




HOUSINGNEXT
www.housingnext.org

Everyone needs housing.

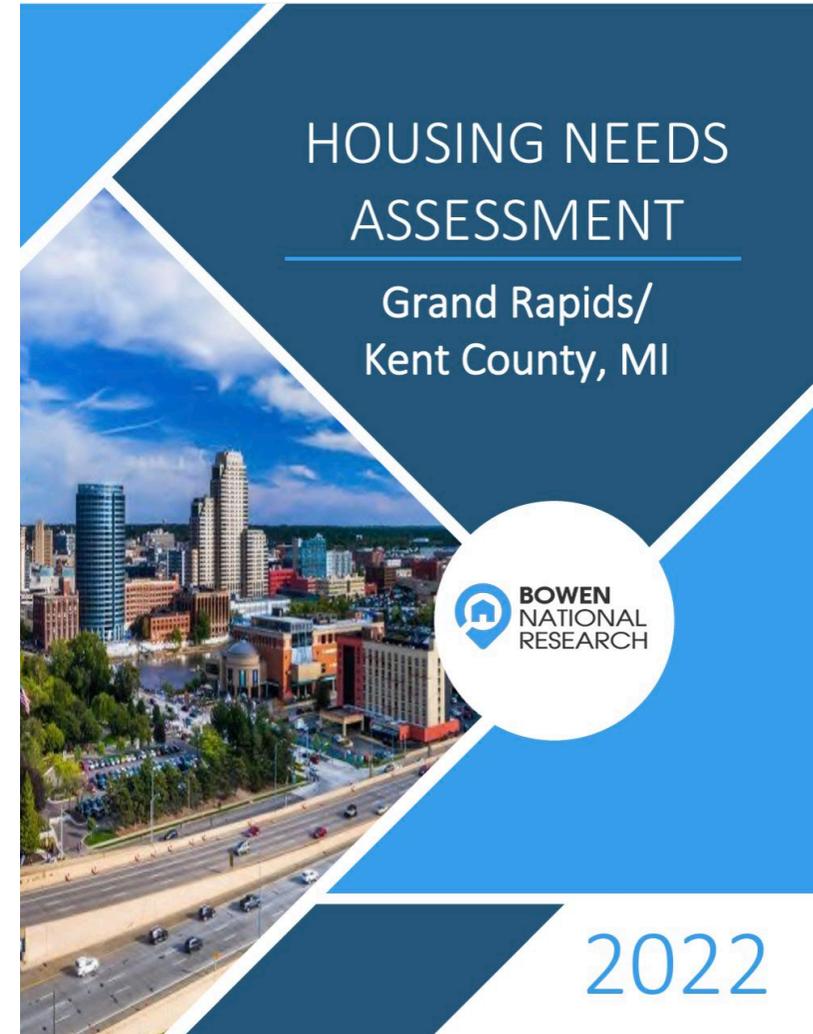


34,699

Total new units needed county-wide by 2027 to accommodate household growth and older home replacement.

14,106

Total new units needed in the City of Grand Rapids by 2027.





A shortage of housing impacts every household differently.

