

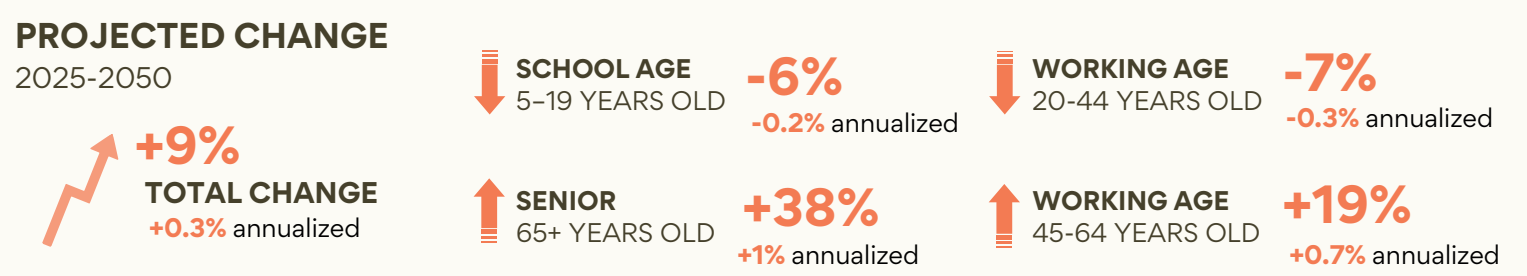
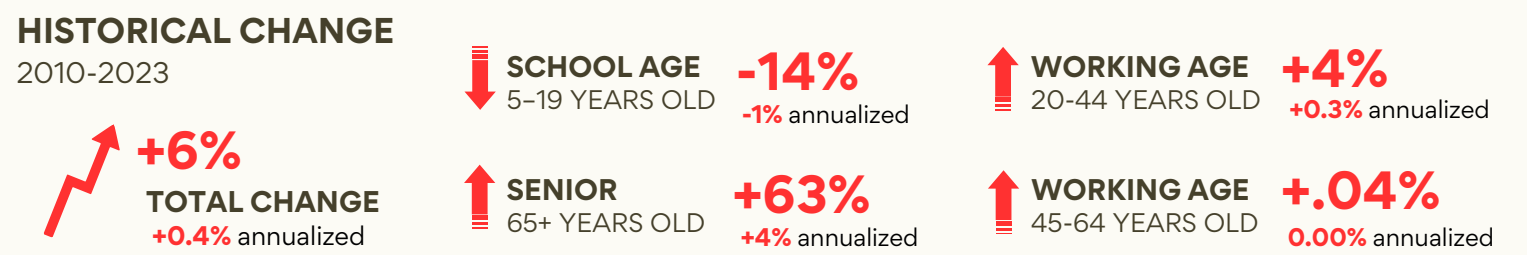
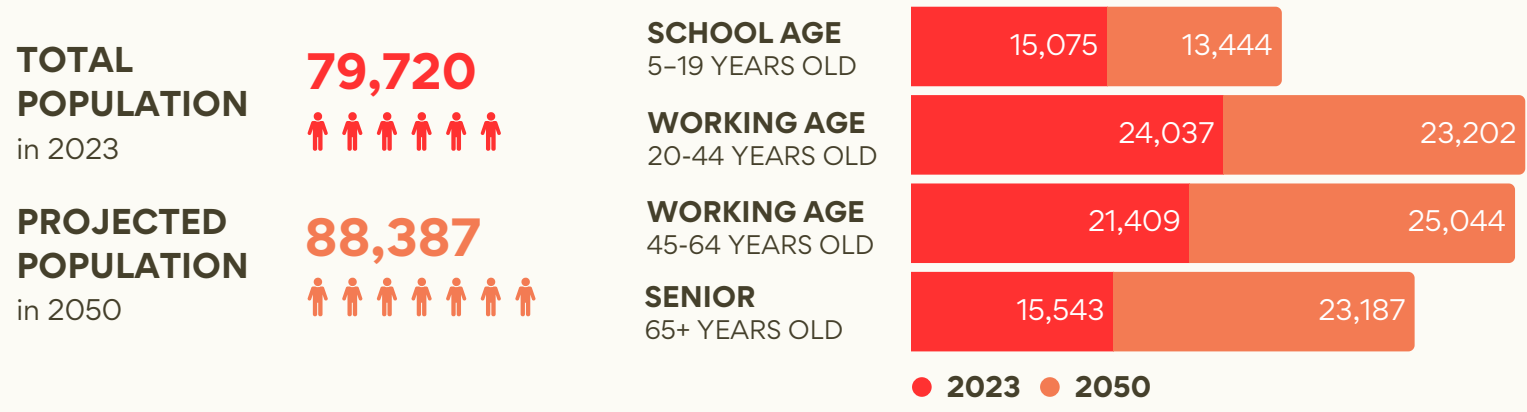
COMMUNITY PROFILE

CLINTON COUNTY

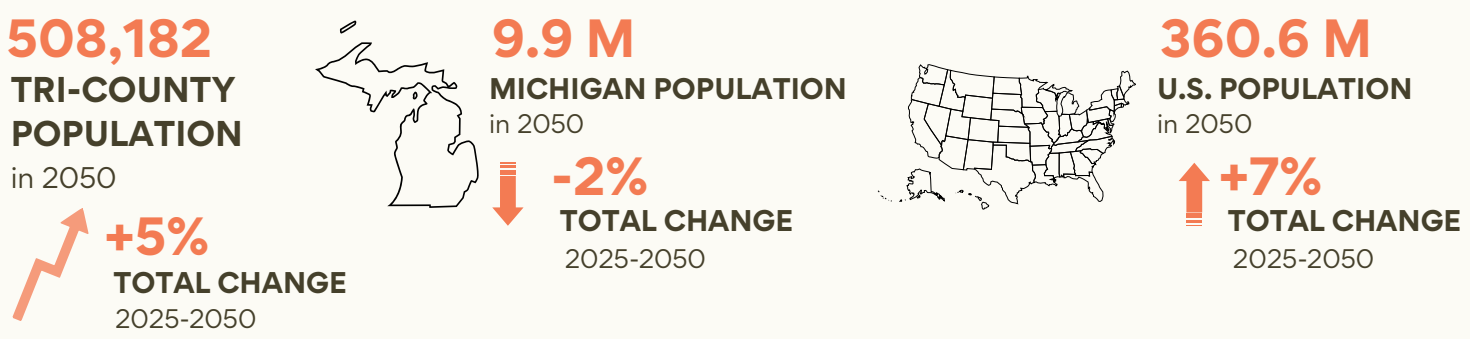
Economic development strengthens a community’s economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

CLINTON COUNTY POPULATION

Clinton County comprised 17% of the region’s population in 2023 and accounted for 47% of its growth from 2010 to 2023. Growth in the county is projected to continue through 2050. Continued declines in the school-age population and a growing concentration among older age groups may signal a need for policy shifts.



TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

School quality and enrollment directly impact local economies by influencing where families choose to live and invest. Strong schools attract and retain residents, support property values, and develop a skilled workforce that drives economic growth.

