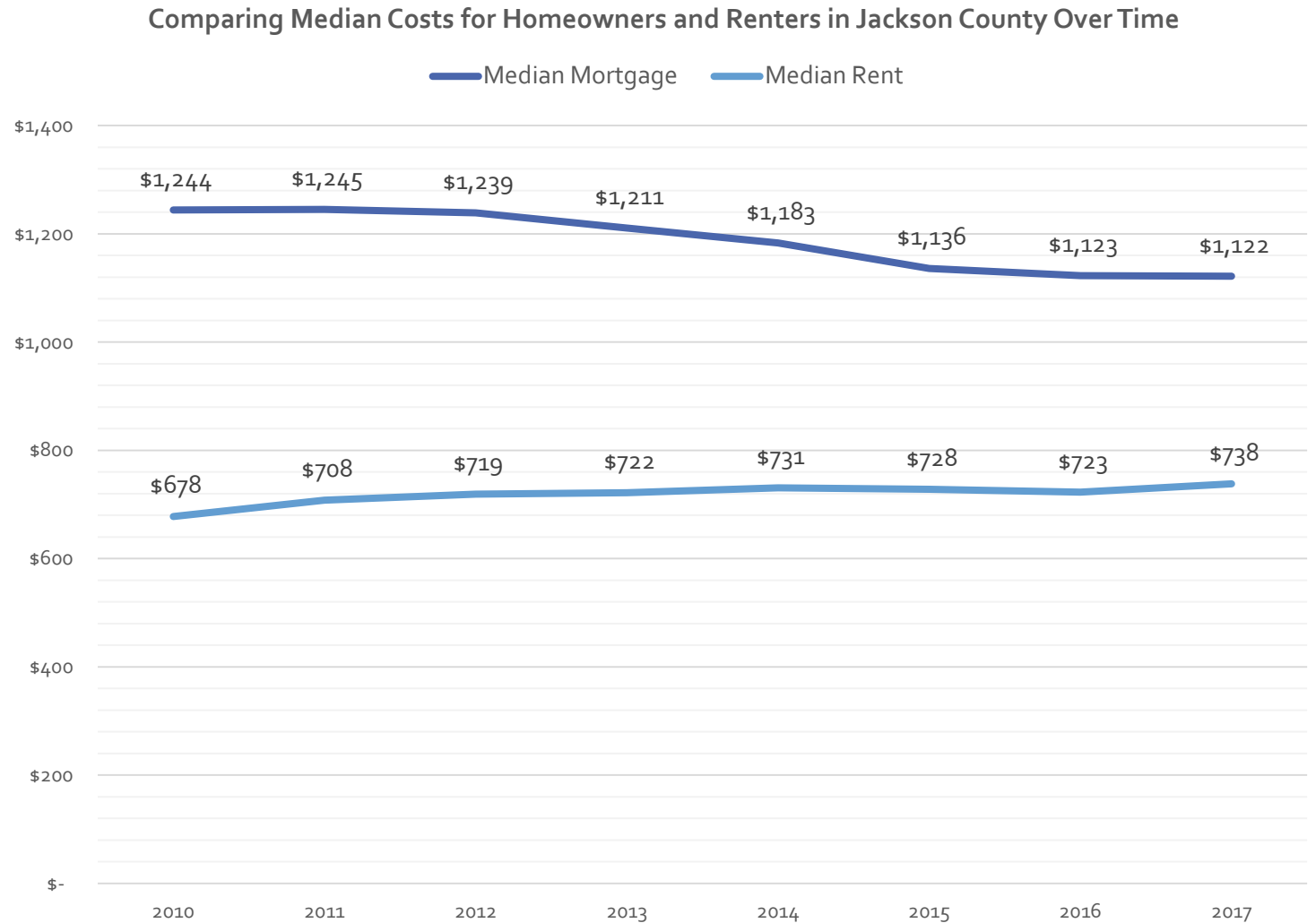
- With the Foreclosure Crisis, the percentage of African American homeowners dropped in Michigan, the County and the City of Jackson
- The percentage of Hispanic homeowners dropped in Jackson County by increased in the state and the City of Jackson

HOMEOWNERSHIP BY RACE/ETHNICITY COMPARED 2009 & 2016



Trends in Housing Costs

- While the median cost of a homeowner's mortgage has dropped since the Foreclosure Crisis, the median cost of renting has risen steadily