2022 VACANCY AND AVAILABILITY RATES

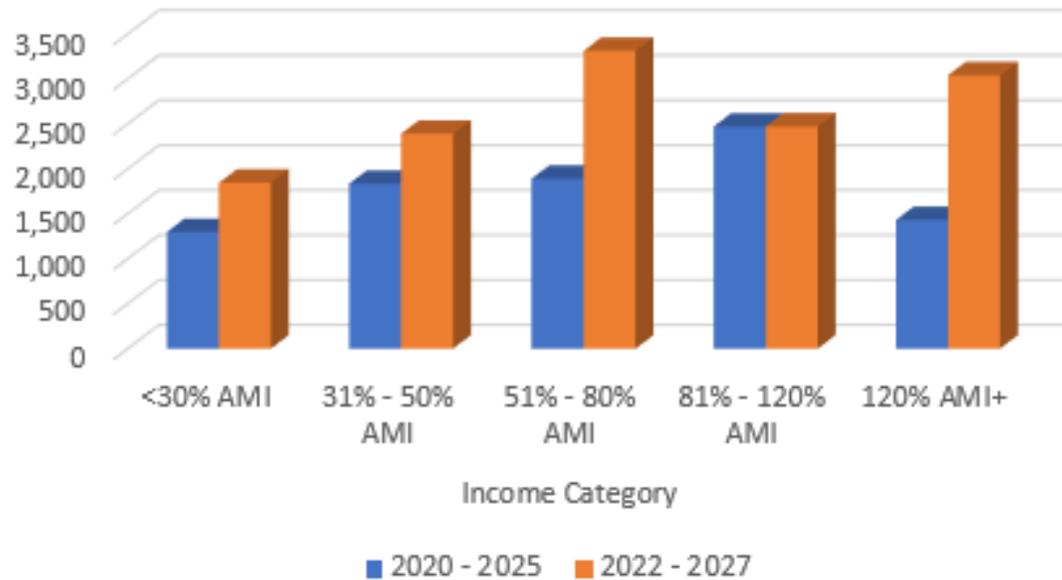
Healthy vacancy rate = 5% to 6%

	Units Surveyed	% Vacant
Market Rate Rental		
Grand Rapids	8,347	2.90%
Kent County	20,580	2.50%
	Units Surveyed	% Vacant
Subsidized Rental		
Grand Rapids	3,167	0.00%
Kent County	2,142	0.00%
	Total Units	% For Sale
Market Rate For-Sale		
Grand Rapids	44,302	0.40%
Kent County	132,698	0.50%
	2020	2022
Homes for Sale & Priced below \$200,000		
City of Grand Rapids	69.60%	24.10%
Kent County	22.30%	6.10%

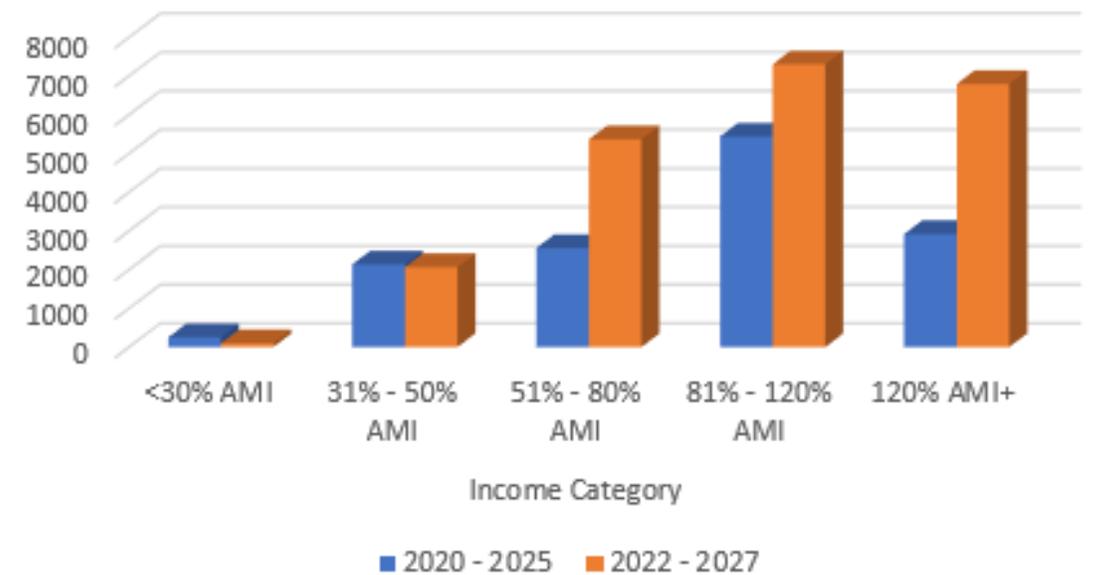


Units Needed by Income Segment 2020 versus 2022

Kent County | Rental



Kent County | For Sale



The Median Sale Price of Homes Increased 99.2% in Grand Rapids and 74.8% in the Balance of Kent County Since 2016, Making Housing More Difficult to Attain, Particularly for Lower-Income Households



