



State of Vacancy in Michigan

The state of Michigan already dealing with significant decline in its industrial base, was one of the first states to feel the impacts of the national economic downturn and foreclosure crisis. Even while recovery begins, many Michigan towns, cities and counties continue to face the lasting effects of a weakened housing market, including exacerbated vacancy rates and increased blight. This report illustrates general trends in residential vacancy¹ and distressed property between 2000 and 2013 across Michigan counties and select Michigan cities.² The Center for Community Progress collected and analyzed housing data from the U.S. Decennial Census (2000 and 2010), the Michigan Department of Treasury, and U.S. Postal Service vacancy data to assess the current state of vacancy, and the changes seen over the last decade. The report highlights significant findings from this research.

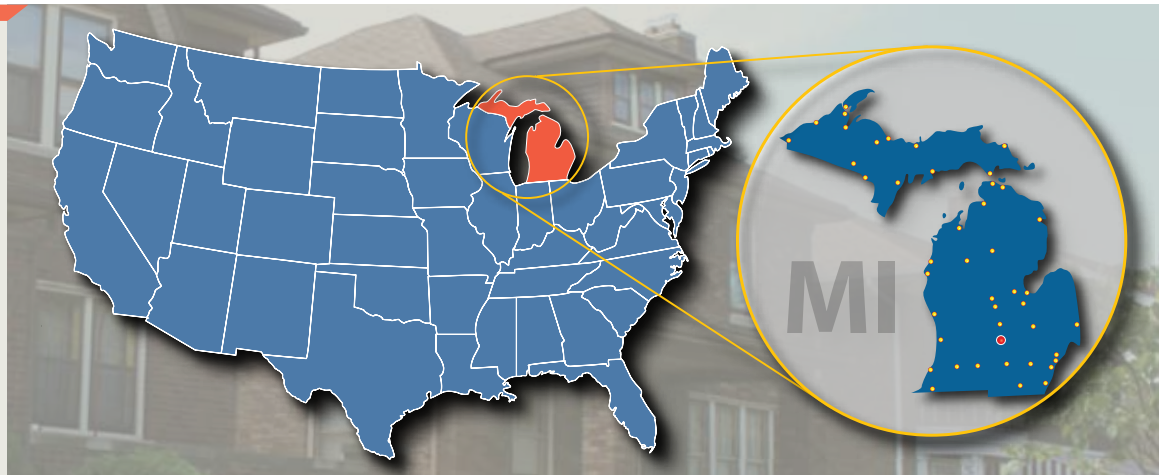
The U.S. Decennial Census serves as the primary source of data for this vacancy assessment. While it provides recorded vacant residential units, it does not account for vacant lots leading to more conservative estimates across the state. Seasonal vacant units are excluded from the vacancy rates presented in order to account for areas of the state with significant numbers of seasonal property. Additionally, units characterized as “other”³ by the Census as well as tax forfeitures and foreclosures were used as supplemental indicators of property distress. While no available classification of vacancy paints the complete on-the-ground picture for each Michigan community, U.S. Census data allows us to provide a broad cross-county look at the trends. A close examination of available local data will still be necessary to tell the most accurate story.

¹ Vacancy data in this report excludes vacant commercial and industrial structures, as well as vacant commercial, industrial and residential lots.