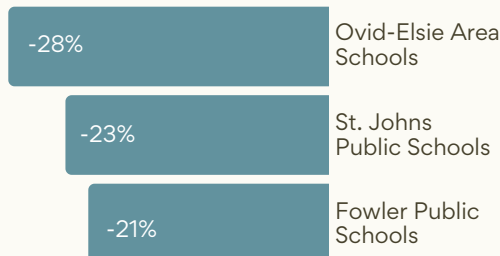
10,765

TOTAL ENROLLMENT
in 2024-2025

+3%
TOTAL CHANGE
2010-2024

+0.1% annualized

TOP THREE DISTRICTS IN DECLINE
2010-2024



EMPLOYMENT

Clinton County's labor market has improved since 2010 though its labor force is projected to only slightly increase by 2028.

42,706

CIVILIAN LABOR FORCE
in 2023

↑ 42,750

PROJECTED CIVILIAN LABOR FORCE
in 2028

66%

LABOR FORCE PARTICIPATION RATE
in 2023

2%

UNEMPLOYMENT RATE
in 2023

HOUSING

Clinton County's total housing stock has continued to increase while the available housing supply has remained steady since 2010. Housing cost burdens have been improving across the county.

33,526     

TOTAL HOUSING UNITS
in 2023

+9%
TOTAL CHANGE
2010-2023

3% AVAILABILITY RATE

→ 5% A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,700

MEDIAN MONTHLY MORTGAGE COST
in 2023

11%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,040

MEDIAN GROSS RENT
in 2023

24%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

\$276,500

MEDIAN HOME VALUE
in 2023

+75%

TOTAL CHANGE
2010-2023 **+4%** annualized

BUSINESS ESTABLISHMENTS

1,406

TOTAL BUSINESS ESTABLISHMENTS
in 2023

↑ +13%
BUSINESS ESTABLISHMENT CHANGE
2010-2023

MEDIAN HOUSEHOLD INCOME

\$92,503

MEDIAN HOUSEHOLD INCOME
in 2023

↑ +59%

MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

REFERENCES



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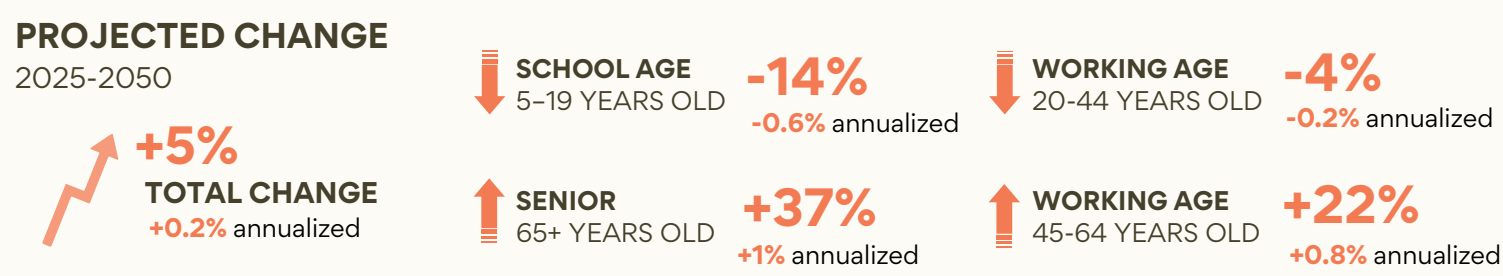
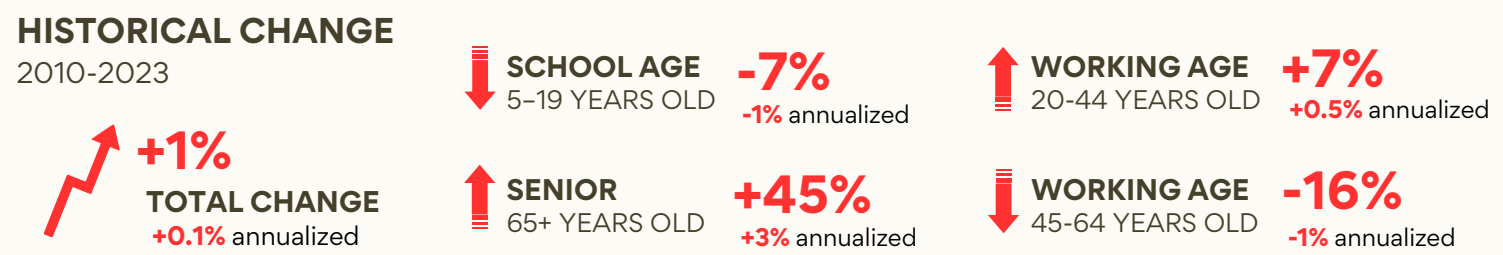
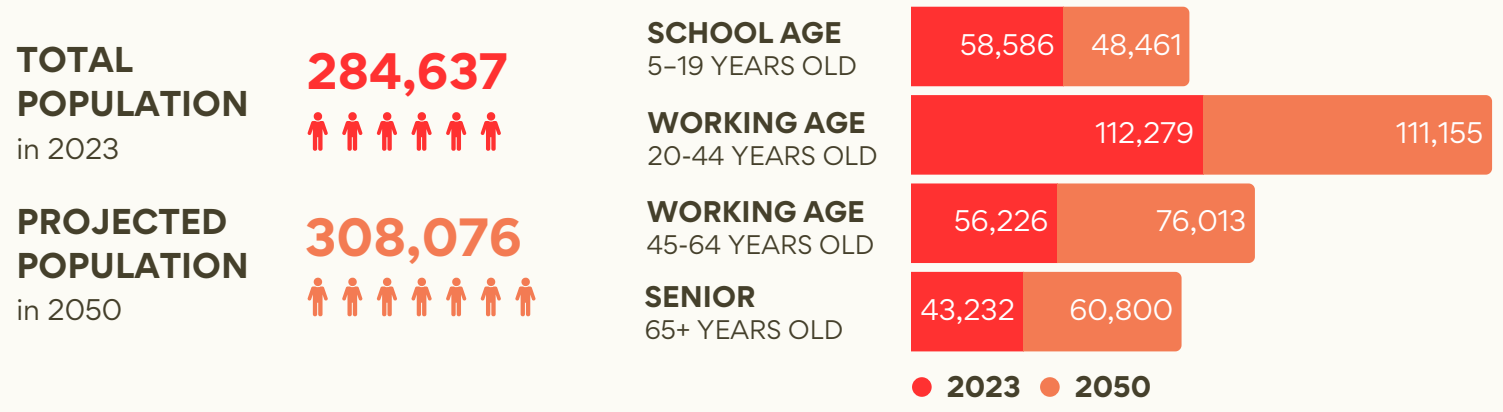
COMMUNITY PROFILE

INGHAM COUNTY

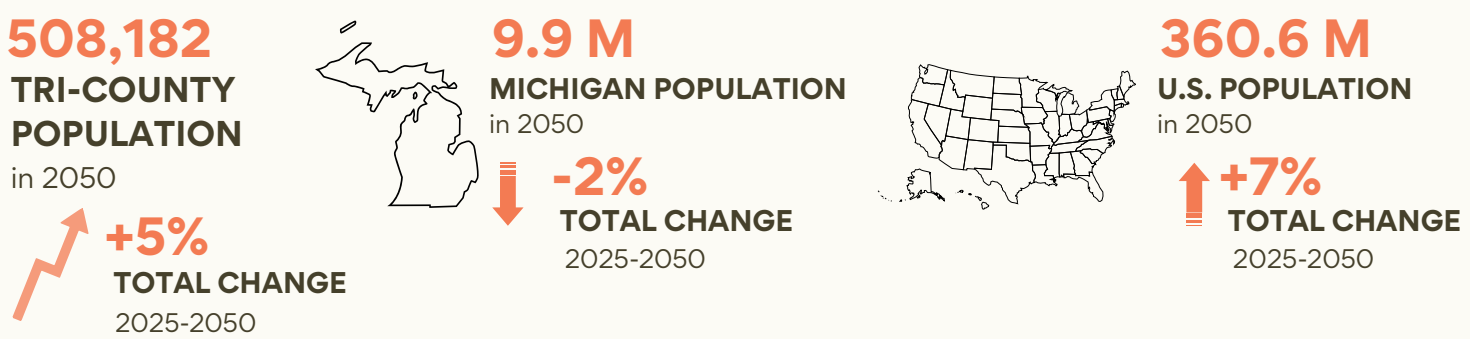
Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

INGHAM COUNTY POPULATION

Ingham County comprised 60% of the region's population in 2023 and accounted for 42% of its growth from 2010 to 2023. Growth has been sluggish and is projected to remain slow through 2050. Continued declines in the school-age population and a growing concentration among older age groups may signal a need for policy shifts.



TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

School quality and enrollment directly impact local economies by influencing where families choose to live and invest. Strong schools attract and retain residents, support property values, and develop a skilled workforce that drives economic growth.

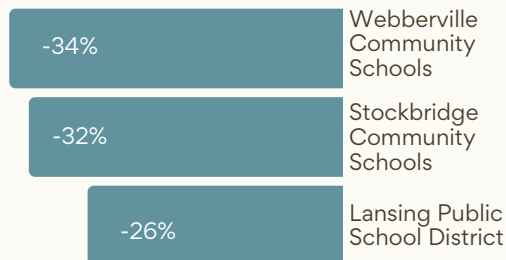
41,536

TOTAL ENROLLMENT
in 2024-2025

-7%
TOTAL CHANGE
2010-2024

-0.5% annualized

TOP THREE DISTRICTS IN DECLINE
2010-2024



EMPLOYMENT

Ingham County's labor market has improved since 2010, and its labor force is projected to continue growing through 2028.

153,009

CIVILIAN LABOR FORCE
in 2023

↑ 157,800

PROJECTED CIVILIAN LABOR FORCE
in 2028

65%

LABOR FORCE PARTICIPATION RATE
in 2023

6%

UNEMPLOYMENT RATE
in 2023

HOUSING

Ingham County's available housing supply is trending downward, which may continue to exert upward pressure on housing costs. Despite this trend, housing cost burdens have improved across the county.

126,694     

TOTAL HOUSING UNITS
in 2023

+4%
TOTAL CHANGE
2010-2023

3% AVAILABILITY RATE

→ 5% A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,429

MEDIAN MONTHLY MORTGAGE COST
in 2023

18%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,055

MEDIAN GROSS RENT
in 2023

44%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

\$190,900

MEDIAN HOME VALUE
in 2023

+56%

TOTAL CHANGE
2010-2023 **+3%** annualized

BUSINESS ESTABLISHMENTS

6,160

TOTAL BUSINESS ESTABLISHMENTS
in 2023

↓ -1%

BUSINESS ESTABLISHMENT CHANGE
2010-2023

MEDIAN HOUSEHOLD INCOME

\$62,998

MEDIAN HOUSEHOLD INCOME
in 2023

↑ +46%

MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

REFERENCES



Visit bit.ly/communityprofilesources or scan the QR code for a list of references.

COMMUNITY PROFILE

EATON COUNTY

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

EATON COUNTY POPULATION

Eaton County comprised 23% of the region's population in 2023 and accounted for 11% of its growth from 2010 to 2023. Growth in the county is projected to remain low through 2050. Continued declines in the school-age population and a growing concentration among older age groups may signal a need for policy shifts.

**TOTAL
POPULATION**
in 2023

108,820


**PROJECTED
POPULATION**
in 2050

111,719


SCHOOL AGE
5-19 YEARS OLD

18,908 16,412

WORKING AGE
20-44 YEARS OLD

34,328 32,439

WORKING AGE
45-64 YEARS OLD

27,108 30,953

SENIOR
65+ YEARS OLD

22,831 27,400

● 2023 ● 2050

HISTORICAL CHANGE
2010-2023

 **+1%**
TOTAL CHANGE
+0.07% annualized

 **SCHOOL AGE** **-15%**
5-19 YEARS OLD **-1%** annualized

 **WORKING AGE** **+7%**
20-44 YEARS OLD **+0.5%** annualized

 **SENIOR** **+54%**
65+ YEARS OLD **+3%** annualized

 **WORKING AGE** **-18%**
45-64 YEARS OLD **-1%** annualized

PROJECTED CHANGE
2025-2050

 **+2%**
TOTAL CHANGE
+0.1% annualized

 **SCHOOL AGE** **-12%**
5-19 YEARS OLD **-0.5%** annualized

 **WORKING AGE** **-7%**
20-44 YEARS OLD **-0.3%** annualized

 **SENIOR** **+14%**
65+ YEARS OLD **+0.5%** annualized

 **WORKING AGE** **+15%**
45-64 YEARS OLD **+1%** annualized

TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

508,182
**TRI-COUNTY
POPULATION**
in 2050

 **+5%**
TOTAL CHANGE
2025-2050



9.9 M
MICHIGAN POPULATION
in 2050

 **-2%**
TOTAL CHANGE
2025-2050



360.6 M
U.S. POPULATION
in 2050

 **+7%**
TOTAL CHANGE
2025-2050

K-12 EDUCATION

School quality and enrollment directly impact local economies by influencing where families choose to live and invest. Strong schools attract and retain residents, support property values, and develop a skilled workforce that drives economic growth.

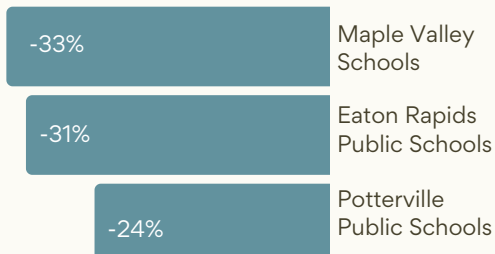
12,853

TOTAL ENROLLMENT
in 2024-2025

-5%
TOTAL CHANGE
2010-2024

-0.3% annualized

TOP THREE DISTRICTS IN DECLINE
2010-2024



EMPLOYMENT

Eaton County's labor market has remained steady since 2010, though its labor force is projected to increase 1.4% by 2028.

55,936

CIVILIAN LABOR FORCE
in 2023

↑ 56,700

PROJECTED CIVILIAN LABOR FORCE
in 2028

63%

LABOR FORCE PARTICIPATION RATE
in 2023

3%

UNEMPLOYMENT RATE
in 2023

HOUSING

Eaton County's total housing stock has only slightly increased since 2010, while the available housing supply has decreased. Housing cost burdens have been improving across the county.

