

# APPENDIX B

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## TECHNICAL ANALYSIS












Plan Maps

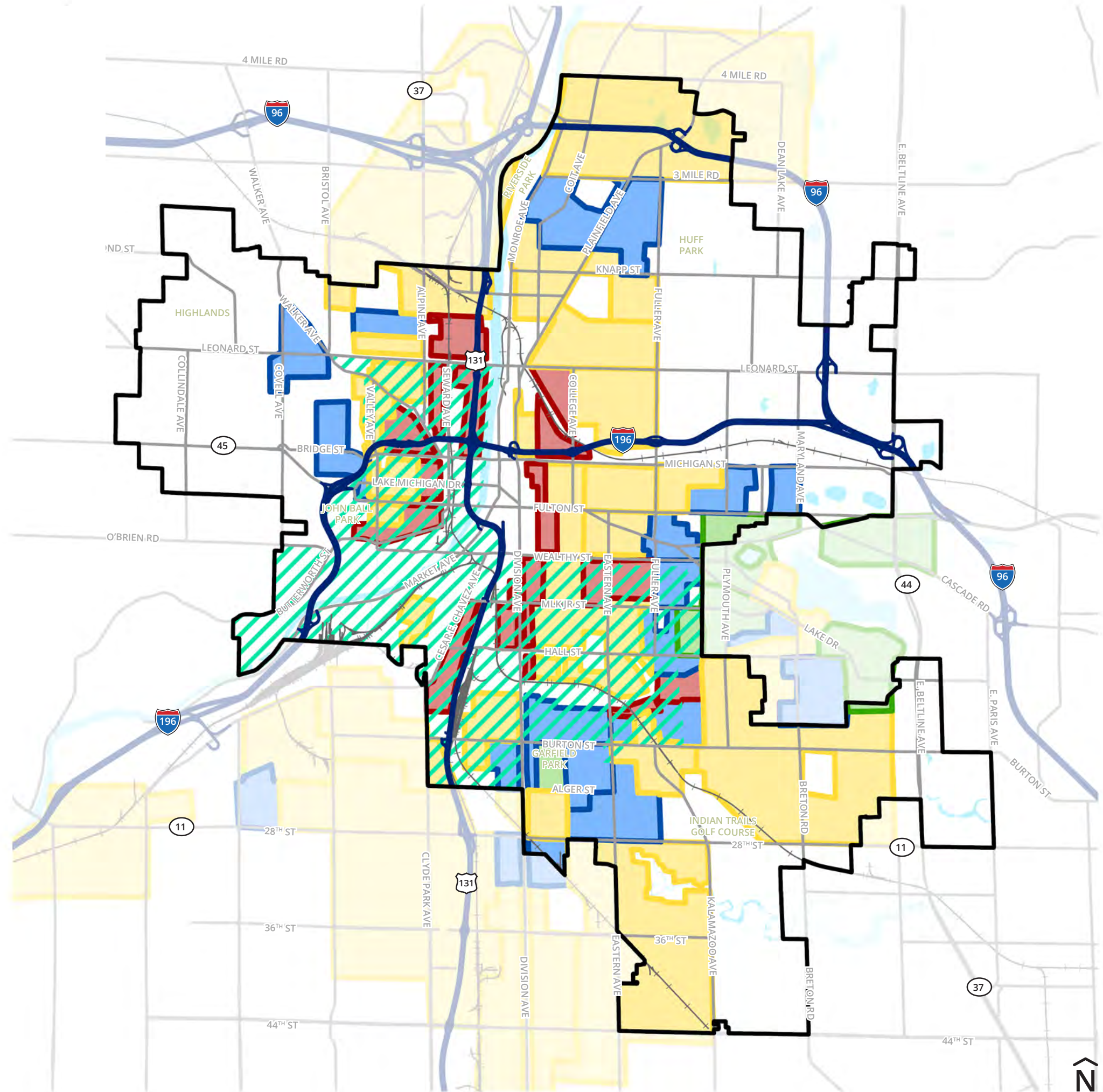
Community Profile



# HOLC AND NEIGHBORHOODS OF FOCUS






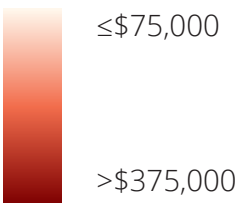
Grand Rapids Community Master Plan

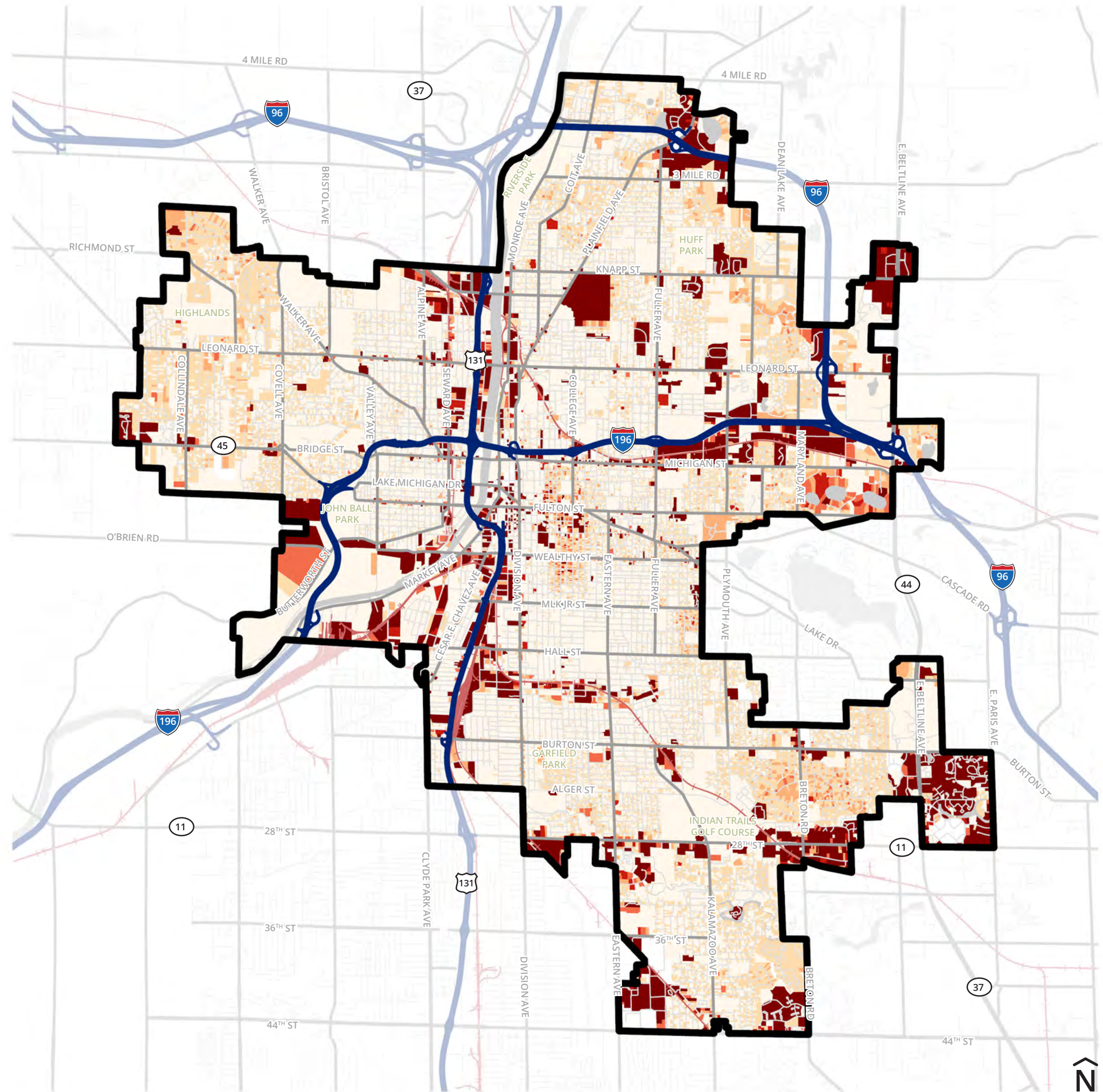
-  Interstate
-  US Freeway
-  State Freeway
-  City Boundary
-  Railways
-  Water
-  Neighborhoods of Focus
- HOLC Designation**
-  A (Best)
-  B (Still Desirable)
-  C (Declining)
-  D (Hazardous)



# TAXABLE PROPERTY VALUE








Grand Rapids Community Master Plan

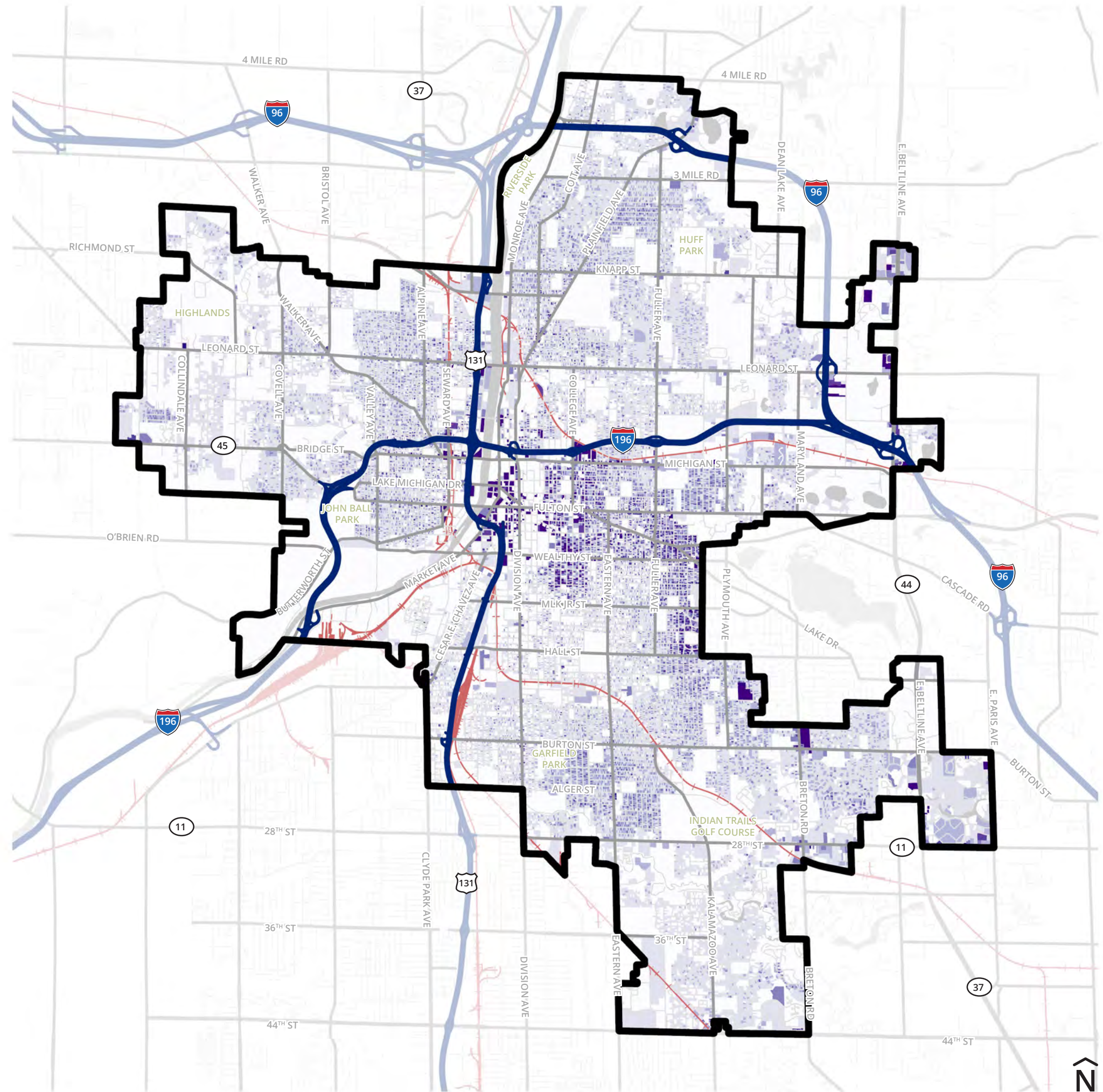
-  Interstate
-  US Highway
-  State Highway
-  City Boundary
-  Railways
- 
  - ≤\$75,000
  - >\$375,000



# PROPERTY VALUE PER ACRE






Grand Rapids Community Master Plan

-  Interstate
  -  US Highway
  -  State Highway
  -  City Boundary
  -  Commercial Land
  -  Railways
- 
 ≤\$200,000  
 ← \$312,000 (median)  
 >\$1,000,000  
 \$33,000,000 (average)

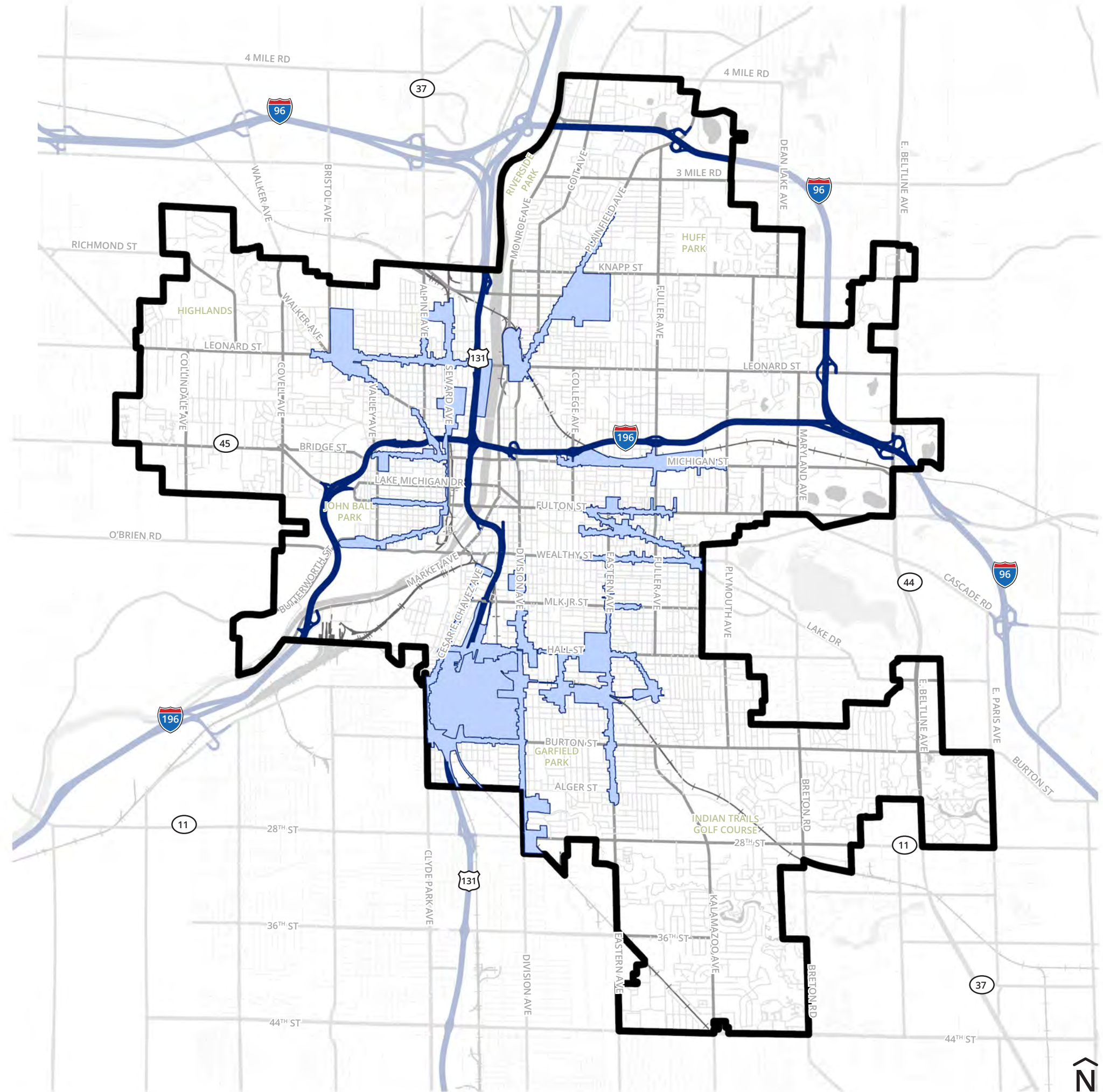


# CORRIDOR IMPROVEMENT AUTHORITIES

Grand Rapids Community Master Plan










-  Interstate
-  US Highway
-  State Highway
-  City Boundary
-  Commercial Land

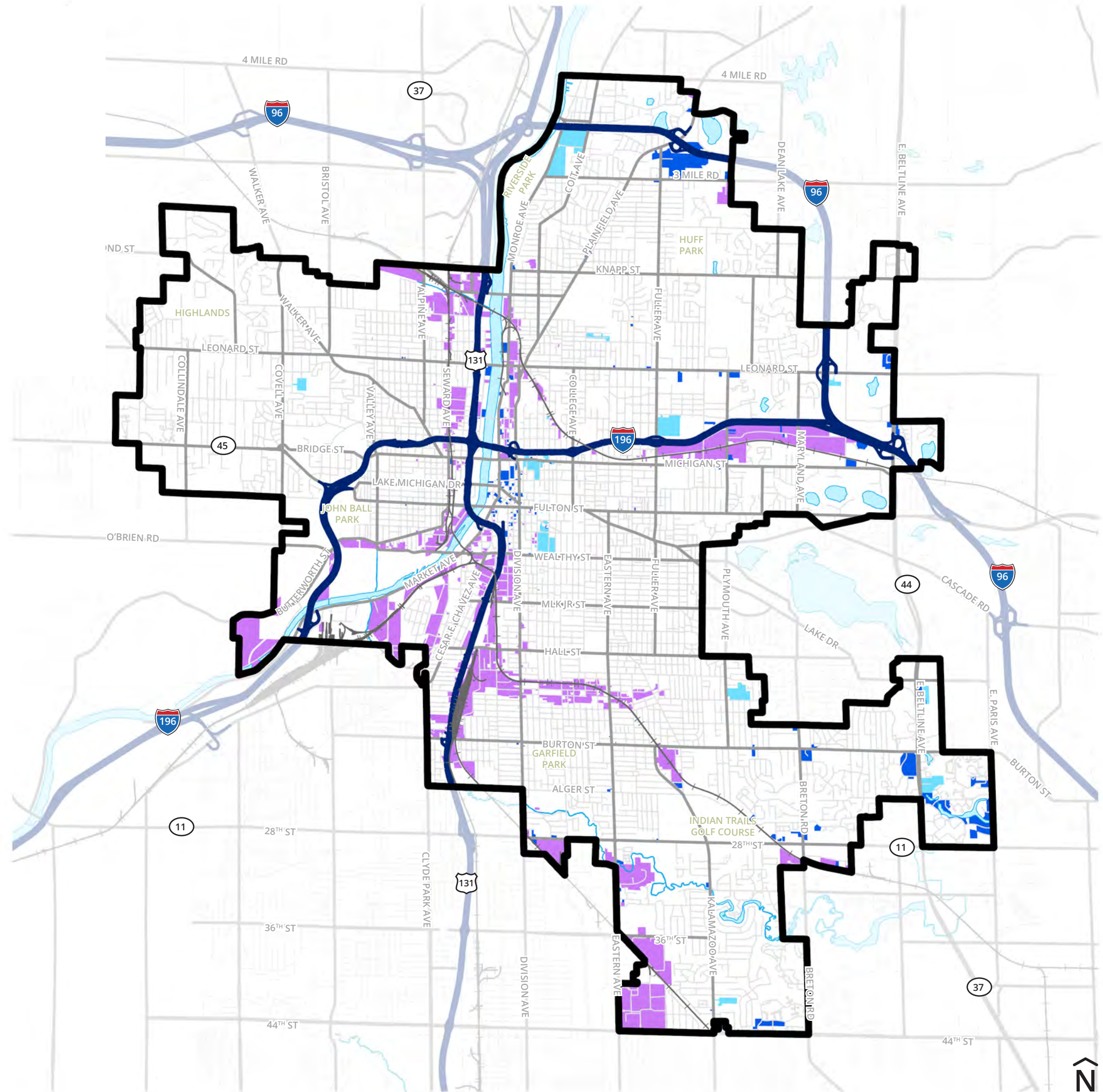
 Corridor Improvement Authorities



# EMPLOYMENT LAND USES









Grand Rapids Community Master Plan

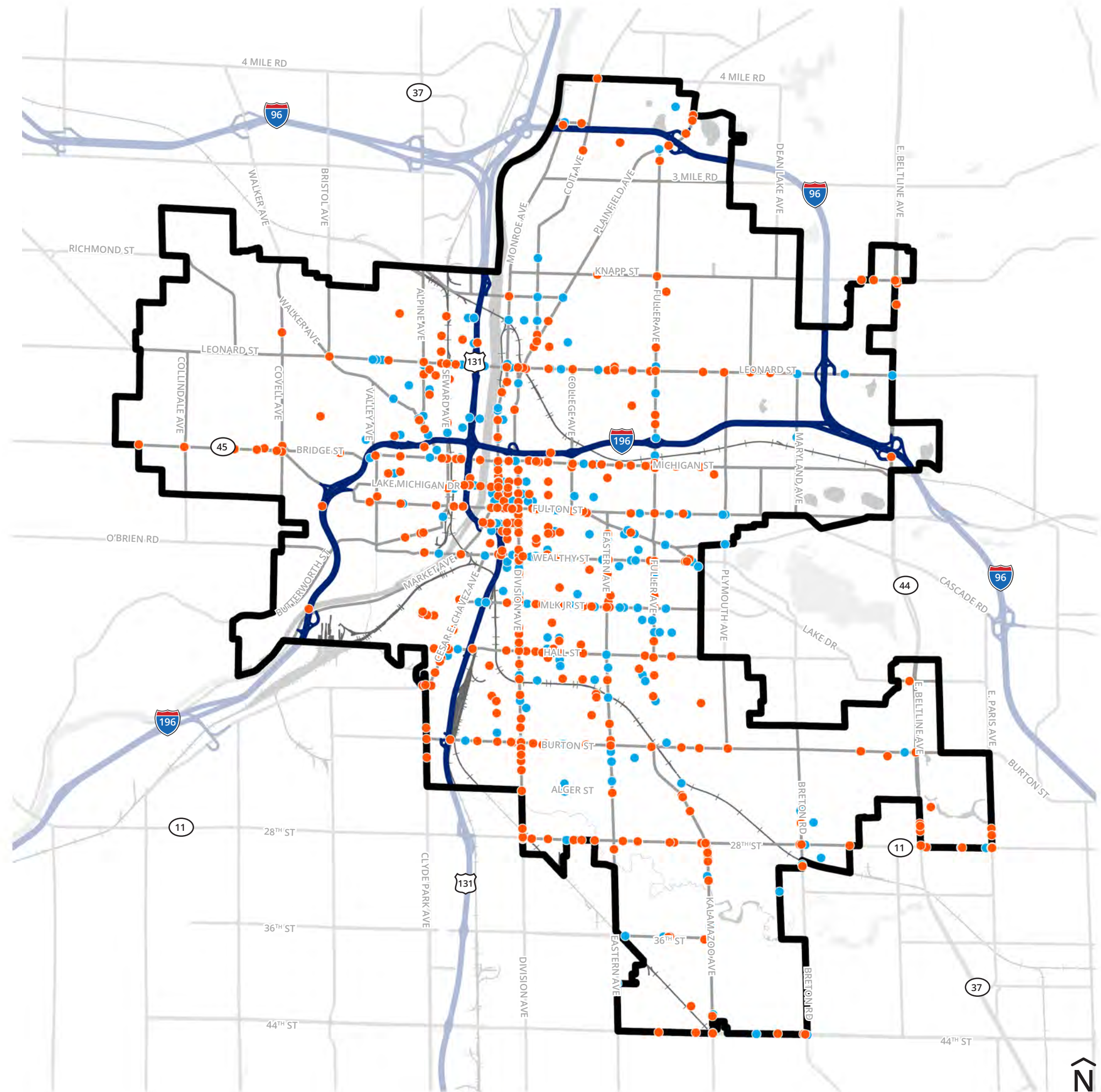
-  Interstate
-  US Freeway
-  State Freeway
-  City Boundary
-  Railways
-  Water
-  Office
-  Industrial
-  Medical Facilities



# CRASHES INVOLVING PEDESTRIANS & BICYCLISTS











Grand Rapids Community Master Plan










-  Interstate
-  US Highway
-  State Highway
-  City Boundary
-  Water
-  Railroad
-  Crash Involving Pedestrian
-  Crash Involving Bicyclist

