

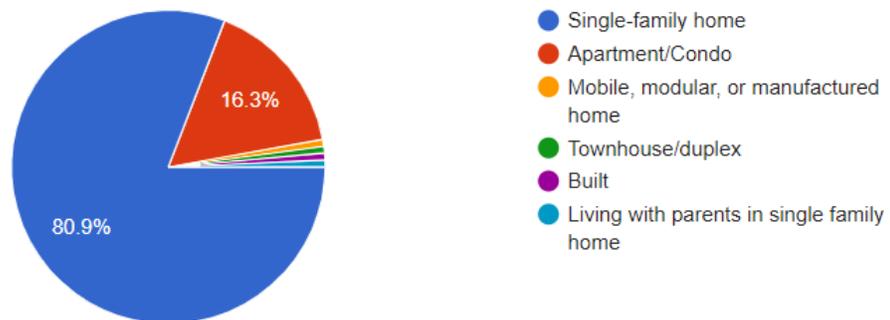


Thank you for taking the time to look at the Young Professionals Housing Survey 2019. We received 141 responses of community members in the age range of 18 – 44 in Manistee. The purpose of this survey is to increase awareness on how the housing shortage affects economic development efforts, population recruitment, job attraction and retention and other important areas for Manistee.

Housing was selected as a priority for Manistee as part of Project Rising Tide. We are currently working with Housing North to identify viable solutions for housing in Manistee. If you have questions about the project, survey or results, please email Lissette Reyes at Manisteecdfellow@gmail.com.

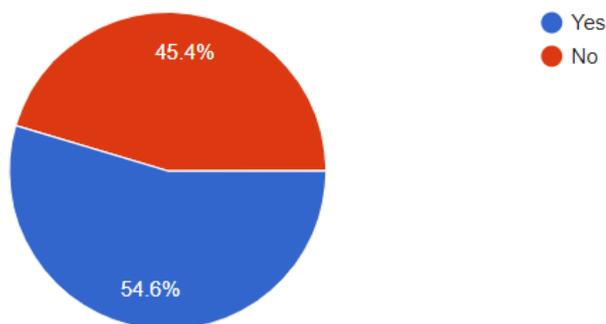
Which type of housing do you currently live in?

141 responses



Do you currently live in the City of Manistee?

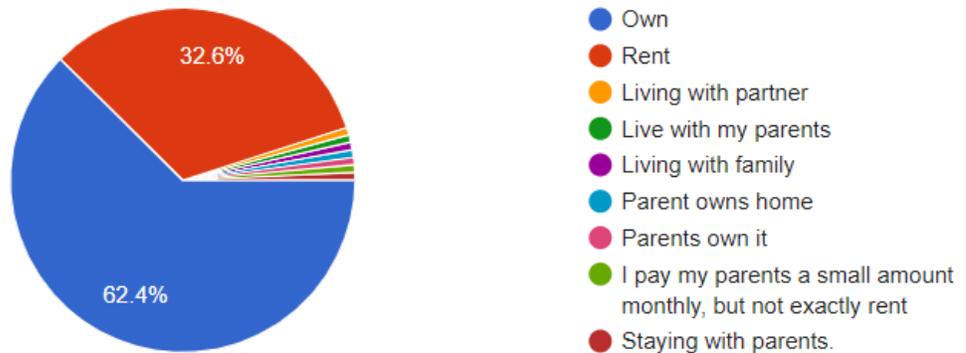
141 responses





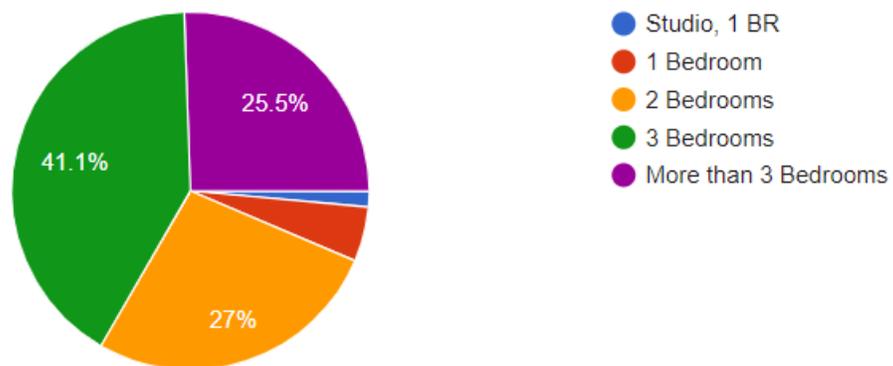
Do you own or rent the housing in which you reside?