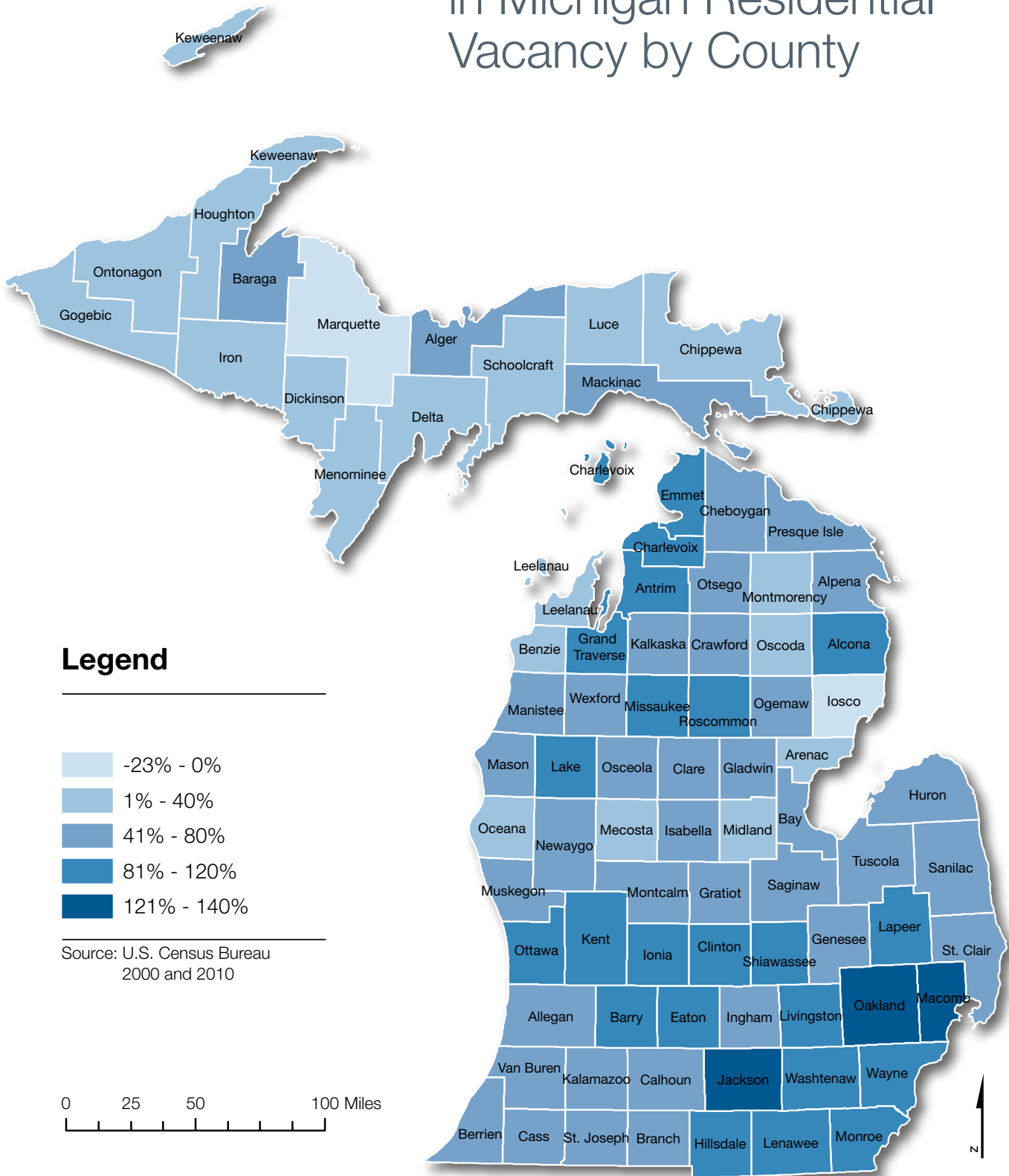
² All 83 county seats, along with Ypsilanti, Benton Harbor, Battle Creek and Lansing were used as the U.S. Census place level data for this analysis.

³ “Other” vacant includes properties that Census surveyors could not easily access or for which they could not determine the vacancy status. Often foreclosed or unattended properties make up this particular vacancy category (Source: U.S. Government Accountability Office (2011). “Vacant Properties: Growing Number Increases Communities’ Costs and Challenges,” GAO 12-34.). For the purposes of this analysis, “other” vacant serves as a loose proxy for abandoned properties.