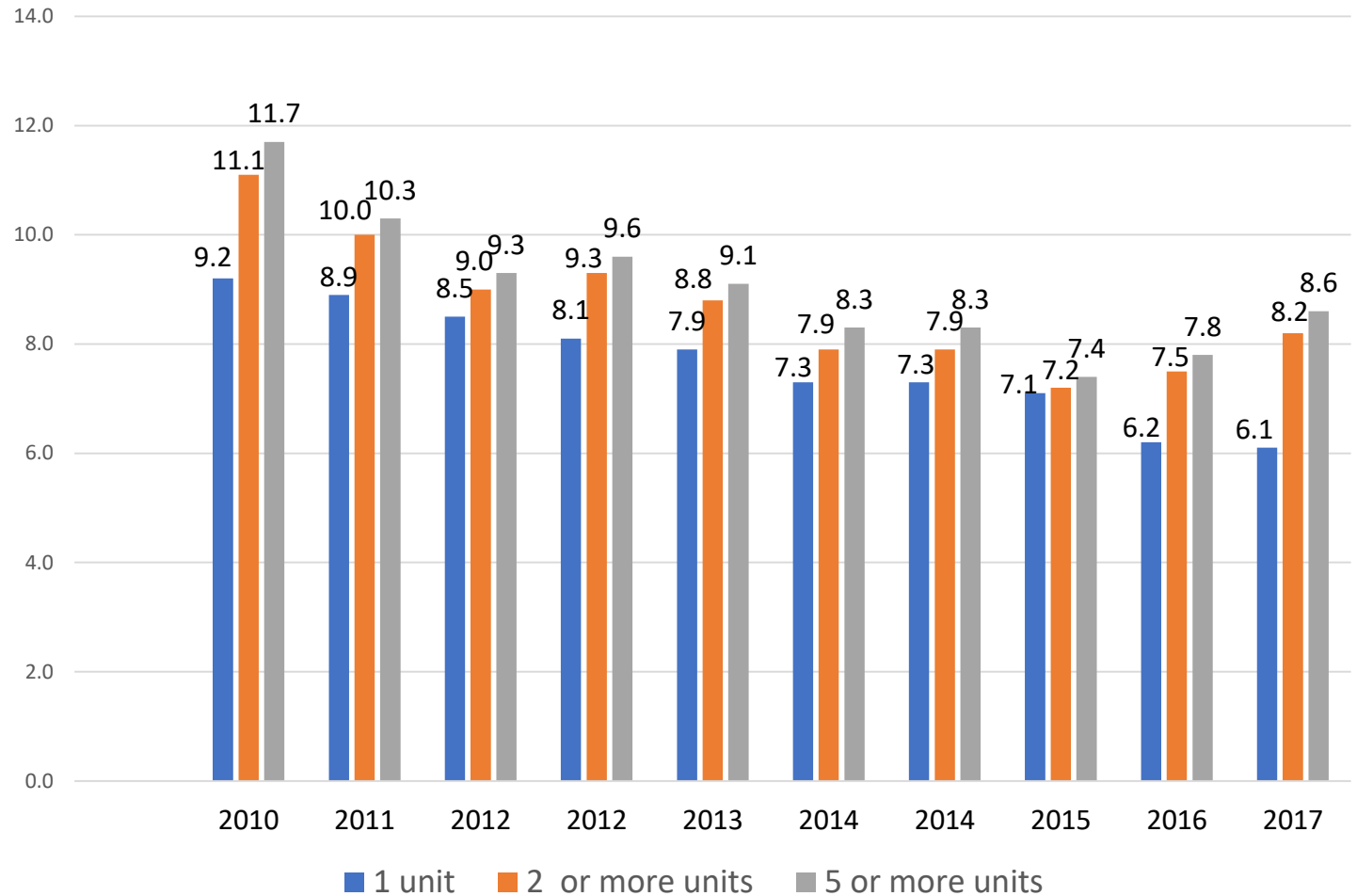


Rental Vacancy U.S.

Vacancy rates –i.e. available rental housing - vary significantly by the size of the complex

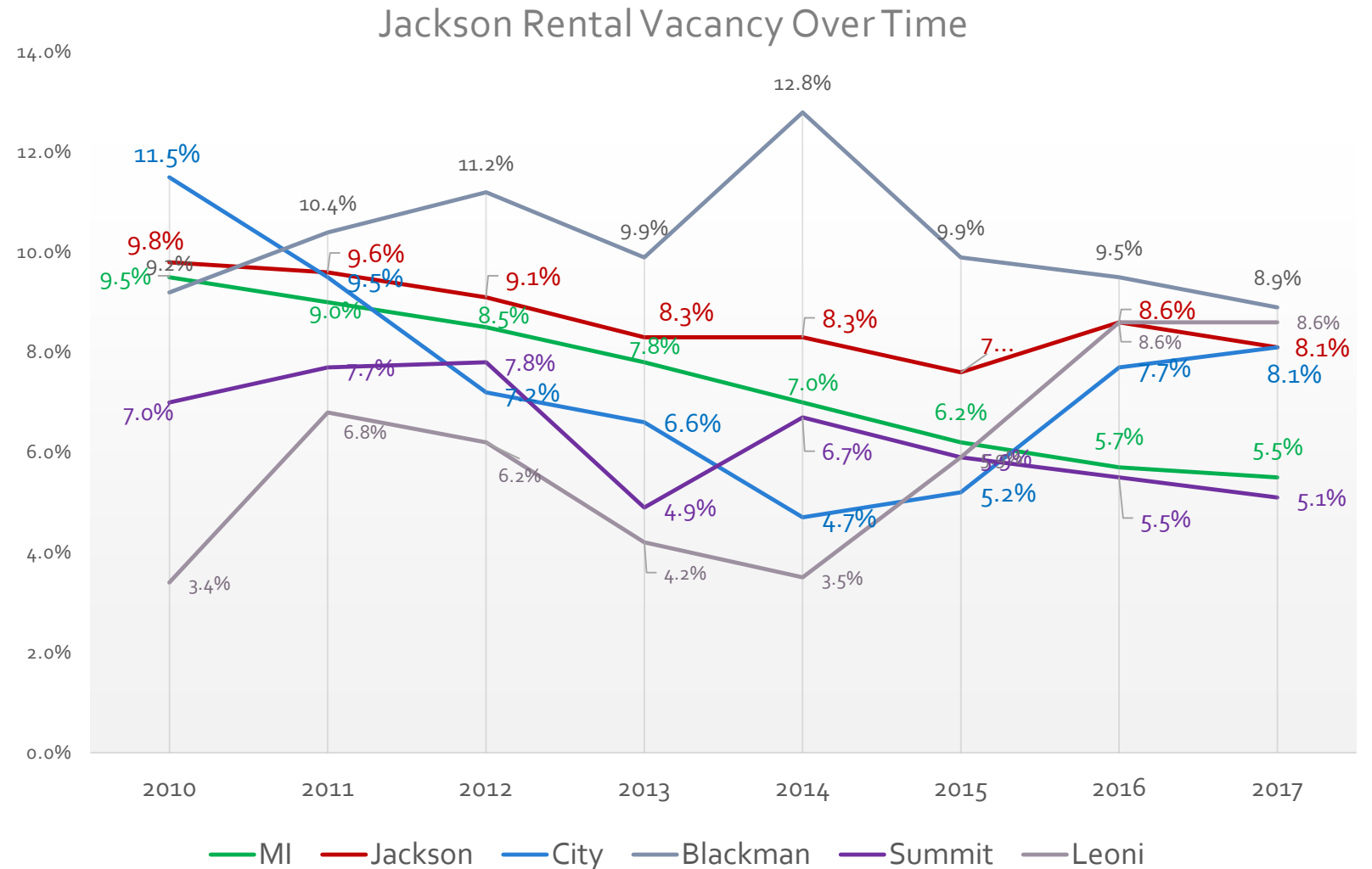
Overall, the rental vacancy rates in Michigan and Jackson are lower than found nationally, indicating a tight rental market in Jackson, that if all other factors in supply and demand were equal, should result in higher increases in rental prices locally.