141 responses



If you were looking for a new residence today, what size residence would you be looking for?

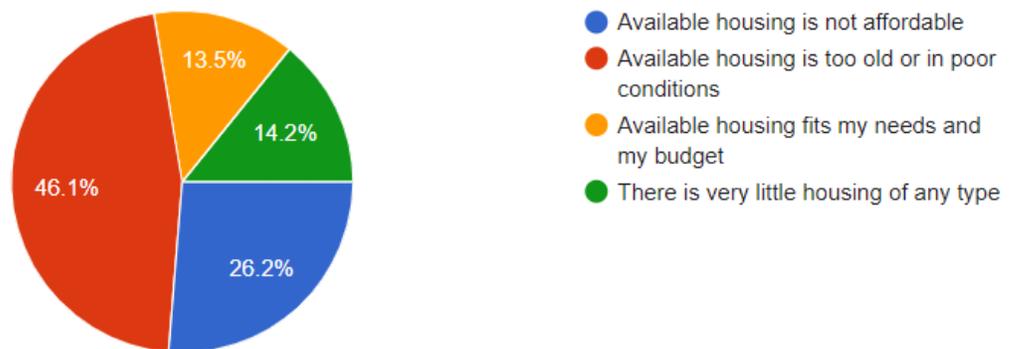
141 responses





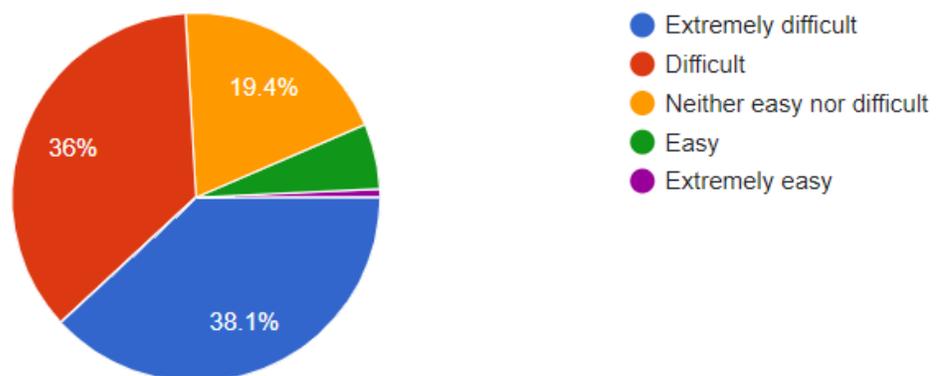
Which of the following would you say describes your experience seeking housing in the City of Manistee or Manistee County?

141 responses



How easy or difficult is it to find housing that fits your needs in Manistee (City/County)?