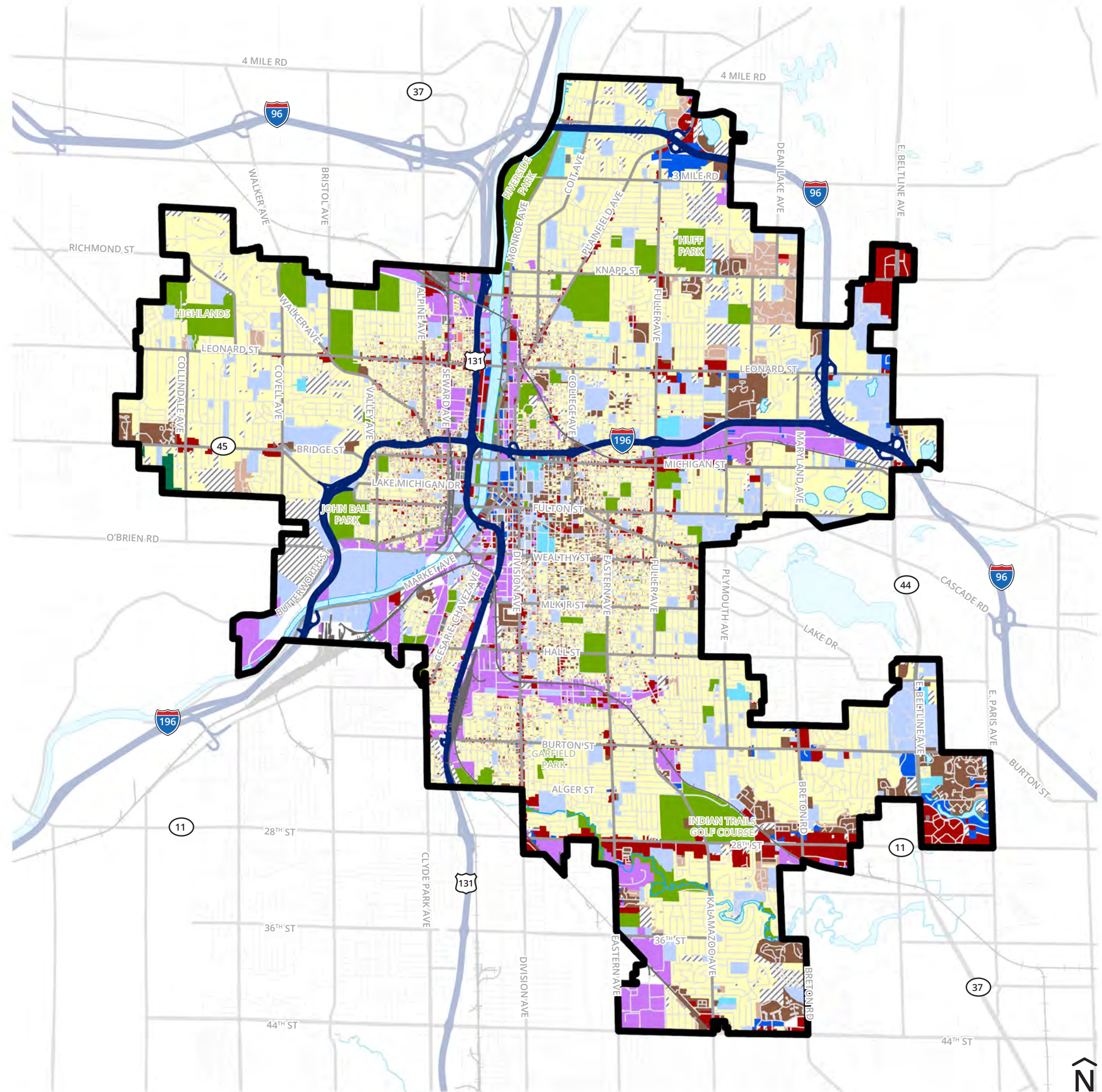


# EXISTING LAND USE

Grand Rapids Community Master Plan

-  Interstate
-  US Freeway
-  State Freeway
-  City Boundary
-  Railways
-  Water
-  Industrial
-  Medical Facilities
-  Office
-  Public / Quasi Public




-  Commercial
-  Mixed Commercial / Residential
-  Multifamily - 3 or more units
-  Multifamily - 2 units
-  Single Family
-  Parks
-  Agricultural
-  Parking Lot
-  Vacant Lot

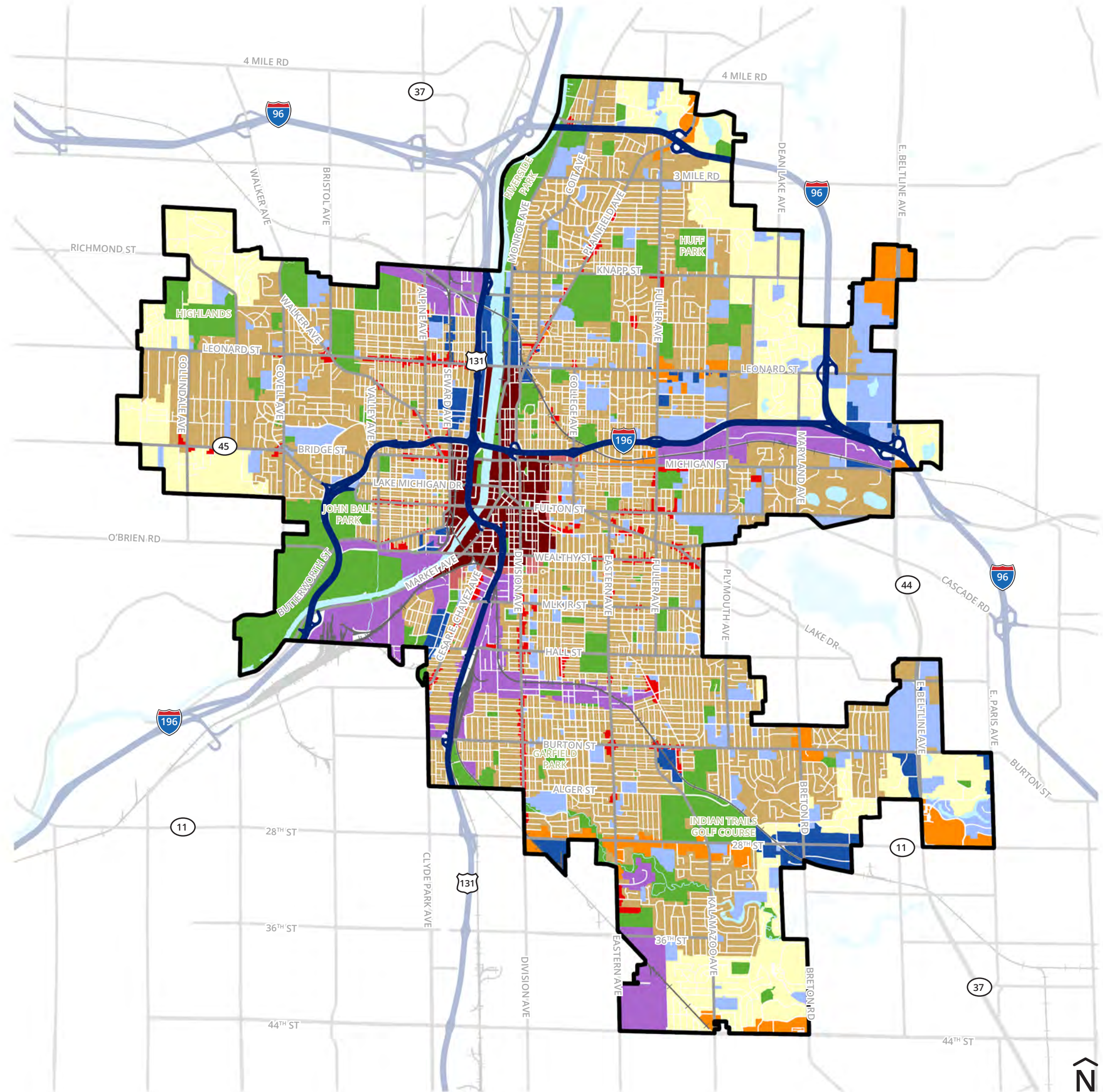




# FUTURE LAND USE & CHARACTER













Grand Rapids Community Master Plan

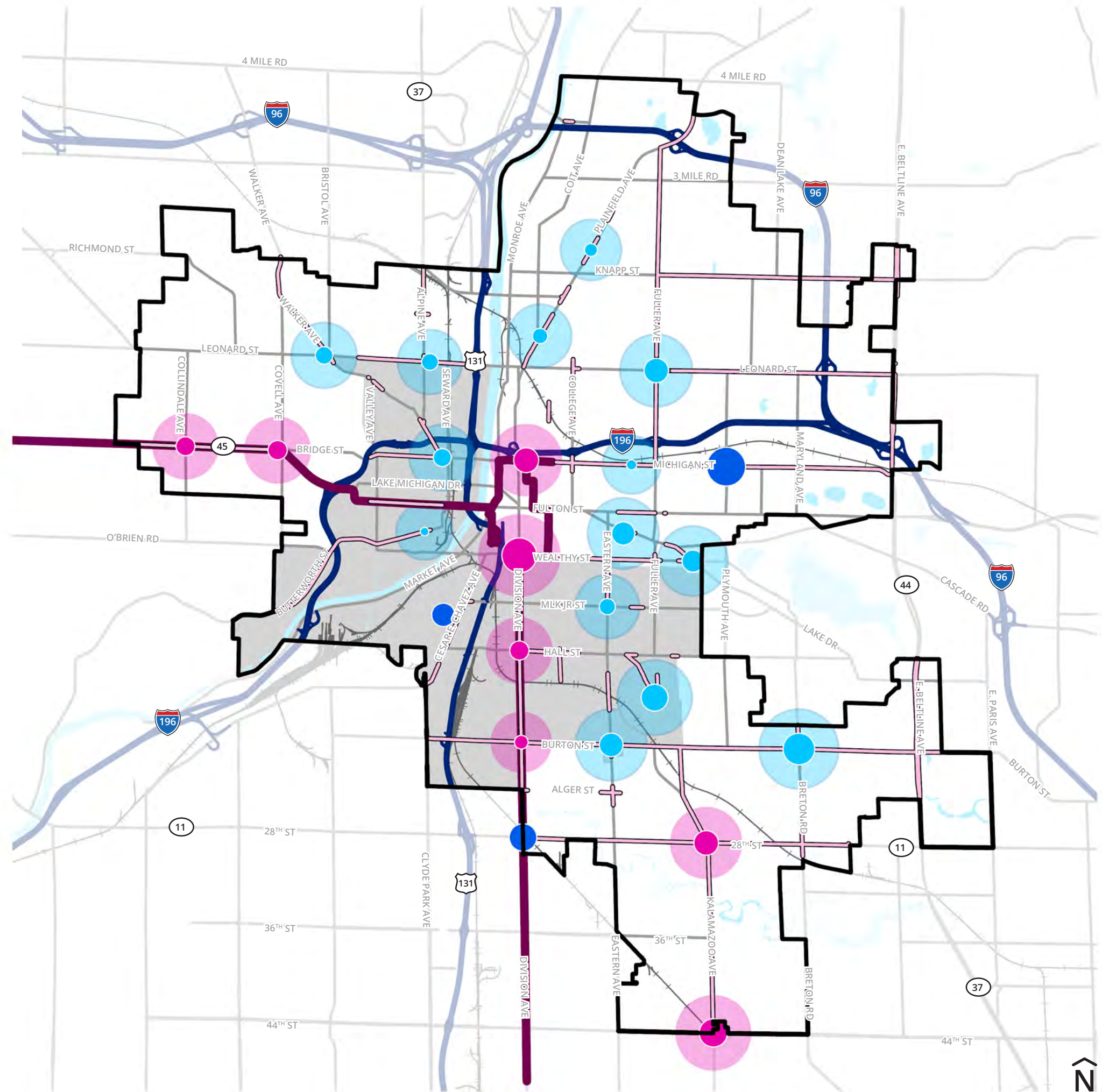
-  Interstate
-  US Freeway
-  State Freeway
-  City Boundary
-  Railways
-  Water
-  Downtown
-  Transitional Activity Center
-  Community Activity Center
-  Neighborhood Center
-  Manufacturing & Logistics
-  Innovation Center
-  Compact Neighborhood
-  Suburban Neighborhood
-  Campus
-  Parks and Open Space



# NODE FRAMEWORK








Grand Rapids Community Master Plan

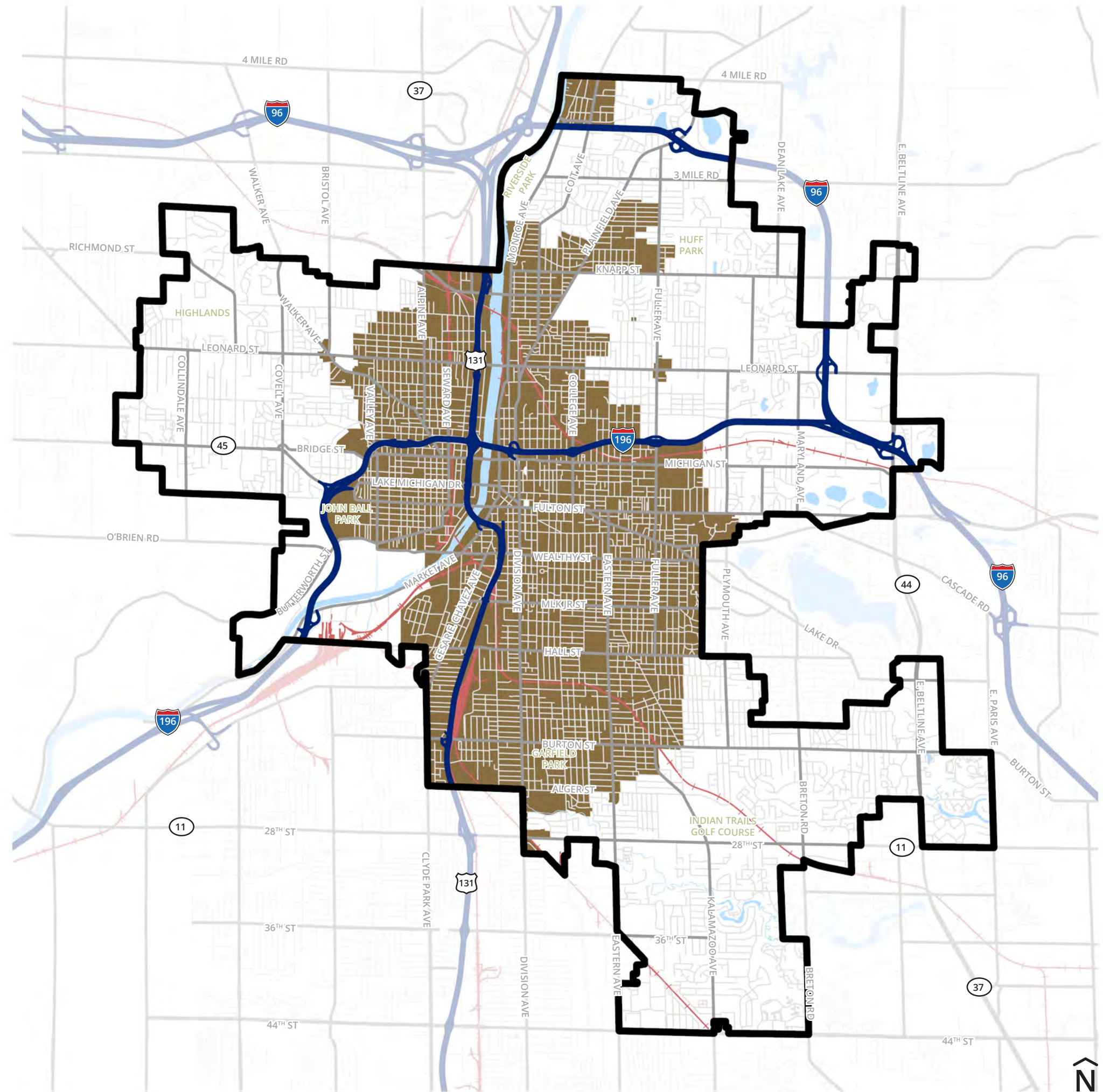
-  Interstate
-  US Freeway
-  State Freeway
-  City Boundary
-  Water
-  Railroad
-  Neighborhoods of Focus
-  Significant Corridors
-  Bus Rapid Transit
-  Transit Oriented
-  Neighborhood
-  Employment



# NEIGHBORHOOD TYPES








Grand Rapids Community Master Plan

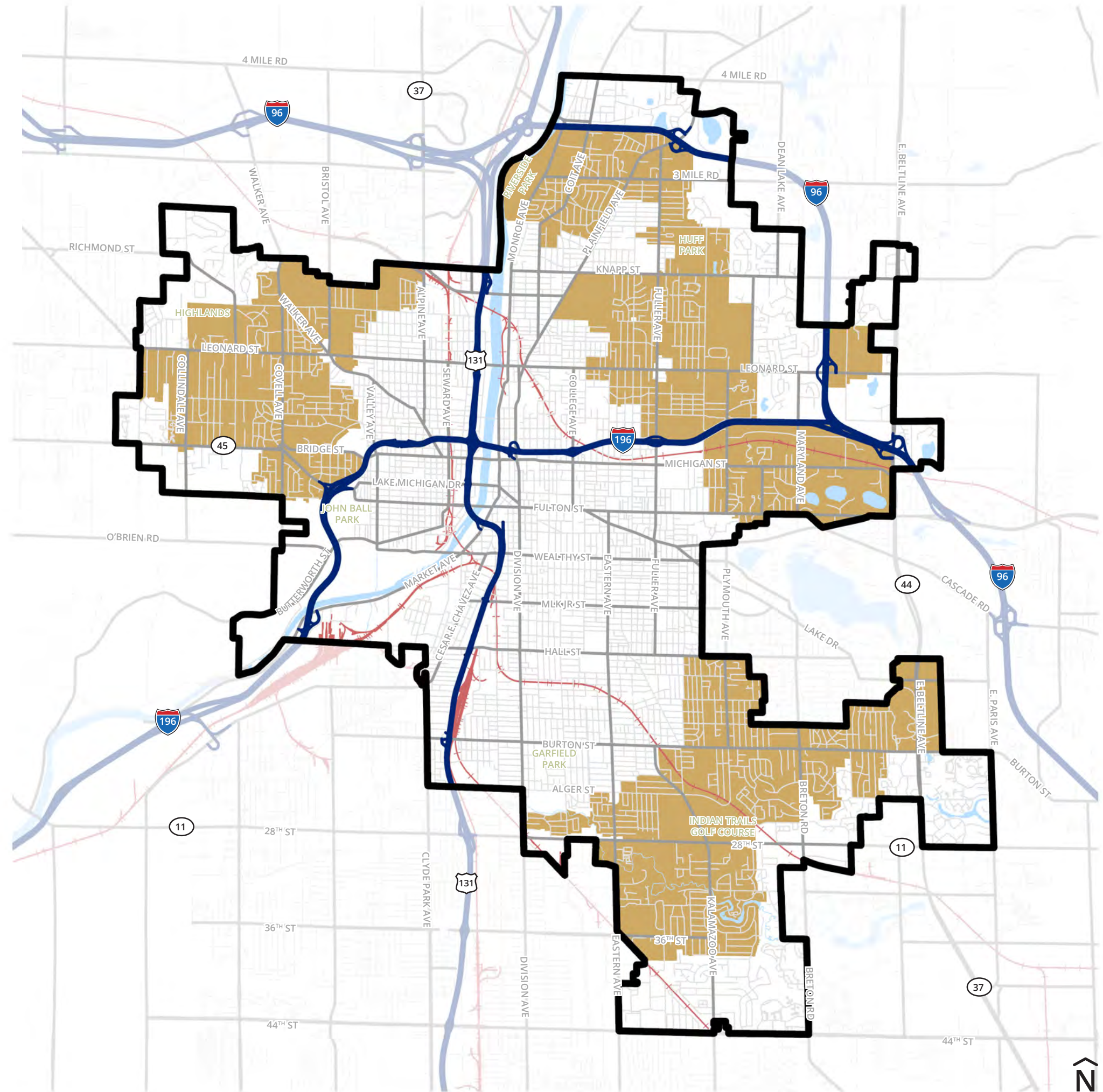
-  Interstate
-  US Highway
-  State Highway
-  City Boundary
-  Railways
-  Water
-  Traditional Neighborhoods



# NEIGHBORHOOD TYPES








Grand Rapids Community Master Plan

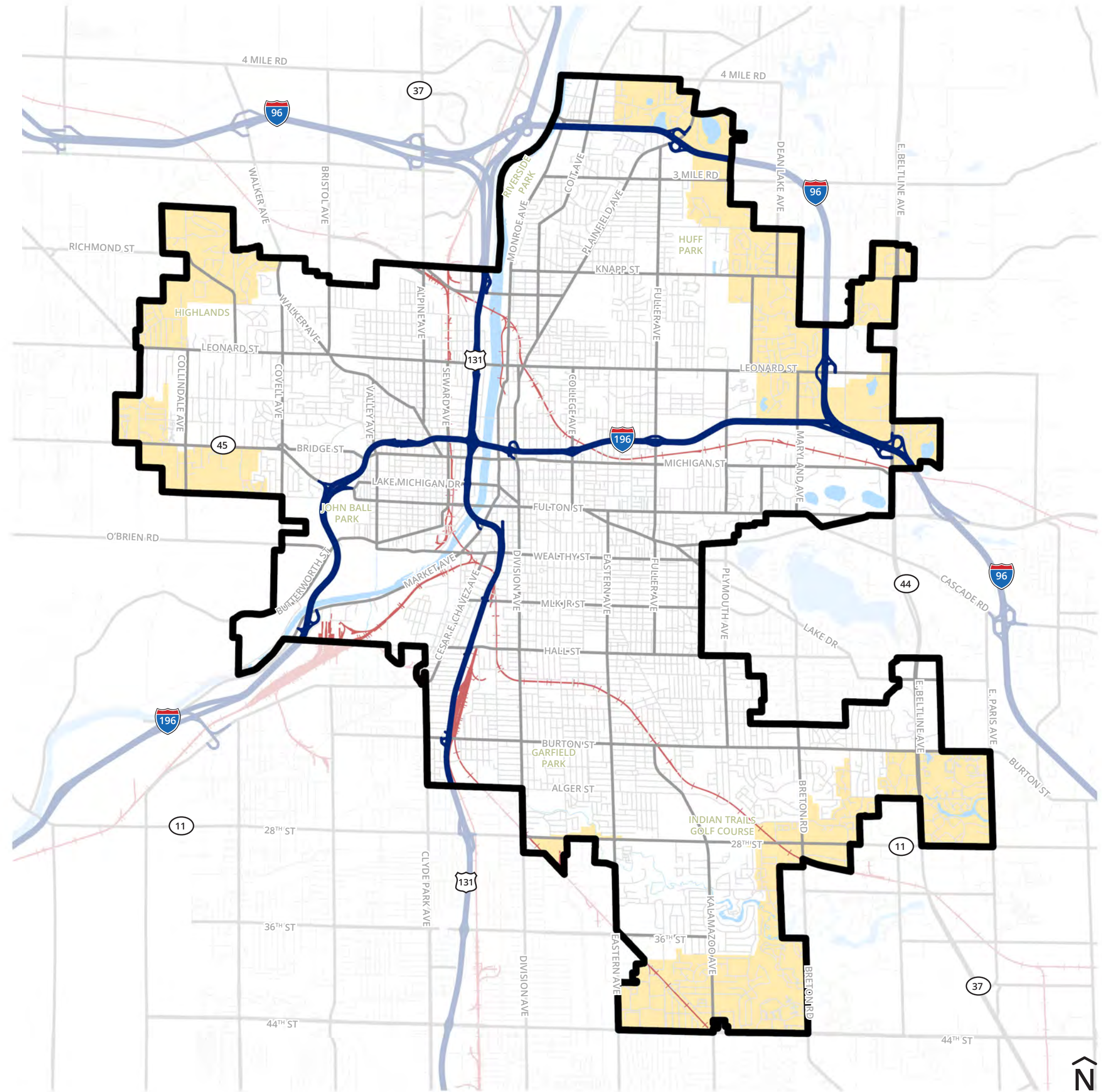
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-  US Highway
-  State Highway
-  City Boundary
-  Railways
-  Water
-  Mid-Century Neighborhoods



# NEIGHBORHOOD TYPES













Grand Rapids Community Master Plan

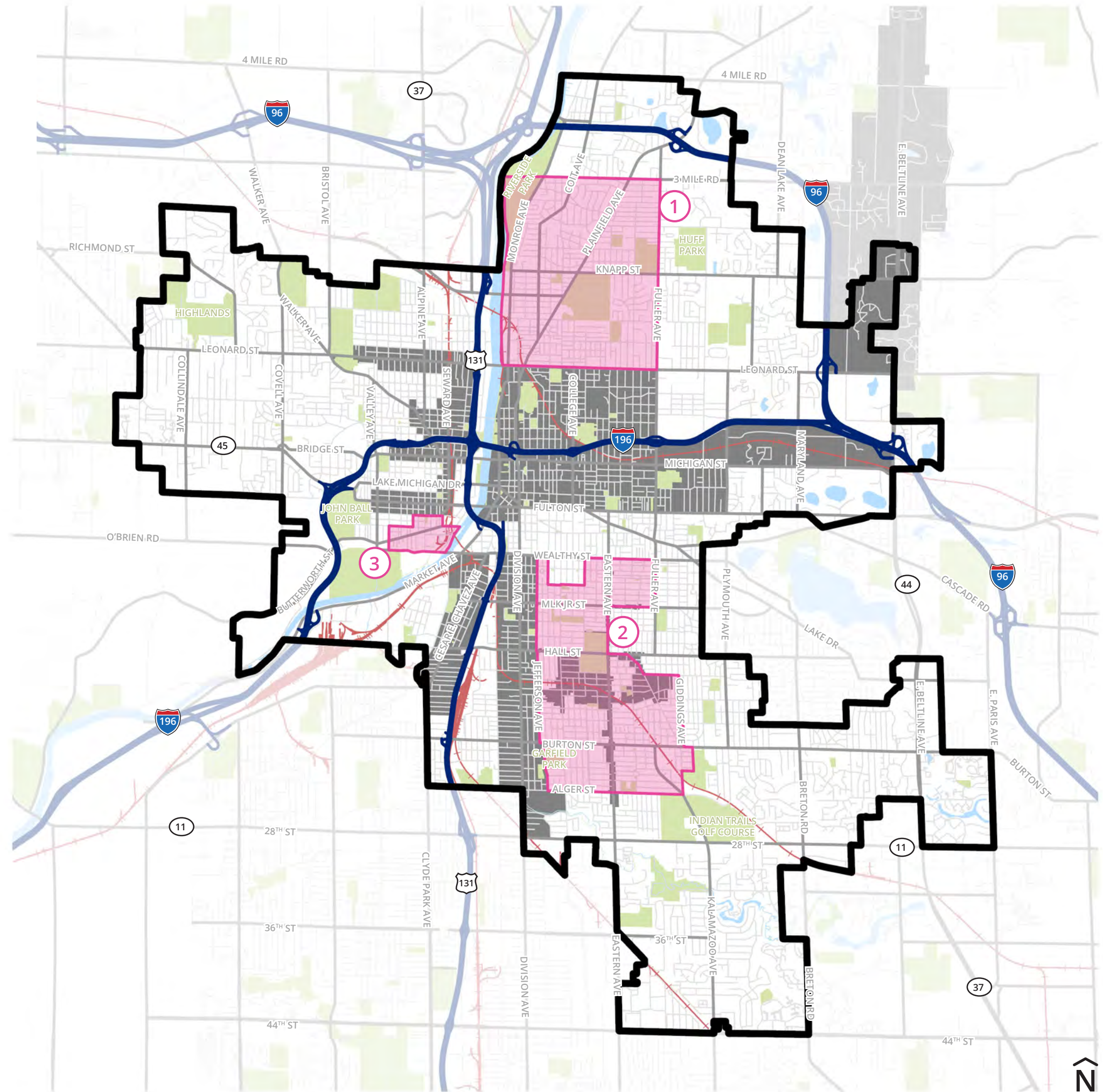
-  Interstate
-  US Highway
-  State Highway
-  City Boundary
-  Railways
-  Water
-  Modern Era Neighborhoods