U.S. Rental Vacancy Rates Over Time by Number of Units in Building



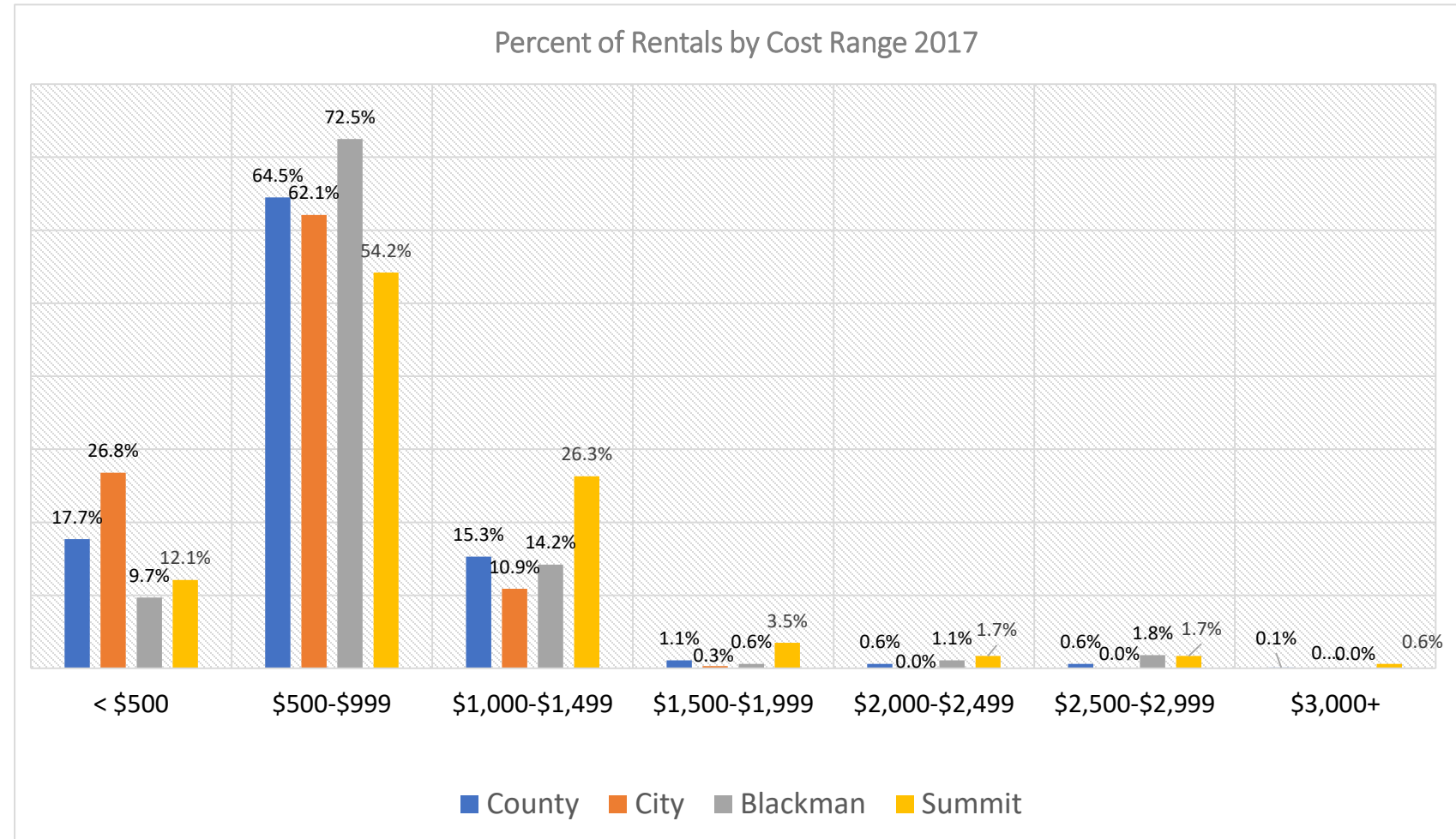
Rental Vacancy in Jackson

- Rental Vacancy rates in Jackson County are higher than for the state of Michigan
- Throughout the Foreclosure Crisis, the countywide rate has not been driven by the City - the location with the most rentals in the housing inventory
- This may reflect the difference in vacancy rates by complex size (above) as Jackson has fewer large complexes (see inventory above)



Jackson County Rents in 2017

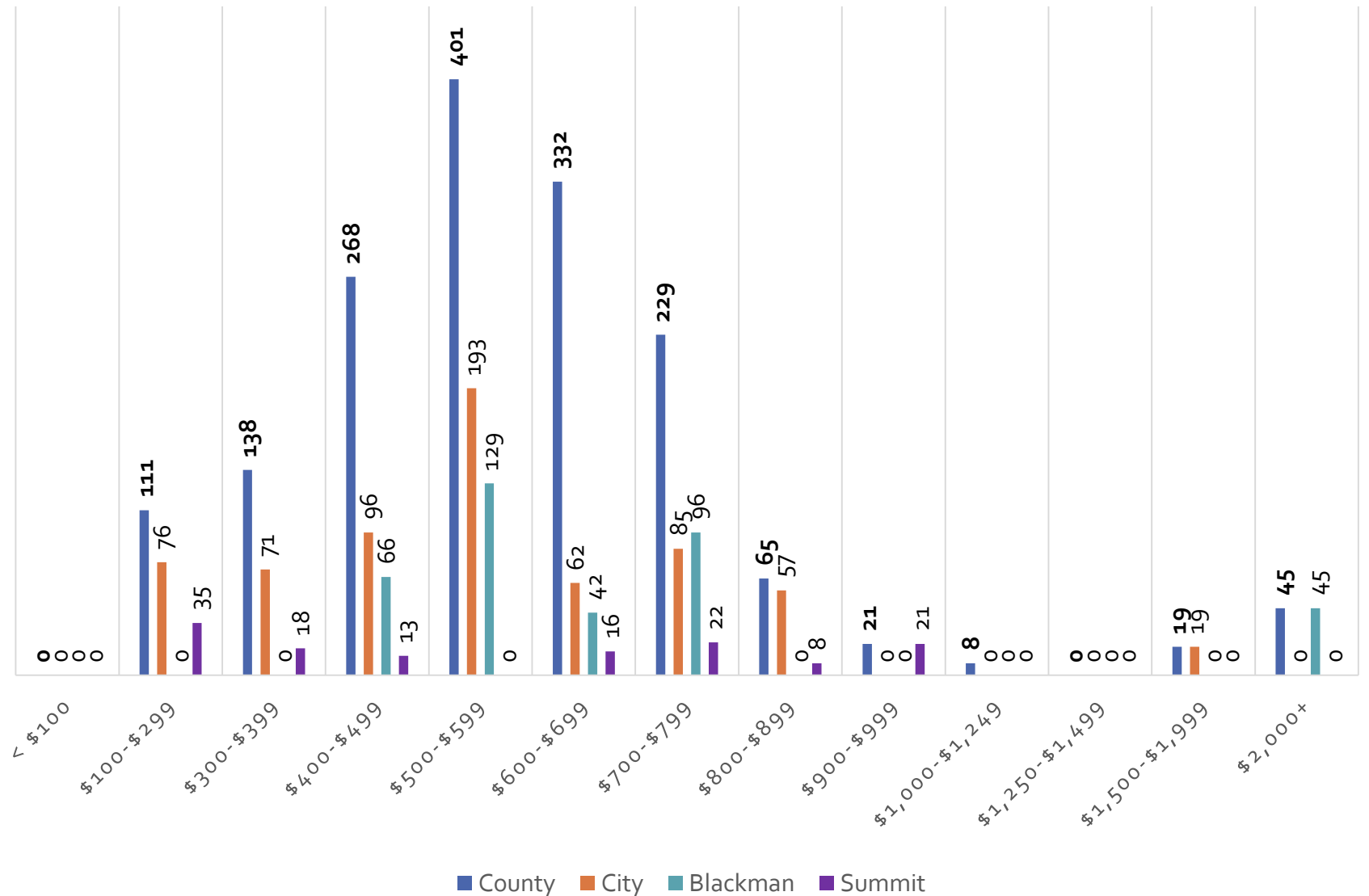
- Most rents paid in Jackson County are within the range of \$500 - \$999 per month
- Below the countywide data, the greatest differences in the rental markets by cost are between the City of Jackson and Summit Township