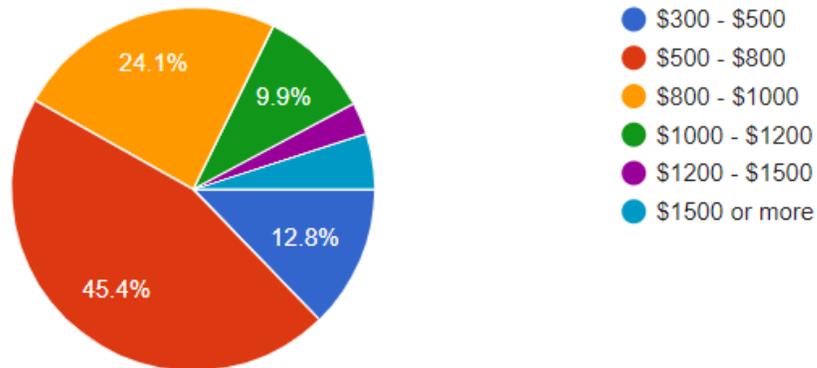
139 responses





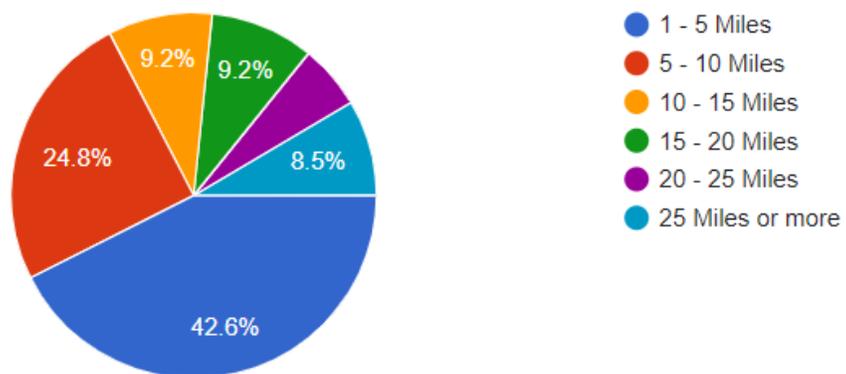
What are you currently paying as a rent or mortgage payment?

141 responses



In average, how long is your commute in miles from your residence to work?

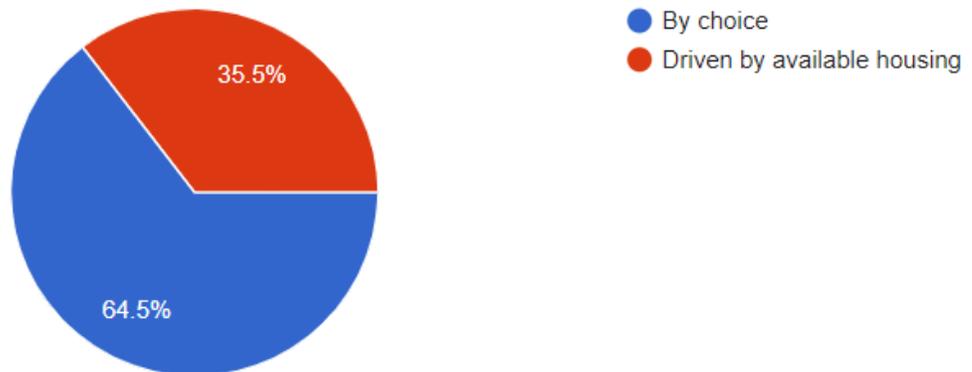
141 responses





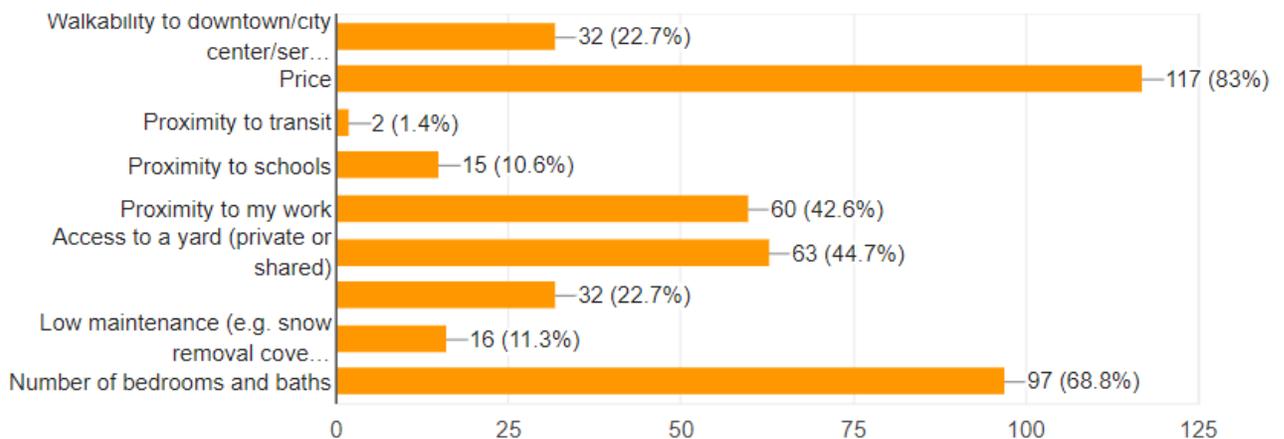
Is the length of your commute by choice or driven by available housing?

