

House District 77

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
93,595	40,230	\$62,121	\$82,658	\$39,040

Housing Costs

Owner Units

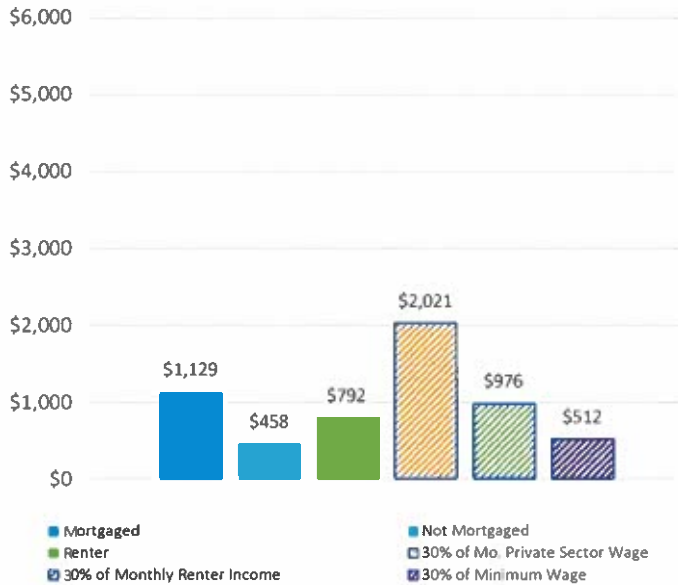
Home Value	\$175,200
Cost M/NM	\$1410 / \$559
\$58,400 To afford median home	

Renter Units

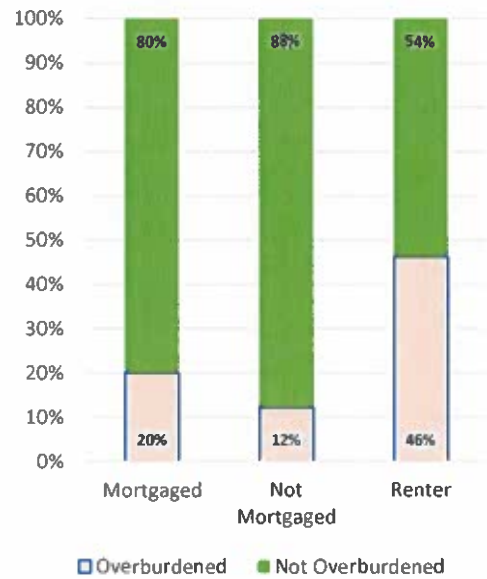
Gross Rent	\$988
\$39,520 To afford median gross rent	

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	43,358	Owner HH	62%	Renter HH	38%		
Median Year Built	1961	% Built Pre-1970			60.4%		
Median Move Year	2013	% Built After 2010			5.1%		
Median Rooms	6.0	SF%	68.9%	MM%	15%	MF%	12.7%

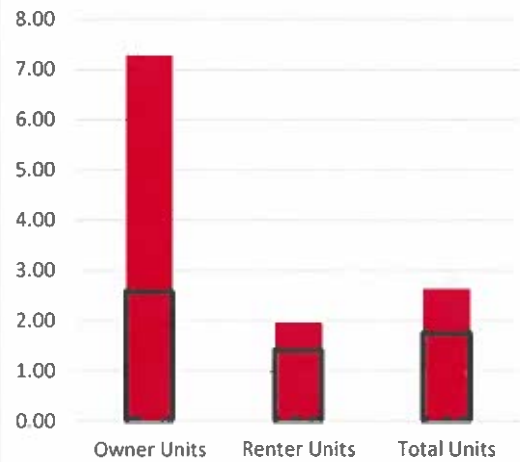
Vacancy Rates

Total	7.2%	Owner	0.5%	Renter	5.4%		
Seasonal	0.3%	Other	4.0%	# V Rent	872	# V Owner	127

Homeownership Rate by Race/Ethnicity

Black	31.3%	White	68.5%
Asian	40.9%	Other or Multiracial	48.5%
Am. Indian	0.0%	Hispanic	48.8%
Pacific Islnd	0.0%		