Cost of Available Rentals in 2017

- More rentals in the County that are available at under \$600 are located in the City compared to the townships
- At the asking rent of \$700 – 799, more are found in Blackman Township
- At the asking rent of \$900 – 999, all are found in Summit Township

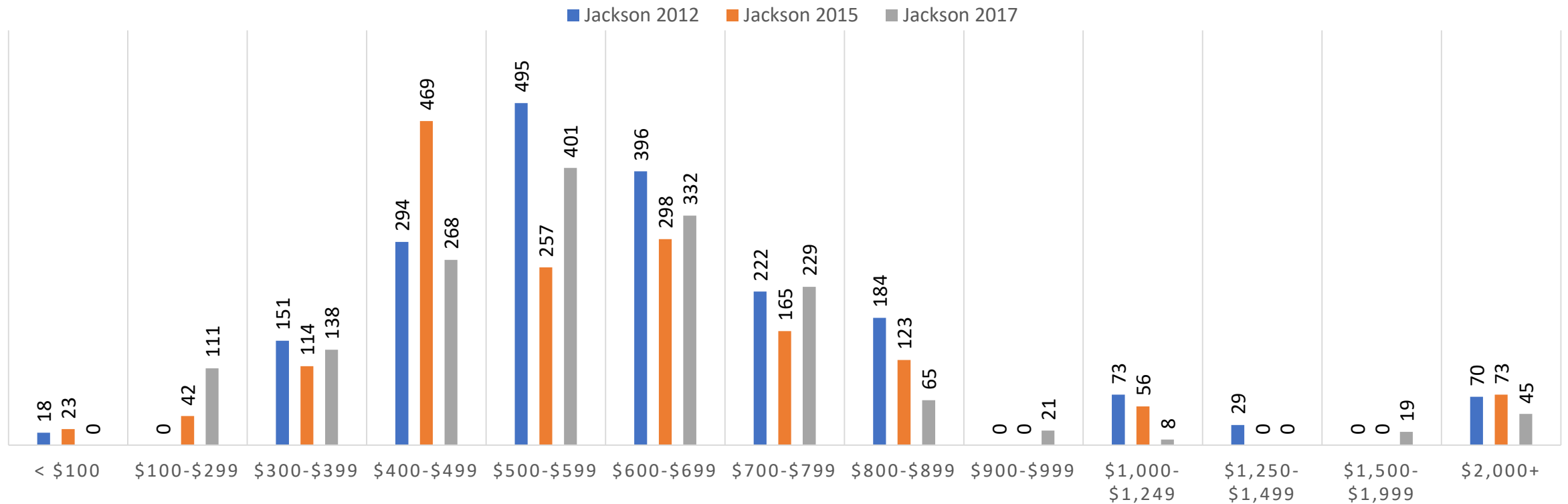
NUMBER OF UNITS AT 'ASKING RENT'



Changes in Available Over Time

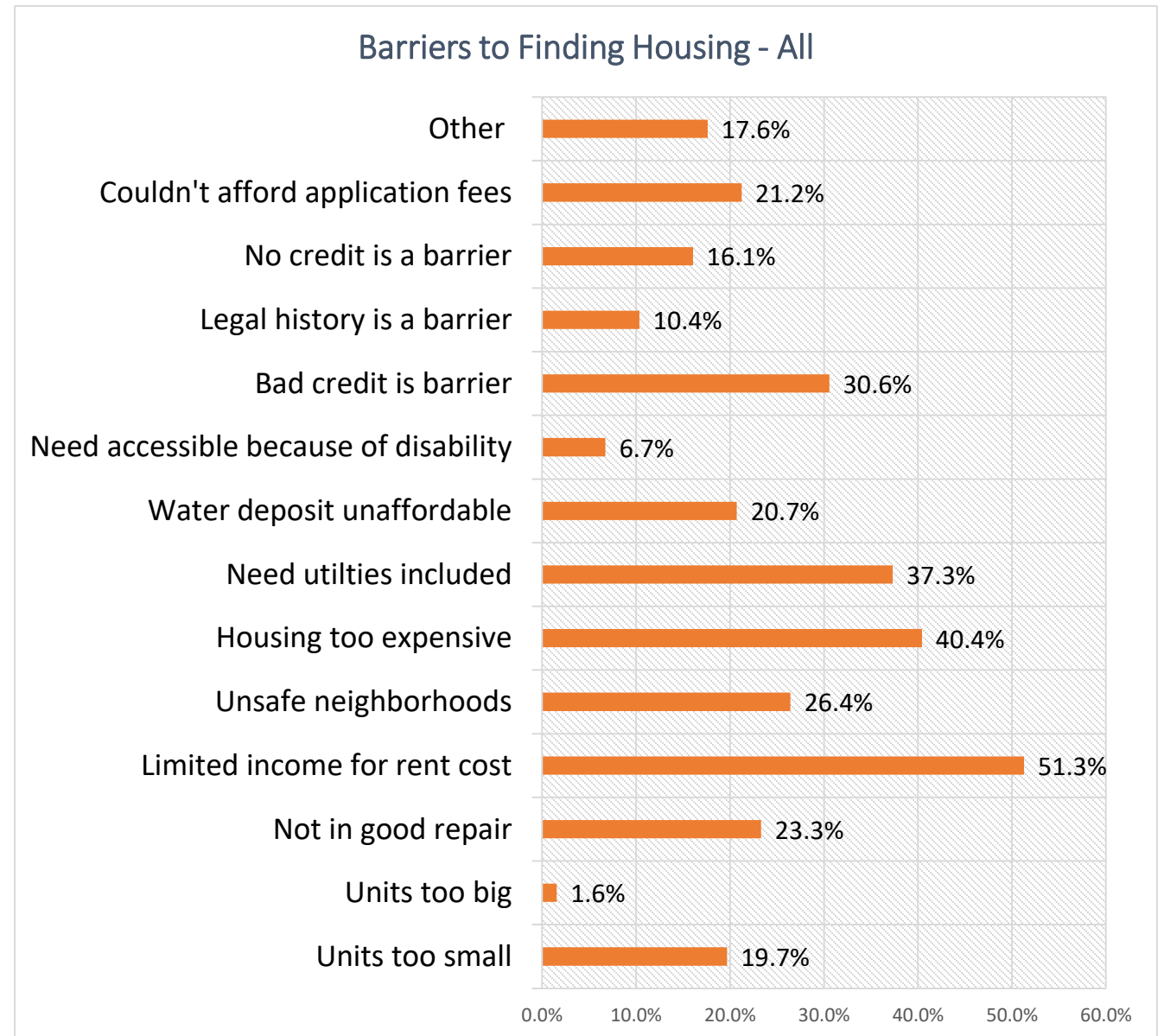
- Over time, the number of rentals available in the range for most renters - \$500-999 – has dropped

NUMBER OF UNITS AVAILABLE AT ASKING RENT RANGE OVER TIME



2016 Survey Results

- Consistent with this cost of rent and available by cost data, the top two barriers to finding housing identified by Jackson County survey respondents are cost of what is available