141 responses



Select the top three most important to you out of the following items when considering a place to live/housing:

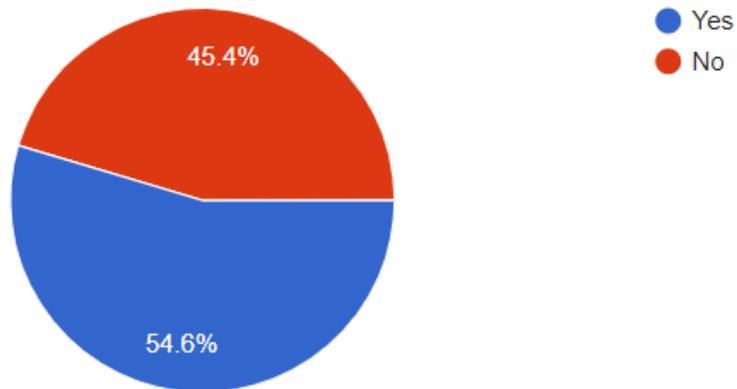
141 responses





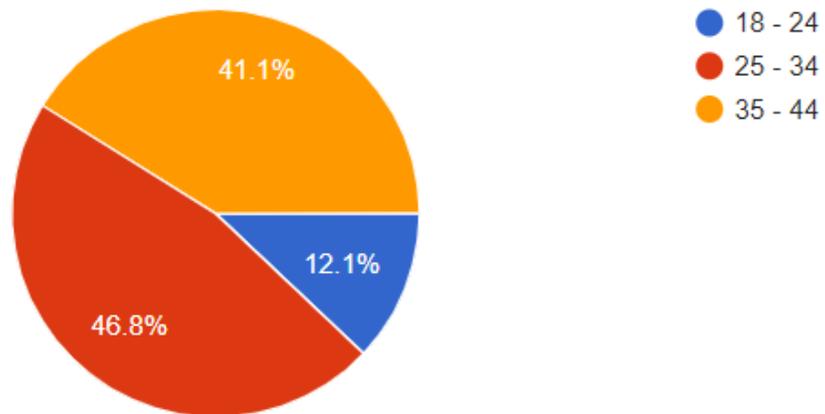
Have you ever considered leaving this region because of a lack of housing options that meet your needs?

141 responses



What is your age?

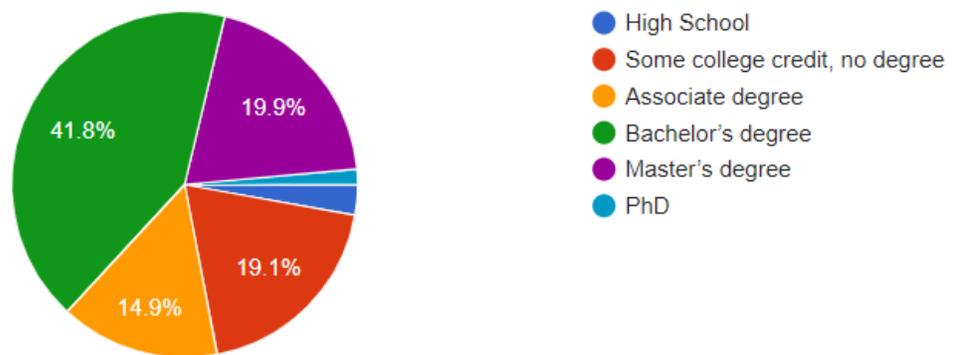
141 responses





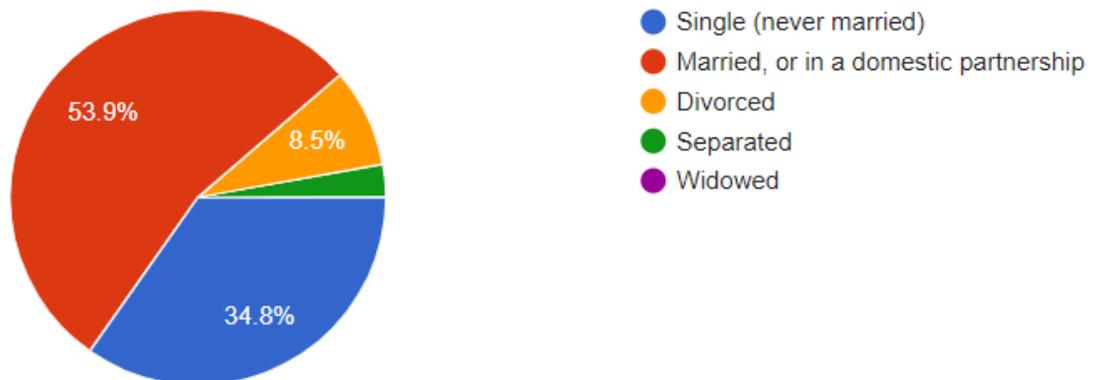
What is the highest degree or level of school you have completed? If currently enrolled, highest degree received.