47,888

TOTAL HOUSING UNITS
in 2023

+2%
TOTAL CHANGE
2010-2023

2% AVAILABILITY RATE

→ 5% A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,494

MEDIAN MONTHLY MORTGAGE COST
in 2023

17%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$997

MEDIAN GROSS RENT
in 2023

38%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

\$226,200

MEDIAN HOME VALUE
in 2023

↑ +58%

TOTAL CHANGE
2010-2023 **+4%** annualized

BUSINESS ESTABLISHMENTS

2,182

TOTAL BUSINESS ESTABLISHMENTS
in 2023

↑ +6%

BUSINESS ESTABLISHMENT CHANGE
2010-2023

MEDIAN HOUSEHOLD INCOME

\$71,686

MEDIAN HOUSEHOLD INCOME
in 2023

↑ +38%

MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

REFERENCES



Visit bit.ly/communityprofilesources
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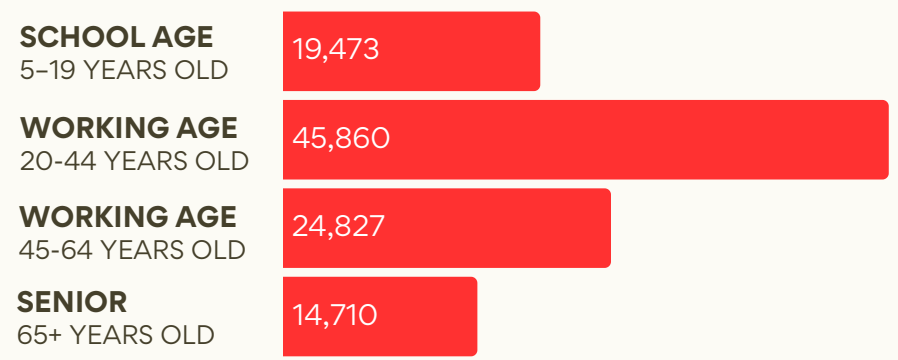
COMMUNITY PROFILE

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

LANSING

LANSING POPULATION

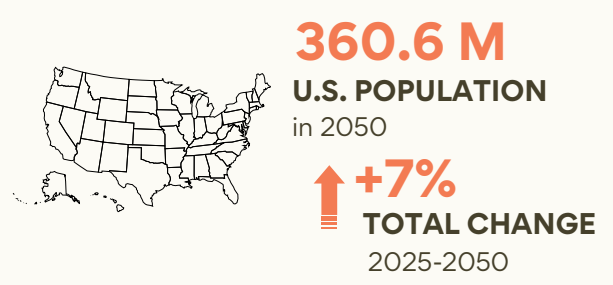
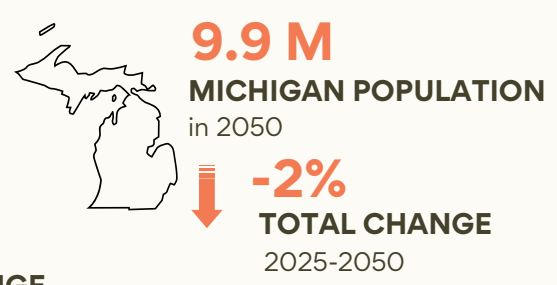
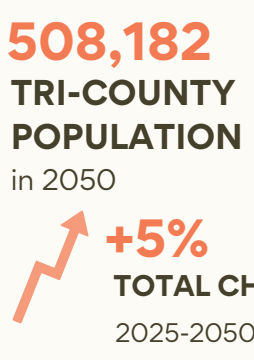
Lansing has experienced a decline in growth from 2010 to 2023. The school-age and working-age populations contributed to this overall decline, while the older population grew during this time period.



HISTORICAL CHANGE 2010-2023



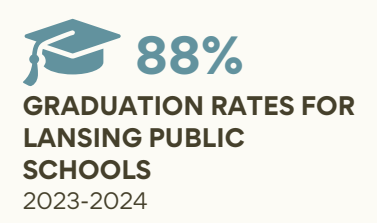
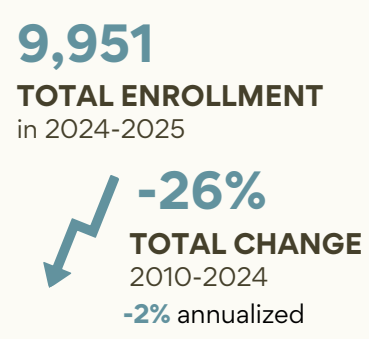
TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

School quality and enrollment directly impact local economies by influencing where families choose to live and invest. Strong schools attract and retain residents, support property values, and develop a skilled workforce that drives economic growth.

Enrollment for Lansing Public Schools has decreased significantly and at a higher rate than the school-age population.



HOUSING

Lansing's available housing supply has only slightly increased from 2010 to 2023, while home values remain relatively low and housing cost burdens have decreased.

55,628     

TOTAL HOUSING UNITS
in 2023

 **+1%**
TOTAL CHANGE
2010-2023

3% AVAILABILITY RATE

→ **5%** A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,170

MEDIAN MONTHLY MORTGAGE COST
in 2023

20%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$976

MEDIAN GROSS RENT
in 2023

41%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

\$119,400

MEDIAN HOME VALUE
in 2023

 **+16%**
TOTAL CHANGE
2010-2023
+1% annualized

2010 **\$102,900**

2023 **\$119,400**

MEDIAN HOUSEHOLD INCOME

\$52,170

MEDIAN HOUSEHOLD INCOME
in 2023

 **+39%**
MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

EMPLOYMENT

Though the unemployment rate in Lansing has decreased since 2010, it remains relatively high at 8%.

61,142 

CIVILIAN LABOR FORCE
in 2023

68%

LABOR FORCE PARTICIPATION RATE
in 2023

8%

UNEMPLOYMENT RATE
in 2023

MUNICIPAL FINANCES

Lansing has seen a continual increase in revenues since 2010 (104%), while expenditures have grown at a much slower rate (73%).



TOTAL REVENUE
in 2024



TOTAL EXPENDITURES
in 2024

\$488.3 M

TOTAL REVENUE
in 2024

\$425.6 M

TOTAL EXPENDITURES
in 2024

62

AVERAGE MILLAGE RATE
in 2024

REFERENCES



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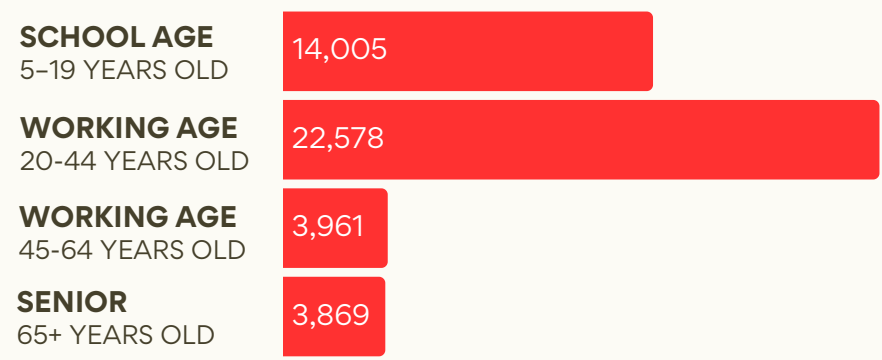
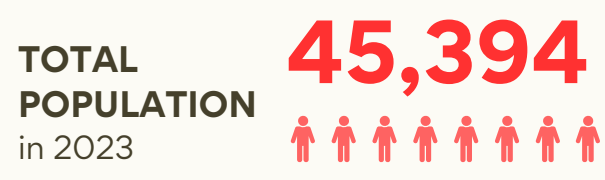
COMMUNITY PROFILE

EAST LANSING

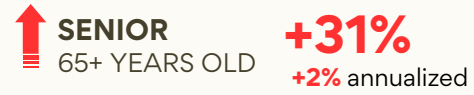
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EAST LANSING POPULATION