Quantifying Affordable Housing in Jackson

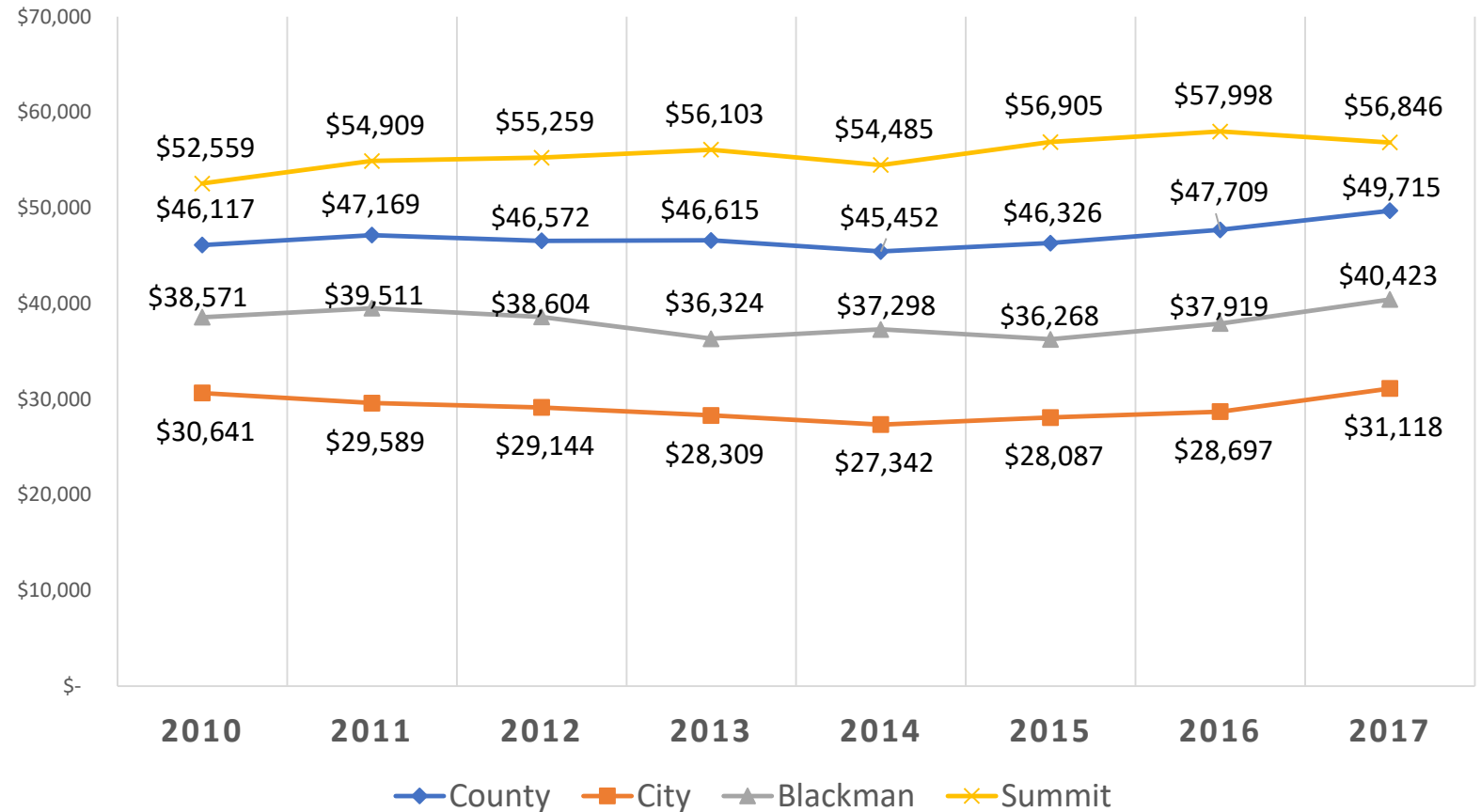
- There are **2,550** units of HUD Subsidized rental units in Jackson County as of 2016.
- Subsidies are found in privately managed apartment complexes, public housing complexes, and through rent subsidized vouchers that families can use to subsidize housing of any type as long as it meets health and safety standards. In Jackson the largest number of units are funded through project based (privately managed complexes) Section 8.
- As of 2014 data, there are 36 LIHTC properties in Jackson County, with 1,533 subsidized units.

Report Area	Housing Choice Voucher Units	Project-Based Section 8 Units	Section 236 Units (Federal Housing Authority Projects)	Public Housing Authority Units	Section 202 Units (Supportive Housing for the Elderly)	Section 811 Units (Supportive Housing for Persons with Disabilities)	Other Multi-Family Program Units (RAP, SUP, Moderate Rehab, Etc.)
Jackson County, MI	915	1,056	0	539	40	0	0
Michigan	61,134	54,327	3,702	21,546	3,234	533	1,134
United States	2,474,400	1,243,178	33,100	1,074,437	124,704	34,463	31,612