Market Tightness Comparison



House District 77

Housing Policy Indicators

Household Count and Growth

Household Count, 2022

District

40,230

State of Michigan

4,089,794

Housing Affordability

Median Income, 2022

District
Number **%**

\$62,121 --

State of Michigan

Number **%**

\$66,986 --

Median owner income, 2022

\$82,658 --

\$82,420 --

Median renter income, 2022

\$39,040 --

\$39,507 --

Median home value

\$175,200 --

\$224,400 --

Median gross rent

\$988 --

\$1,052 --

Income needed for median rent

\$39,520 --

\$42,080 --

Income needed for median value

\$58,400 --

\$74,800 --

Overburdened households

11,310 28.1%

1,106,405 27.1%

Housing Quality and Vacancy

"Other" vacancy

District
Number **%**

1,742 4.0%

State of Michigan

Number **%**

163,374 3.5%

Seasonal vacancy

113 0.3%

233,617 5.1%

For-Sale vacancy

127 0.3%

25,138 0.5%

For-Rent vacancy

872 2.0%

56,496 1.2%

Homes built pre-1940

12,261 28.3%

665,574 14.5%

Homes built post-1990

8,279 19.1%

1,318,987 28.6%

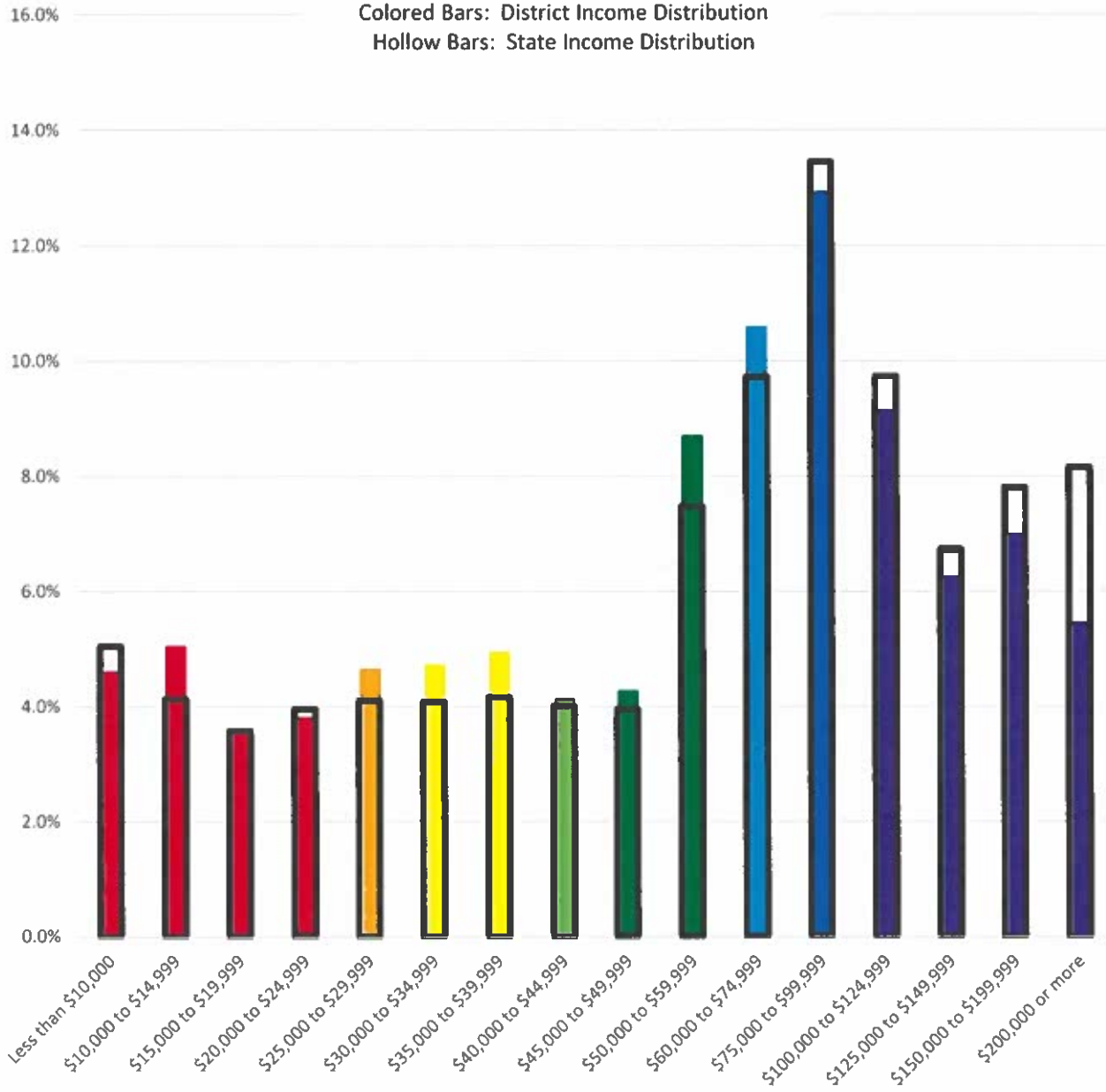
Gap Analysis 2022

	Owner Units	Renter Units	Total Units
District demand (estimated annual moves)	377	704	1081
District supply (vacant on market, adjusted for age)	52	359	411
District Market Tightness (Demand / Supply)	7.28	1.96	2.63
State demand (estimated annual moves)	32,816	44,318	77,134
State supply (vacant on market, adjusted for age)	12,769	31,686	44,455
State Market Tightness (Demand / Supply)	2.57	1.40	1.74

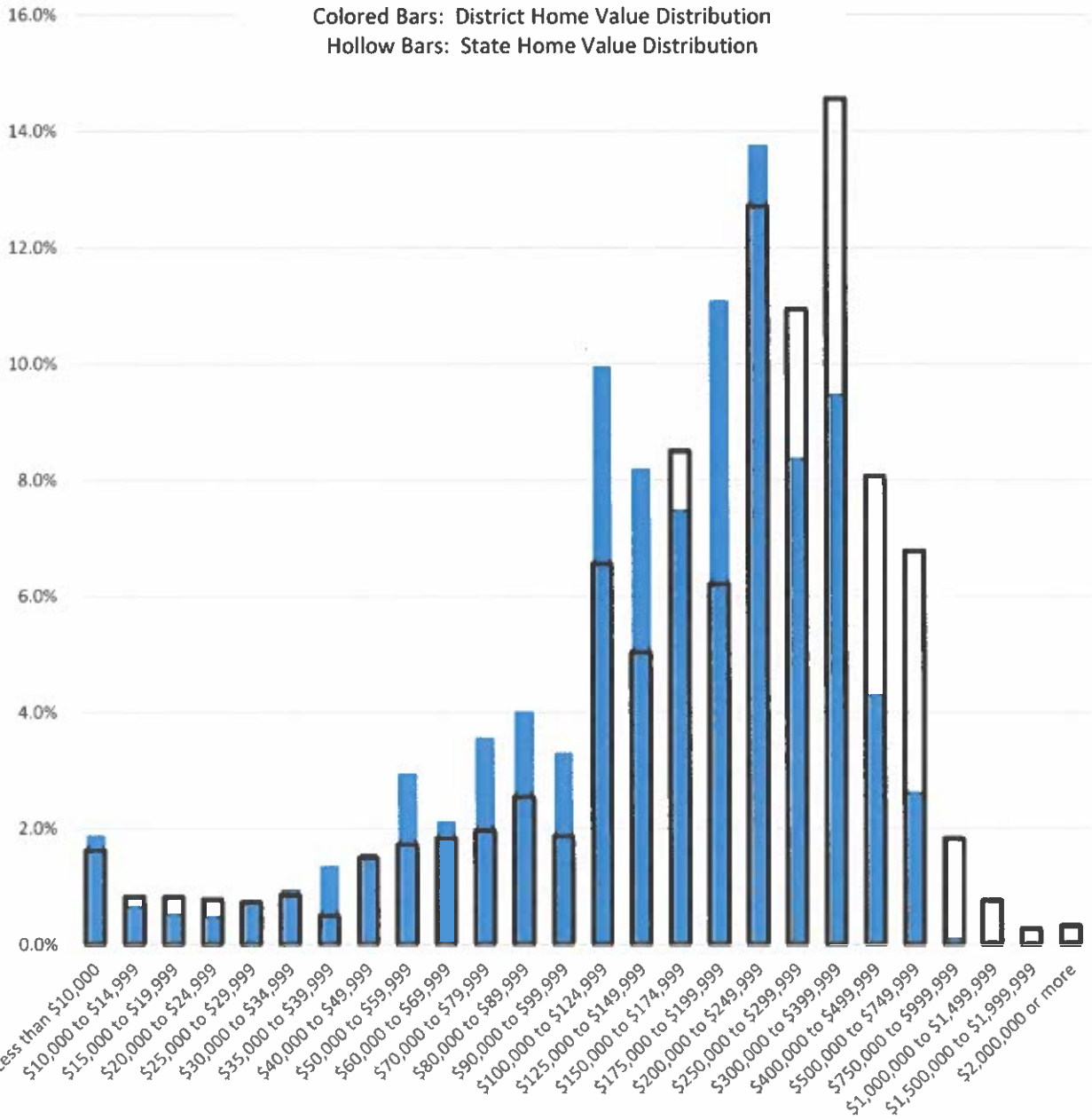
30% AMI and Below 40% AMI 50% AMI 60% 80% 100% AMI 120% AMI Over 120% AMI