# AREA SPECIFIC PLANS

Grand Rapids Community Master Plan

-  Interstate
-  US Highway
-  State Highway
-  City Boundary
-  Railways
-  Water
-  Parks and Open Space
-  Adopted ASP's
-  Master Plan ASP's
-  Creston Neighborhood
-  Southtown Neighborhood
-  Butterworth Area



# Grand Rapids CMP

Community Profile

January 5, 2023

**BRIDGE TO  
OUR FUTURE**

GRAND RAPIDS  
COMMUNITY MASTER PLAN

# Purpose

- Summarize and analyze baseline conditions and trends
- Inform and support recommendations for the City of Grand Rapids Community Master Plan
- Topics:
  - *People*
  - *Place*
  - *Prosperity*



# PEOPLE

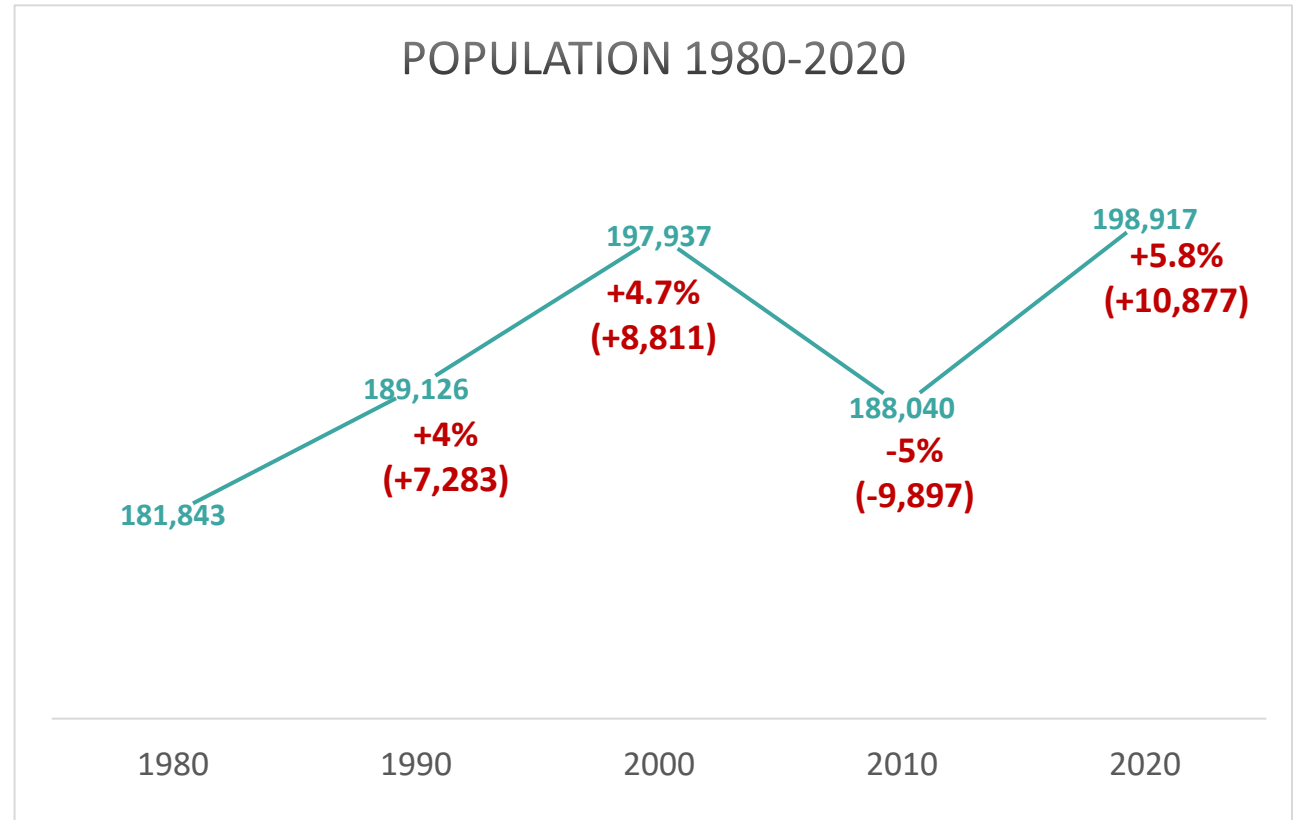
Demographic conditions and trends

# After a short period of decline, the population has recovered and is increasing.

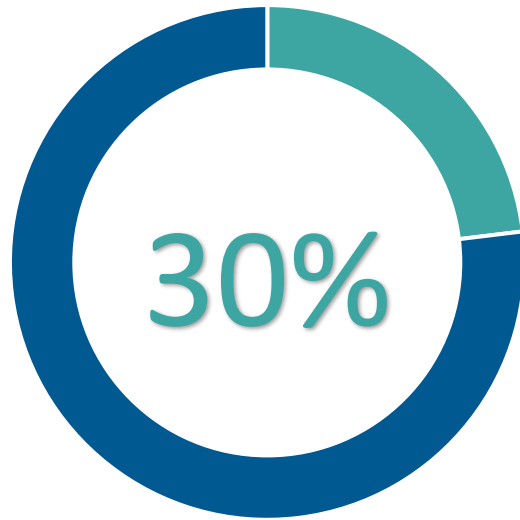


**5.8% (+10,877)**  
2010-2020

- Grand Rapids experienced a decrease in population between 2000 and 2010 (5%) but gained that population back by 2020.



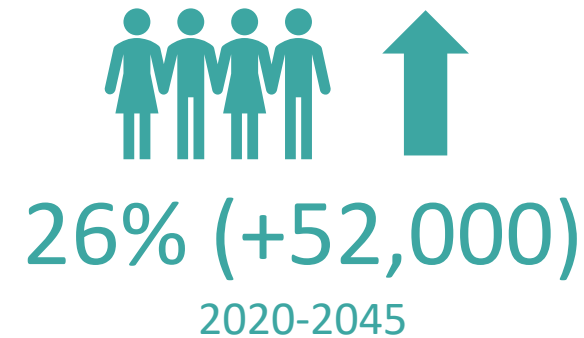
# Grand Rapids sits within a county experiencing high population growth.



■ Grand Rapids ■ Kent County

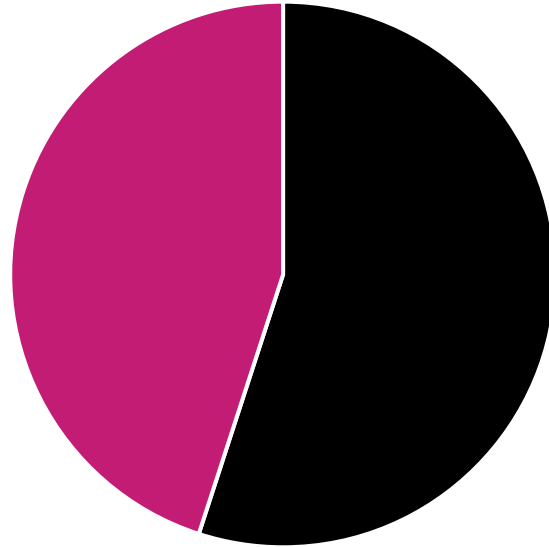
Grand Rapids is the largest city in Kent County and accounts for 30% of the population.

- The population of Kent County is expected to grow by to 837,330 by 2045 (+169,000, 27%).
- At 30% of the county, Grand Rapids will grow to approximately 251,000 residents if it maintains its 30% share of county population (+52,000).



# Non-family households are increasing.

45% of households are non-family\*.  
*(Increased 13% 2010-2020)*



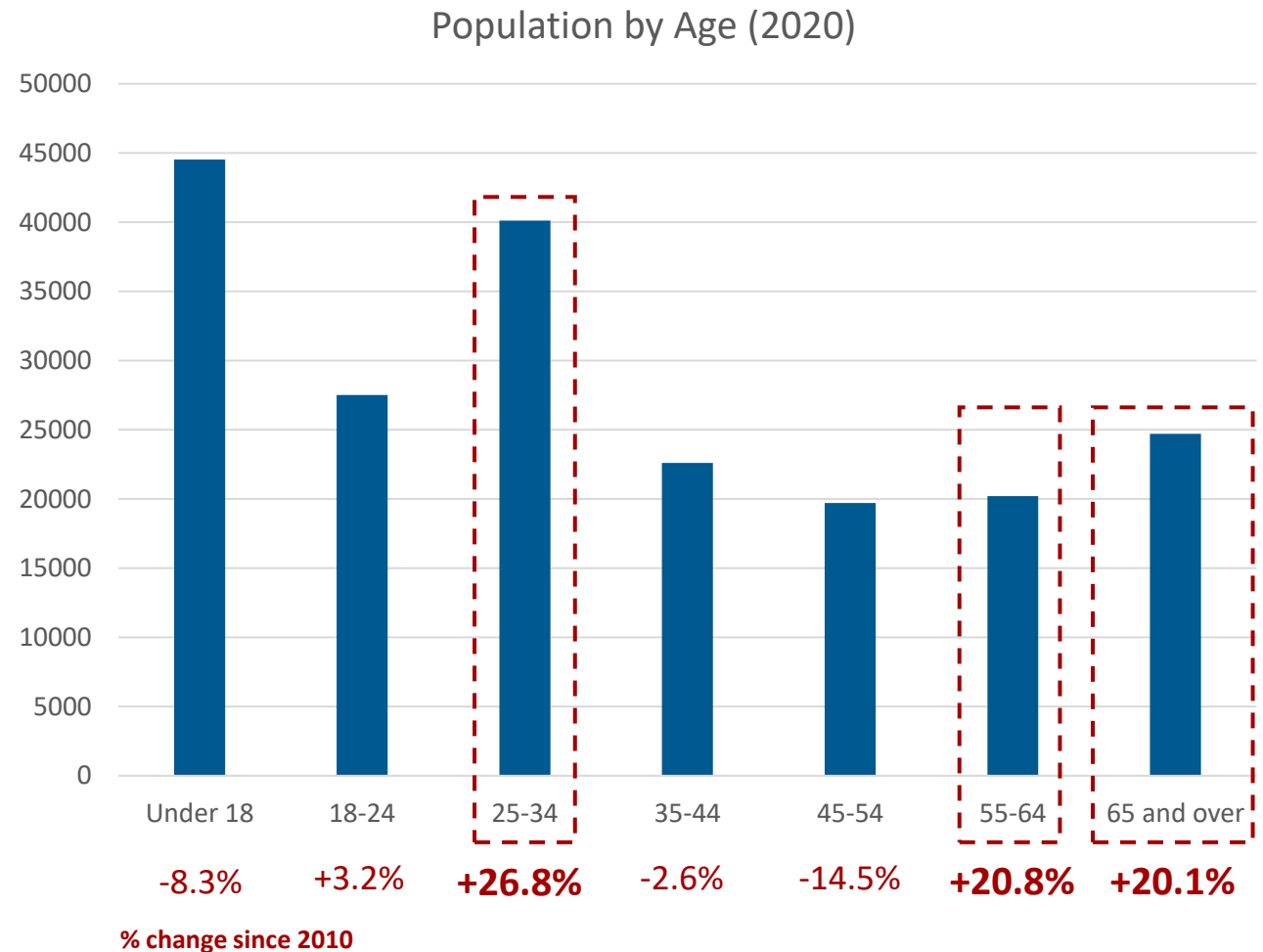
55% of households are families.  
*(Declined 2% 2010-2020)*

- The average family size remains steady (2.47 in 2010 and 2.51 in 2020)
- 25% of households have children under 18 years old (19,000)
- Not only are non-family households increasing, they are increasing at a faster rate than the decline of family households.

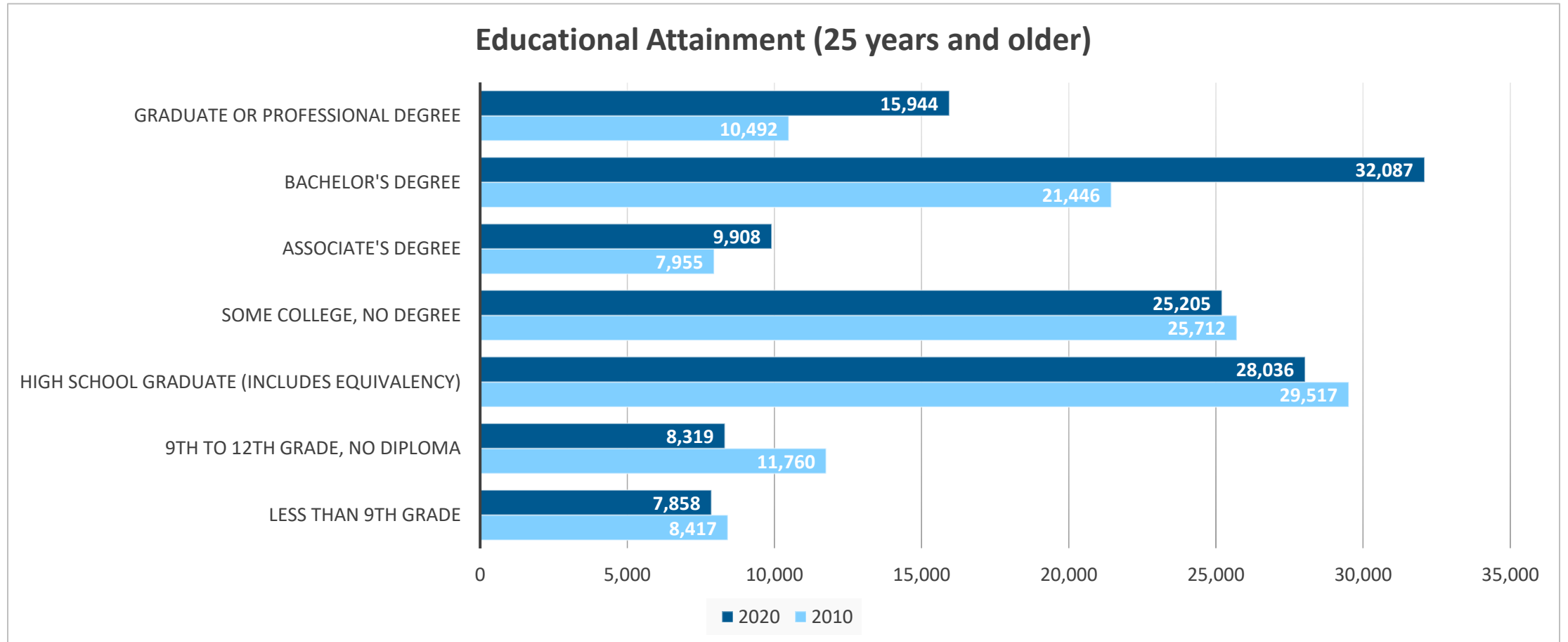
*\*A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom they are not related.*

# Grand Rapids remains a young city.

- Median age (31.4 years) has held steady since 2000.
- 25-34 was the fastest growing age group but seniors are also growing.



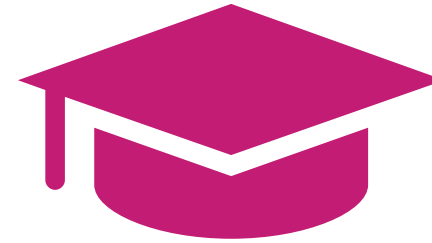
# Educational attainment improved between 2010 and 2020.



# Education is also improving among children.



**53%** of 3 and 4-year-olds enrolled in preschool (+8% since 2010)



**82%** of students graduating high school on time (+14% since 2010)

# Grand Rapids is growing more diverse.

- Foreign born population increased 33% (16,615 to 22,094).
- There is a high level of English proficiency in Grand Rapids. Of the population over 5 years of age, only 8.4% speak English less than “very well”.

↑ 187.6%  
Two or more races

↑ 56%  
American Indian

↑ 46.4%  
Other

↑ 40.2%  
Asian

↑ 16%  
Hispanic or LatinX

↓ 5%  
White / Caucasian

↓ 7.8  
Black + African American

↓ 62%  
Native Hawaiian + Other  
Pacific Islander

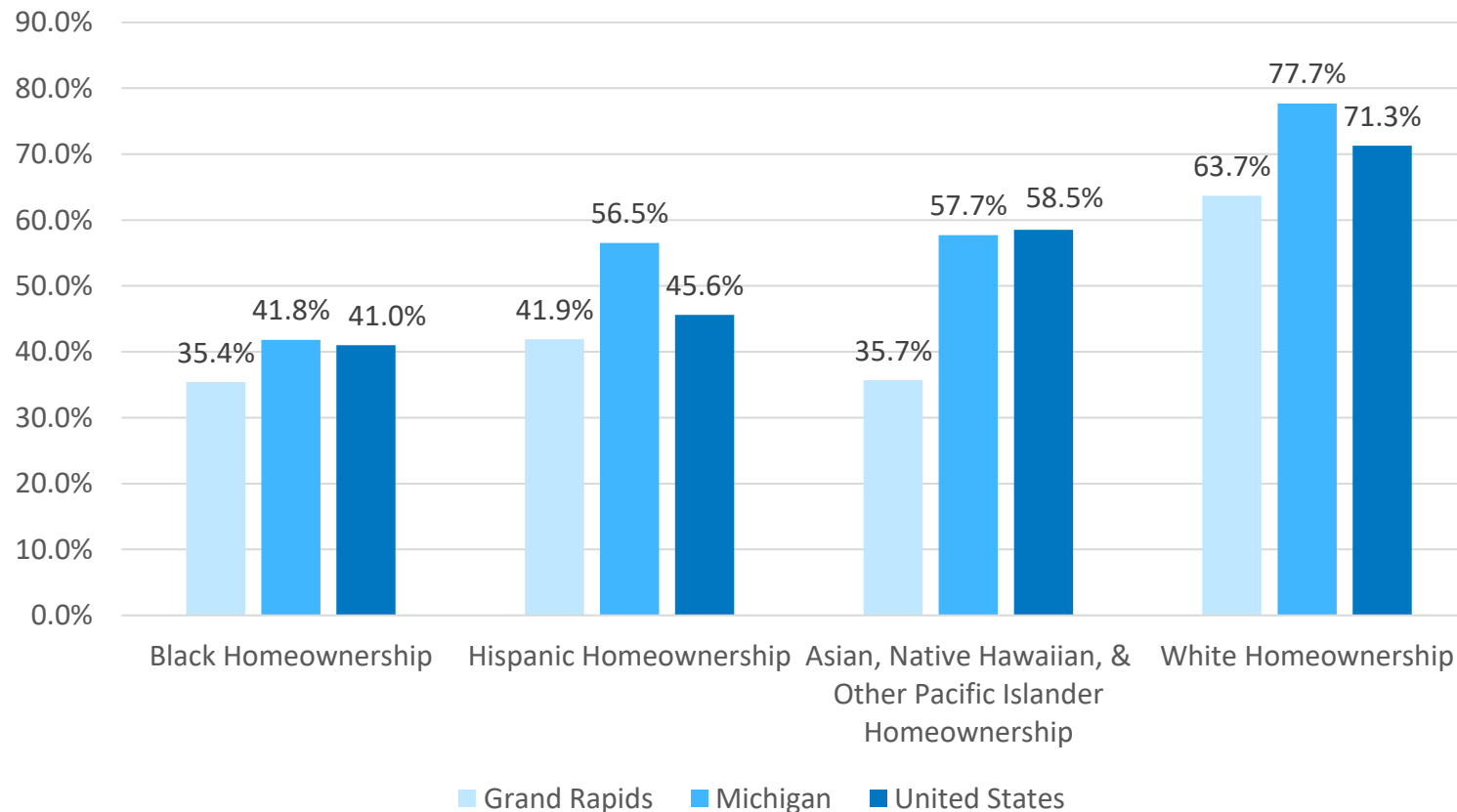


# Grand Rapids is more diverse than the county and state.

	Grand Rapids	Kent County	Michigan
White, alone	65.5%	81.8%	79%
Black or African American alone	<b>18.1%</b>	10.7%	14.1%
American Indian and Alaska Native alone	0.4%	0.7%	0.7%
Asian alone	2.6%	3.4%	3.4%
Native Hawaiian and Other Pacific Islander alone	0%	0.1%	0.1%
Two or More Races	<b>16.3%</b>	3.2%	2.7%
Hispanic or Latino	<b>16.3%</b>	11.3%	5.6%

# There is a low rate of minority homeownership compared to the state and nation.

Minority Homeownership Rates



Source: Construction Coverage

# Family and child poverty rates are declining in Grand Rapids



30% of families are  
burdened by high housing  
costs



33% of children under  
the age of 17 live in  
poverty, down from 44%  
in 2010

*Source: Michigan League for Public Policy*

*\*Burdened Household: those that spend at least 35% of their monthly income on housing costs (US Census Bureau)*

Grand Rapids has a higher percentage of people with disabilities than the county and state.

12.6% (25,000)  
Grand Rapids

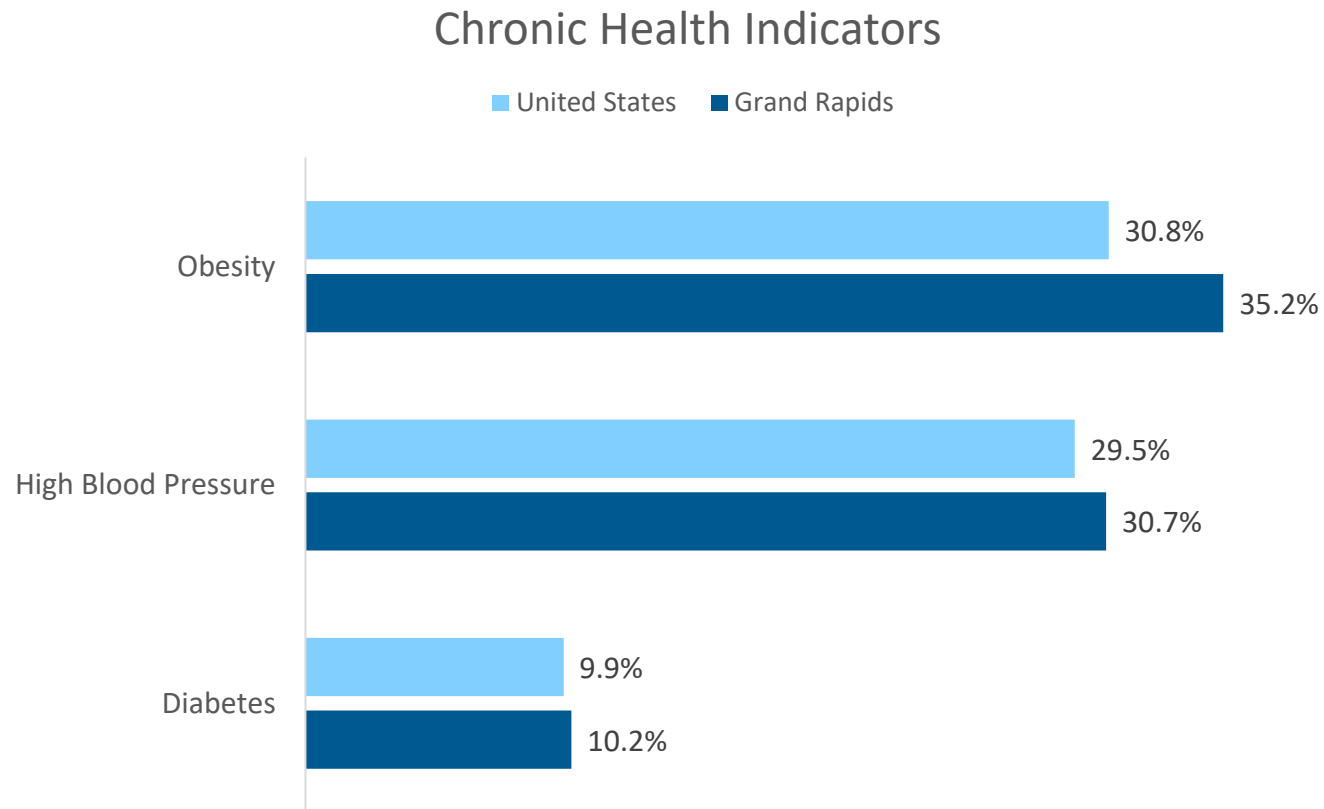
8% (52,600)  
Kent County

10.4% (1,048,000)  
Michigan

*\*Disability: a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business. (US Census Bureau)*

Source: US Census Bureau

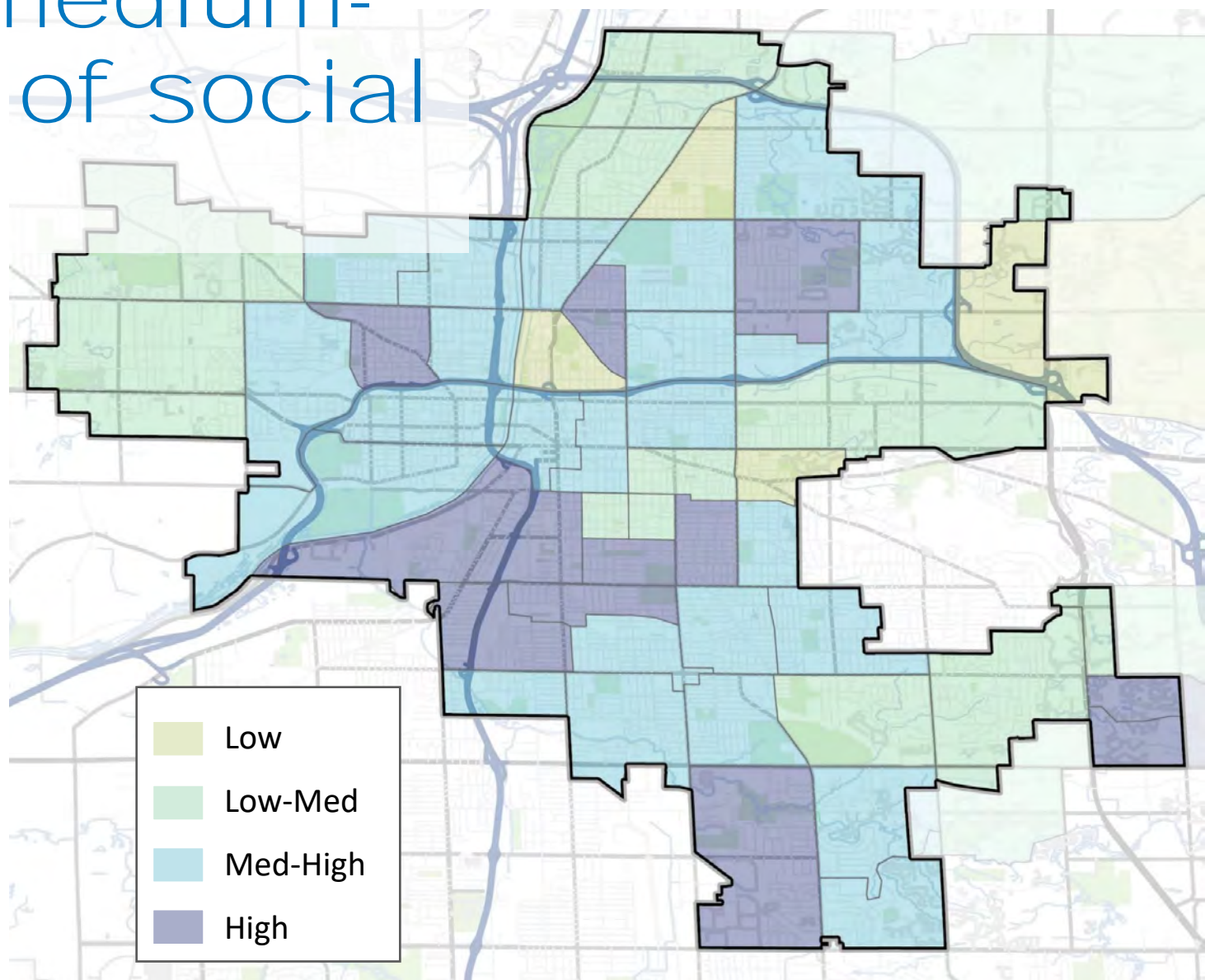
# Grand Rapids falls below the nation in key health indicators.