Median Household Income

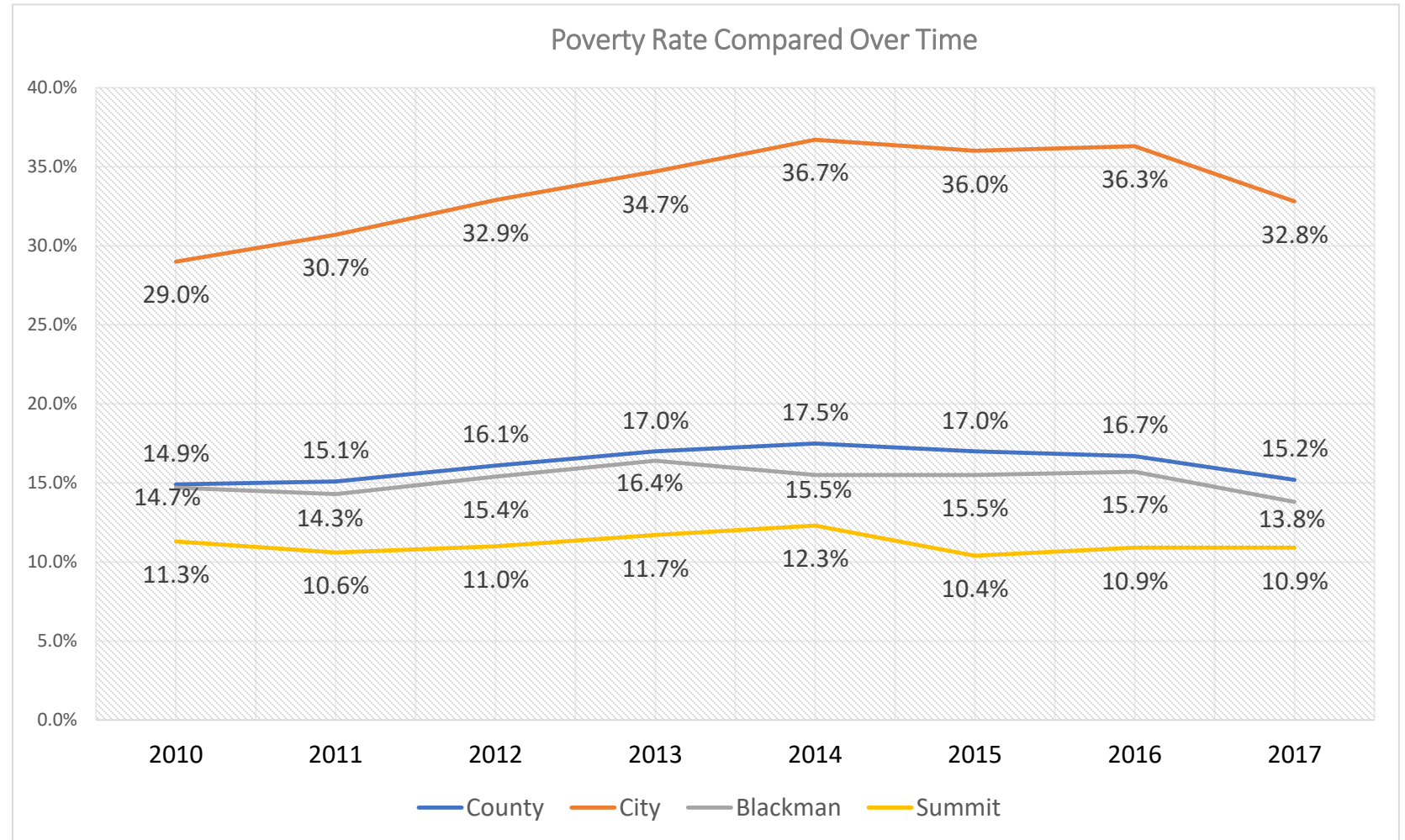
- Housing trends are also influenced by economic trends. Median monthly household income in Jackson County reached its low point in 2014.
- Median household Income in the county overall dropped from 2010 until 2014. It dropped in the City and Blackman Township until 2015. Unlike the other municipalities, median household income in Summit grew from 2010 until 2016, then dropped in 2017
- Median income for City households is consistently significantly lower than for the County or the surrounding townships.

MEDIAN HOUSEHOLD INCOME COMPARED OVER TIME



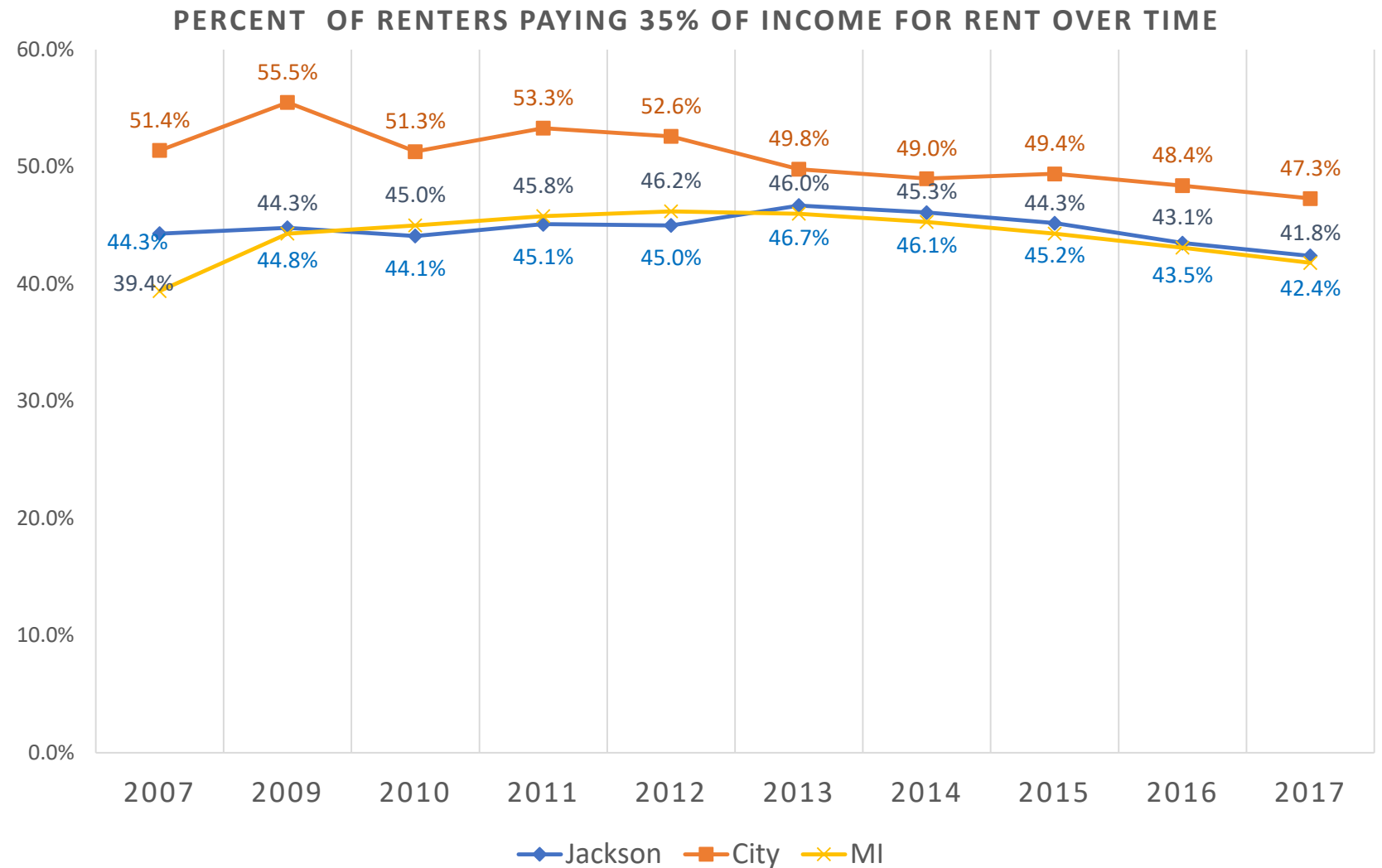
Poverty Rates Compared

- Poverty rates serve as a marker of households with barriers to finding and keeping affordable housing
- While Summit Township household median income grew from 2010 to 2016, the poverty rate for Summit residents also grew from 2011 to 2014.
- As of 2016 there are fewer (4,083) assisted housing units between HUD project based and vouchers, and LIHTC properties in Jackson County than there are families (6,485) with income below 125% of poverty in the county.