Zillow Save Share Hide More

\$259,900 3 bd | 2 ba | 1,623 sqft

1051 Edna St SE, Grand Rapids, MI 49507

● **For sale** Zestimate®: **\$270,704**

Est. payment: \$1,754/mo [Get pre-qualified](#)

[Request a tour](#)
as early as tomorrow at 10:00 am

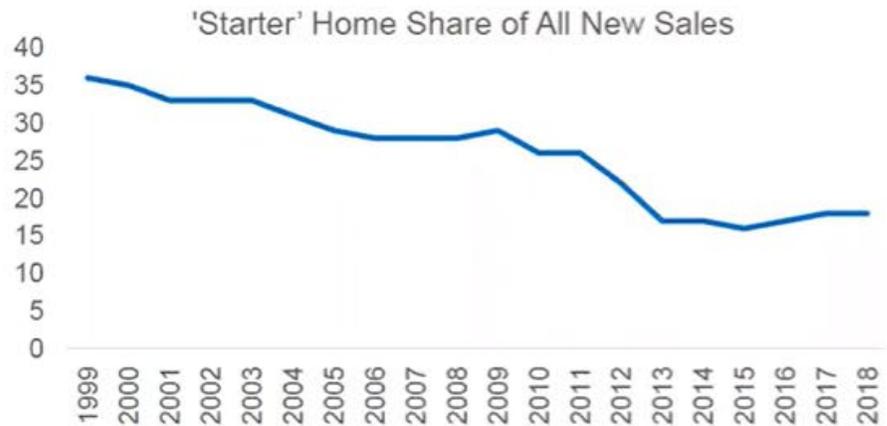
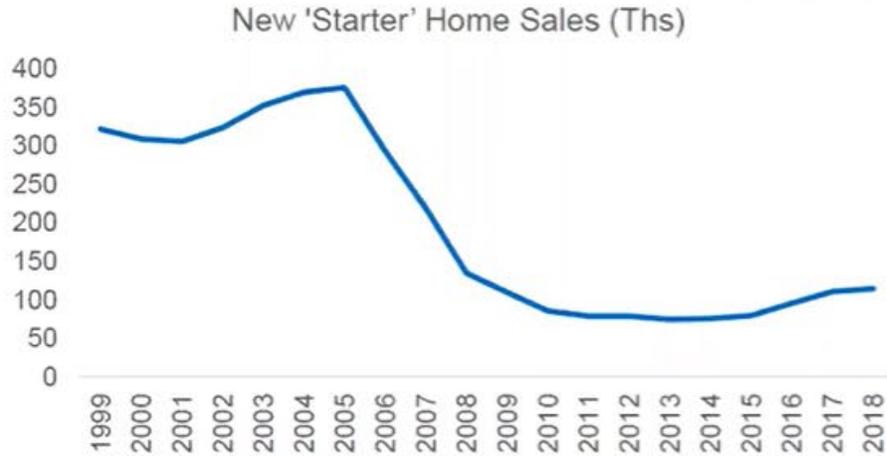
[Contact agent](#)

Overview Facts and features Home value Price and tax | >

[Schedule a tour](#)
Likely to sell faster than 96% nearby.

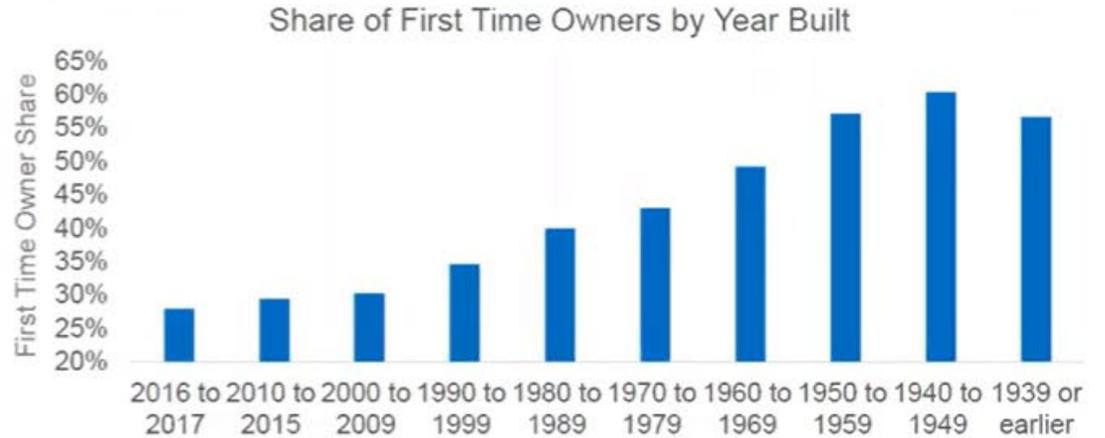
- Single family residence
- Built in 1947
- Radiant