- 37.2% of houses in Grand Rapids have a high level of potential lead risk, compared to 17.7% across the nation.
- Infant mortality rates have declined since 2010, from 9.0 to 7.4. Rates are on par with the county (6.7) and state (6.8).

# 66% considered medium-high to high level of social vulnerability.

- 23% at high level
- The degree to which a community responds to hazardous events points to social vulnerability.
- Overall vulnerability takes socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation into account
- Levels of vulnerability identified by census tract



# Key Takeaways

- Population has returned to (and slightly exceeded) the 2000 level, after a 5% decline during the early 2000s.
- Population may increase by 52,000 by 2045 if City maintains its 30% share of Kent County population growth.
- The city remains young and educated.
- Non-family households are growing.
- Diversity continues to increase.
- But minority groups lag in homeownership and other wealth indicators.

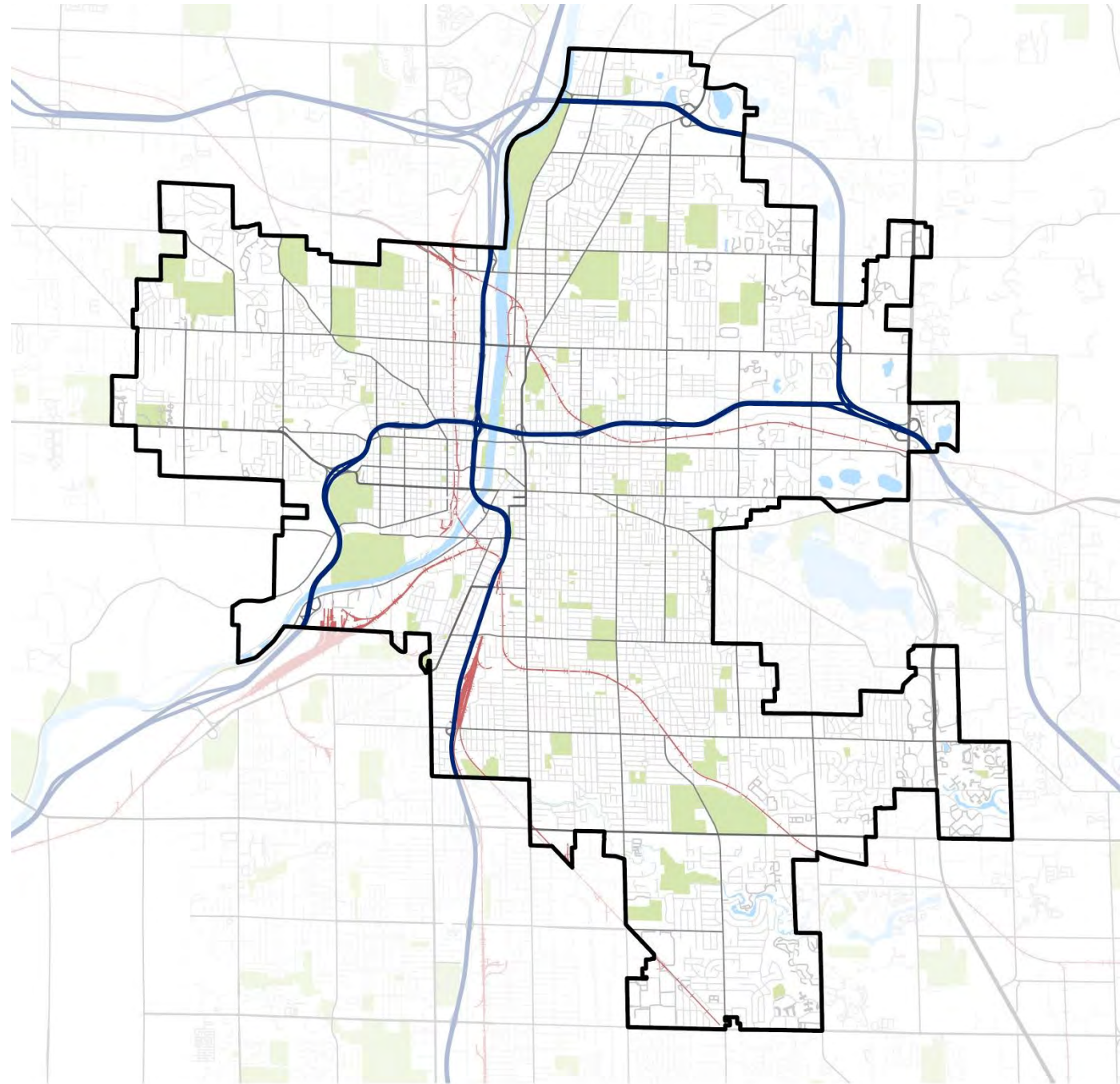
# PLACE

Built environment, community characteristics, housing, and mobility /  
transportation



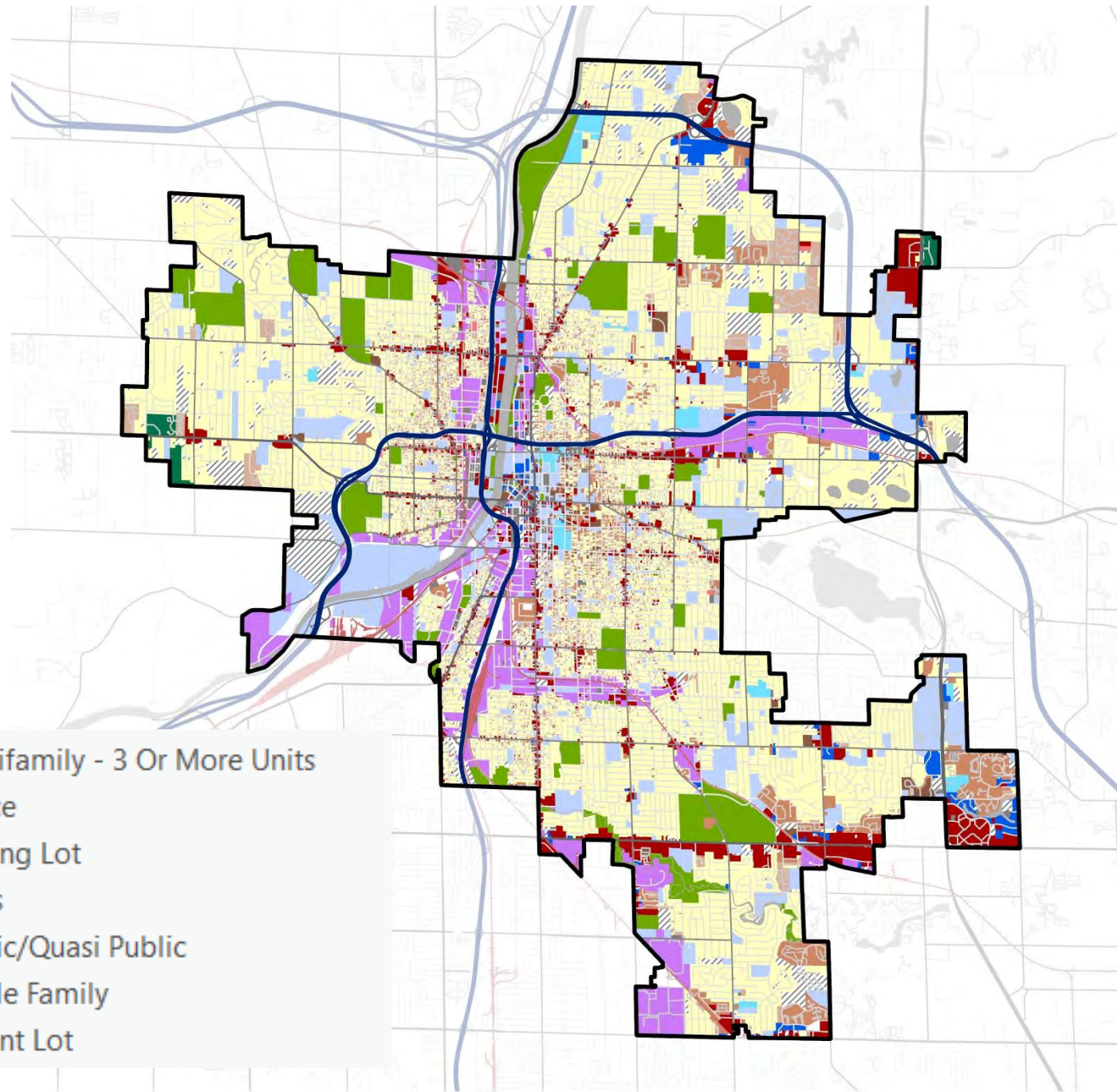
# Grand Rapids is large in the state but small in the region.

- At approximately 45 square miles (29,000 acres), Grand Rapids is roughly 1/3 the size of Detroit.
- However, the City makes up only a small portion of the county's land area (five percent).



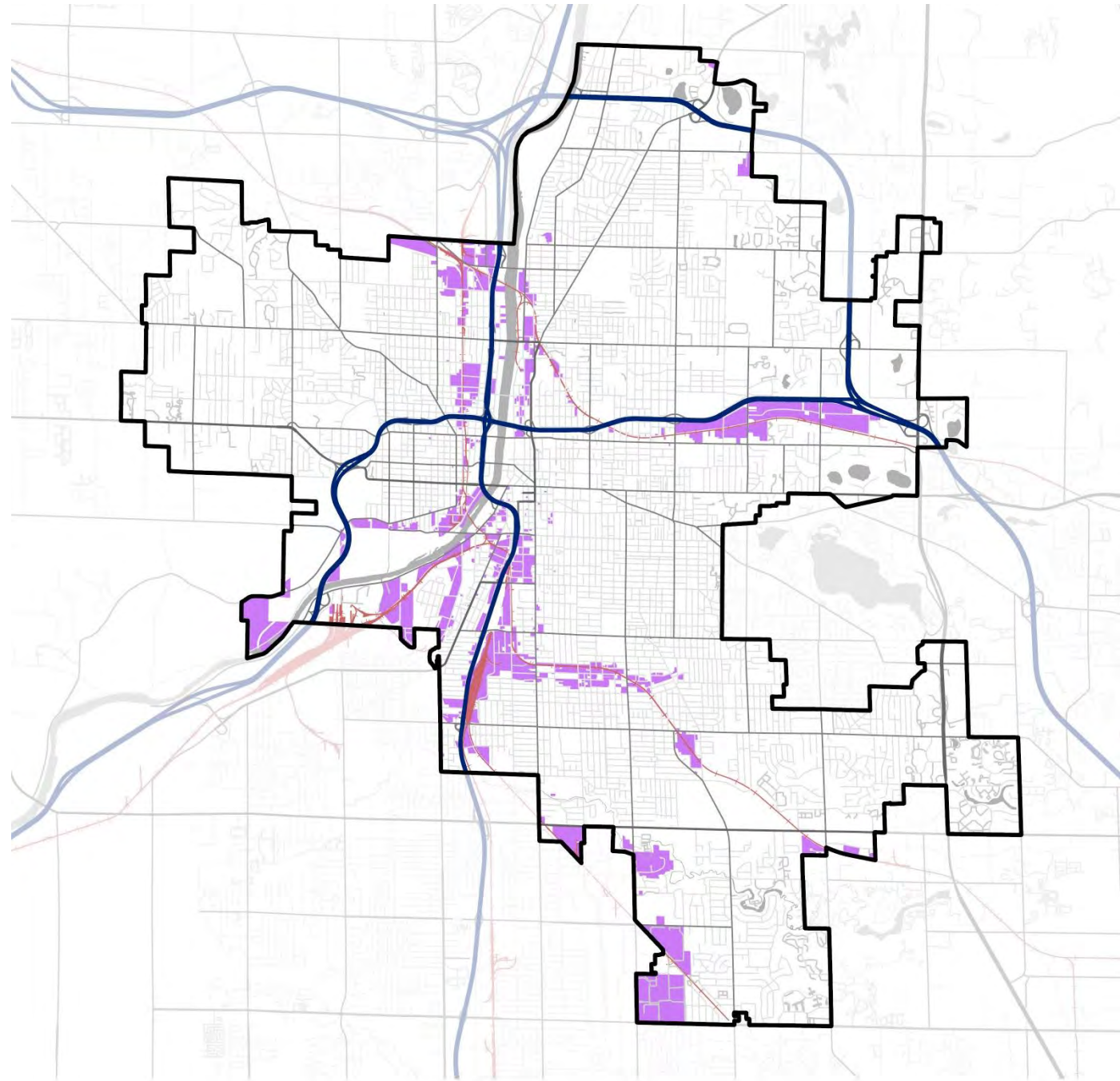
# More than one third of the City is residential.

- 35 percent of the City is single-family which increases to 43 percent if you include two or more-unit structure
- Complementing neighborhoods and enhancing housing is an important piece of land use decisions



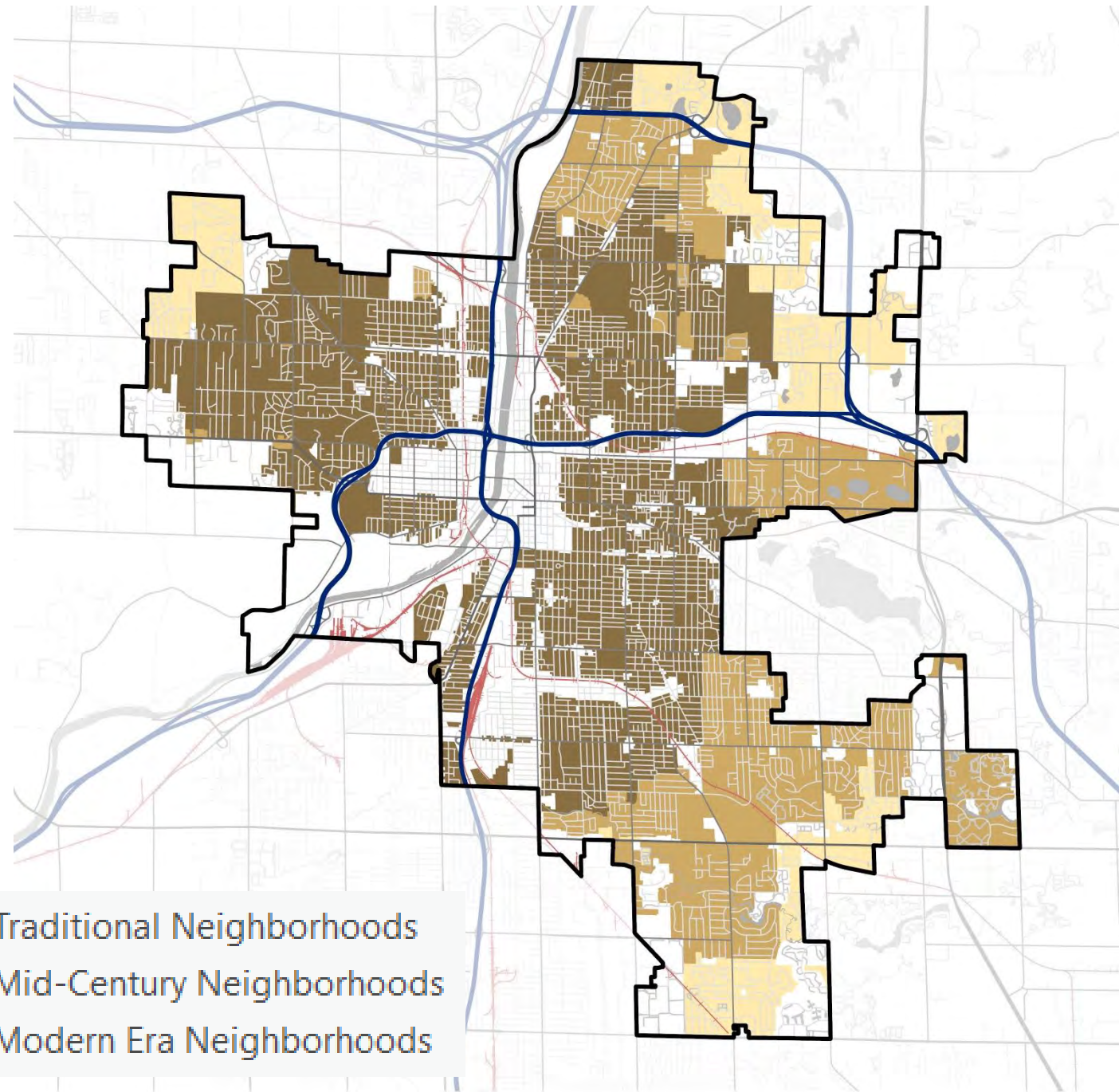
# Industrial is integrated along key corridors.

- Industrial land today covers six percent (1,750 acres), primarily located along the river and major roadways
- These areas offer unique opportunities for future redevelopment
- With limited land availability, relocating industrial within the City would require careful consideration



# Neighborhoods are defined by three unique types.

- The Zoning Ordinance, which regulates land use and development standards, defines three types of neighborhoods:
  - Traditional – dense, grid-pattern streets
  - Mid-Century – mostly grid-pattern with larger lots
  - Modern Era – large lots on curvilinear streets
- Special districts regulate land in areas such as downtown, the airport, etc.

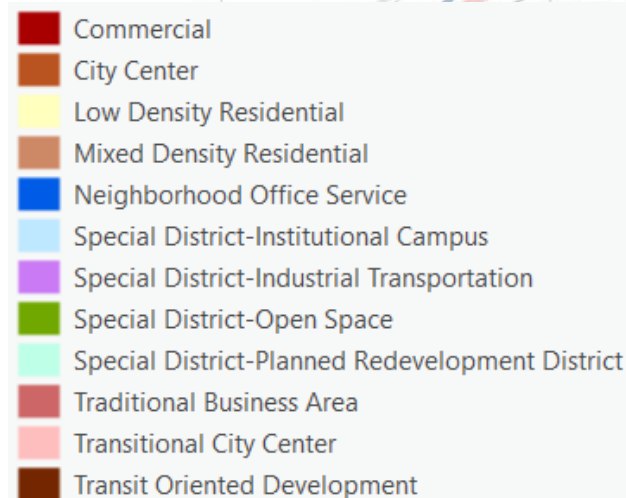


# Seven zoning districts further outline regulations.

- Each neighborhood type allows for a variety of uses from mixed residential to office to commercial
- Aligning regulations with neighborhood types reinforces the importance of building strong communities with access to essential services

*\*Transit-oriented development (TOD) creates compact, mixed-use communities near transit where people enjoy easy access to jobs and services*

Source: City of Grand Rapids GIS

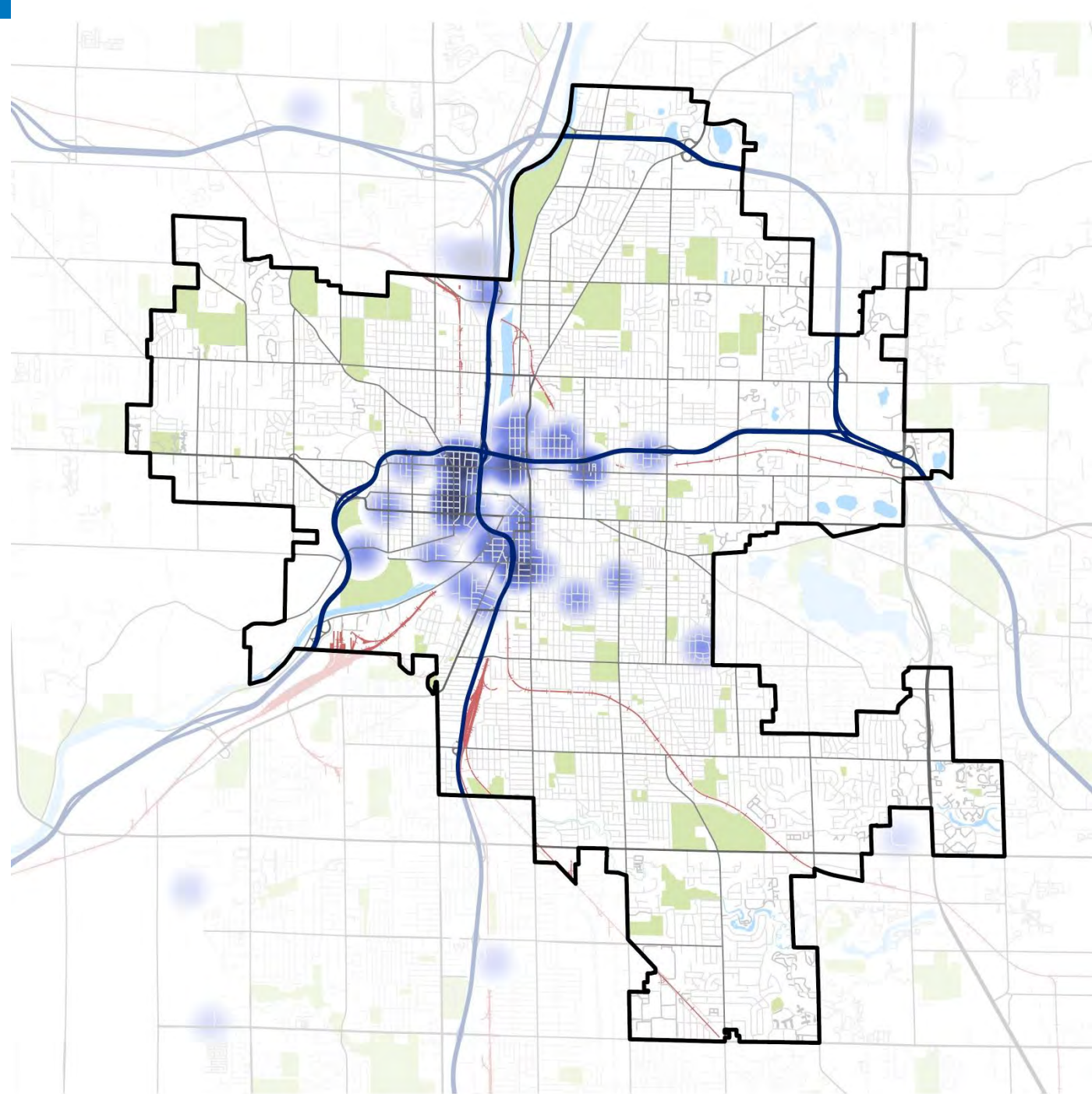


# 41 brownfield\* sites exist in Grand Rapids today.

- This includes identified sites monitored by the EPA, many of which have received funding for remediation or redevelopment
- Majority are located near downtown or along the Grand River
- These may present unique environmental factors for redevelopment