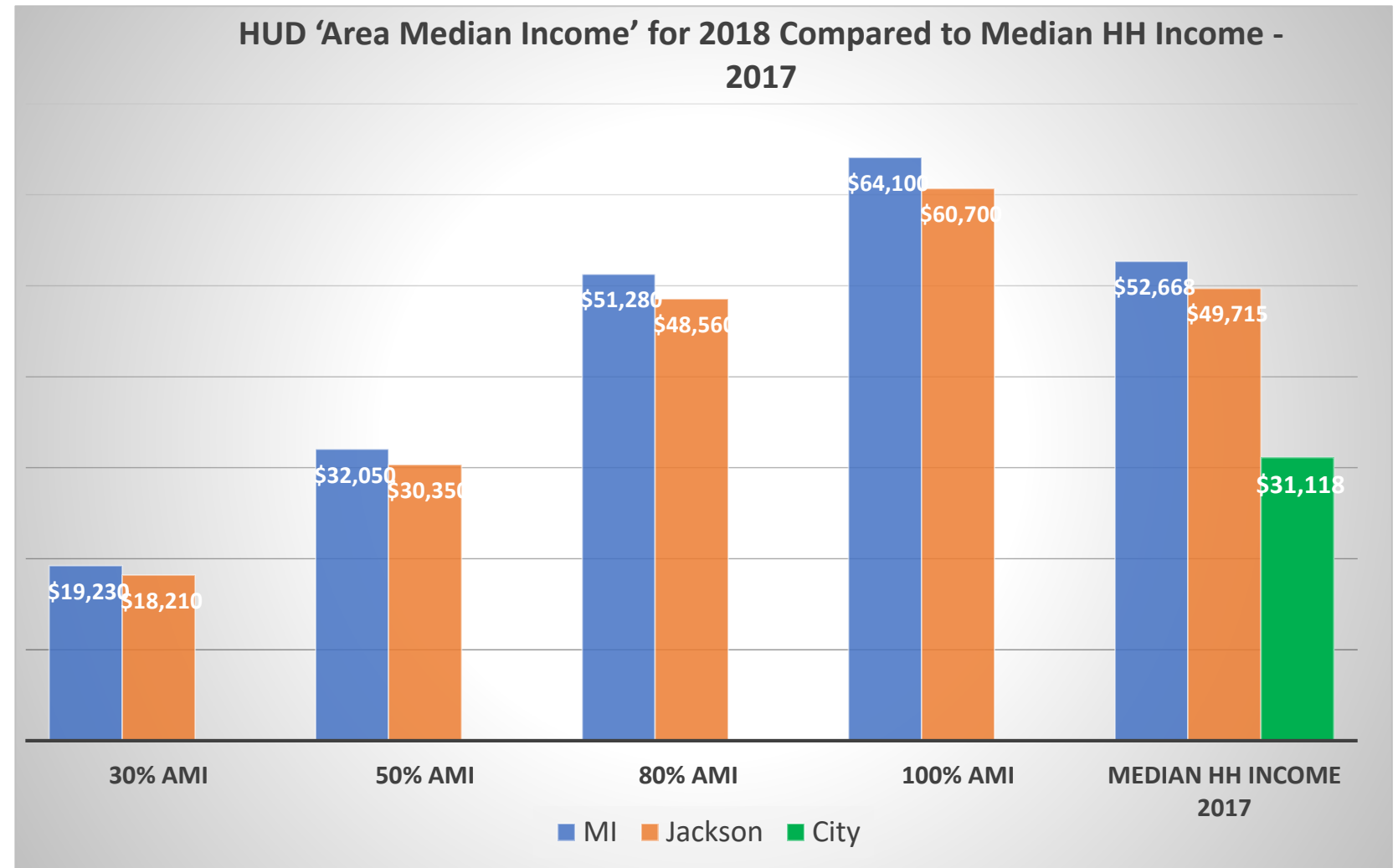
Rental Unaffordability Over Time

- HUD sets the definition of unaffordable housing as paying 30% or more of household income for rent.
- County wide rates of unaffordability at 35% spent on rent are consistent with Statewide rates (yellow);
- City residents (orange) consistently are faced with a greater unaffordable rent than county counterparts.



Quantifying Affordability

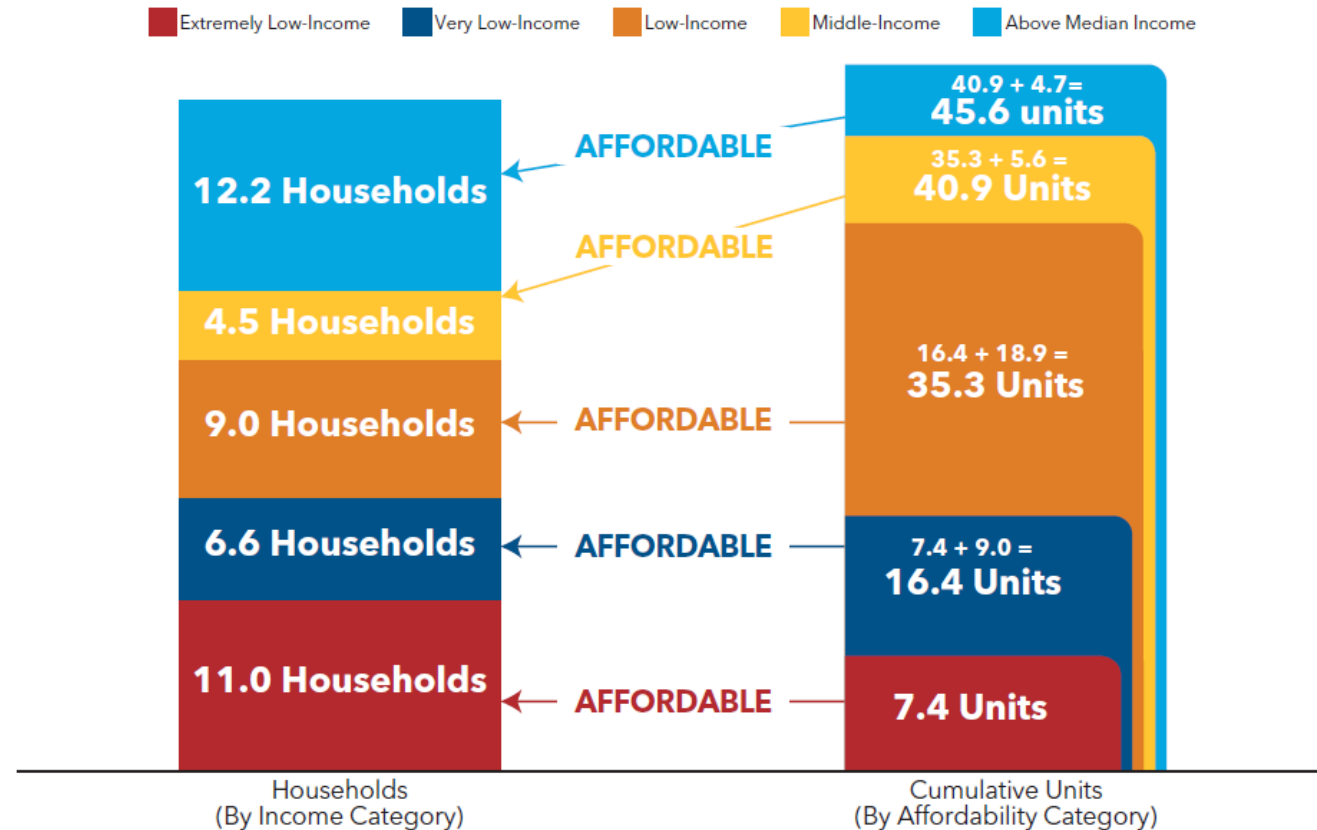
- Quantifying AMI - used to determine HUD rent subsidies and LITC rents and eligibility
- HUD and Michigan don't break down calculation for communities below the county or MSA level. Thus, for those in the City of Jackson, Median Household income is actually roughly equal to the 50% of AMI (green), instead of 80%, as it is for the state and the county level.