Household Income Distribution

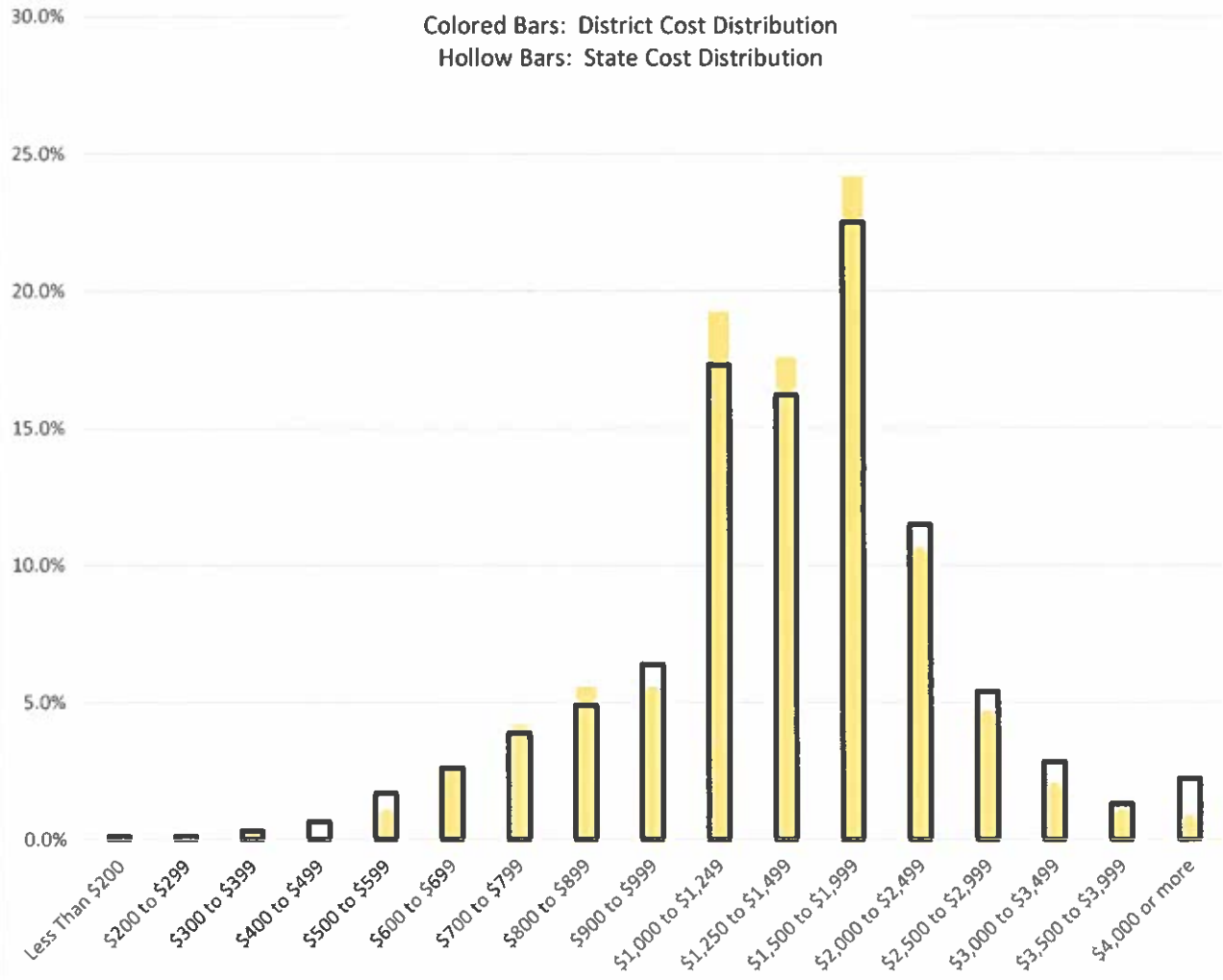
Colored Bars: District Income Distribution
Hollow Bars: State Income Distribution