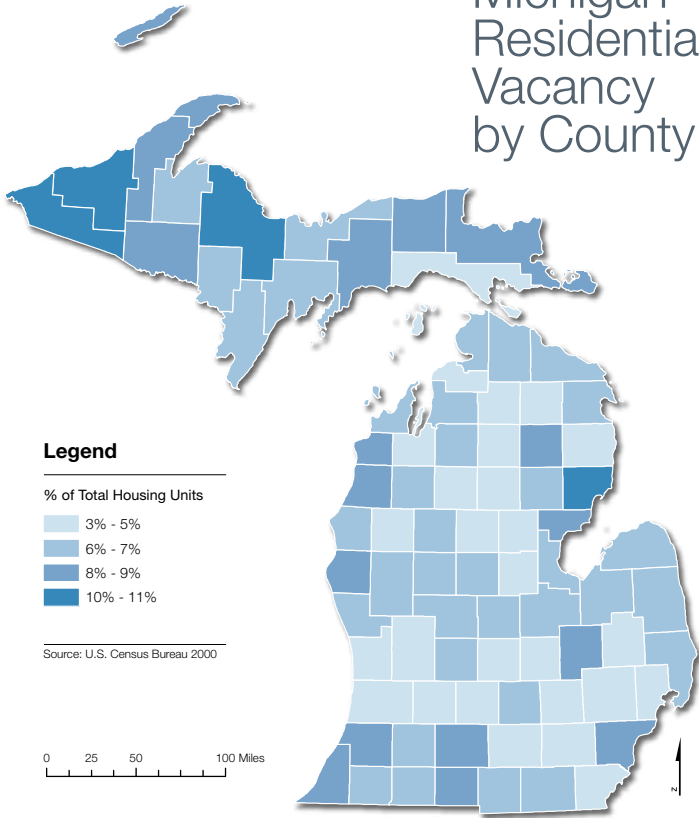
This report illustrates general trends in residential vacancy and distressed property between 2000 and 2013 across Michigan counties and select Michigan cities.



2000-2010 Percentage Change in Michigan Residential Vacancy by County



2000 Michigan Residential Vacancy by County



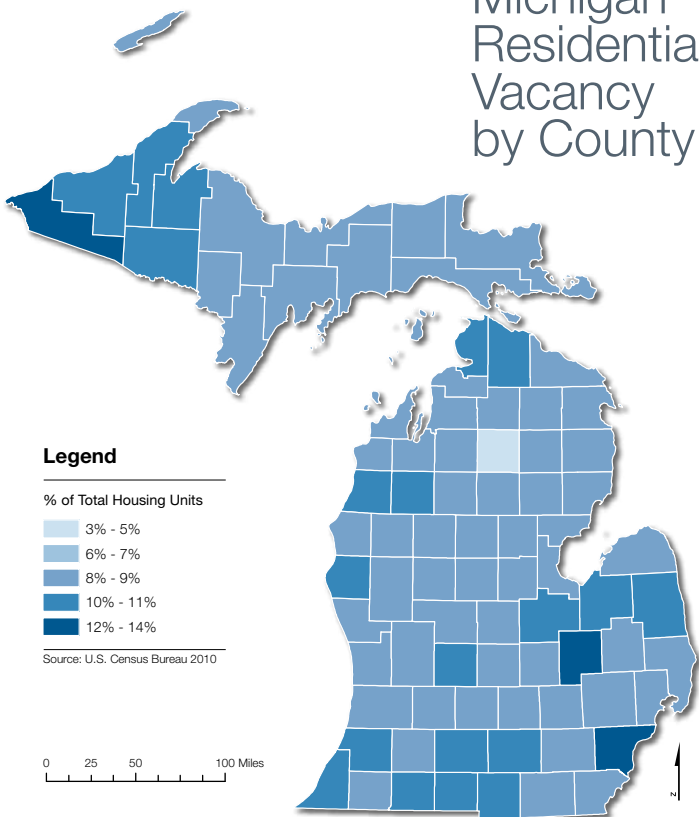
Decrease in Vacancy:

Of the 83 counties in the state, only two experienced a drop in vacancy between 2000 and 2010.

Increase in Vacancy:

Jackson, Oakland and Macomb counties experienced increases in vacancy of over 120%.