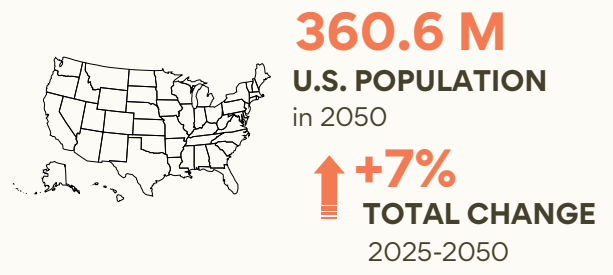
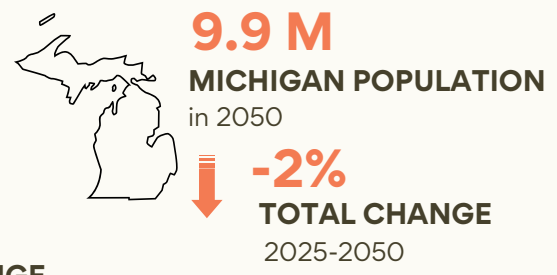
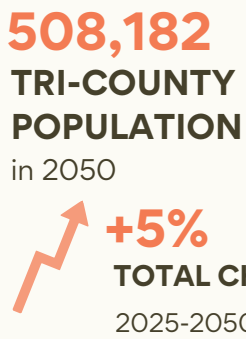
East Lansing has experienced a decline in growth from 2010 to 2023, particularly in its school-age and working-age populations, which comprise 90% of the city's total population.



HISTORICAL CHANGE 2010-2023



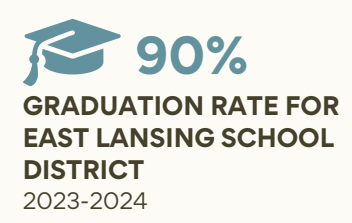
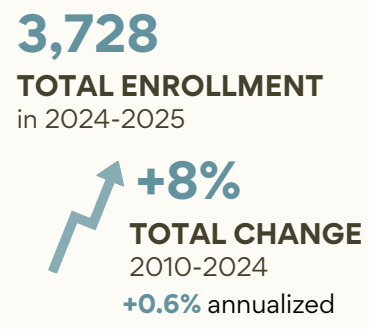
TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

School quality and enrollment directly impact local economies by influencing where families choose to live and invest. Strong schools attract and retain residents, support property values, and develop a skilled workforce that drives economic growth.

Despite a decline in the overall school-age population, enrollment for East Lansing School District has continued to increase.



HOUSING

East Lansing's total housing supply has remained virtually unchanged from 2010 to 2023, while the availability rate has increased by 1% during the same period.

15,693     

TOTAL HOUSING UNITS
in 2023

 **+0.4%**
TOTAL CHANGE
2010-2023

6% AVAILABILITY RATE

→ **5%** A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,859

MEDIAN MONTHLY MORTGAGE COST
in 2023

13%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,122

MEDIAN GROSS RENT
in 2023

64%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

\$251,600

MEDIAN HOME VALUE
in 2023

 **+33%**
TOTAL CHANGE
2010-2023
+2% annualized

2010 **\$189,800**

2023 **\$251,600**

MEDIAN HOUSEHOLD INCOME

\$43,547

MEDIAN HOUSEHOLD INCOME
in 2023

 **+40%**
MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

EMPLOYMENT

23,128 

CIVILIAN LABOR FORCE
in 2023

55%

LABOR FORCE PARTICIPATION RATE
in 2023

7%

UNEMPLOYMENT RATE
in 2023

MUNICIPAL FINANCES

East Lansing has seen a continual increase in their revenues and expenditures since 2010, though revenues increased at a higher rate.



TOTAL REVENUE
in 2024



TOTAL EXPENDITURES
in 2024

\$148.7 M

TOTAL REVENUE
in 2024

\$122.2 M

TOTAL EXPENDITURES
in 2024

52

AVERAGE MILLAGE RATE
in 2024

REFERENCES



Visit bit.ly/communityprofilesources or scan the QR code for a list of references.

COMMUNITY PROFILE

BATH CHARTER TOWNSHIP

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

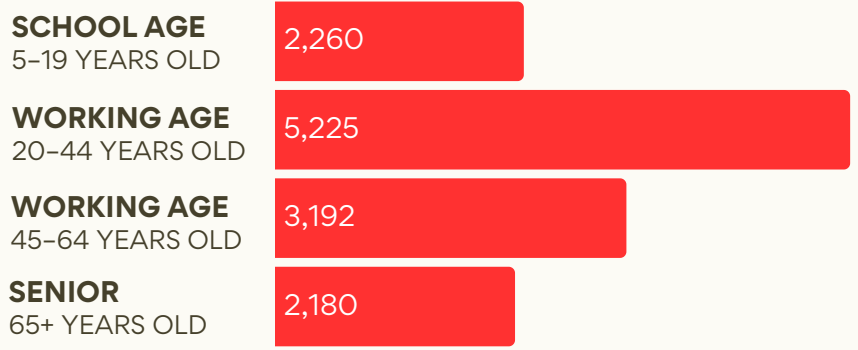
BATH CHARTER TOWNSHIP POPULATION

Bath Charter Township's total population experienced considerable growth from 2010 to 2023, with increases occurring in every age cohort.

TOTAL POPULATION
in 2023

13,331

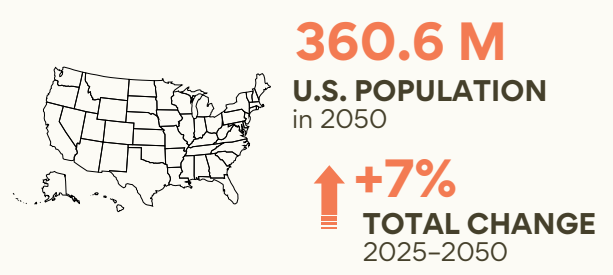
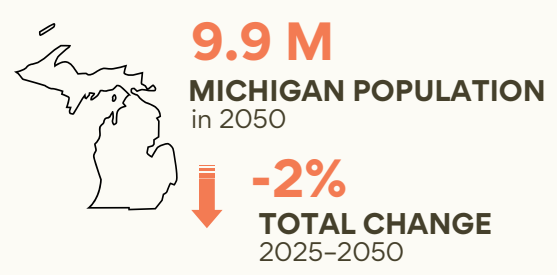
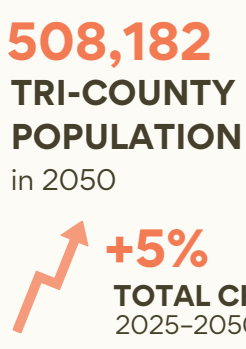




HISTORICAL CHANGE 2010-2023



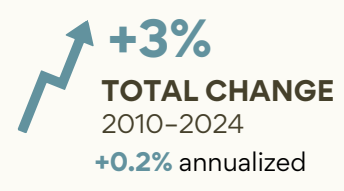
TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment in Bath Community Schools has continued to increase at a rate similar to that of the school-age population.

1,021
TOTAL ENROLLMENT
in 2024-2025



 **96%**
GRADUATION RATES FOR
BATH COMMUNITY SCHOOLS
2023-2024

HOUSING

Bath Charter Township's total housing supply increased significantly from 2010 to 2023, and availability remains high. This increase in supply helps to alleviate upward pressure on housing costs and provides more abundant housing choices.