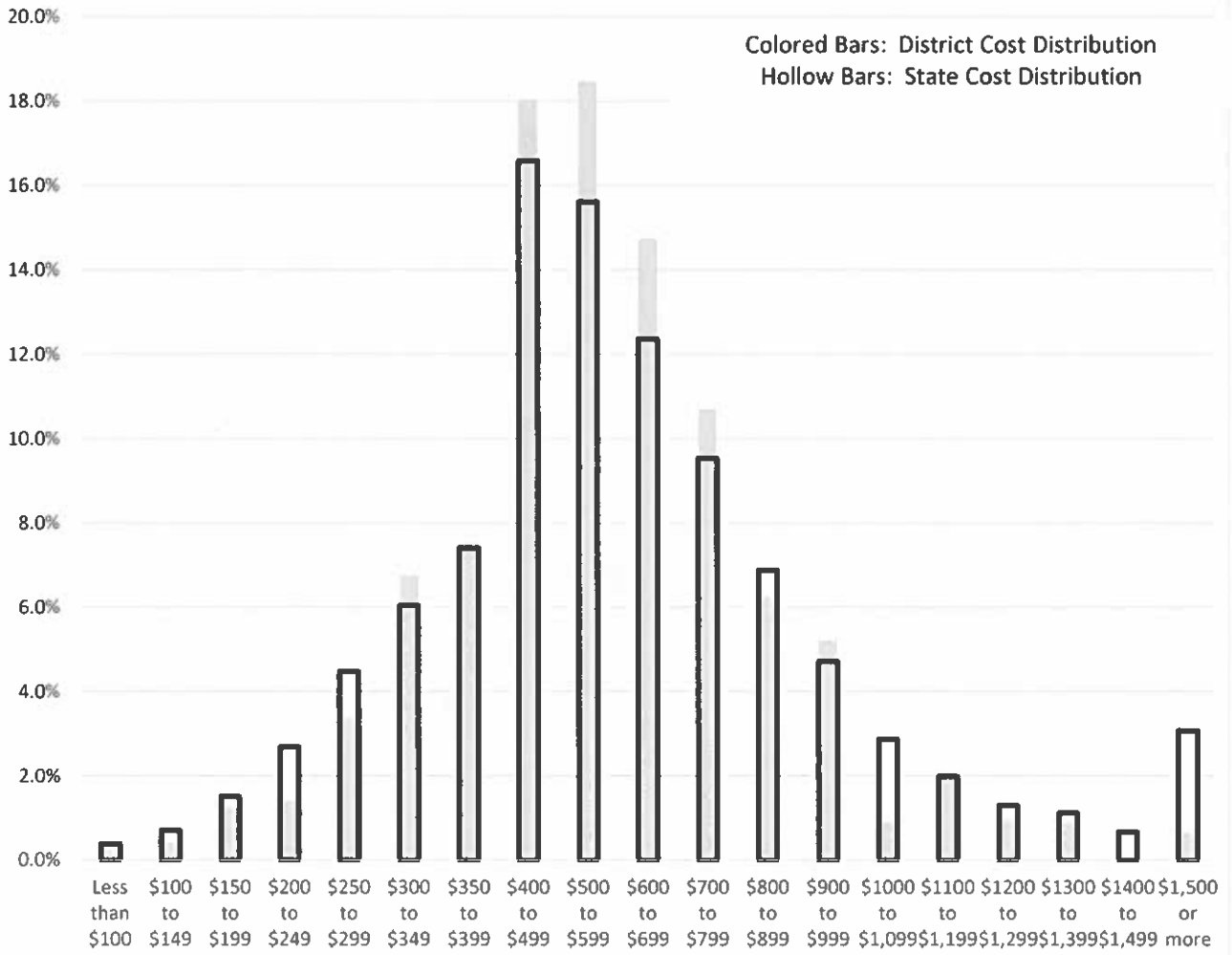
Home Value Distribution



Mortgaged Housing Monthly Costs



Non-mortgaged Monthly Cost Distribution



Gross Rent Distribution

Colored Bars: District Rent Distribution
Hollow Bars: State Rent Distribution