2010 Michigan Residential Vacancy by County



Statewide Trends

% Change in Population 2000-2010	-0.6%
% Change in Median Home Values 2007-2012	-4.0%
% Change in Total Housing Units 2000-2010	7.0%
Housing Units, Vacant 2000	214,696
% Housing Units, Vacant 2000	5.1%
Housing Units, Vacant 2010	396,654
% Housing Units, Vacant 2010	8.8%
% Change Housing Units, Vacant 2000-2010	84.8%
% Vacant Housing Units, "Other" 2000	19.2%
% Vacant Housing Units, "Other" 2010	29.6%
Tax Foreclosures 2013	30,075
% Change in Tax Foreclosures 2007-2013	356%

Source: U.S. Census, 2000 and 2010 and American Community Survey (3 YR), 2007 and 2012



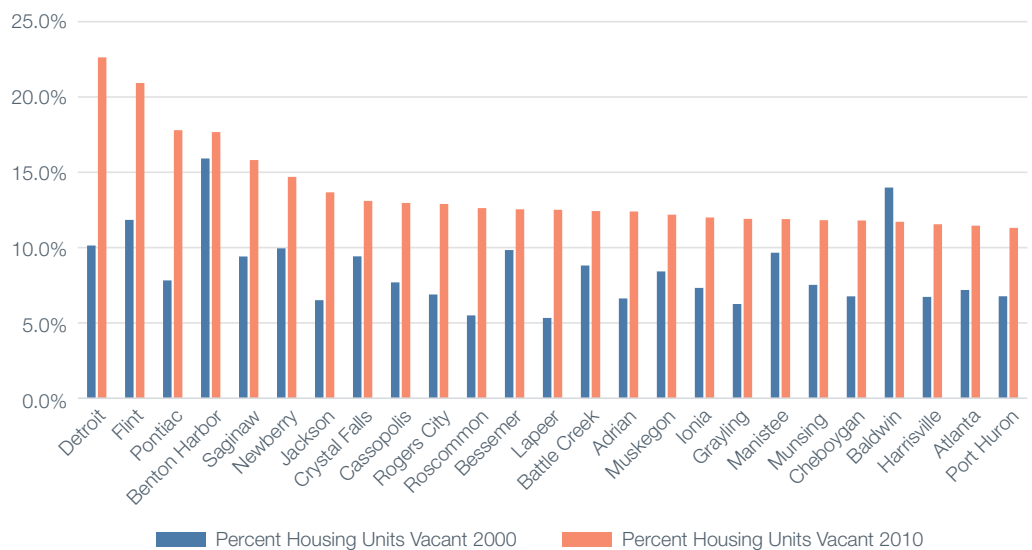
Statewide vacancy and home value trend:

- Michigan experienced an 85% increase in vacant units between 2000 and 2010.⁴
- Tax foreclosures increased 356% between 2007 and 2013.
- Median home values fell 4% statewide between 2007 and 2012.

⁴ This calculation excludes seasonal vacant units. 85% increase in vacancy (+181,958 units or 84.8%), but only a 7% increase in total housing units.

Top 25: County Seats and Major Cities with Highest Residential Vacancy Rate in 2010

Source: U.S. Census, 2000 and 2010
Notes: Vacancy excludes all vacant units categorized as "seasonal" by the U.S. Census; Cities were determined first by selecting each Michigan county's county seat and/or most populous city, and of that pool, determining which had the highest percentage of non-seasonal vacant units in 2010.



