

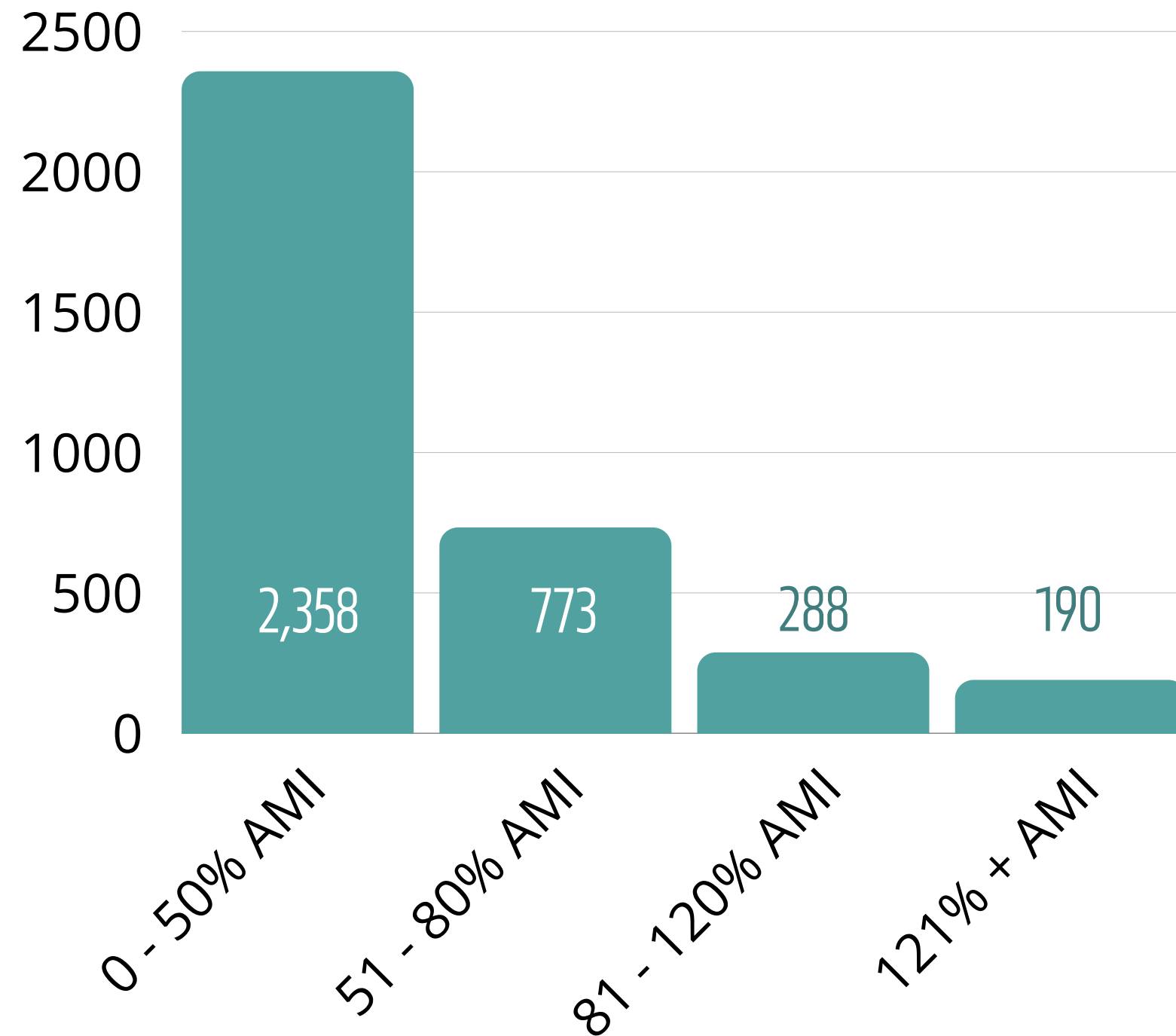
HOUSING SOLUTIONS WORK GROUP

LOOKING AT THE DATA

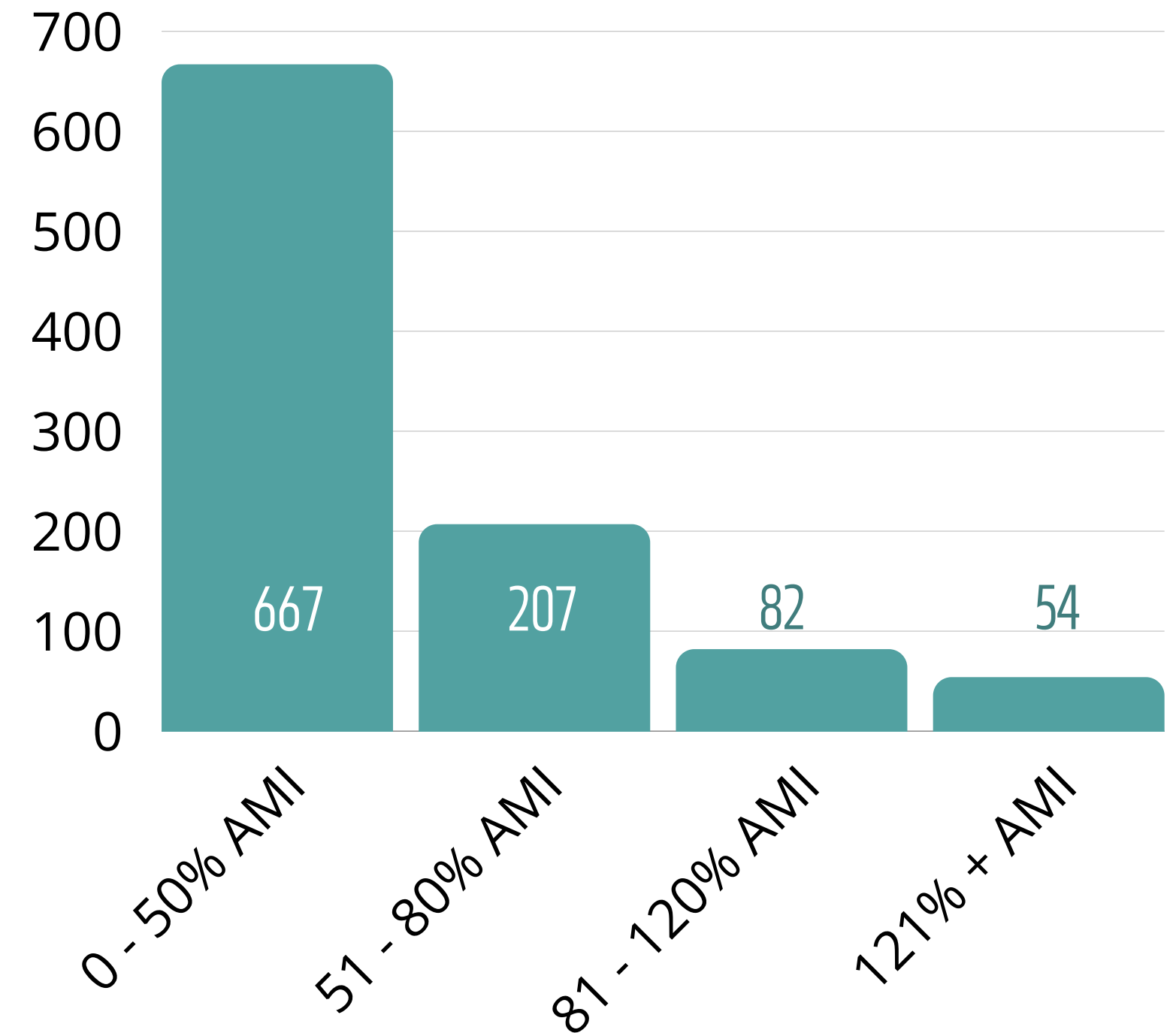


1. RENTAL HOUSING NEEDED
2. AVERAGE MEDIAN INCOME LIMITS
3. FAIR MARKET VS. ACTUAL RENTS
4. GT COUNTY PERMANENT
SUPPORTIVE HOUSING UNITS

Rental Housing Needed - GT County



Rental Housing Needed - Traverse City



Source: Housing Needs Assessment

Current Average Median Income Limits

AMI Limits	1 person	2 person	3 person	4 person	5 person
30%	\$20,800.00	\$23,750.00	\$26,700.00	\$31,200.00	\$36,580.00
50%	\$34,600.00	\$39,550.00	\$44,500.00	\$49,400.00	\$53,400.00
80%	\$55,350.00	\$63,250.00	\$71,150.00	\$79,050.00	\$85,400.00

Source: Michigan State Housing Development Authority

HUD FAIR MARKET VS. ACTUAL RENTS

Property Type	HUD	Actual	Difference
Studio	\$1,045	\$1,277	\$232