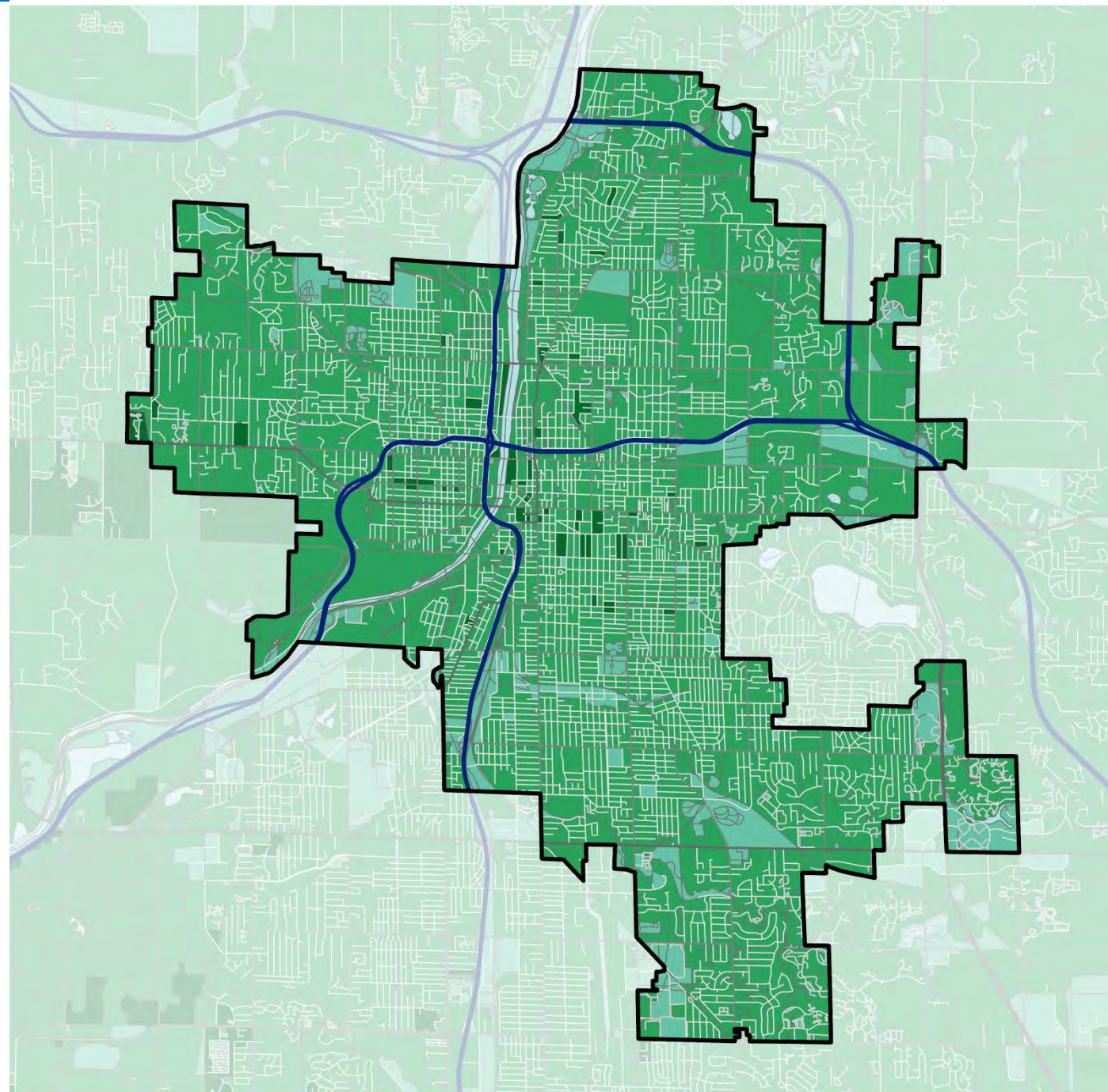
*\*A former industrial or commercial site where future use is affected by real or perceived environmental contamination.*

Source: City of Grand Rapids GIS, Michigan EGLE



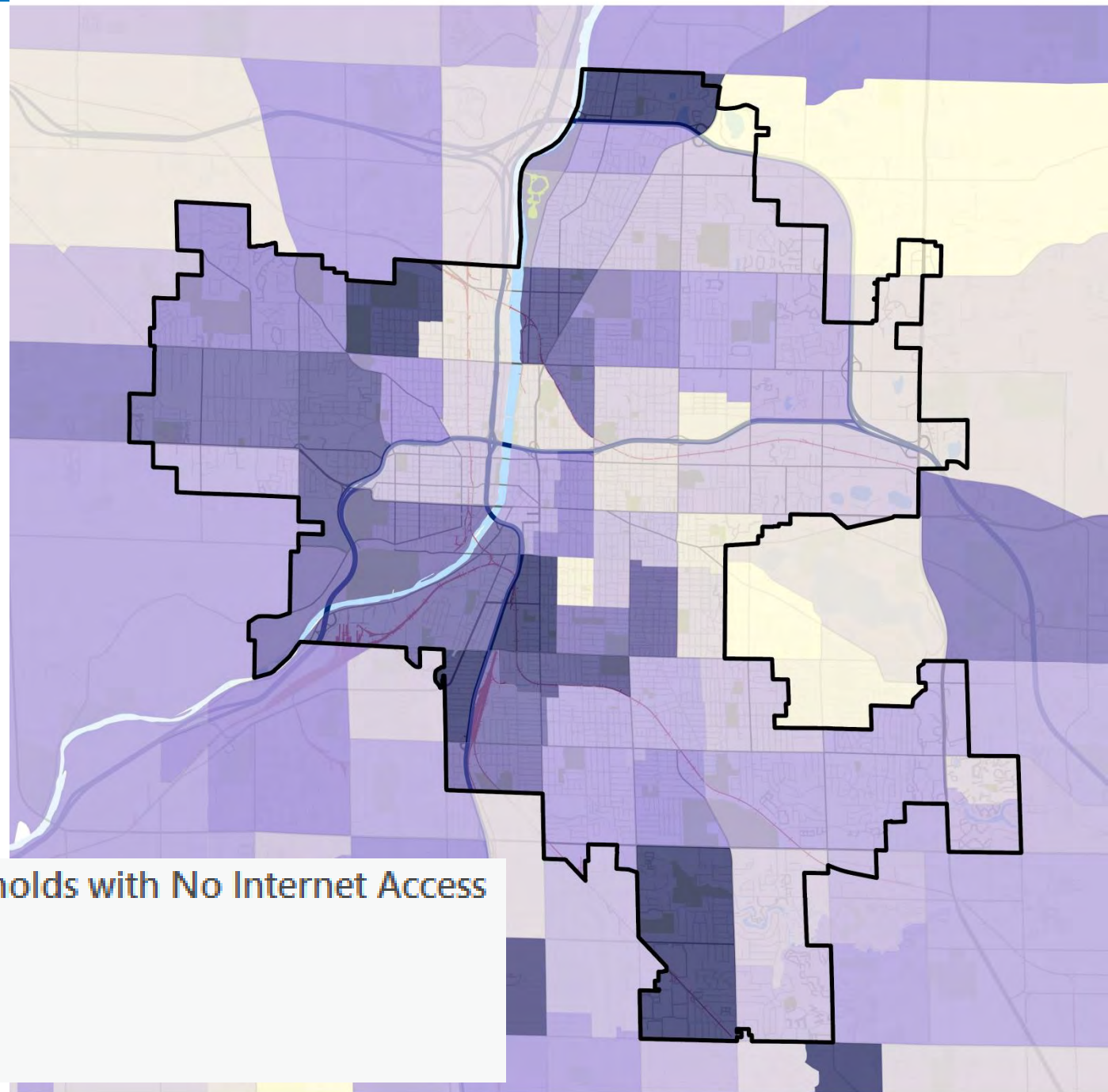
# City has a range of internet providers.

- Grand Rapids has access to more than one internet provider, with some areas having more than five options
- This offers the opportunity for neighborhoods and businesses to connect to high-speed internet



# However, access varies across the City.

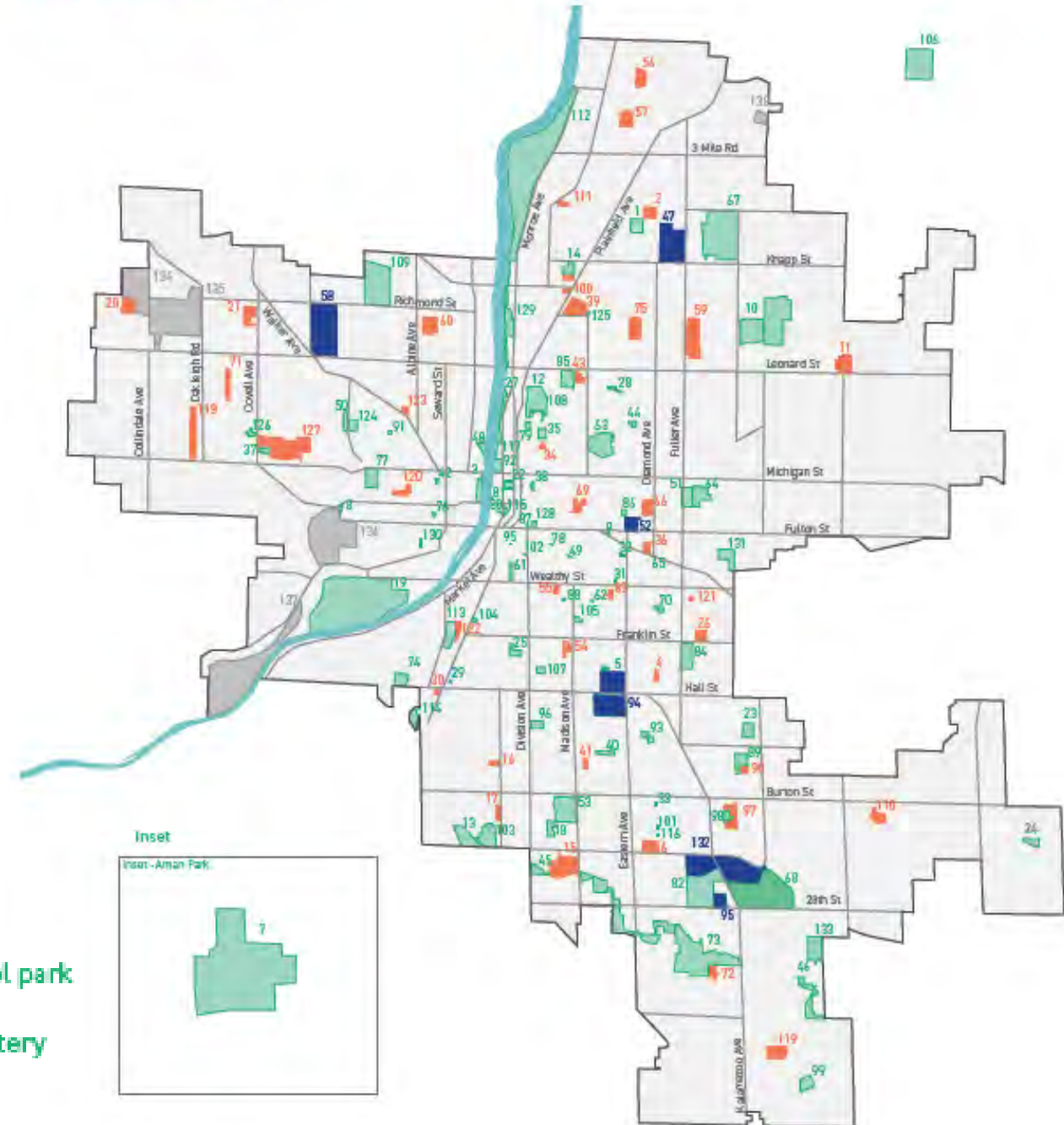
- Census tracts in the southwest and along outer edges of the city have a larger percentage of households with no internet access
- With multiple providers and service offered across the City, many of these areas face other challenges for accessing internet such as cost





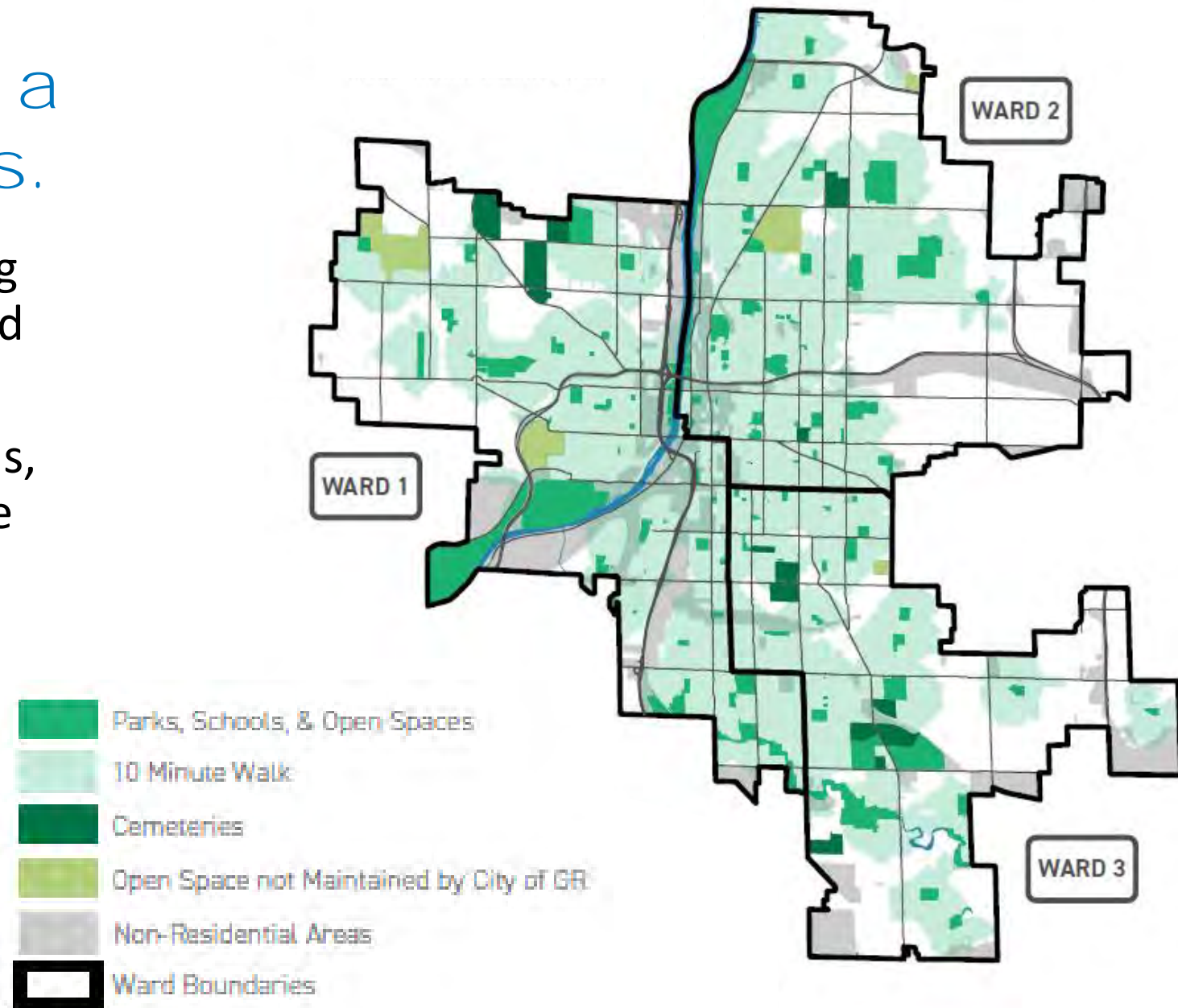
# Grand Rapids has over 130 distinct open spaces.

- Ranging from parks to golf courses to cemeteries, the City contains a variety of natural and recreational areas
- Almost 2,000 acres or seven percent of all land in the City is maintained park space
- Grand Rapids currently has 7.7 accessible acres per 1,000 residents, compared to the national average of 8.9 acres per 1,000 residents



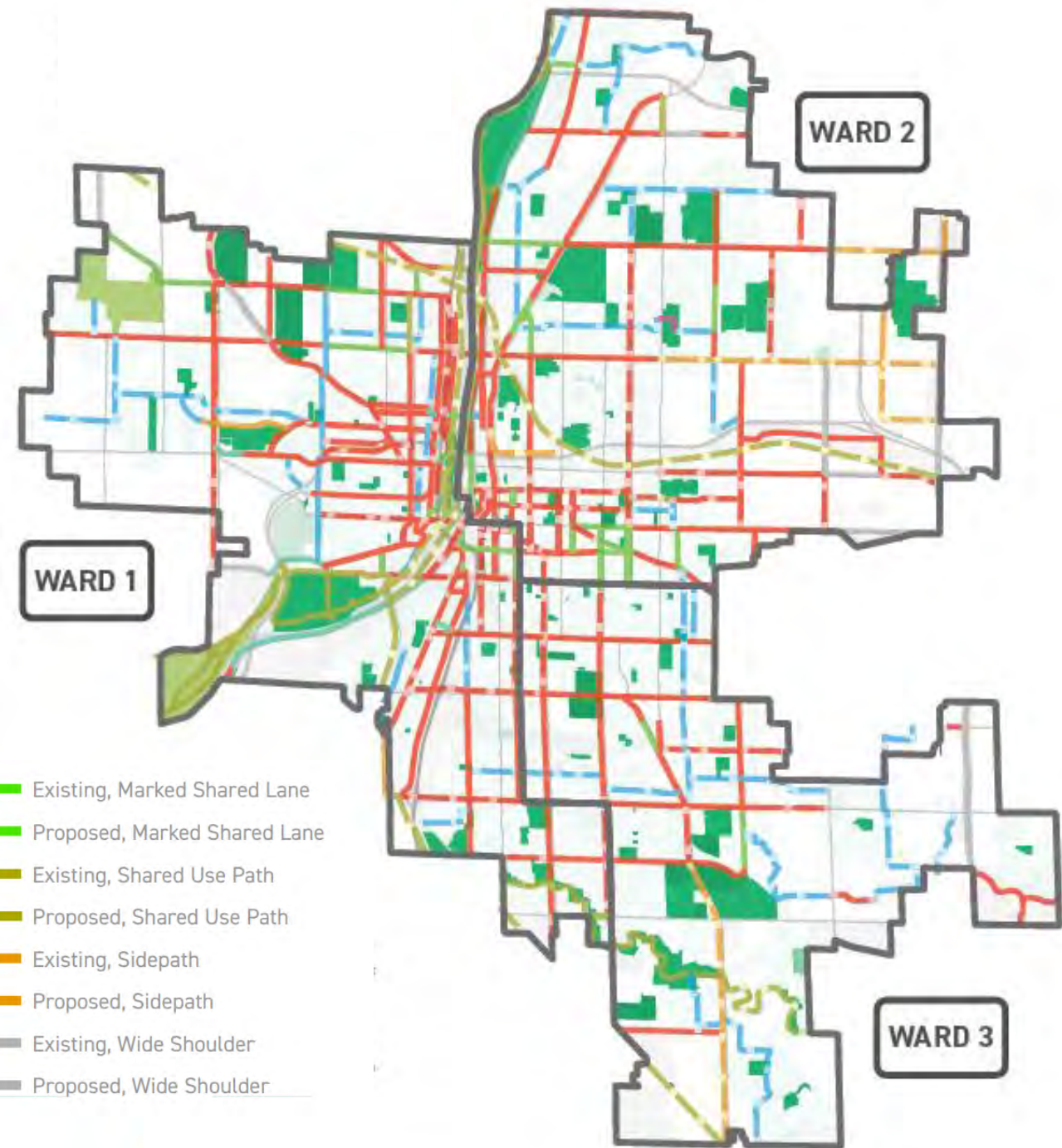
80 percent of residents are within a 10 min walk to parks.

- Most residents are within walking distance to either a neighborhood or city park
- This includes public parks, schools, and open spaces available for use by the public



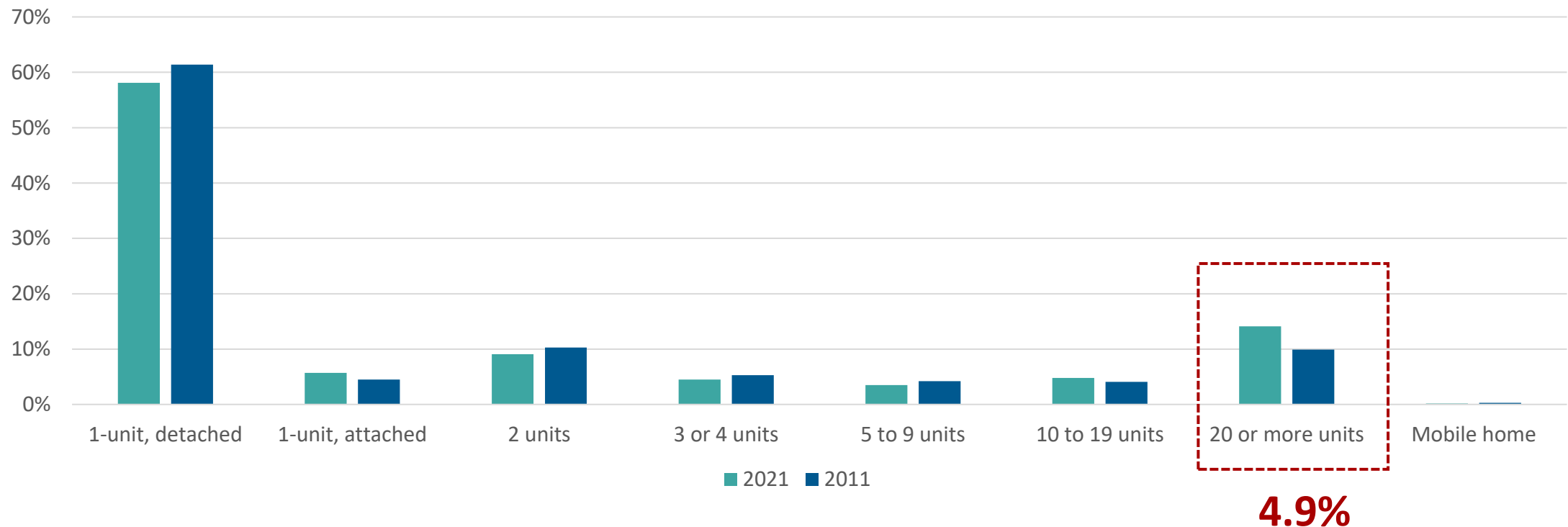
# The City has a broad trail network.