5,892    

**TOTAL
HOUSING UNITS**
in 2023

 **+28%**
**TOTAL
CHANGE**
2010-2023

6% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,692

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

16%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,189

**MEDIAN
GROSS RENT**
in 2023

35%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$267,300 **MEDIAN HOME VALUE** in 2023

 **+47%**
TOTAL CHANGE
2010-2023
+3% annualized

2010 **\$182,300**

2023 **\$267,300**

MEDIAN HOUSEHOLD INCOME

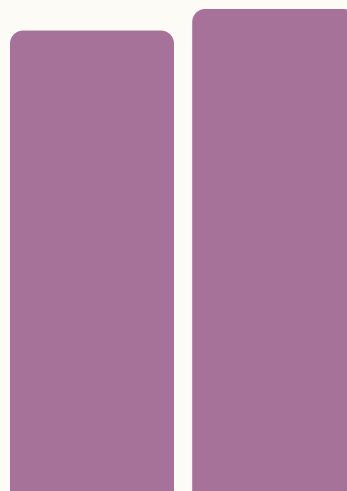
\$74,488

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+26%**
**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+2% annualized

MUNICIPAL FINANCES

Bath Charter Township has seen a continual increase in revenues since 2010, and expenditures surpassed revenue in 2024.



\$10.7 M

TOTAL REVENUE
in 2024

\$11.2 M

**TOTAL
EXPENDITURES**
in 2024

39

**AVERAGE
MILLAGE RATE**
in 2024

EMPLOYMENT

7,356 

CIVILIAN LABOR FORCE
in 2023

65%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

4%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



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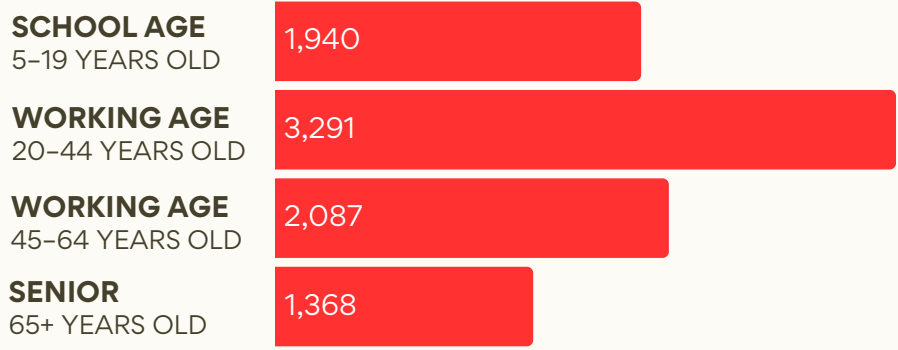
COMMUNITY PROFILE

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

CHARLOTTE

CHARLOTTE POPULATION

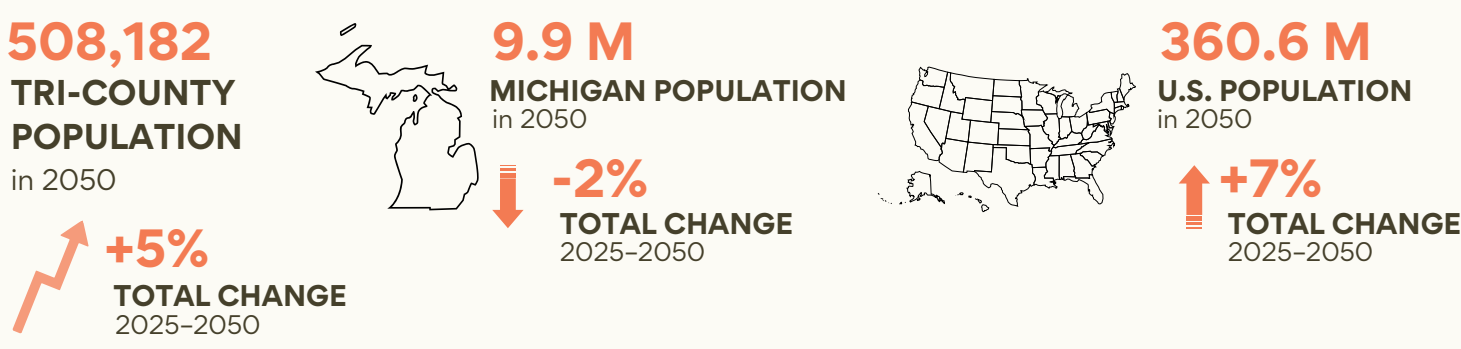
Charlotte experienced some growth from 2010 to 2023 due to increases in the working-age population, while the school-age and senior populations declined during the same period.



HISTORICAL CHANGE 2010-2023

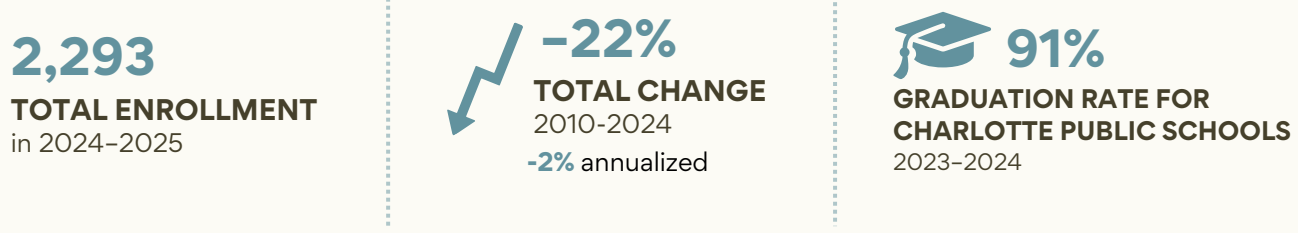


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment in Charlotte Public Schools has declined significantly since 2010, at a higher rate than the decline in the school-age population.



HOUSING

Charlotte's total housing supply slightly decreased from 2010 to 2023, and the percentage of available housing remained low.

3,776     

**TOTAL
HOUSING UNITS**
in 2023

 **-1%**

**TOTAL
CHANGE**
2010-2023

2% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,218

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

10%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$779

**MEDIAN
GROSS RENT**
in 2023

34%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$140,500 **MEDIAN HOME VALUE** in 2023

 **+22%**

TOTAL CHANGE
2010-2023
+2% annualized

2010 **\$115,000**

2023 **\$140,500**

MEDIAN HOUSEHOLD INCOME

\$63,385

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+50%**

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+3% annualized

MUNICIPAL FINANCES

Charlotte has seen a continual increase in their revenues since 2010 (118%), outpacing expenditures (85%).

\$20.5 M

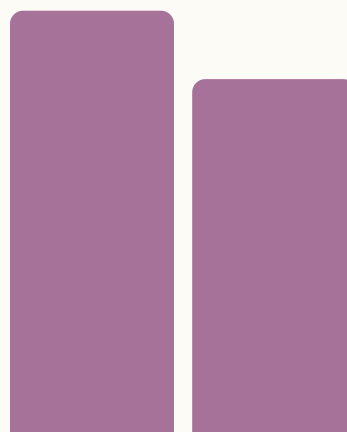
TOTAL REVENUE
in 2024

\$17.2 M

**TOTAL
EXPENDITURES**
in 2024

45

**AVERAGE
MILLAGE RATE**
in 2024



**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

EMPLOYMENT

4,419  **CIVILIAN LABOR FORCE**
in 2023

60%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

5%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



Visit bit.ly/communityprofilesources
or scan the QR code for a list of references.