141 responses



What is your marital status?

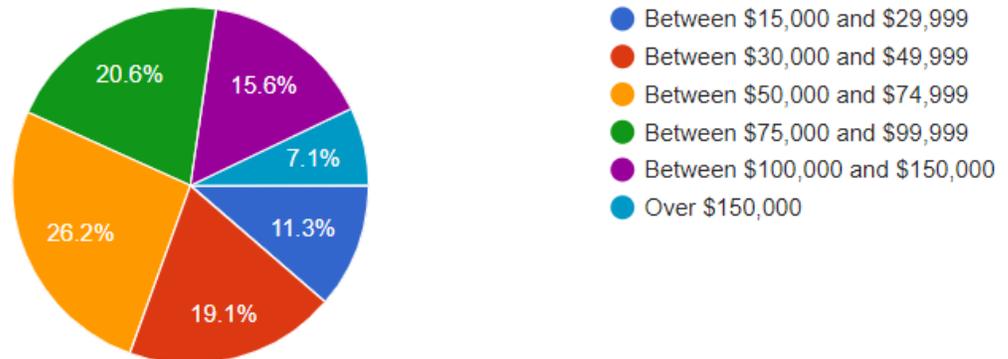
141 responses





What is your total household income?

141 responses



Please use this space to share any additional thoughts, experiences or advice you have to continue making Manistee your permanent place to live.

We provided an open space for respondents to share any additional comments/thoughts on housing or the community. The comments will be shared as the common themes of the feedback received. Numerous respondents referred to how old the available housing stock is. Majority of the people surveyed shared that most houses require an extreme amount of work and that very little of the housing stock is move-in ready. The costs of repairs, low availability of repair companies and time make it close to impossible to move to Manistee or stay in the community. Some quotes are shared below:

- **Lack of housing (own/rent):**

“Missing middle housing”

“There are a very limited number of decent rentals available. There are very few options available for people that make too much money to qualify for low-income apartments but are also unable to buy a home. Many of the homes that are available to rent are expensive vacation rentals that do not meet the needs of those individuals either. I know people that have left the area or have chosen not to live here because they could not find acceptable housing.”

“Minimal rental options, houses to buy in my price range are usually have too many updates for the price.”



- **Old housing stock to own or rent:**

“Housing under \$150,000 that are move-in ready (not complete fixer-uppers) are grabbed too quickly.”

“People would more likely be able to find a house to purchase if there were BETTER RENTALS for them to stay in while they looked. It took me a solid 2 years to find a house that suited my needs, was in my budget, etc.”

“Available housing is not affordable, available housing is too old or in poor conditions, and available housing doesn't fit my needs and my budget. I would like to buy my own house with land, but all are too expensive.”

“The housing in Manistee is limited and young single talent has no place to fit our needs. I would live in an apartment, but don't want to live in a low income/outdated complex. I want a fitness facility, business center, public transportation route. Most every college town has facilities like that, and they are popular. I hate driving 45 minutes to work and will probably not continue my career in Manistee because of the long commute. The rental houses are super old, not energy efficient or capable of being smart without a complete renovation that is not in my budget.”

“Housing is old, needs a lot of renovations, and overpriced for the condition it is in.”

- **Housing/Rental pricing:**

“It would be great to see apartments in Manistee that are affordable and up to date for young professionals transitioning between college to owning a home.”

“I have lived in Manistee for most of my life. I am the oldest of three children and my parents are both active members of the community. After receiving a bachelor's degree and teaching certification from Alma College my hope was to come back, work and start a family here. Unfortunately, I have been unable to afford a place to live due to my low income, student debt and most of all the high cost of housing here so I have had to move back in with my parents. Manistee is a beautiful town, but I will sadly leave as soon as the opportunity for work in the teaching field somewhere else arises.”

“Housing is not affordable to middle income families and is even tougher for low income families. Credit scores are a huge factor in finding housing in Manistee, which makes it difficult for young families with little or poor credit to be able to obtain housing. There are also fees associated with applying for rentals, which adds up. It has been very difficult as a Nurse to obtain housing in this community which is why I moved outside of Manistee city limits.”