Top 25 County Seats and Major Cities

Place	County	% Change in Population 2000-2010	% Change in Total Housing Units 2000-2010	Housing Units, Vacant 2000	% Housing Units, Vacant 2000	Housing Units, Vacant 2010	% Housing Units, Vacant 2010	% Change Housing Units, Vacant 2000-2010	% Vacant Housing Units, "Other" 2000	% Vacant Housing Units, "Other" 2010
Detroit	Wayne	-25.0%	-6.9%	38,036	10.1%	79,020	22.63%	107.8%	44.4%	51.4%
Flint	Genesee	-18.0%	-7.5%	6,567	11.8%	10,741	20.93%	63.6%	31.5%	54.4%
Pontiac	Oakland	-10.3%	2.8%	2,060	7.8%	4,820	17.80%	134.0%	25.7%	37.8%
Benton Harbor	Berrien	-10.2%	-3.6%	715	15.9%	765	17.67%	7.0%	41.5%	63.8%
Saginaw	Saginaw	-16.7%	-8.1%	2,413	9.4%	3,728	15.81%	54.5%	45.3%	48.0%
Newberry	Luce	-43.4%	-3.4%	82	10.0%	117	14.70%	42.7%	39.0%	57.3%
Jackson	Jackson	-7.7%	1.4%	992	6.5%	2,113	13.67%	113.0%	26.9%	36.4%
Crystal Falls	Iron	-18.0%	-2.2%	86	9.4%	117	13.10%	36.0%	60.5%	65.8%
Cassopolis	Cass	2.0%	6.8%	60	7.7%	108	12.97%	80.0%	35.0%	38.9%
Rogers City	Presque Isle	-14.9%	0.1%	112	6.9%	210	12.90%	87.5%	38.4%	49.0%
Roscommon	Roscommon	-5.1%	3.3%	27	5.5%	64	12.62%	137.0%	3.7%	35.9%
Bessemer	Gogebic	-11.3%	-3.3%	116	9.8%	143	12.54%	23.3%	36.2%	49.7%
Lapeer	Lapeer	-2.5%	8.1%	195	5.3%	495	12.51%	153.8%	16.4%	14.3%
Battle Creek	Calhoun	-1.9%	3.2%	2,073	8.8%	3,017	12.43%	45.5%	20.7%	36.5%
Adrian	Lenawee	-2.0%	5.6%	563	6.6%	1,113	12.40%	97.7%	21.1%	26.1%
Muskegon	Muskegon	-4.2%	0.7%	1,347	8.4%	1,963	12.19%	45.7%	33.3%	34.5%
Ionia	Ionia	7.8%	5.9%	192	7.3%	333	12.00%	73.4%	45.3%	22.5%
Grayling	Crawford	-3.5%	-0.6%	56	6.3%	106	11.91%	89.3%	21.4%	31.1%
Manistee	Manistee	-5.5%	5.0%	331	9.7%	428	11.89%	29.3%	27.8%	22.4%
Munising	Alger	-7.2%	0.2%	94	7.5%	148	11.82%	57.4%	12.8%	45.3%
Cheboygan	Cheboygan	-8.1%	2.1%	160	6.8%	285	11.80%	78.1%	50.0%	34.7%
Baldwin	Lake	9.1%	-0.2%	67	14.0%	56	11.72%	-16.4%	44.8%	42.9%
Harrisville	Alcona	-4.1%	0.6%	22	6.7%	38	11.55%	72.7%	13.6%	36.8%
Atlanta	Montmorency	9.2%	15.0%	36	7.2%	66	11.46%	83.3%	27.8%	33.3%
Port Huron	St. Clair	-6.7%	-0.9%	948	6.8%	1,569	11.31%	65.5%	21.3%	36.0%

County Vacancy

* Opt-Out Counties (state of Michigan is the Foreclosing Governmental Unit).

* Opt-Out through 2008 forfeitures, thereafter opt-in.

Source: Michigan Department of Treasury, (2014).
State-Wide Real Property Tax Forfeiture and Foreclosure Statistics. Prepared by Property Services Division utilizing data provided by county treasurers.