- Trails and bike paths are provided throughout the City, with many plans to close gaps and complete the network
- Majority of neighborhoods have direct connection to a trail system, both locally and throughout the City

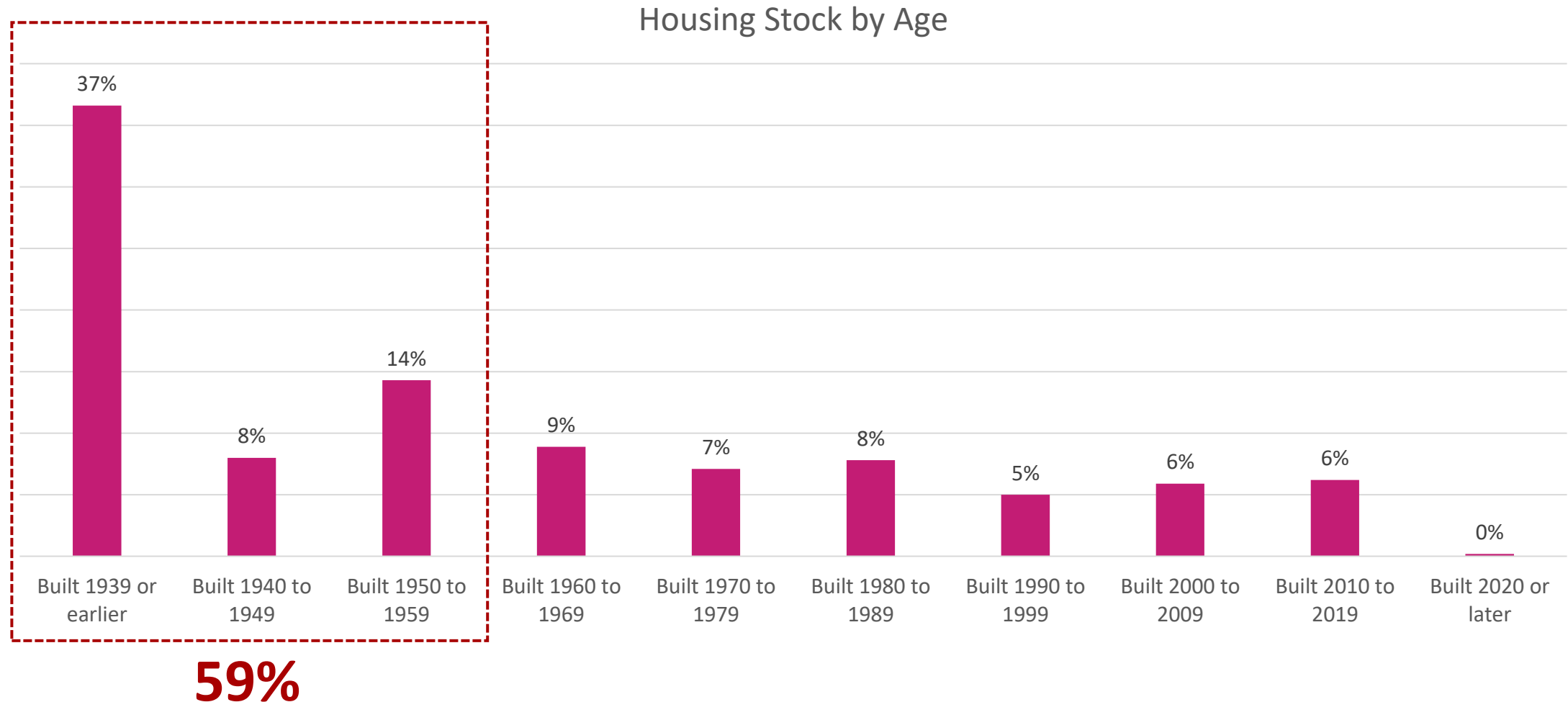


# Large apartment complexes increased the most since 2011.

Housing Structure by Type  
2021 vs 2011

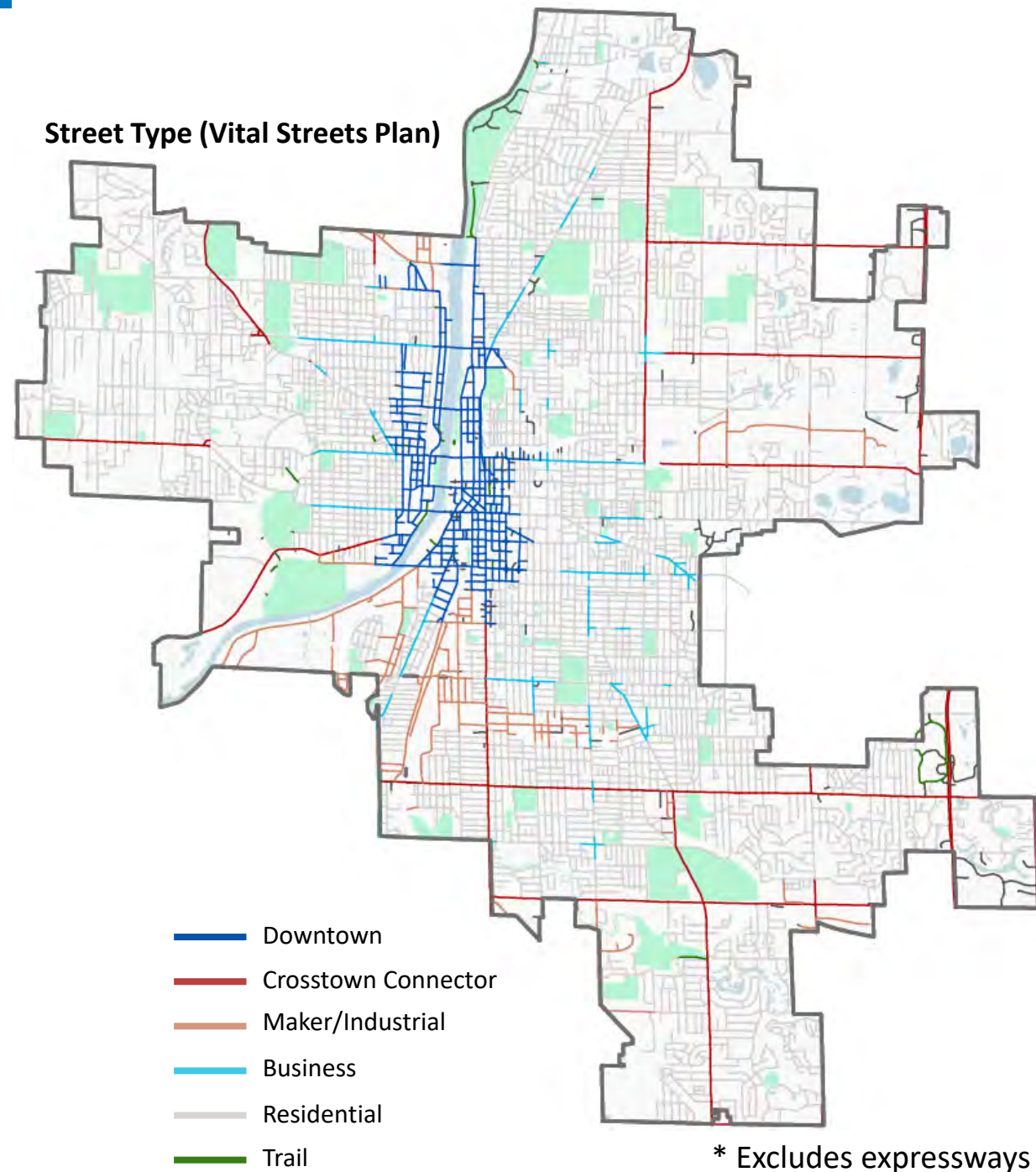
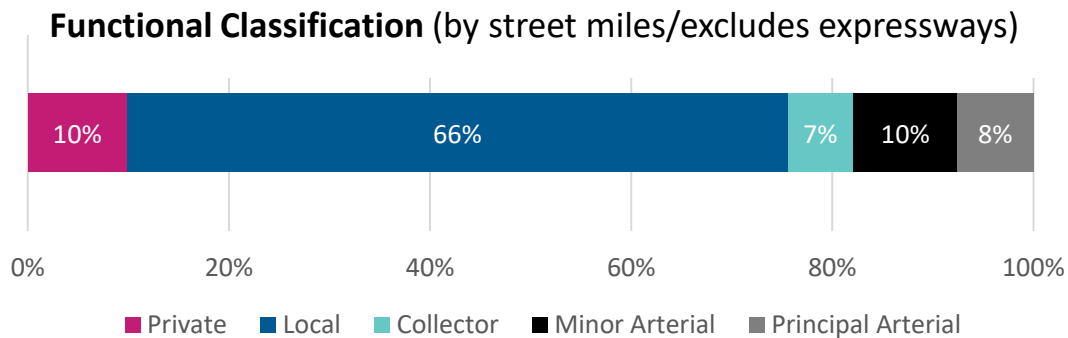


# Much of the city's housing stock was built prior to 1960.



# Most Grand Rapids roads are local streets, but many have high speed limits.

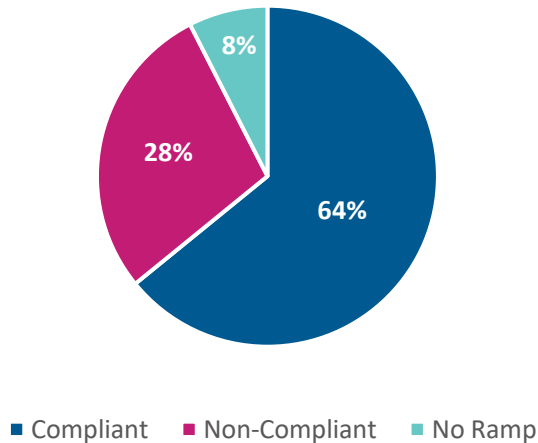
- Over 720 miles of streets\*, two thirds are local streets
- 20% of streets are 25 MPH, 15% of local streets are 25 MPH
- Local street speeds are generally low due to frequent movement of pedestrians and children



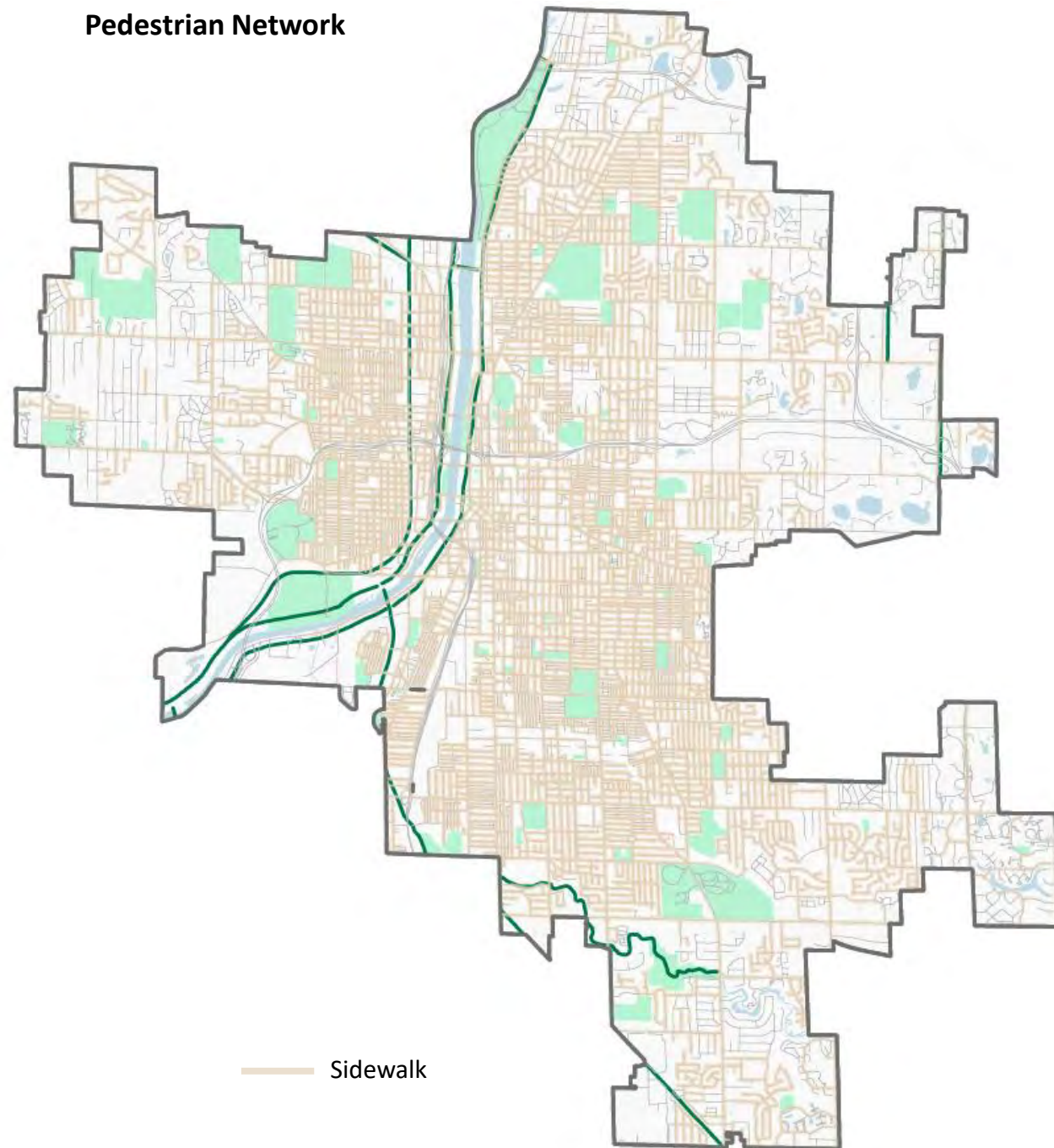
# Grand Rapids has a vast pedestrian network.

- Nearly 900 miles of sidewalks
- Over 6,000 street crossings
- Only 2/3 of sidewalk ramps are ADA accessible (out of 15,000)

Sidewalk Ramps ADA Compliance

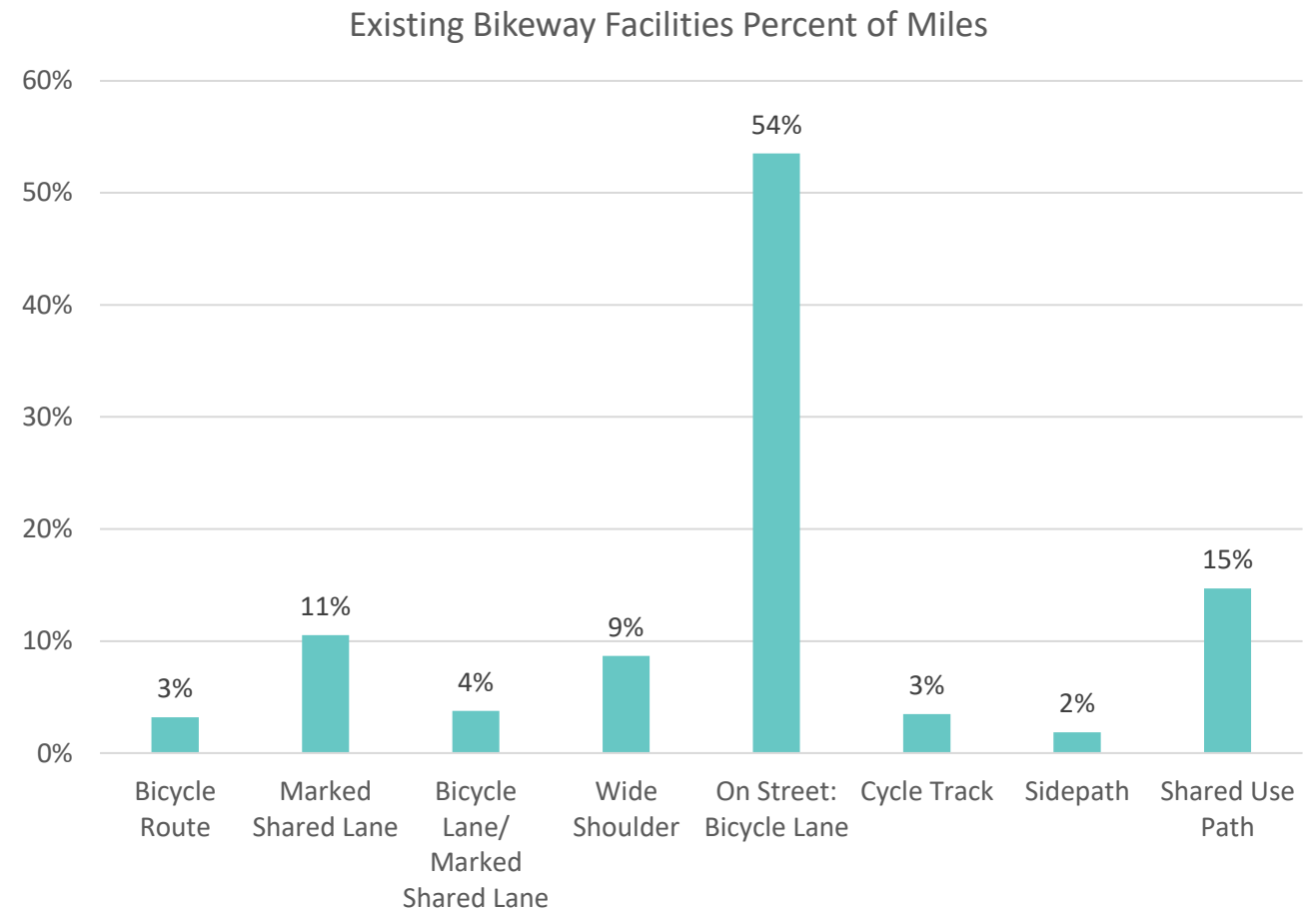


Pedestrian Network



# The majority of existing bikeways are on-street.

- Over 115 miles of existing bikeways and 90 additional miles planned
- Vital Streets Plan emphasizes bicyclists as modal priority on over 165 miles of street
- Differentiates between two types of cyclist, with different needs and demands
  - Bicycle Community Emphasis, 95 miles (connect to local destinations)
  - Bicycle Commuter Emphasis, 70 miles (longer distance connections)





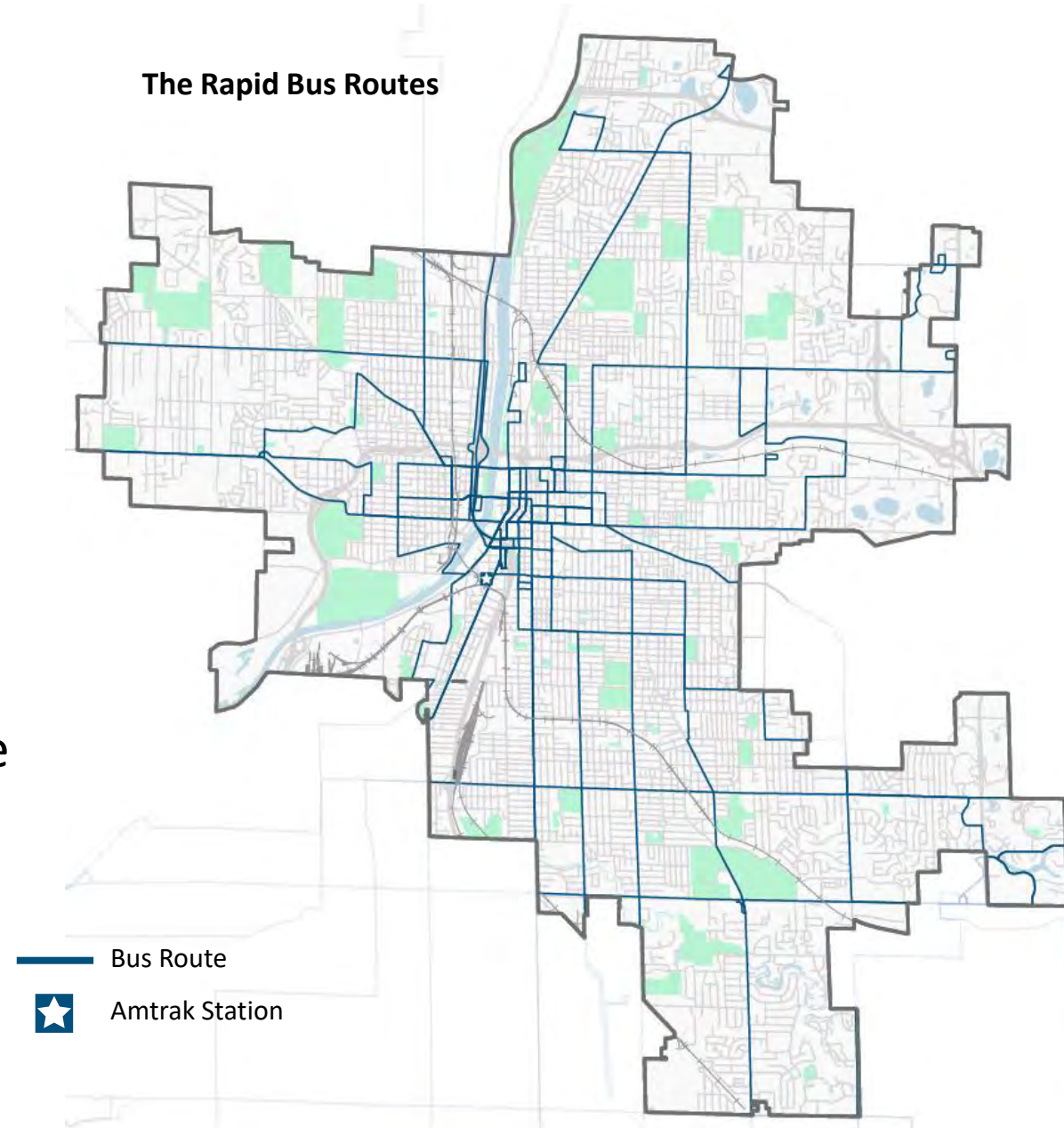
The Rapid ridership is trending in a positive direction after decreasing during the pandemic.

- In 2022, The Rapid published its Climate Action Plan for a sustainable future.
- The Rapid is encouraging ridership through:
  - Laker Line – connecting GVSU students from Allendale to downtown campuses
  - 8 corridors with all day 15-minute service
  - Installing new bus shelters

Bus Stops with the most activity (boarding + disembark):

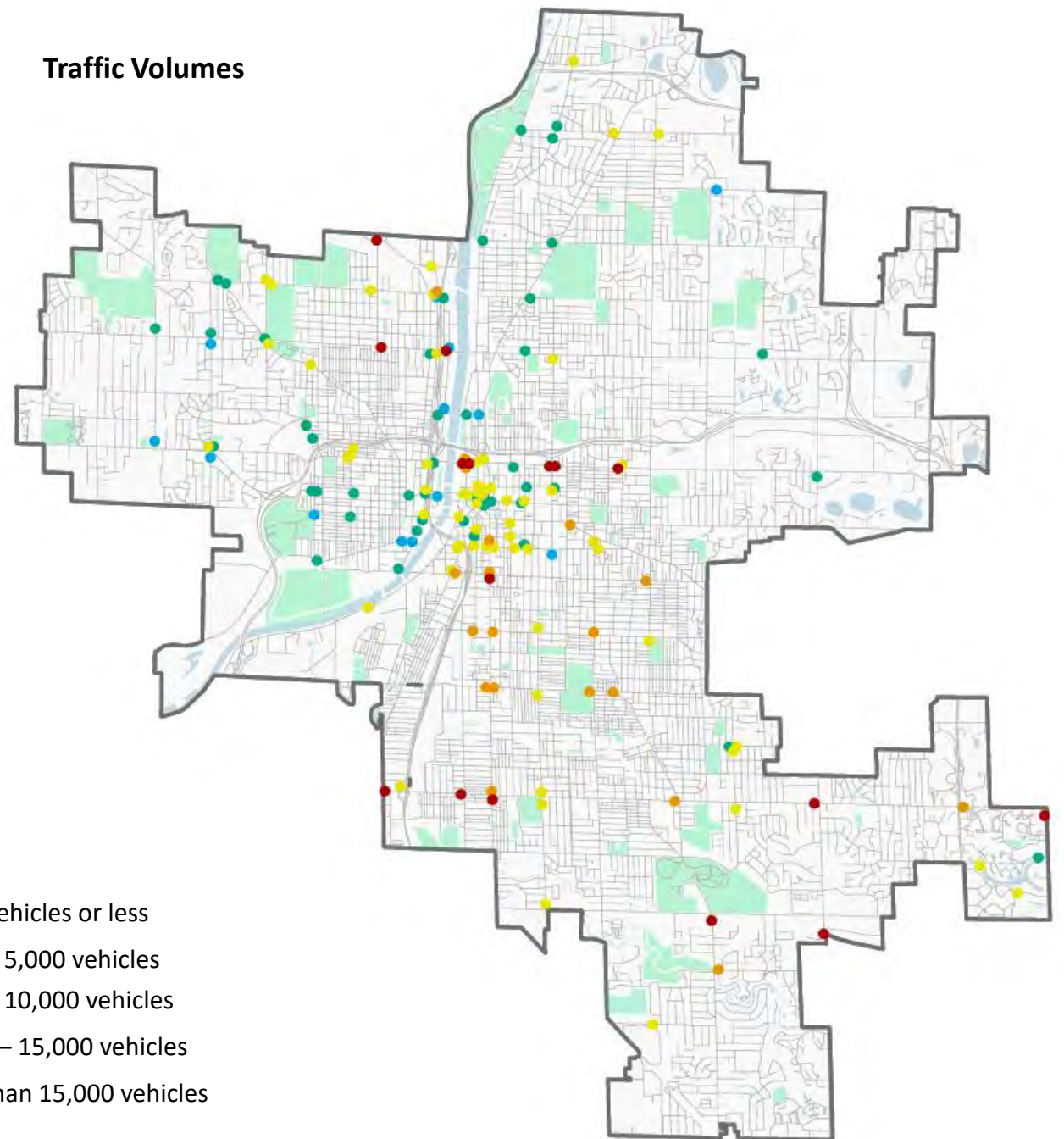
1. Grand Valley State University Pew Campus (Front Ave)
2. Grand Rapids Community College DeVos Campus (Fulton Ave)
3. Rapid Central Station (Cesar Chavez Ave)
4. Grand Rapids Public Library

Source: *The Rapid*

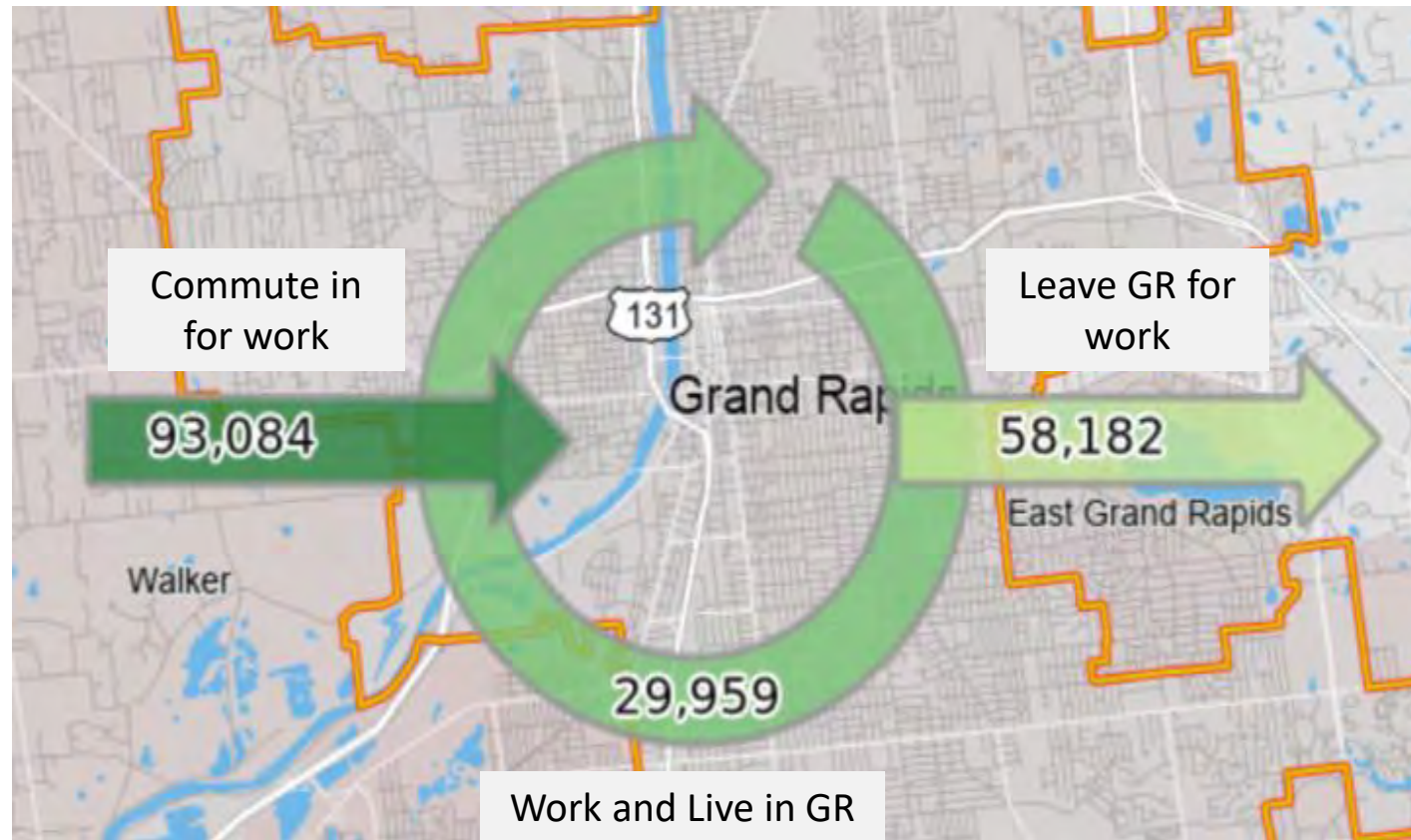


# Most residents drive to work.

- Only 3% of residents walk or bike to work.

