

Housing Stock

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Data Highlights: General Overview

- Total Households- 7,987: renter-occupied (5,588) and owner-occupied (2,399) both with a majority of 1-2 occupants
- Flaws in data around costs (i.e. rental median reported as \$772 but anecdotal evidence points to larger amount)
- 160 Active listing for the City of Ypsilanti on Rent.com and Zillow.com
- 44 properties were listed on Rent.com

Rental Vacancy Rates

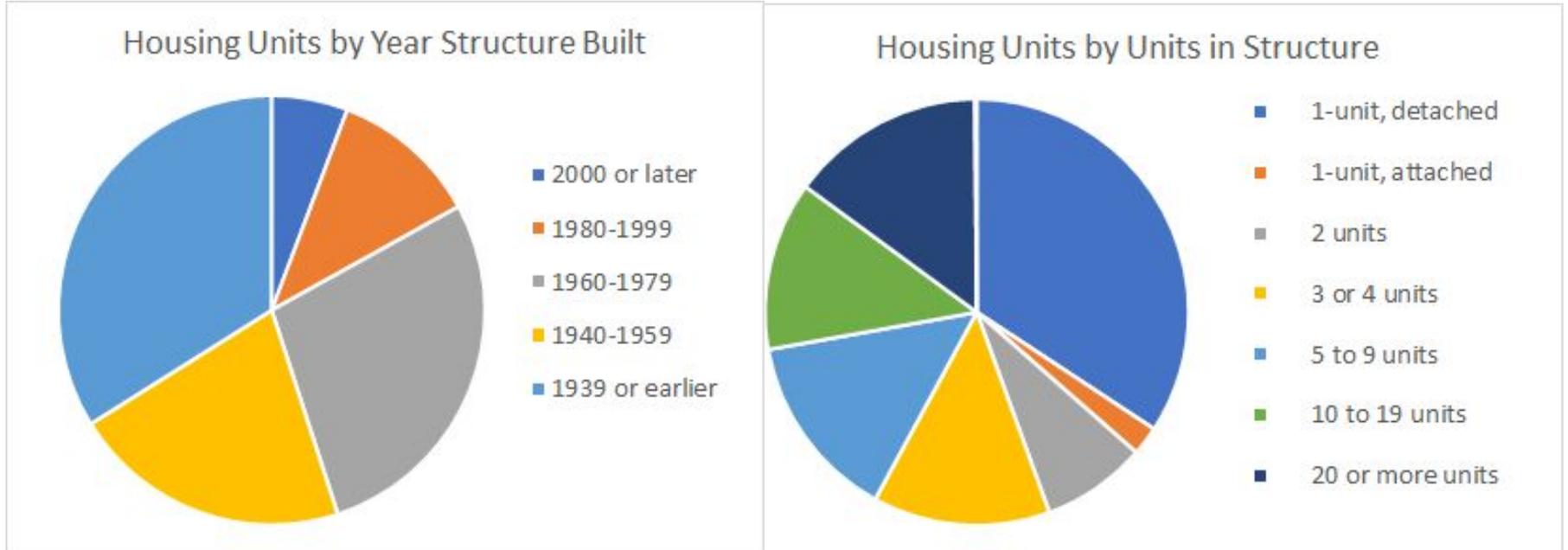
VACANCY RATE



Data Highlights: Total Housing

	2012-2016 (5-year estimate)	2010	2000	1990	1980	1970
Total Housing Units	9,126	9,271	9,215	9,321	9,107	8,295
Group Quarters Population	3,004	2,865	3,954		3,763	7,752

Data Highlights: Housing Age and Style



Source: Census ACS 2012-2016

Existing Dedicated / Restricted Housing

- +/- 923 units of “committed affordable housing”
 - 253 senior / disability-focused (Chidester, Town Center)
 - 198 Ypsilanti Housing Commission
 - All south of Michigan Avenue
- Housing Choice Vouchers: unknown
- On-campus:
 - 3,653 dorm beds (90% occupancy)
 - 690 apartment beds

YPSILANTI HOUSING STOCK

UNIT BREAKDOWN

PROPERTY ATTRIBUTES

COSTAR MARKET OVERVIEW P.2 2018

VACANCY RATES?

Gaps and Limitations:

- Accessibility / visitability: no data found, uncertain where to look for any existing information. May need to crowdsource during public engagement.
- Condition / quality: even where responsible agency exists, many issues are complaint-based, and likely under-reported due to lack of knowledge.

Future Trends: SEMCOG Forecast

	2015	2025	2035	2045	Change 2015 - 45	
					Number	Percent
Total Population	20,395	21,593	22,340	23,105	2,710	13.3%
Household Population	15,857	16,854	17,402	17,972	2,115	13.3%
Group Quarters Population	4,538	4,739	4,938	5,133	595	13.1%
Population Age 0-17	2,450	2,685	2,865	2,779	329	13.4%
Population Age 18-64	16,166	15,709	15,365	15,596	-570	-3.5%
Population Age 65+	1,779	3,199	4,110	4,730	2,951	165.9%
Housing Units	8,448	8,728	8,846	9,102	654	7.7%
Household Size	2.08	2.14	2.18	2.17	0.09	4.3%
Households	7,638	7,865	7,989	8,266	628	8.2%
With Children (Age 0-17)	1,267	1,441	1,517	1,590	323	25.5%
With Seniors (Age 65+)	1,351	2,223	2,683	3,021	1,670	123.6%
With One Person Only	3,065	3,042	2,963	2,950	-115	-3.8%
With Fewer Cars than Workers	1,921	1,623	1,487	1,473	-448	-23.3%

Future Trends:

- Immediate: Continuing Ann Arbor housing crunch = pressure on Ypsilanti
 - Increasing YCS confidence
 - American Center for Mobility
 - Lack of affordable housing and student housing
- Near-term: Senior housing needs: +80% over 65 by 2025, +166% by 2040.
 - Need for accessibility, downsizing options, and multigenerational housing.
- Mid / long-term: climate refugees adding to regional housing pressure
 - Attractiveness of urban density and location of resources and cultural activities

Promising Approaches:

- Accessory Dwelling Units (A2, Traverse City experience)
- Co-operative housing (apartments & rooms)
- Senior downsizing options / multi-age living
- Ownership affordability models (CLT, others)

Other Considerations:

- County role in housing condition complaints
 - Washtenaw County Public Health had 22 reports of elevated blood lead levels in 2017, with 8 of the children residing in one of the Ypsilanti ZIP codes; 5 of 8 living in rental housing.
 - Washtenaw County Environmental Health can intervene in housing issues like mold, pests, radon
- “Density” / past discussions re multi- vs. single-family, rental/ownership
- Historic District
- Inhabitable loft apartments?