



2023 Housing Needs Assessment LEELANAU COUNTY DATA SUMMARY



In order to effectively address the housing demands and ensure the well-being of our community Housing North received support from the Frey Foundation, Networks Northwest, and Hagerty to conduct a Housing Needs Assessment of our 10-county region in northern Michigan including the counties of Antrim, Benzie, Charlevoix, Emmet, Grand Traverse, Kalkaska, Leelanau, Manistee, Missaukee and Wexford with Bowen National Research. Launched in 2023, the **Housing Needs Assessment (HNA)** provides interested stakeholders with the base of knowledge to make informed strategic decisions on housing priorities and plans by understanding the housing needs. The study identified a housing gap of **8,813 rental units** in the region over the five-year projection and an overall regional for-sale housing gap of approximately **22,455 units** over the five-year projection period.

HOW MUCH HOUSING IS NEEDED IN LEELANAU COUNTY?



The county has an overall housing gap of **2,335 units** through 2027



RENTAL GAP
382 rental units

The greatest rental housing gaps in the county are for the two lowest housing affordability segments (rents below \$1,867 that are affordable to households earning up to 80% of Average Median Household Income).*



FOR SALE GAP
1953 for-sale units

The greatest for-sale housing gap in the county is for product priced between \$249,067 and \$373,600, which is affordable to households earning between \$74,721 and \$112,080. There are substantial gaps among all price segments.

Rental Housing Gap Estimates (2022 - 2027)

Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$46,700	\$46,701-\$74,720	\$74,721-\$112,080	\$112,081+
Monthly Rent Range	≤ \$1,167	\$1,168-\$1,867	\$1,868-\$2,802	\$2,803+
Overall Units Needed	212	90	61	19

For-Sale Housing Gap Estimates (2022 - 2027)

Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤ \$46,700	\$46,701-\$74,720	\$74,721-\$112,080	\$112,081+
For Sale Price Point	≤ \$155,667	\$155,668-\$249,066	\$249,067-\$373,600	\$373,601+
Overall Units Needed	498	383	581	491

*2022 MEDIAN HOUSEHOLD INCOME \$71,232

Occupied and Vacant Housing Units by Tenure 2022 Estimates

Total occupied		Owner Occupied	Renter Occupied	Vacant	Total
Number	9,740	8,615	1,125	5,832	15,572
Percent	62.5%	88.4%	11.6%	37.5%	100%

HOUSING OCCUPANCY

In total, there were an estimated 15,572 housing units within the county in 2022. The community has a much higher share of owner occupied housing units when compared to the 79.6% in Northern Michigan.

88.4% OF HOUSING UNITS IN THE COMMUNITY ARE OWNER OCCUPIED

Cost Burdened Households - Paying more than 30% of income toward housing costs		Severe cost Burdened Households - Paying more than 50% of income toward housing costs	
Renter	Owner	Renter	Owner
43.3%	22.6%	15.9%	9.3%

COST BURDENED HOUSEHOLDS

The county has an estimated 443 renter households and 1,848 owner households that are housing cost burdened. As such, affordable housing alternatives should be part of future housing solutions.

25.2% OF HOUSEHOLDS ARE SEVERELY COST BURDENED

KEY STATS



6.4%
OF THE POPULATION
LIVES IN POVERTY

\$71,232
2022 MEDIAN
HOUSEHOLD INCOME

\$966
AVERAGE GROSS RENT

\$307,877
ESTIMATED HOME VALUE

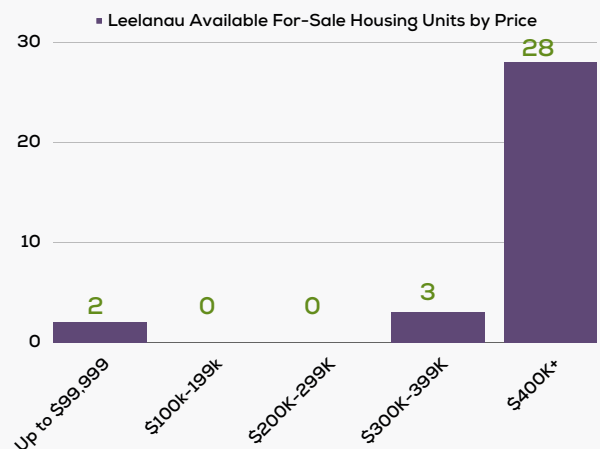
HOUSING AGE AND CONDITION

28.9% of the owner-occupied housing units in the community were built prior to 1970. The housing stock appears to be similar in age compared to housing within the region but newer compared to housing units statewide.

POPULATION

Between 2010 and 2020, the population in the county increased by 2.7%. The annual movership rate (population moving within or to Leelanau county) is 11.3%, which is lower than both the Northern Michigan Region (12.1%) and statewide (13.4%) shares.

- By February 2023, there were only two homes offered for sale below \$100,000 and no homes offered for sale between \$100,000 and \$299,999.
- It appears that first-time homebuyers and middle-class households are largely shut out of the for-sale housing market in Leelanau County.
- Homes available for-sale in the county as of February 2023 almost exclusively targeted higher price points.



SWOT ANALYSIS

STRENGTHS

- High level of rental housing demand
- Strong demand for for-sale housing
- Positive projected household growth
- Positive median household income growth

WEAKNESSES

- Limited available rentals and for-sale housing
- Disproportionately low share of rentals
- Lack of affordable workforce and senior housing alternatives

OPPORTUNITIES

- Housing need of 382 rental units
- Housing need of 1,953 for-sale units
- Attract some of the 4,028 commuters coming into the county for work to live in the county
- Nearly 50 parcels that could potentially support residential development

THREATS

- The county risks losing residents to other areas/communities
- Vulnerable to deteriorating and neglected housing stock
- Inability to attract businesses to county
- Inability of employers to attract and retain workers due to local housing issues
- Influence of seasonal/recreational housing

ABOUT THE LABOR FORCE

The county has an employment base of approximately 9,837 individuals. The labor force within the county is based primarily in four sectors:

1. Accommodation & Food Services (21.4%),
2. Retail Trade (10.1%)
3. Arts, Entertainment & Recreation (9.8%)
4. Public Administration (7.4%).

The county's housing market has availability and affordability issues, particularly among housing that serves lower income households. These housing challenges expose the county to losing residents to surrounding areas, making the community vulnerable to the existing housing stock becoming neglected, discouraging potential employers coming to the area, and creating challenges for local employers to retain and attract workers.

FIND MORE INFORMATION ABOUT LEELANAU COUNTY AT:

- [Leelanau County Housing Action Committee](#)
- [Leelanau Peninsula Economic Foundation \(LPEF\)](#)
- [Sleeping Bear Gateways Council \(SBGC\) Housing Exchange - Seasonal housing around the National lakeshore](#)