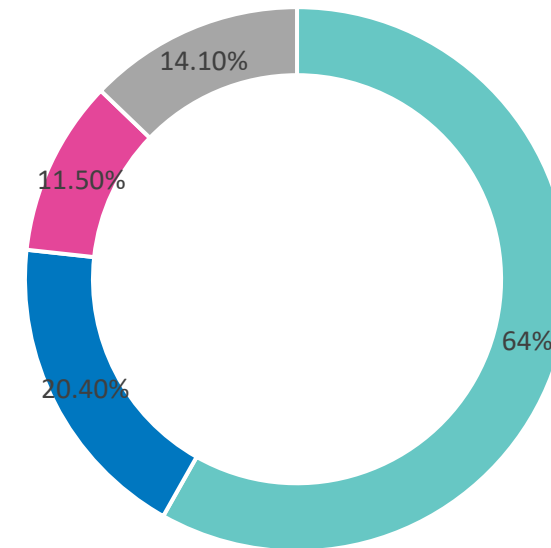


# Grand Rapids attracts many workers from outside the city.



# Most residents work close to home.

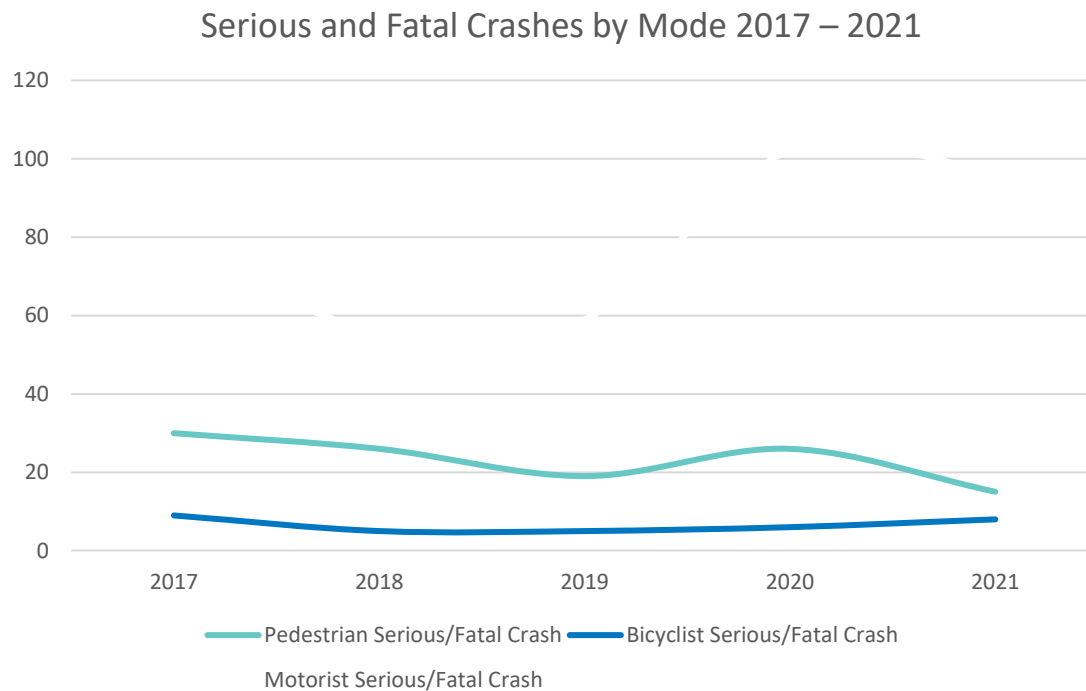
- 75% of residents have a commute less than 30 minutes.
- 14.5% commute more than 50 miles to work, down from 17% in 2009.



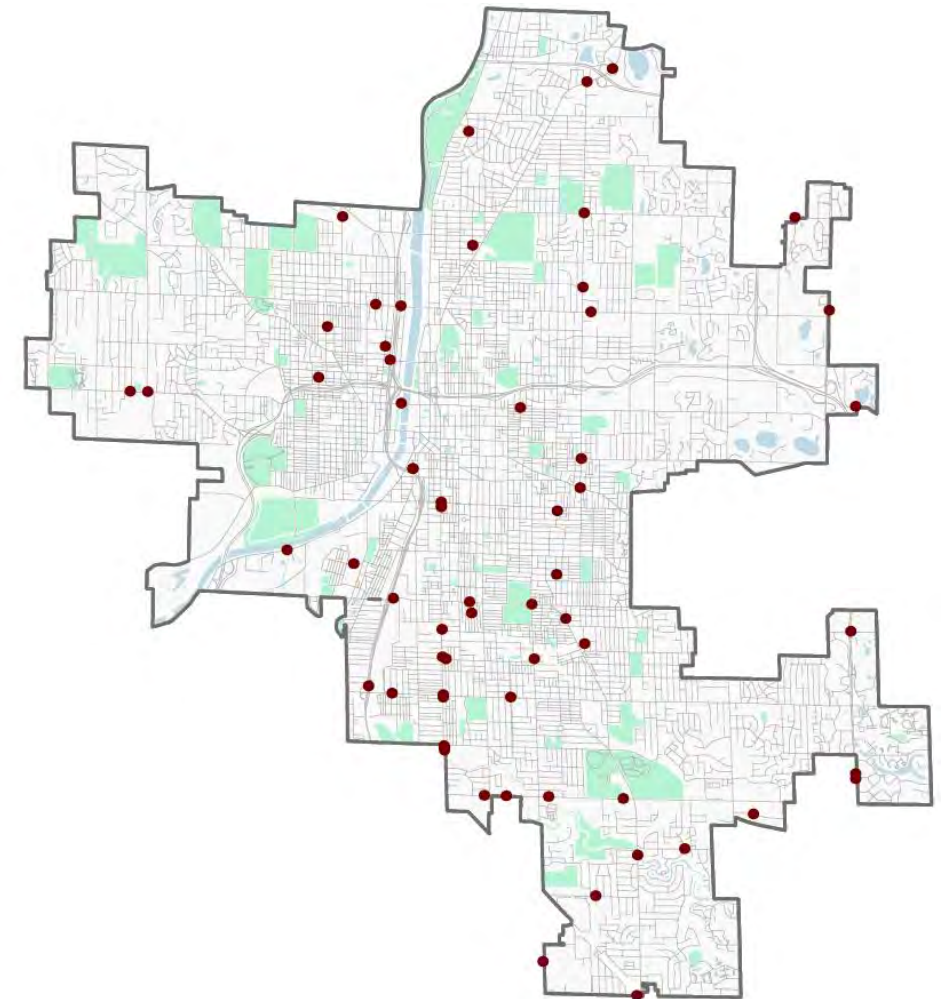
■ Less than 10 miles ■ 10 - 24 miles ■ 25 - 50 miles ■ Greater than 50 miles

# Serious injury crashes increased during the COVID-19 pandemic.

- From 2017 to 2021, 61 people were killed in traffic crashes and 479 people suffered serious injuries in traffic crashes.



Fatal Crashes (2017 – 2021)



# Key Takeaways

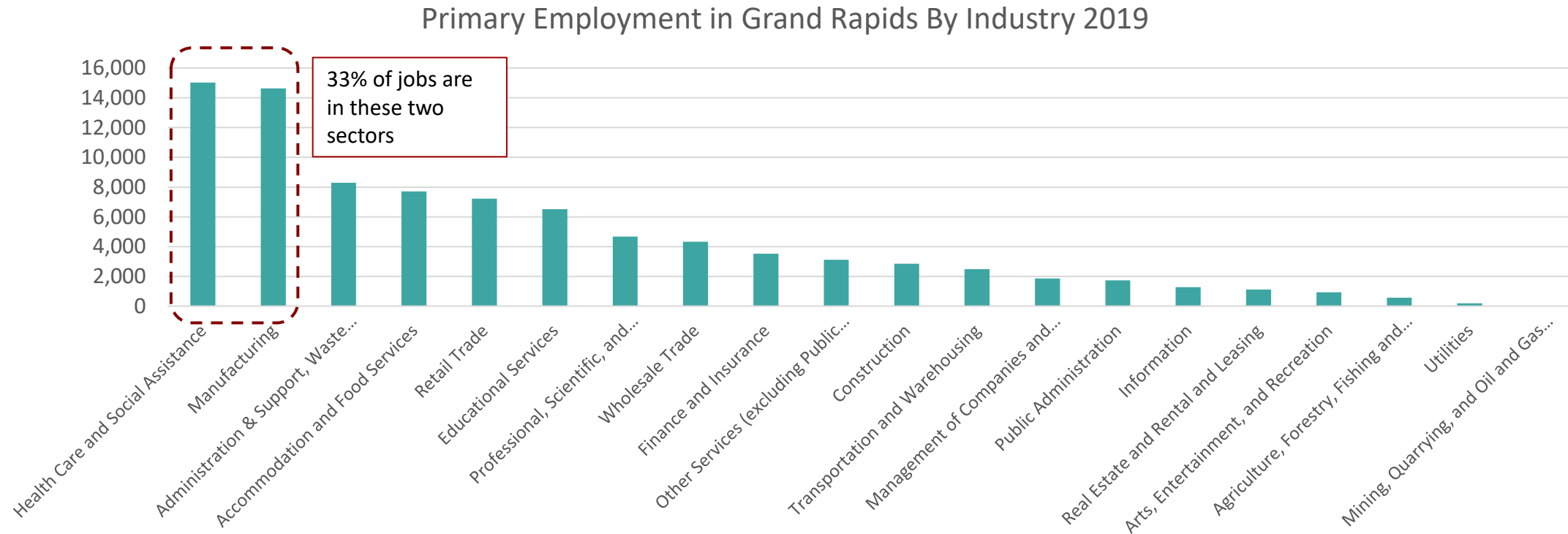
- More than a third of the City is residential, emphasizing the importance of neighborhood character.
- 80 percent of residents are within a 10-minute walk to open spaces.
- More than half of the City's housing stock was built before 1960.
- The City has a vast pedestrian network of over 900 miles of sidewalk.
- Most residents work close to home with over 80 percent traveling less than 24 miles to work.

# PROSPERITY

Economy, employment, personal prosperity

# The City of Grand Rapids hosts more fulltime jobs than in 2009.

- 88,000 jobs in 2019, 25% (18,000) more than in 2009
- There may be another 7,600 self-employed individuals

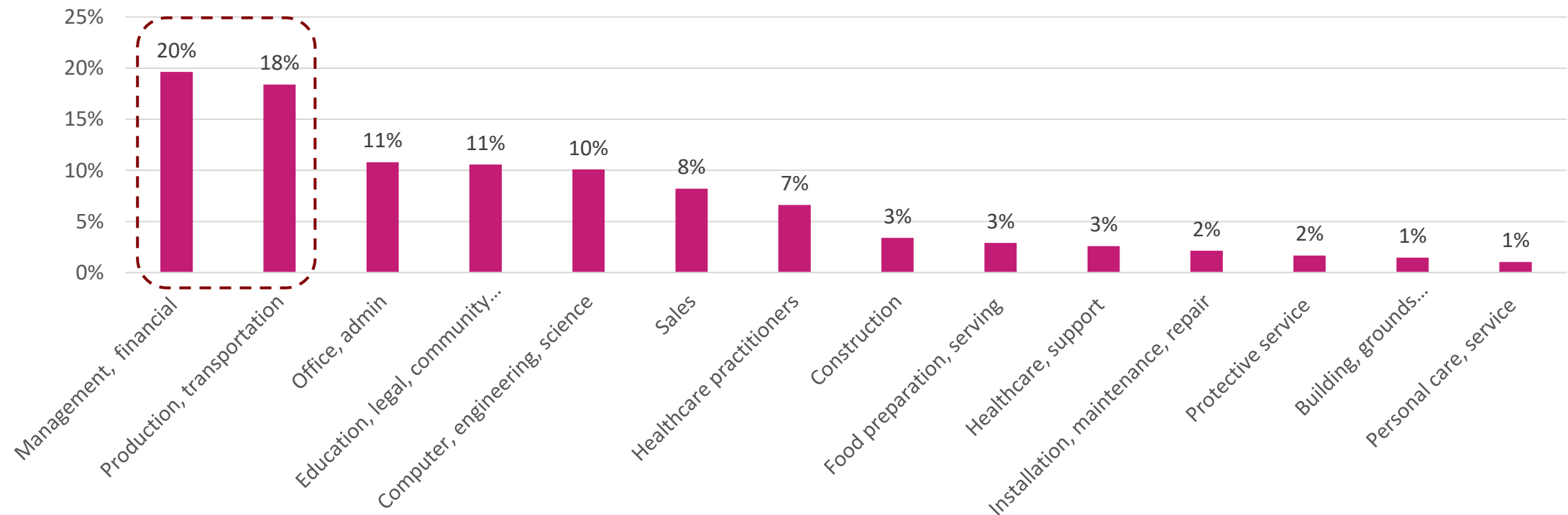


Source: OntheMap primary employment by sector  
Self employed calculated from ACS Table S2405



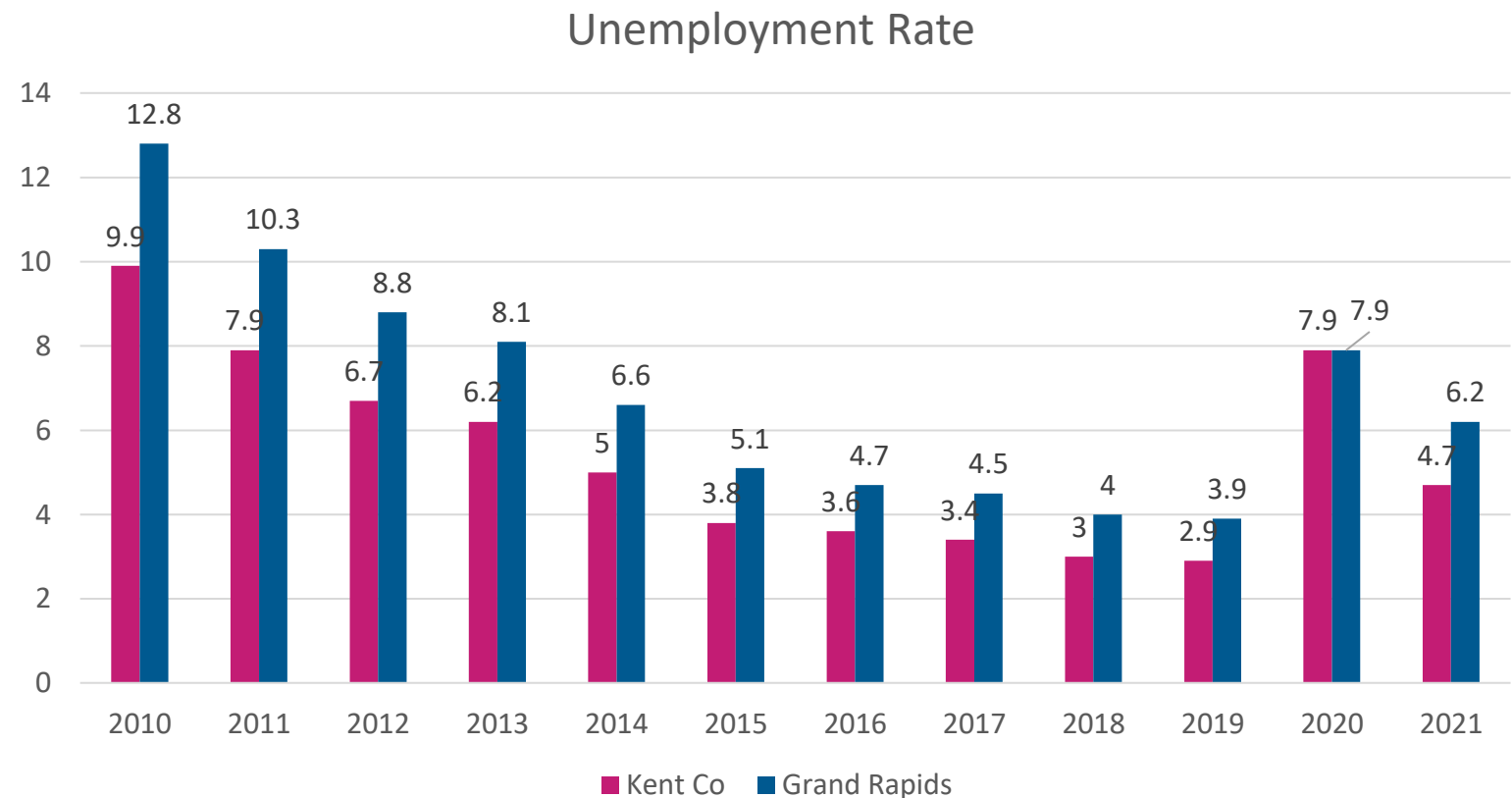
# Nearly 40% of Grand Rapid residents are either in management occupations or work in production or logistics occupations.

Occupational Distribution Grand Rapid Residents  
2021 ACS



# Grand Rapids has a higher rate of unemployment than the county.

- Grand Rapids unemployment rate is 30% higher, on average, than Kent County
- Unemployment decreased by 21.5% between 2020 and 2021



# Grand Rapids-Wyoming is 9<sup>th</sup> among US large metros for small business employment.

- Over half of Grand Rapids workers (50.4%) were employed by small businesses in 2020
- 19,092 small businesses in 2020
- 7.6% self employed people slightly smaller than the county (8.4%) overall

## Top 10 Cities for Small Business Employment

1. New Orleans-Metairie, Louisiana
2. Miami-Fort Lauderdale-West Palm Beach, Florida
3. Oklahoma City, Oklahoma
4. Providence-Warwick, Rhode Island-Massachusetts
5. New York-Newark-Jersey City, New York-New Jersey-Pennsylvania
6. Los Angeles-Long Beach-Anaheim, California
7. Portland-Vancouver-Hillsboro, Oregon-Washington
8. Buffalo-Cheektowaga-Niagara Falls, New York
9. **Grand Rapids-Wyoming, Michigan**
10. San Francisco-Oakland-Hayward, California

*Small business defined by Census Bureau as those firms having fewer than 500 employees.*

*Sources: US Census Bureau*

# Grand Rapids workforce has become increasingly more diverse.

Workforce Characteristic %	2019	2009
White, alone	77%	81%
Black or African American alone	17.4%	14.9%
American Indian and Alaska Native alone	0.7%	0.5%
Asian alone	2.4%	2.0%
Native Hawaiian and Other Pacific Islander alone	0.1%	0.1%
Two or More Races	2.4%	3.2%
Hispanic or Latino	11.0%	8.3%
Male	50.5%	48.5%
Female	49.5%	51.3%

# Grand Rapids is closing the income gap with the county.

- Median income in Grand Rapids in 2020 was \$51,333
- In 2010, the median income of the City was 40% lower than the County
- In 2021, the median income of the City was 20% lower than the County

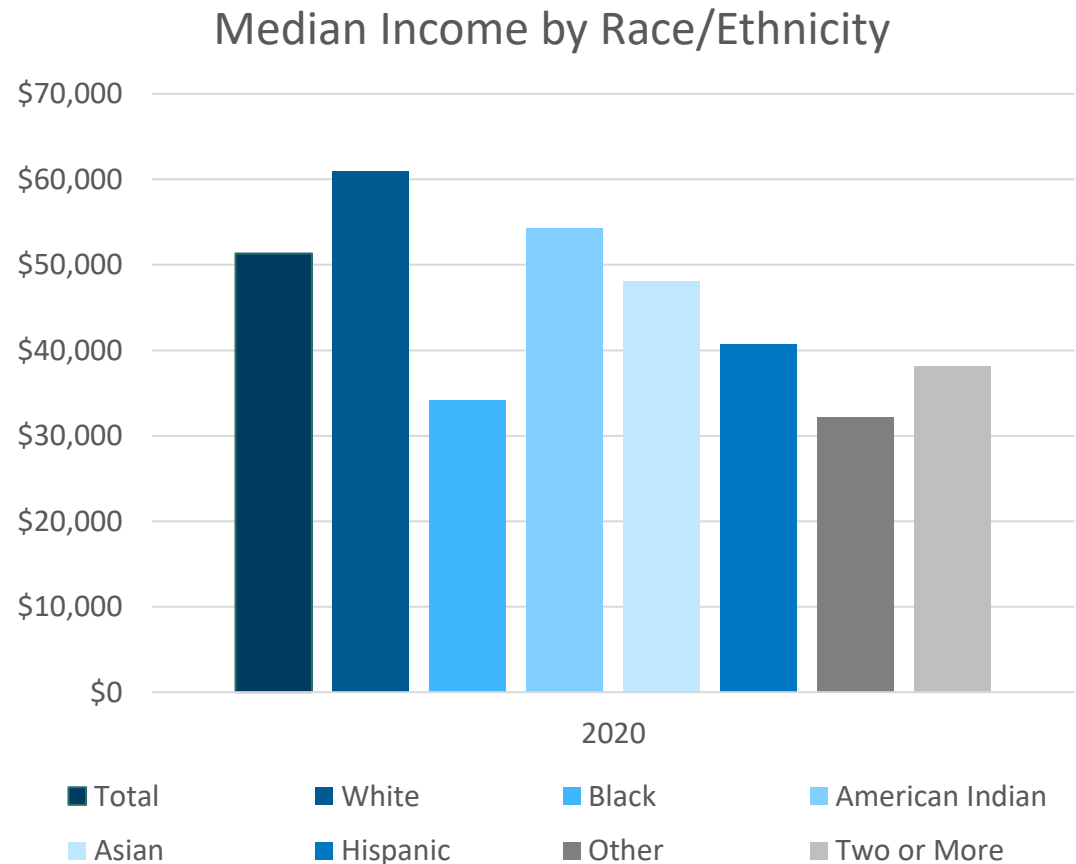


63%

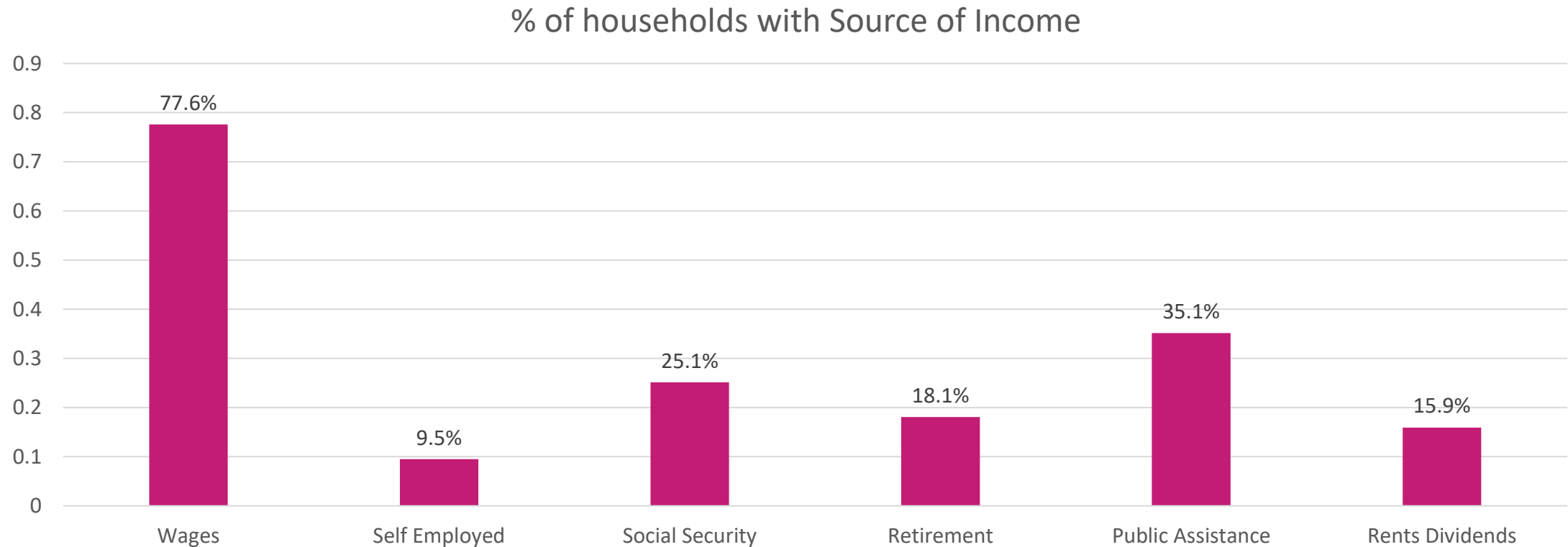
In the past 10 years, the City of Grand Rapids median income increased by 63%, compared to 42% at the County level

# The racial income gap persists among most BIPOC\* groups.

- % change from average median income across all groups:
  - Black: 33.6% lower than average median
  - Asian: 6.3% lower than average median
  - Hispanic: 20.6% lower than average median
  - Other races: 37.3% lower than average median
  - Two or more races: 25.8% lower than average median



# Residents rely on a mix of income sources, but wages lead.



*\*Will not add to 100% because some household can receive income from multiple sources e.g., retirement and social security*

*Source: ACS 1 year estimates*

# Hourly wages are not keeping up with the cost of necessities.

- ALICE – Asset Limited, Income Constrained, Employed
- Include households that have incomes above the federal poverty level (FPL) but struggle to afford basic necessities
- 49% of households in Grand Rapids are below the ALICE threshold
  - *24% in Kent County as a whole*
  - *11% in Ada Township and East Grand Rapids*