New Starter Homes Declining to Very Low Levels...



Source: Bureau of the Census. Starter homes defined as those under 1,800 square feet.

...Which Leads First Time Buyers to Purchase an Older Home



Upward Economic Filtering threatens low-and-moderate-income households.

When there are too few homes and apartments available for everyone, local residents with the most money to spend are able to out-compete against everyone else. The greater the scarcity of housing, the more this competition will drive rents and home prices up.

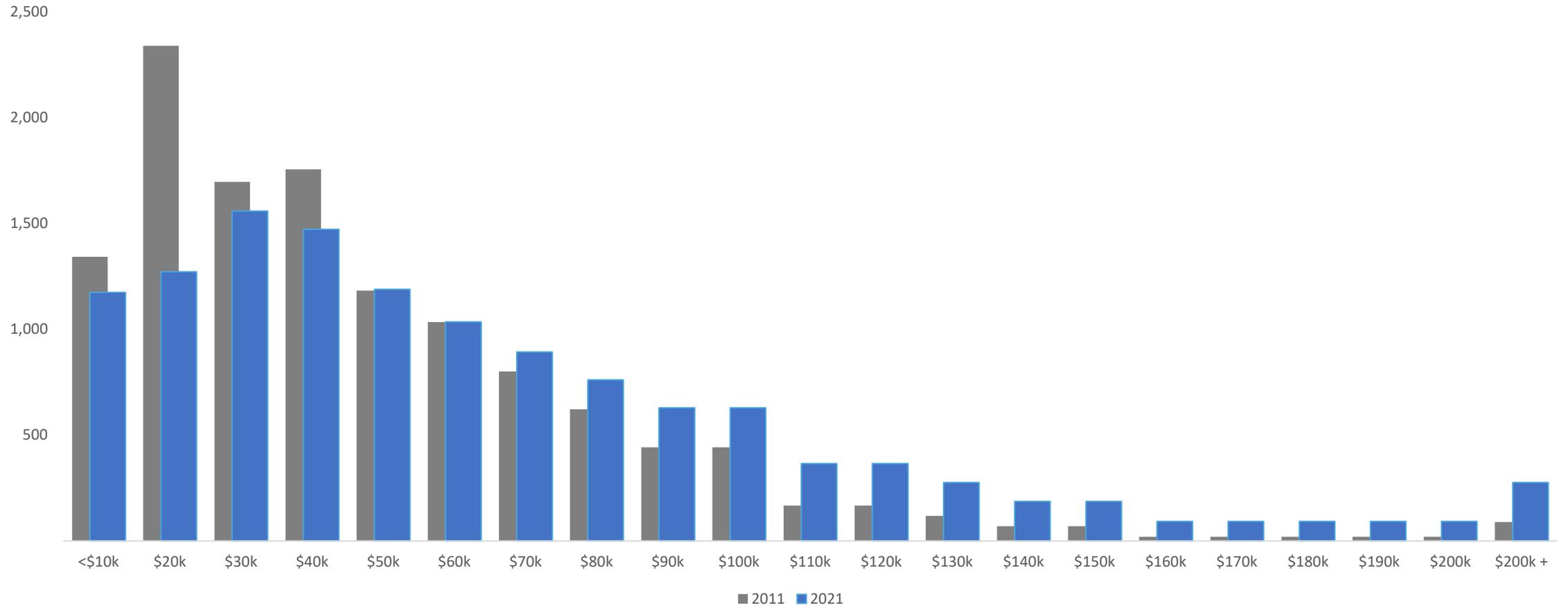
- National data source from HUD USER, [*Impacts of Filtering and Rent Control*](#)