County	% Change in Population 2000-2010	% Change in Total Housing Units 2000-2010	Housing Units, Vacant 2000	% Housing Units, Vacant 2000	Housing Units, Vacant 2010	% Housing Units, Vacant 2010	% Change in Housing Units, Vacant 2000-2010	% Vacant Housing Units, "Other" 2000	% Vacant Housing Units, "Other" 2010	Tax Foreclosures 2013	% Change in Tax Foreclosures 2007-2013
Alcona	-6.6%	4.6%	385	3.6%	762	6.9%	97.9%	43.4%	43.7%	44	450%
Alger	-2.6%	9.9%	337	5.7%	501	7.6%	48.7%	30.6%	42.3%	14	133%
Allegan	5.4%	14.2%	1,973	4.6%	3,370	6.8%	70.8%	30.9%	33.9%	85	270%
Alpena	-5.5%	5.0%	813	5.3%	1,301	8.1%	60.0%	44.8%	49.4%	37	236%
Antrim	2.0%	18.1%	716	4.7%	1,420	8.0%	98.3%	46.5%	38.5%	264	257%
Arenac	-7.9%	2.5%	579	6.1%	704	7.2%	21.6%	24.5%	45.2%	36	64%
Baraga	1.3%	13.8%	264	5.7%	443	8.4%	67.8%	41.7%	58.7%	1	-67%
Barry	4.3%	13.1%	955	4.0%	1,972	7.3%	106.5%	42.5%	44.0%	30	233%
Bay	-2.2%	3.9%	2,138	4.6%	3,181	6.6%	48.8%	30.4%	37.4%	82	332%
Benzie	9.5%	18.3%	631	6.1%	866	7.1%	37.2%	32.3%	33.7%	17	183%
Berrien	-3.5%	4.7%	4,617	6.3%	6,664	8.7%	44.3%	31.1%	34.5%	366	221%
Branch*	-1.2%	5.1%	1,257	6.3%	1,859	8.9%	47.9%	40.6%	42.2%	46	207%
Calhoun	-1.3%	4.0%	4,070	6.9%	6,305	10.3%	54.9%	21.0%	37.8%	335	184%
Cass	2.3%	8.4%	1,177	4.9%	1,980	7.6%	68.2%	35.2%	42.8%	78	90%
Charlevoix	-0.5%	12.2%	579	3.8%	1,211	7.0%	109.2%	41.3%	38.3%	21	2000%
Cheboygan	-1.1%	10.3%	971	5.9%	1,608	8.8%	65.6%	54.0%	44.2%	51	292%
Chippewa	-0.1%	9.4%	1,180	6.1%	1,393	6.6%	18.1%	35.3%	41.2%	41	8%
Clare	-1.0%	4.5%	960	4.3%	1,640	7.1%	70.8%	44.5%	51.5%	119	148%
Clinton*	16.4%	24.6%	883	3.6%	1,765	5.8%	99.9%	35.9%	32.2%	45	1400%
Crawford	-1.4%	10.5%	305	3.0%	541	4.9%	77.4%	43.0%	38.8%	47	147%
Delta	-3.8%	5.2%	1,055	5.5%	1,350	6.7%	28.0%	38.0%	51.0%	11	0%
Dickinson*	-4.7%	2.1%	742	5.4%	1,005	7.2%	35.4%	28.4%	43.0%	16	33%
Eaton*	4.0%	11.7%	1,694	4.0%	3,154	6.7%	86.2%	25.8%	30.9%	49	250%
Emmet	4.0%	14.8%	938	5.1%	1,839	8.6%	96.1%	30.9%	29.2%	29	867%
Genessee	-2.4%	4.7%	12,868	7.0%	21,890	11.4%	70.1%	27.2%	42.0%	2,769	215%
Gladwin	-1.3%	5.0%	679	4.0%	1,160	6.6%	70.8%	45.2%	51.6%	144	206%
Gogebic	-5.4%	-0.4%	1,155	10.7%	1,268	11.7%	9.8%	31.3%	38.7%	61	69%
Grand Traverse	12.0%	19.4%	1,420	4.1%	2,676	6.4%	88.5%	28.4%	29.1%	23	360%
Gratiot	0.5%	5.3%	894	5.8%	1,315	8.0%	47.1%	36.0%	47.7%	43	231%
Hillsdale	0.3%	7.8%	950	4.7%	1,808	8.3%	90.3%	40.3%	46.3%	42	91%
Houghton	1.7%	5.0%	1,309	7.4%	1,643	8.8%	25.5%	33.8%	60.3%	30	100%
Huron	-8.2%	3.8%	1,063	5.2%	1,696	8.0%	59.5%	38.7%	48.9%	27	440%
Ingham	0.6%	5.4%	5,944	5.2%	9,627	7.9%	62.0%	24.1%	28.9%	262	368%
Ionia	3.9%	12.6%	1,020	4.6%	2,171	8.8%	112.8%	41.1%	35.9%	53	489%
Iosco*	-5.3%	0.1%	1,953	9.6%	1,496	7.3%	-23.4%	17.6%	41.6%	75	92%
Iron*	-10.1%	4.8%	647	7.4%	806	8.8%	24.6%	57.5%	54.5%	53	179%
Isabella	11.0%	15.7%	1,149	4.7%	1,822	6.4%	58.6%	23.9%	37.0%	35	600%
Jackson	1.2%	10.4%	2,851	4.5%	6,490	9.3%	127.6%	34.3%	31.6%	277	544%
Kalamazoo**	4.9%	10.8%	4,966	5.0%	8,270	7.5%	66.5%	21.6%	25.5%	210	268%