Quantifying Available Affordable Housing

U.S. Level data from the 2019 Gap Report prepared by– National Low-Income Housing Coalition

RENTERS AND RENTAL UNITS IN THE US, MATCHED BY INCOME CATEGORIES AND AFFORDABILITY, 2017 (IN MILLIONS)

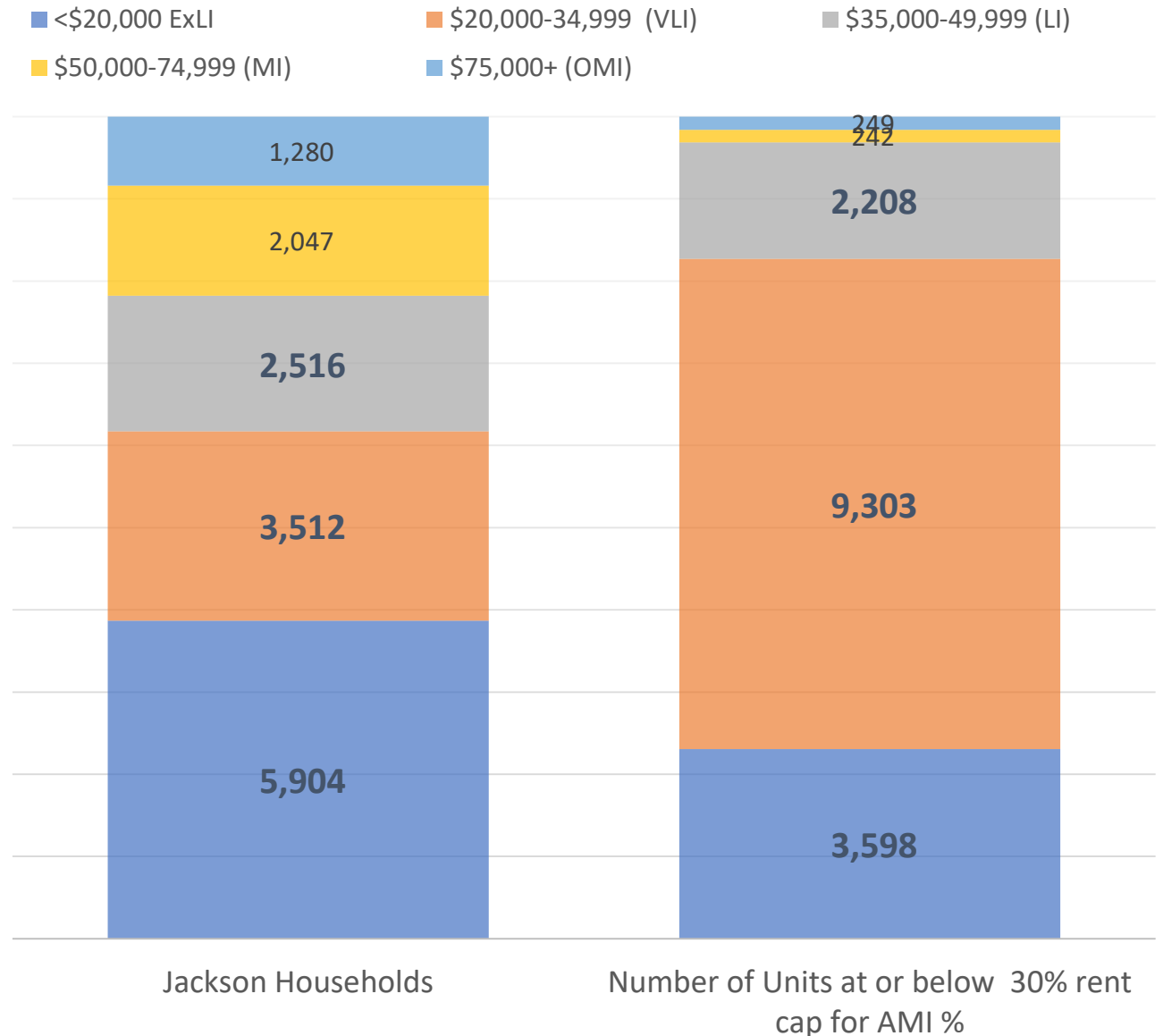


Quantifying Available Affordable Housing Locally

Jackson County Level Data –

Why we consider Jackson County an affordable community can be seen by how much of our rental housing available is affordable for all but those with Extremely low- income households (those with 30% of AMI for Household income)

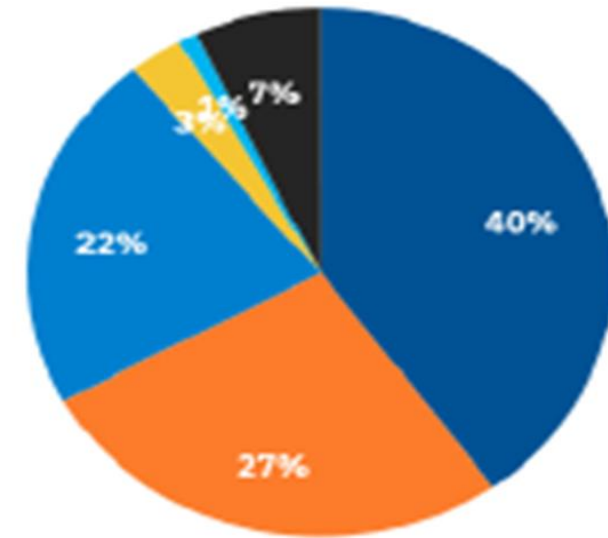
COMPARING NUMBER OF HOUSEHOLDS AT AMI INCOME LEVELS TO RENTAL UNITS AVAILABLE AT AMI AFFORDABILITY CATEGORIES 2017



Demographics of Extremely Low-Income Renters in Michigan

- In Michigan:
 - 40% of renters with extremely low income are in the labor force
 - 22% are Seniors
 - 27% are disabled
- In comparison, a greater percentage of Michigan extremely low income renters are disabled, and fewer are seniors than for the U.S. overall

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, 1-adult caregiver of a child under 7 or a person with a disability, and other. Nationally, 10.5% of extremely low income renter householders are a non-disabled/non-senior adult caregiver of a young child or disabled person, more than three-