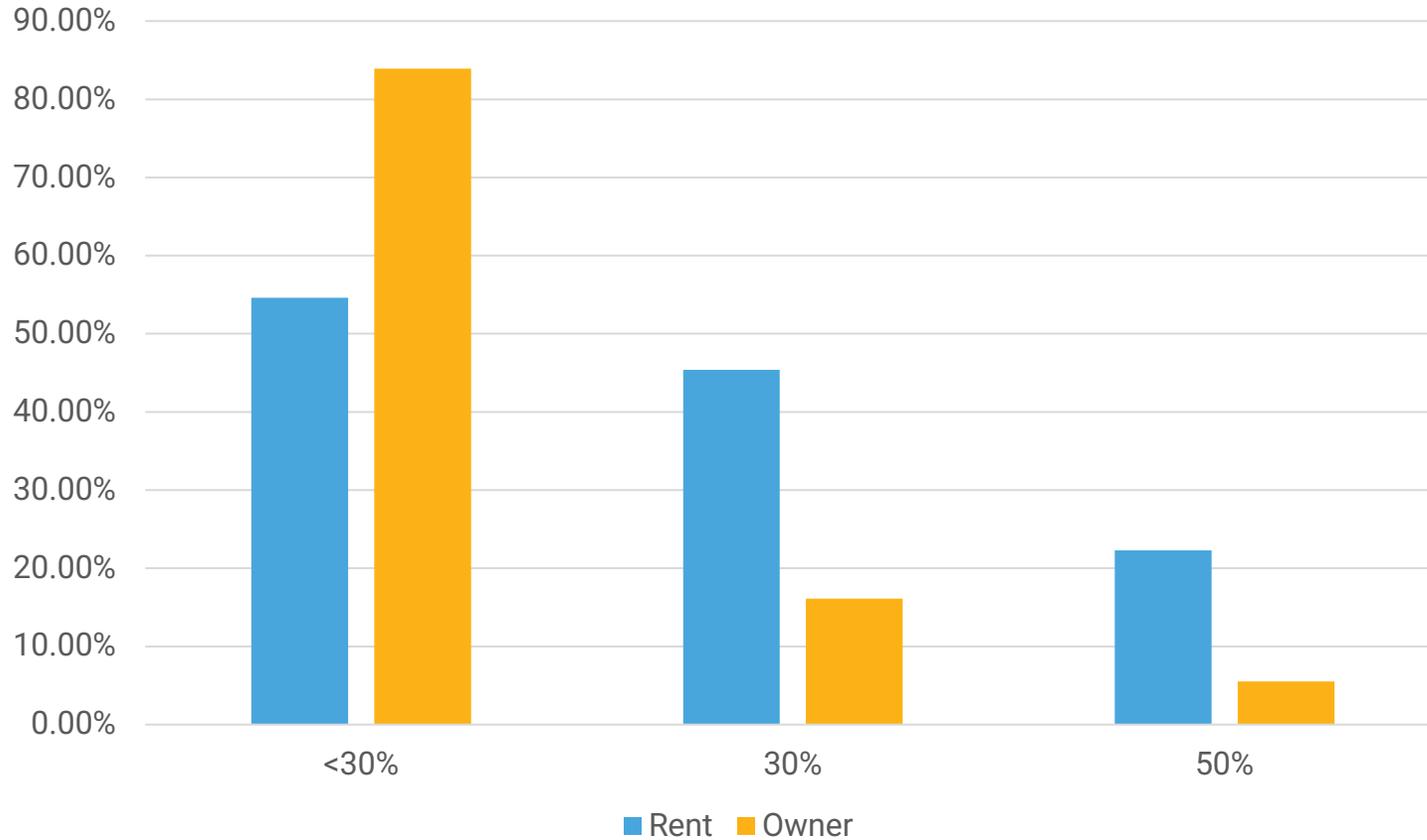
Example: Changes in 49507 zip code demographics since 2011