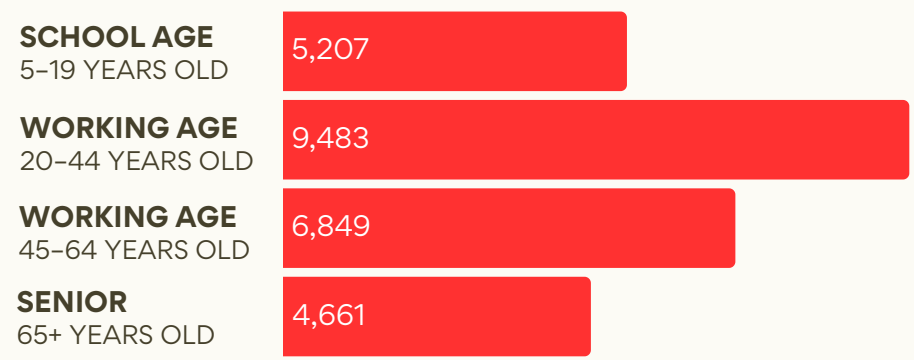
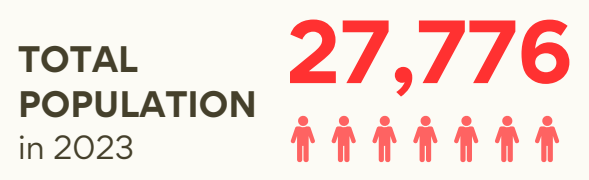
COMMUNITY PROFILE

DELHI CHARTER TOWNSHIP

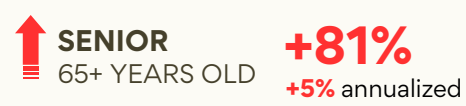
Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

DELHI CHARTER TOWNSHIP POPULATION

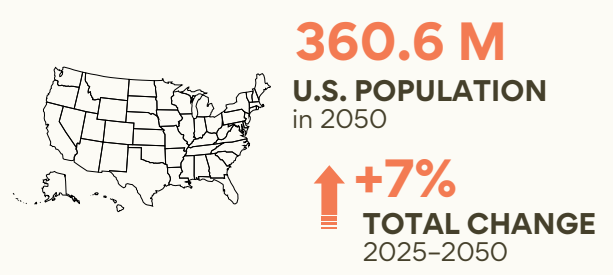
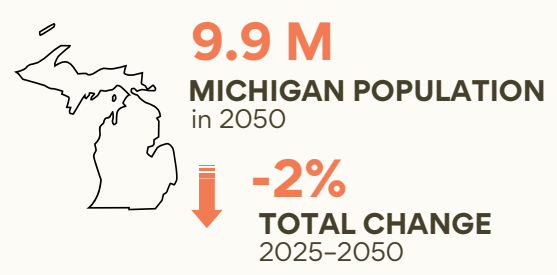
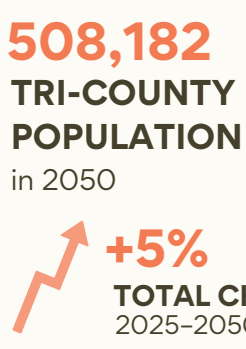
Delhi Charter Township's population increased from 2010 to 2023, driven by growth in a portion of the working-age population (ages 20–44) and the senior population (ages 65 and older).



HISTORICAL CHANGE 2010–2023

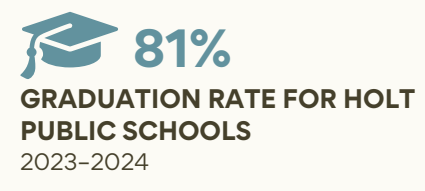
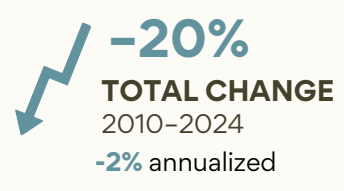


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment in Holt Public Schools has declined significantly since 2010, at a much higher rate than the decline in the school-age population.



HOUSING

Delhi Charter Township's total housing supply increased from 2010 to 2023, while the percentage of available housing remained relatively low.

11,768     

**TOTAL
HOUSING UNITS**
in 2023

 **+11%**

**TOTAL
CHANGE**
2010-2023

2% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate
supports housing mobility
and minimizes upward
pressure on home prices.

\$1,649

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

14%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,323

**MEDIAN
GROSS RENT**
in 2023

39%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$219,200 **MEDIAN HOME VALUE** in 2023

 **+39%**

TOTAL CHANGE
2010-2023
+3% annualized

2010 **\$157,700**

2023 **\$219,200**

MEDIAN HOUSEHOLD INCOME

\$89,908

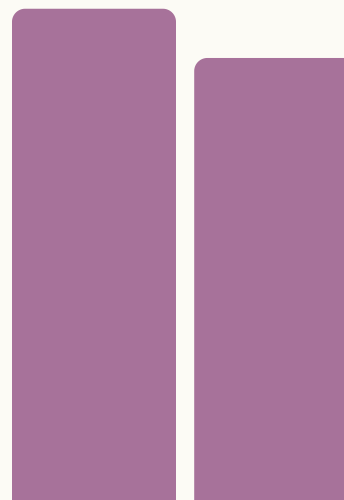
**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+56%**

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+3% annualized

MUNICIPAL FINANCES

Delhi Charter Township's revenues have increased by 80% since 2010, while its expenditures have risen by 55% during the same period.



**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

\$38.2 M

TOTAL REVENUE
in 2024

\$34.4 M

**TOTAL
EXPENDITURES**
in 2024

49

**AVERAGE
MILLAGE RATE**
in 2024

EMPLOYMENT

15,147 

CIVILIAN LABOR FORCE
in 2023

68%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

6%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



Visit bit.ly/communityprofilesources
or scan the QR code for a list of references.

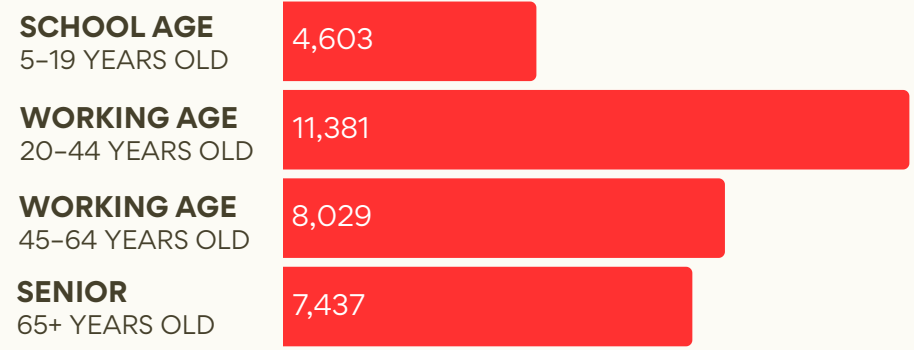
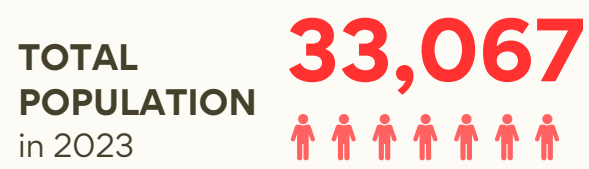
COMMUNITY PROFILE