Kalkaska*	3.5%	12.5%	567	5.2%	883	7.3%	55.7%	52.9%	45.6%	31	417%
Kent	4.9%	10.2%	9,483	4.2%	17,717	7.2%	86.8%	24.3%	26.9%	276	689%
Keweenaw*	-6.3%	6.0%	153	6.6%	176	7.1%	15.0%	68.6%	44.9%	6	500%
Lake	1.8%	10.9%	559	4.1%	1,034	6.9%	85.0%	57.2%	67.1%	411	70%
Lapeer	0.5%	11.0%	1,318	4.0%	2,662	7.3%	102.0%	34.6%	34.1%	34	162%
Leelanau	2.8%	12.3%	750	5.6%	999	6.7%	33.2%	19.1%	34.1%	8	800%
Lenawee	1.0%	9.3%	1,928	4.8%	3,524	8.1%	82.8%	28.3%	37.9%	121	1413%
Livingston*	15.3%	23.6%	1,982	3.4%	3,630	5.0%	83.1%	24.5%	31.1%	136	2620%
Luce*	-5.6%	8.4%	272	6.8%	347	8.0%	27.6%	46.7%	54.8%	12	100%
Mackinac	-6.9%	17.0%	401	4.3%	668	6.1%	66.6%	40.1%	52.8%	22	100%
Macomb	6.7%	11.3%	9,951	3.1%	23,733	6.7%	138.5%	23.5%	30.1%	921	3584%
Manistee	0.8%	10.0%	924	6.5%	1,484	9.5%	60.6%	48.6%	44.9%	17	143%
Marquette	3.8%	4.4%	2,885	8.8%	2,449	7.1%	-15.1%	51.2%	42.4%	16	78%
Mason	1.5%	7.7%	883	5.5%	1,302	7.5%	47.5%	46.3%	38.3%	34	209%
Mecosta*	5.5%	7.8%	1,067	5.4%	1,470	7.0%	37.8%	36.6%	37.5%	157	166%
Menominee	-5.1%	4.3%	736	5.4%	1,010	7.1%	37.2%	43.5%	54.9%	15	50%
Midland	0.9%	6.4%	1,480	4.4%	1,858	5.2%	25.5%	24.1%	36.2%	40	233%
Missaukee	2.6%	5.8%	332	3.9%	678	7.4%	104.2%	41.9%	54.4%	22	633%
Monroe	4.2%	11.5%	2,335	4.1%	4,315	6.9%	84.8%	26.9%	28.7%	84	140%
Montcalm	3.4%	9.0%	1,425	5.5%	2,079	7.4%	45.9%	38.7%	43.8%	65	81%
Montmorency	-5.3%	3.9%	393	4.3%	502	5.2%	27.7%	56.0%	46.0%	28	100%
Muskegon	1.2%	7.3%	3,847	5.6%	5,941	8.1%	54.4%	32.9%	35.1%	519	246%
Newaygo	1.2%	8.1%	1,209	5.2%	1,784	7.1%	47.6%	45.6%	48.5%	92	-1%
Oakland	0.7%	7.2%	17,113	3.5%	39,445	7.5%	130.5%	20.0%	25.1%	1,117	422%
Oceana	-1.1%	6.2%	1,076	7.2%	1,389	8.7%	29.1%	28.9%	43.0%	20	43%
Ogemaw	0.2%	4.2%	733	4.8%	1,175	7.3%	60.3%	38.5%	56.4%	51	104%
Ontonagon	-13.3%	5.0%	462	8.5%	482	8.5%	4.3%	42.0%	52.9%	16	-16%
Osceola	1.4%	6.1%	627	4.9%	1,049	7.7%	67.3%	34.6%	52.6%	57	128%
Oscoda	-8.3%	4.9%	595	6.8%	642	7.0%	7.9%	63.5%	53.3%	24	1100%
Otsego	3.7%	10.1%	576	4.3%	923	6.3%	60.2%	29.0%	40.7%	204	162%
Ottawa	10.7%	18.0%	3,107	3.6%	5,968	5.8%	92.1%	21.8%	25.1%	34	278%
Presque Isle	-7.2%	5.2%	477	4.8%	815	7.8%	70.9%	42.3%	48.1%	65	225%
Roscommon	-4.0%	5.8%	768	3.3%	1,579	6.5%	105.6%	36.2%	36.3%	68	209%
Saginaw	-4.7%	1.6%	4,774	5.6%	7,398	8.5%	55.0%	37.8%	40.2%	561	5%
St. Clair	-0.7%	7.0%	3,114	4.6%	5,472	7.6%	75.7%	30.0%	35.7%	161	335%
St. Joseph	-1.8%	4.8%	1,446	5.5%	2,465	8.9%	70.5%	41.1%	45.2%	57	68%
Sanilac	-3.2%	6.6%	1,199	5.6%	2,025	8.9%	68.9%	36.0%	48.0%	49	158%
Schoolcraft	-4.7%	10.8%	374	6.6%	417	6.6%	11.5%	56.4%	48.4%	43	231%
Shiawassee*	-1.4%	4.2%	1,221	4.2%	2,210	7.3%	81.0%	33.0%	36.7%	103	442%
Tuscola	-4.4%	4.6%	1,200	5.1%	2,019	8.3%	68.3%	42.6%	49.1%	85	166%
Van Buren	-0.0%	8.3%	2,136	6.3%	3,172	8.6%	48.5%	38.0%	36.1%	134	153%
Washtenaw	6.8%	12.6%	4,628	3.5%	8,977	6.1%	94.0%	20.2%	23.5%	183	1120%
Wayne	-11.7%	-0.5%	55,257	6.7%	116,400	14.2%	110.7%	38.2%	46.8%	17,965	559%
Wexford	7.4%	12.5%	846	5.7%	1,415	8.5%	67.3%	45.3%	39.1%	43	153%