	2021 Renter- Occupied	Change since 2011	2021 Owner- Occupied	Change since 2011
Single Family Home	2,747	+220	7,350	+424
All Others	2,252	-180	337	-167
Other types:				
Attached Townhouses	190	-5	99	-33
Duplex, Triplex, Quadplex	1,068	-410	204	-151
Small Complex (5 - 49 units)	423	+50	0	-
Large Complex (50+ units)	522	+136	22	+22
Mobile Home	30	+30	52	-5
Boat, RV, Van, Other	19	+19	0	-

Example: Changes in 49507 zip code demographics since 2011

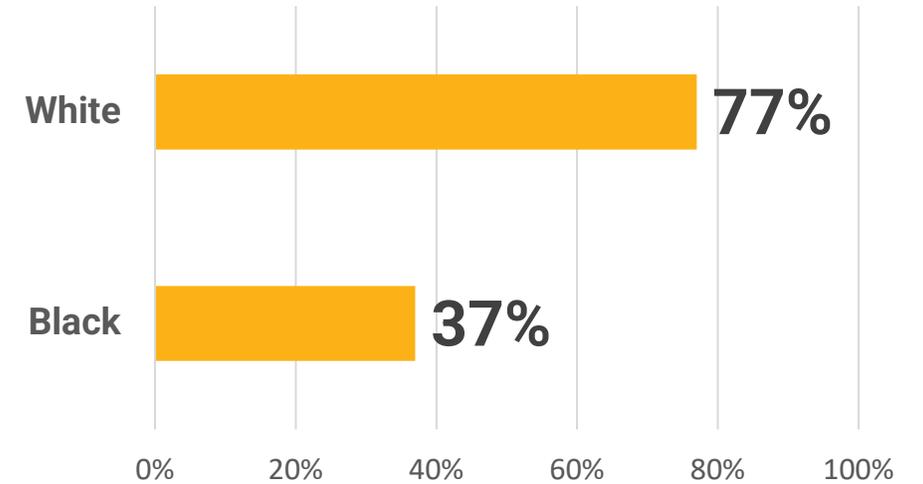


Housing by Percent Income Paid Toward Rent



Bowen Housing Needs Assessment, 2022

Homeownership Rate by Race



Urban Institute, 2018

Homeowners, generally, are far more likely to spend less than 30% of their income on housing. Yet, White households are far more likely to be homeowners than Black households in Grand Rapids.

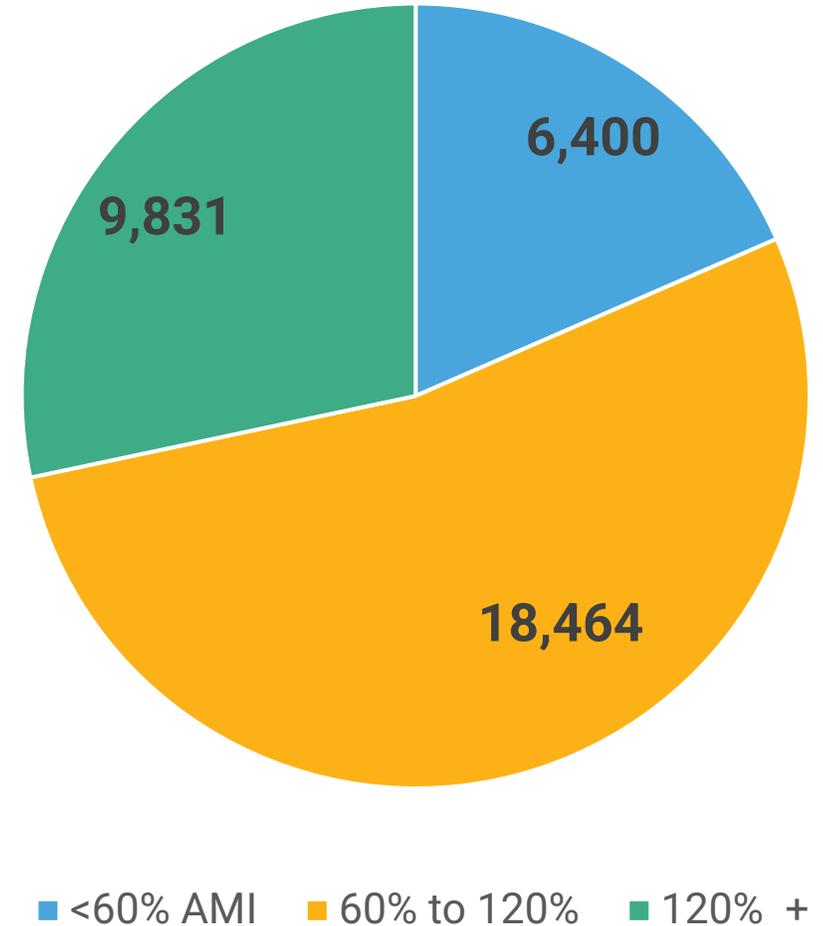
Housing Continuum Gaps – Kent Co.