One Bedroom	\$1,051	\$1,417	\$366
Two Bedroom	\$1,252	\$1,774	\$522
Three Bedroom	\$1,544	\$1,904	\$360

Source: HUD and Apartments.com

Grand Traverse County Permanent Supportive Housing Units

Owner	Lead Agency	Property Name	PSH Units	Studios	1 BR	2 BR	3 BD
Goodwill	Goodwill	East Bay Flats	64	13	51	0	0
WODA	Goodwill	Brookside Commons	24	0	2	15	7
Goodwill	Goodwill	Carson Square	36	0	21	15	0
Homestretch	Goodwill	Keystone Village	24	0	6	18	0
WODA	NMSH	Brookside Commons	2	0	2	0	0
NMSH	NMSH	Woodmere Ridge	11	0	5	4	2
NMSH	NMSH	Bayfront	7	0	7	0	0
NMSH	NMSH	Three Mile	4	0	4	0	0
NMSH	NMSH	12th Street	4	0	4	0	0
NMSH	NMSH	Titus	1	0	0	1	0
NMSH	NMSH	Fair Street	2	0	0	2	0
WODA	Goodwill	Annika Place 2	19	0	14	5	0
		TOTALS	206	13	118	64	11

Plus Scattered Site Units: **30-40** PSH Units Managed by NMSH and **31** NMCAA Rapid-Rehousing Units