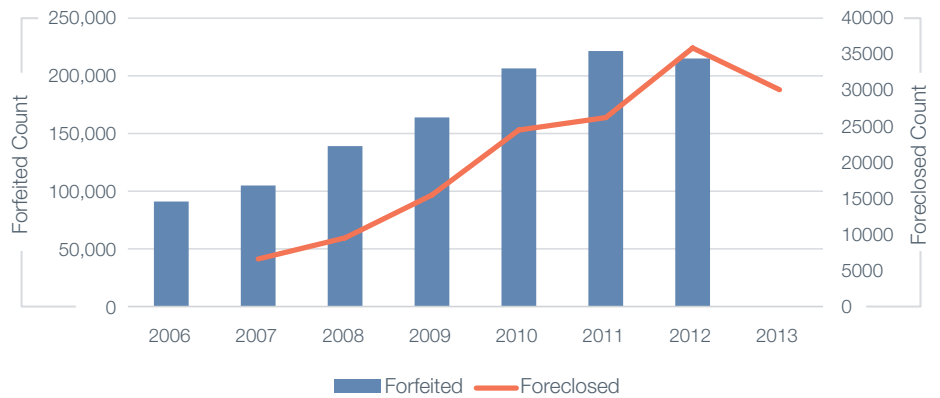
Tax foreclosure trends:

- Tax forfeitures peaked in 2011 with 221,514 properties, and foreclosures in 2012 with 35,866 properties across the state.
- Macomb County experienced an increase in tax foreclosures of over 3,000% between 2007 and 2013.
- Wayne and Genesee County had the highest number of tax foreclosures over the six-year period with 90,955 and 15,611, respectively.

Michigan Forfeited and Foreclosed Property Counts

2006 forfeitures - 2013 foreclosures

Source: Michigan Department of Treasury. (2014). *State-Wide Real Property Tax Forfeiture and Foreclosure Statistics*. Prepared by Property Services Division utilizing data provided by county treasurers.



Founded in 2010, the Center for Community Progress is the only national 501(c)3 nonprofit organization solely dedicated to building a future in which entrenched, systemic blight no longer exists in American communities. The mission of Community Progress is to ensure that communities have the vision, knowledge, and systems to transform blighted, vacant, and other problem properties into assets supporting neighborhood vitality. As a national leader on solutions for blight and vacancy, Community Progress serves as the leading resource for local, state and federal policies and best practices that address the full cycle of property revitalization. Major support for Community Progress is generously provided by the Charles Stewart Mott Foundation and the Ford Foundation.



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