Affordable Housing	Attainable Housing	Market Rate Housing
Below 60% AMI	60 - 120% AMI	120% AMI +

Funding Resources Available

Eligible for public vouchers HOME Funds, CDBG Funds Eligible for LIHTC-funded units	MSHDA Missing Middle Brownfield TIF Neighborhood Enterprise Zone	Capable of affording market rate prices without subsidy or support.
1/3 of eligible households receive support	Unknown share of households receive support.	No financial support currently needed.

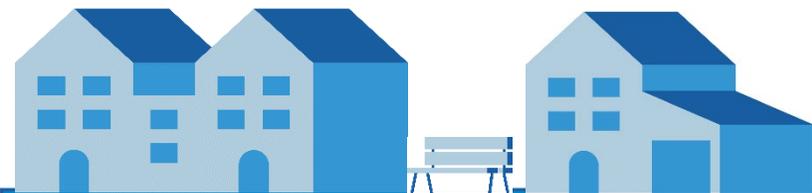
Rental and For-Sale Needs 2022 - 2027



We are making progress as a region...

- ✓ Kent County Homes Fund
 \$17.5M Invested – Will likely leverage \$150M+ housing investments
- ✓ Kent County zoning reform grants
 \$500,000 direct support for zoning updates
- ✓ City of Grand Rapids Affordable Housing Fund
 \$5M, HOME-ARP Funds \$4.25M
- ✓ Zoning Changes

City of Grand Rapids	City of Walker
Plainfield Township	City of Wyoming
Gaines Township	City of Kentwood



New Tools Include:

- Attainable Housing and Rehabilitation Act
 - Residential Facilities Exemption

Expanded Tools

- Neighborhood Enterprise Zone (NEZ)
- Payment in Lieu of Taxes (PILOT)

2023

Residential TIF Legislation

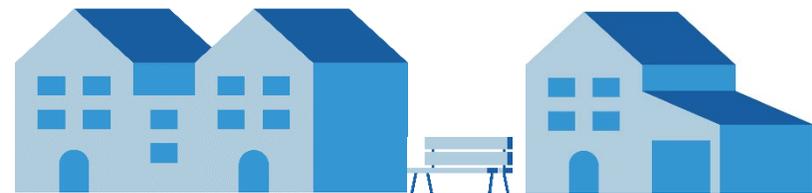
Statewide Source of Income Protections



There is more to be done...

County-wide areas of focus should include building the tools necessary to:

- 3x total new housing starts county-wide to keep up with household growth year over year.
- Preserve existing affordable housing wherever possible.
- Increase short-term supports for households who are unstably housed or at-risk of losing housing.



Status quo

\$120,000+ subsidy per home for affordable homeownership.

\$60,000+ subsidy per apartment for affordable rents

\$1.8 Billion subsidy would be needed over just 5 years to produce adequate housing at the needed price points in Kent county alone.

\$1.5 Billion subsidy would be needed over 5 years to support all cost burdened households in Kent Co



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