## Increase in Cost of Household Necessities



## Increase in Hourly Wages



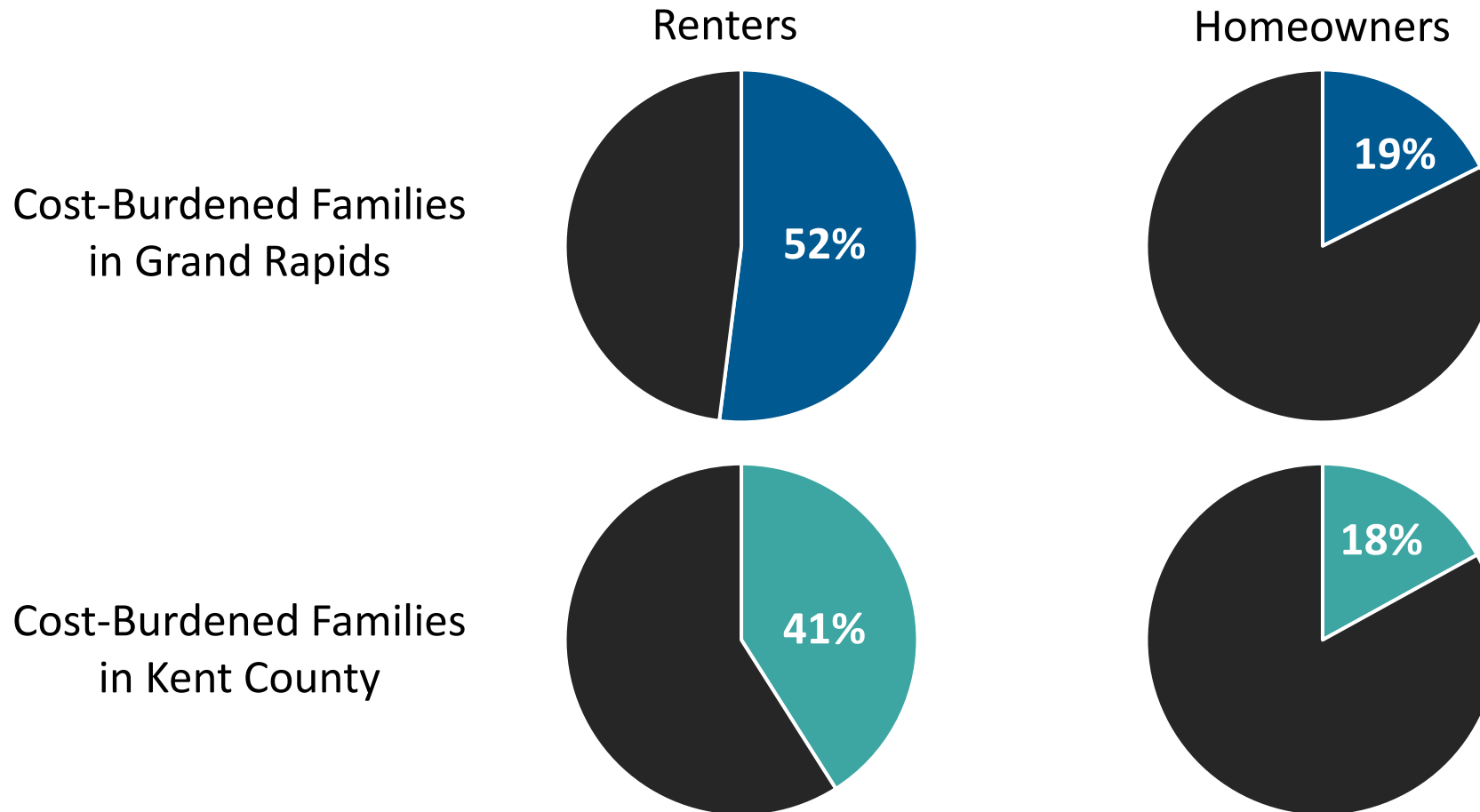


# The living wage is higher than the minimum wage.

- Living wage is the hourly rate that an individual must earn to support themselves and their family (working full-time).
- State minimum wage is \$9.87, state does not allow for a municipal minimum wage

	1 Adult				2 Adults (Both Working)			
	0 Children	1 Child	2 Children	3 Children	0 Children	1 Child	2 Children	3 Children
Living Wage	\$16.50	\$33.91	\$44.78	\$60.38	\$12.37	\$18.67	\$25.28	\$30.60
Poverty Wage	\$6.19	\$8.38	\$10.56	\$12.74	\$4.19	\$5.28	\$6.37	\$7.46

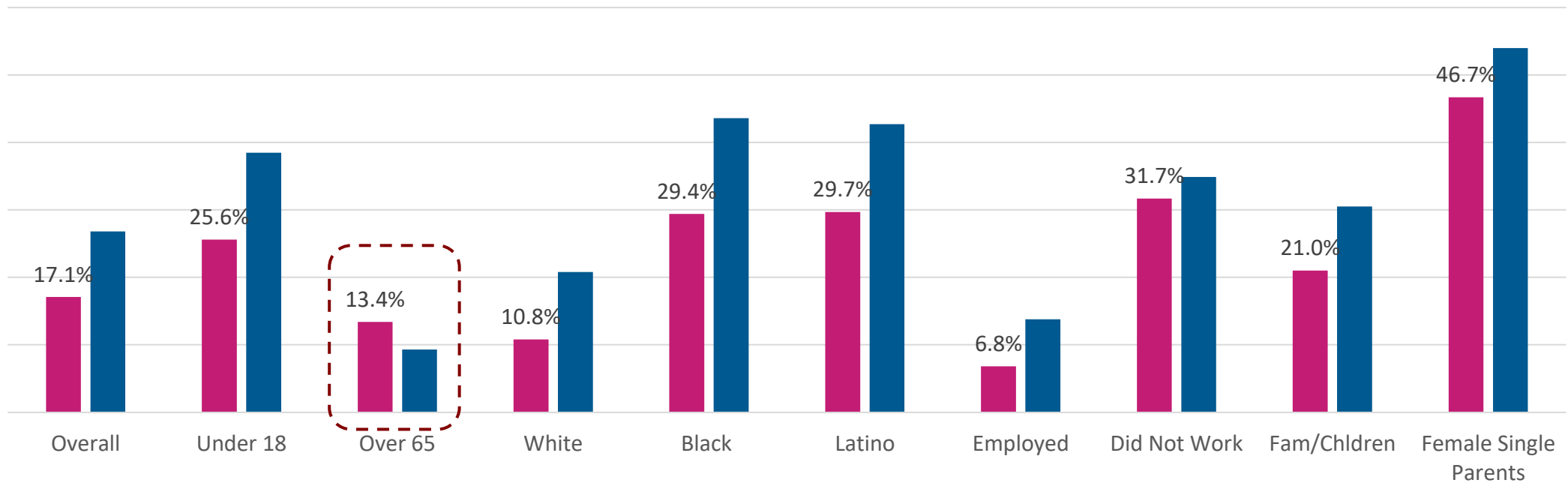
# Grand Rapids has a higher level of cost-burdened families than the county.



# Poverty levels across all categories (except over 65) have declined over the last decade.

% in Poverty Status  
2021 vs 2011

■ 2021 ■ 2011



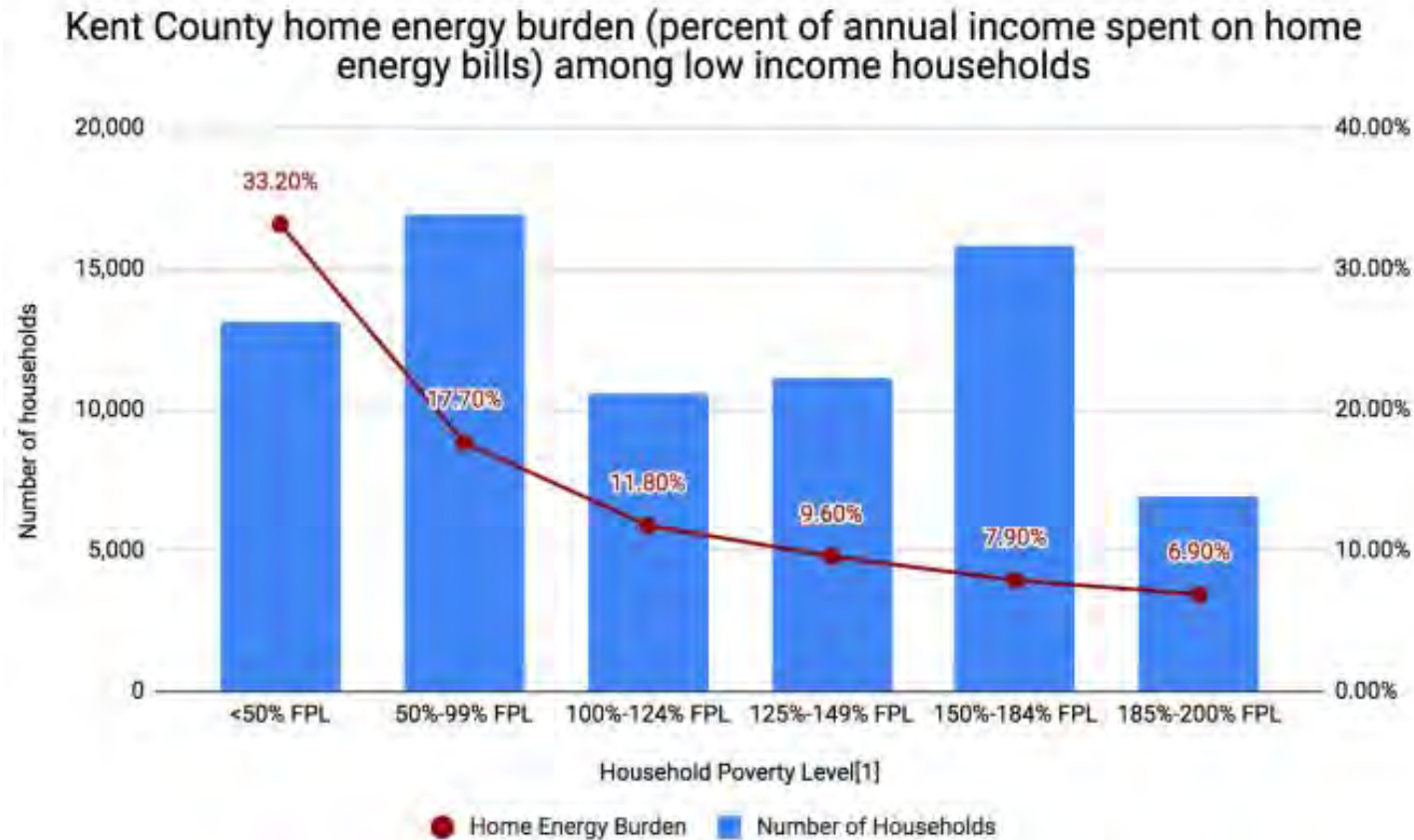
# The median income is lower than necessary to afford the average home in 2022.

## For Sale Market September 2022

- 884 homes for sale
- \$259.9K listing price – \$158/sqft
  - *15.5% yr/yr increase*
  - *20% down mortgage payment approximately \$1300*
  - ***Requires an income of around \$60-\$65,000***
  - *Increase in interest rate from Jan 2022 decreased purchasing power by about \$40,000*

- Like markets in other large cities, homes have been selling for more than the asking price since December of 2020.

# The home energy burden is higher among households below the federal poverty level.



- Nationally, BIPOC\* households have a higher percentage of energy burden.
  - 4.2% for American Indian households
  - 4.1% for Black households
  - 3.5% for Hispanic households

\*BIPOC – Black, Indigenous, People of color

Source: Zero Cities Equity Assessment Tool, ACEEE Household Energy Burden Report

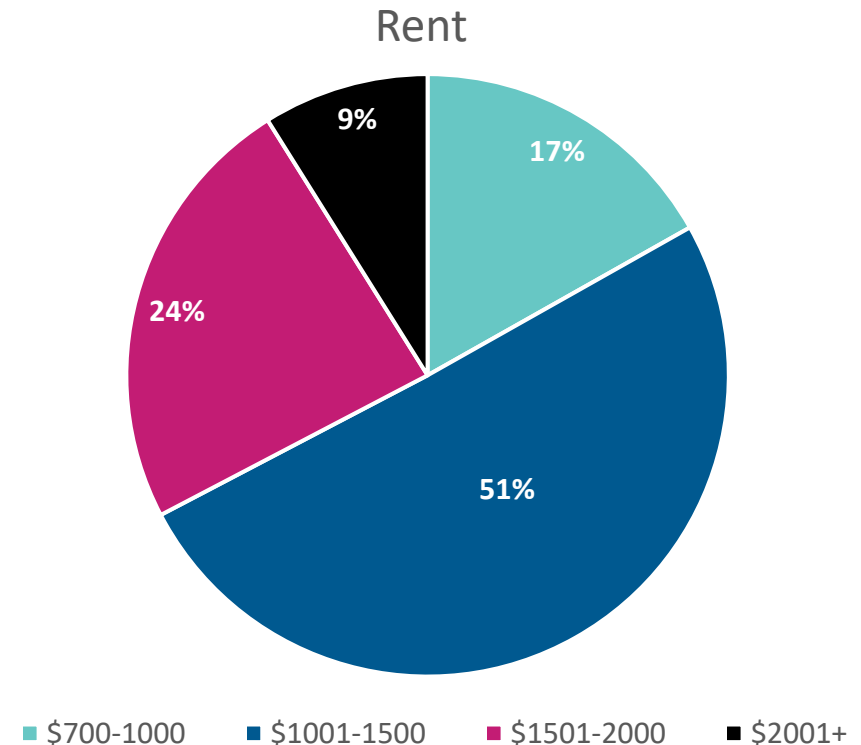
# There is high demand for more owner-occupied housing.

- Grand Rapids will need 3,548 more owner-occupied units by 2025 to satisfy demand
- AMI – Area Median Income (\$51,333)

Grand Rapids For-Sale Housing Needs (2020-2025)					
Income Category	0-30% AMI	30-50% AMI	50-80% AMI	80-120% AMI	120% AMI +
Overall Units Needed	254	346	949	1,569	430

# Most rental units cost more than \$1,000 a month.

- Rental Market – July 22
  - *Average apartment rent: \$1,391*
  - *Average apartment unit size: 873sqft*
- To not be rent burdened, a minimum income of \$48,000 is required to rent a unit over \$1,000/month.
  - *45% of renters are severely burdened with at least 30% of their income going to rent*



# Grand Rapids needs more rental housing stock to satisfy demand.

- Grand Rapids will need at least 5,340 more rental units by 2025 to satisfy demand
- AMI – Area Median Income (\$51,333)

Grand Rapids Rental Housing Needs (2020-2025)					
Income Category	0-30% AMI	30-50% AMI	50-80% AMI	80-120% AMI	120% AMI +
Overall Units Needed	1,031	895	966	1,469	979



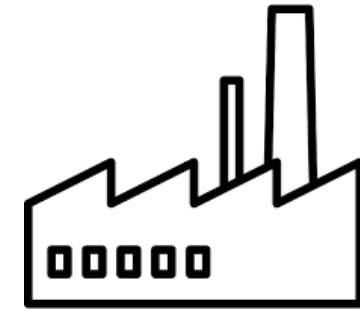
# Vacancy rates in industrial and commercial spaces are low, and there has been little new construction.



- 11.2msft of existing building (excludes tenant owned) space
- ~**11% vacancy**
- \$20.70 asking rent



- Overall retail has stabilized with **5% vacancy rate** and relatively little new construction
- Rents vary widely across the city
  - Uptown rents range between \$20-\$25/ft with some quoted rates over \$30
  - Other markets with older properties show rents in the \$8 - \$14 range



- 21.5msft of existing building (excludes tenant owned) space
- **1.7% vacancy**
- \$5.20 asking rent

# Residents new to Grand Rapids have **partly fueled the city's growth.**

- 70% of residents have been in their current residence for 10 years or less
- Moreover 1/3 of residents have been in their current residence for 2 years or less
- During this period homeownership has also increased

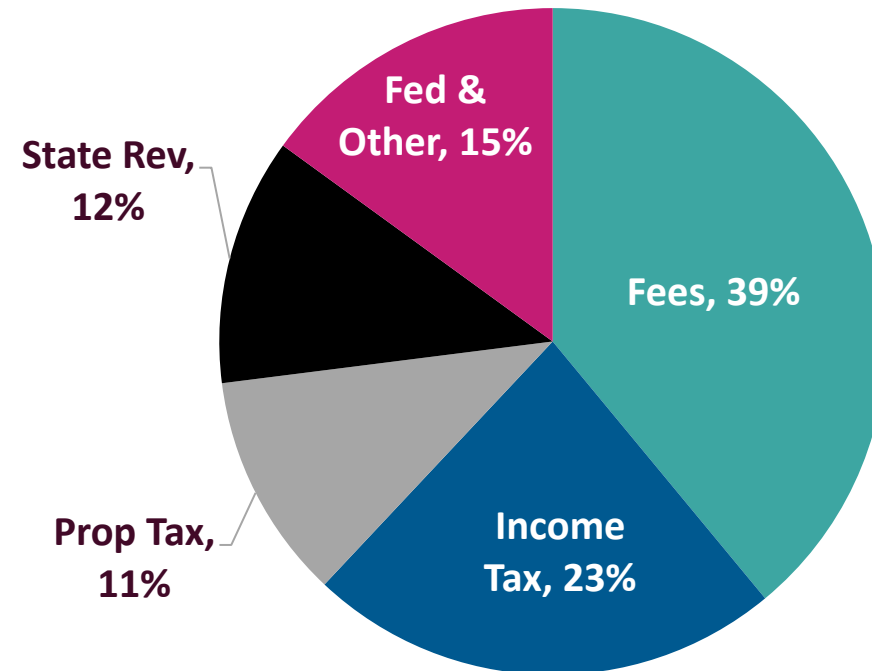
	2011		2021	
	Kent	Grand Rapids	Kent	Grand Rapids
Owner Occupied	70%	54%	71%	56%
Renter Occupied	30%	46%	29%	44%

# Budget Basics

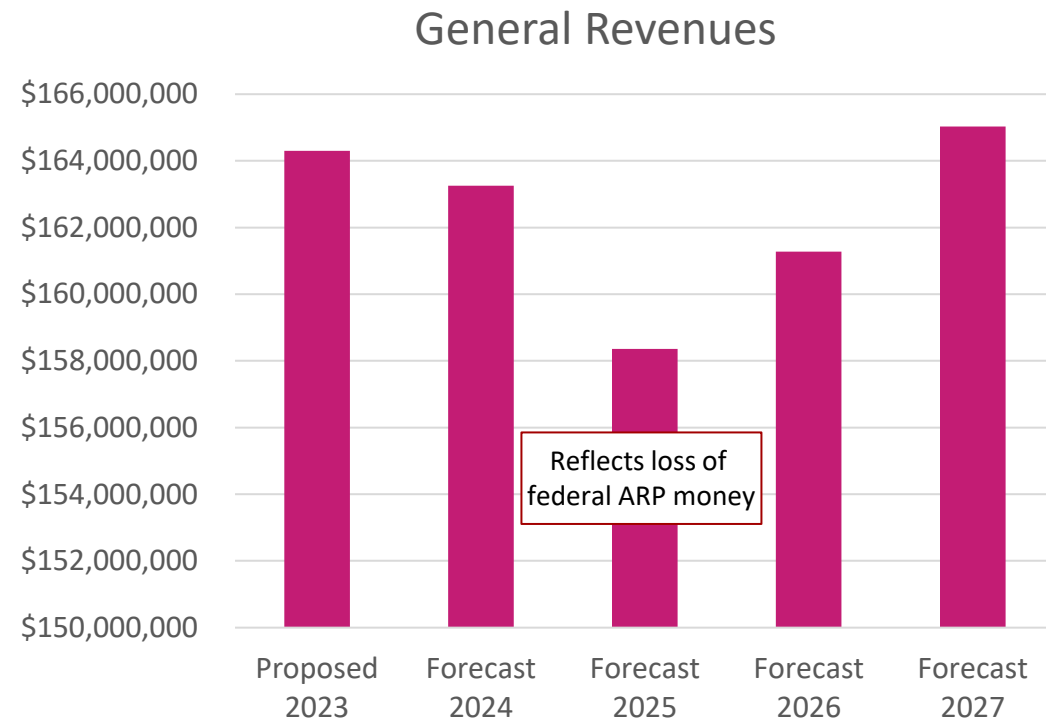
FY23

- Total Appropriations: \$598m
  - *Includes water / sewer, parks, streets, libraries etc*
- General Fund Appropriation: \$164m
  - *General fund includes police, fire, planning, administrative functions*
  - *82% of income tax goes to General Fund*
- Capital Budget (all sources including appropriations and bonds): \$106m
  - *\$57.6m water / sewer*
  - *\$25.3m Streets/sidewalks/parking*
  - *\$11.1m General Capital Fund*
  - *\$4.8m parks and libraries*
  - *\$7.2m other*

FY23 Sources of Revenue



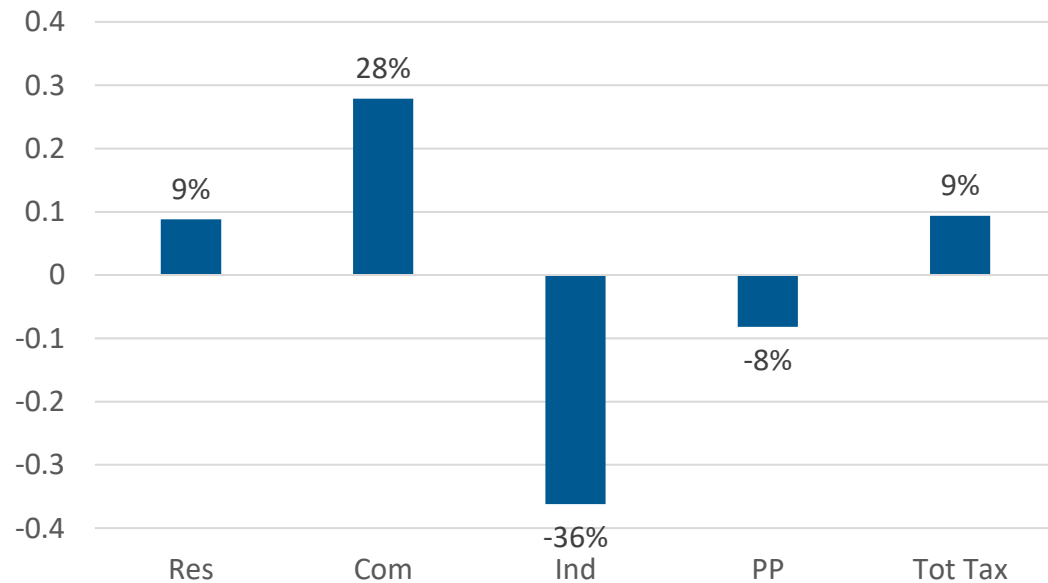
# Income tax is the largest source of revenue for the City.



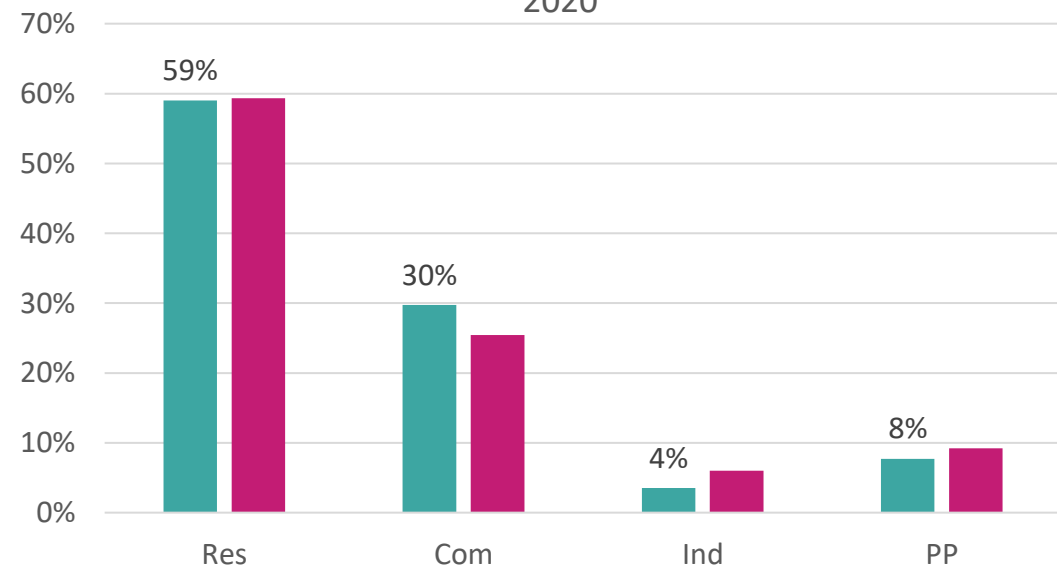
- General fund revenues are projected to shrink over the next few years
- Based on 2020 Comprehensive Annual Financial Report (most recent available)
  - *144k income tax returns (CY 2019)*
  - *53% of the income tax returns comes from city residents which represents 57% of income tax collections*
  - *47% of returns comes from nonresidents and other return types which represents 43% of the income tax revenue*
  - *34% of income tax is generated by 10% of the returns (incomes over \$100,000)*

# Property tax from industry has declined, offset by major increases in commercial property.

Change in Taxable Values by Type of Property  
2020 vs 2011



% Taxable Values  
By Type of Property  
2020



- *Residential as a % of the property tax base is unchanged since 2011*
- *PP: Personal Property*

# Key Takeaways

- There are more full-time jobs than a decade ago, but unemployment is higher than the county.
- While median income is rising, it is lower than necessary to afford the average listed home in 2022.
- More rental and owner-occupied housing is needed.
- Poverty levels are declining except among older adults, but wages are not keeping up with the cost of living.
- Property tax from industry has declined while property tax from commercial has increased.