“The housing market is priced way too high for homes that are either, too small, need major updating, have small lots. There is no consistency in pricing. A home on one street can be old, need a lot of repairs and be priced over a hundred thousand. And have a house 2 away that has more bedrooms, less repairs, updated exterior selling for less than a hundred thousand. I have family that is a first-time home buyer, has a great job for the area but still cannot afford to buy a nice updated home in a price range he needs.



Everything is old and outdated needing a lot of repairs and the asking price is way too high to afford the payment while making those repairs to make the home livable. When moving to Manistee it was very hard for my family of 5 to find a house appropriate size, bedrooms, bathrooms, in a price range we could afford. We ended up settling on a smaller home and had to update the entire place, bathroom, flooring, septic, plumbing, electrical, exterior that the home needed just for us to move in.”

“We need decent homes and reasonable pricing. Rent and mortgages alike are outrageous. It's cruel to make families have to work 3-4 jobs to support themselves. That's not living, it's surviving.”

“I found myself living with my parents for 3 months while I searched out a new place to live. 3 months to find an apartment that wasn't overpriced and was in good shape and allowed pets.”

“Recently married but having been living as a single woman for over 5 years, affordable housing was next to impossible to find, ended up having to have a roommate to be able to keep living outside of a family home. Nothing affordable to live in solely.”

“Younger people and couples are moving back to Manistee and want to live and work here but once they realize they will never have or be able to afford their ideal housing situation, they move away again.”

“We rent from my Husband's parents - so we have a really great and affordable situation right where we wanted to live. The availability of our housing arrangement allowed us to move to Manistee where we always wanted to live. I've looked at available rentals just to see what's available, and there isn't much available at our price range and certainly not near downtown. I see houses for sale in a good price range, but that means saving for a down payment and additional costs of ownership which could be a huge factor for many young families.”

- **Upkeep, landlord maintenance, regulations:**

“Landlords need to be held more accountable on upkeep. I don't mind paying higher rent if the house is kept up.”

“Landlords need to step it up and reinvest in decaying properties; bringing down property values within the city”

“The apartment I was forced to move into due to my previous rental being sold was horrible, trash inside and outside, the cupboards and walls were falling apart. It was all that was available. I see so many empty houses without for sale or for rent signs. We need bigger, pet friendly, affordable housing, and a network to hold land lords accountable for the properties they are charging a ton of money for.”



- **Additional feedback (Community, job market, experiences):**

“The boardwalk was a large of our decision to move to Manistee and also the reason we bought our home (block away). Proximity to amenities like Two Slices and Meijer are helpful. If there was one fitness center that included sauna, pool and spa that would nice. We've considered moving closer to Ludington for the West Shore Community College fitness center amenities. Thanks for your effort in Economic Growth in Manistee!!”

“The job market is slim. Most open positions pay minimum or barely more. The housing market for rentals is not conducive to affordability for what you find. \$550 - \$800 for a 1 bedroom, plus utilities. A person would possibly have about \$400 left over per month for food, gas, emergencies. That does not leave much room for much else.”

“Creating programs to make young families feel welcome. (Funding Schools, family-friendly hospital policies, etc.)”

“Another thing that would have made my top list is the availability to park a car. In my search of buying a house I would much rather have my own garage than to park my car on the street or even in a driveway outside.”

“Need more chain restaurants, or reasonably priced restaurants that stay open after 2pm. Also, a department store, like Meijer or Walmart, on the south end of town.”

“Continue the efforts of economic development through attracting head of household jobs to Manistee.”

“Manistee is said to be a destination for tourists and retirees. That's not the case. Many would love to live here but yes, housing is an issue. For us we have been blessed to find a home. But we hope others will have that opportunity as well.”

“I moved out of a larger city to come to Manistee to live in a smaller city. The cost of housing is very much cheaper than what I'm used to. That is very much a plus and I am looking to buy a house right now actually. I do not want to live in the city of Manistee, but I am looking around the outskirts in a rural setting and there seems to be many in my price range”

“Moved here a little over a year ago, was able to find one home to rent which allowed pets. Thankfully, we were able to secure this otherwise would have had to deny job offers and would not have been able to move to the area.”

“From my experiences, suitable housing is rather expensive considering there are few jobs that pay more than minimum wage. The majority of suitable, available housing is subsidized with income limits, leaving professionals paying for inadequate housing that is not kept up to code.”