DELTA CHARTER TOWNSHIP

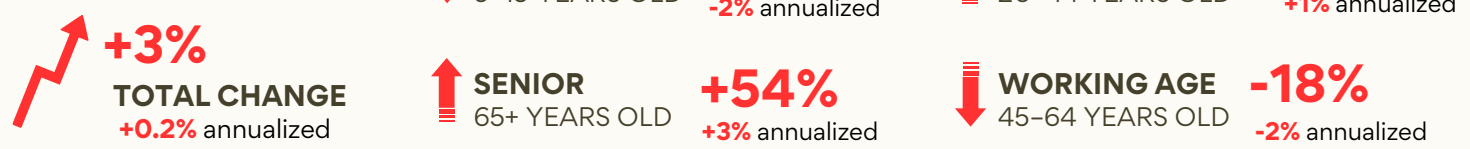
Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

DELTA CHARTER TOWNSHIP POPULATION

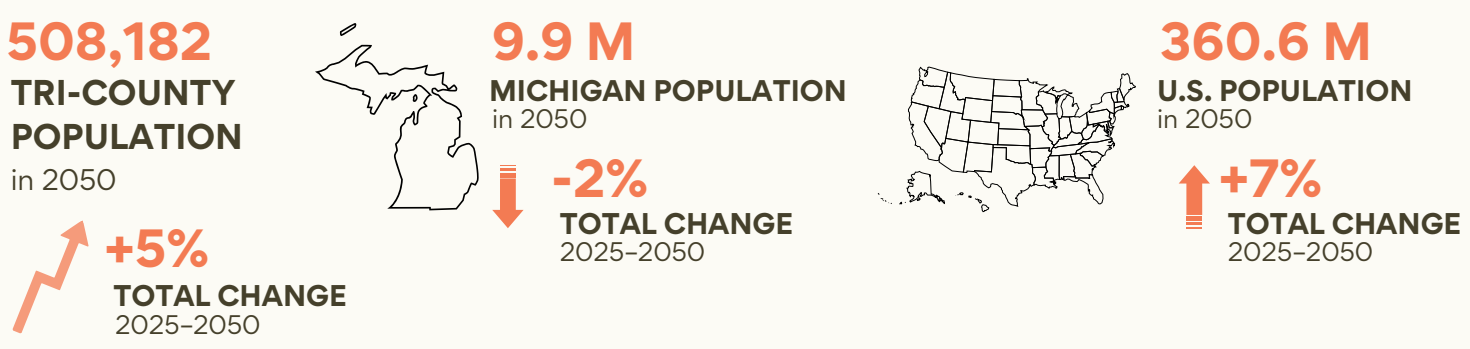
Delta Charter Township's population increased from 2010 to 2023. A portion of the working-age population and the senior population contributed to this increase, while the school-age population decreased during this time.



HISTORICAL CHANGE 2010-2023

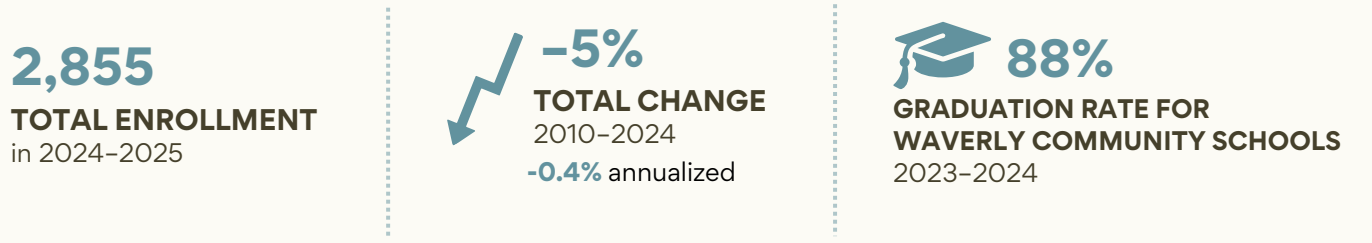


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment for Waverly Community Schools has declined since 2010, though at a slower rate than the school-age population.



HOUSING

Delta Charter Township's total housing supply increased from 2010 to 2023, while the percentage of available housing units decreased during the same period.

15,836      

**TOTAL
HOUSING UNITS**
in 2023

 **+5%**

**TOTAL
CHANGE**
2010-2023

2% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate
supports housing mobility
and minimizes upward
pressure on home prices.

\$1,603

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

14%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,139

**MEDIAN
GROSS RENT**
in 2023

27%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$237,600 **MEDIAN HOME VALUE** in 2023

 **+39%**

TOTAL CHANGE
2010-2023
+3% annualized

2010 **\$171,200**

2023 **\$237,600**

MEDIAN HOUSEHOLD INCOME

\$83,763

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+38%**

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+3% annualized

MUNICIPAL FINANCES

Delta Charter Township's revenues have increased by 166% since 2010, while its expenditures have increased by 111% during the same time period.

\$70.3 M

TOTAL REVENUE
in 2024

\$53.8 M

**TOTAL
EXPENDITURES**
in 2024

41

**AVERAGE
MILLAGE RATE**
in 2024

**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

EMPLOYMENT

18,369  **CIVILIAN LABOR FORCE**
in 2023

65%
**LABOR FORCE
PARTICIPATION
RATE**
in 2023

5%
**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



Visit bit.ly/communityprofilesources
or scan the QR code for a list of references.

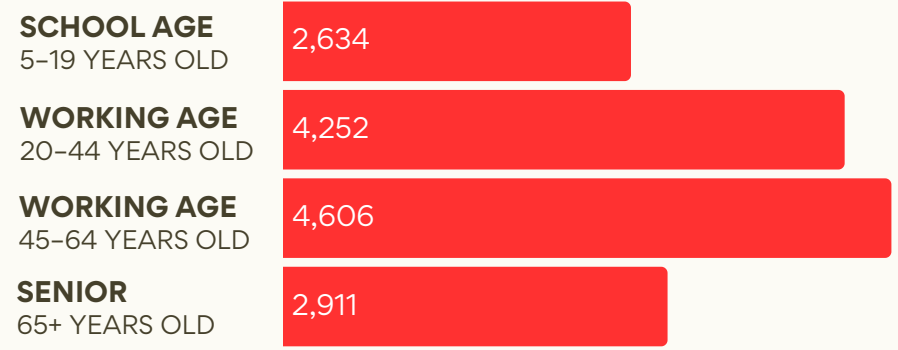
COMMUNITY PROFILE

DEWITT CHARTER TOWNSHIP

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

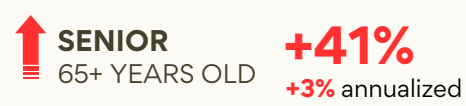
DEWITT CHARTER TOWNSHIP POPULATION

DeWitt Township experienced considerable growth from 2010 to 2023. This growth was largely due to populations ages 45 and older, while the school-age population declined significantly.

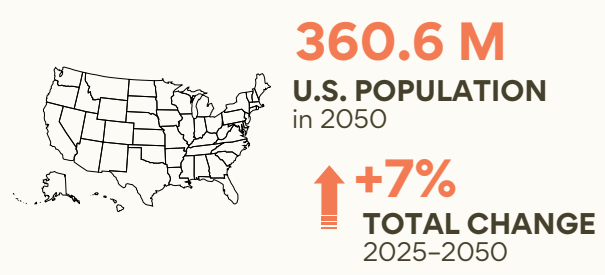
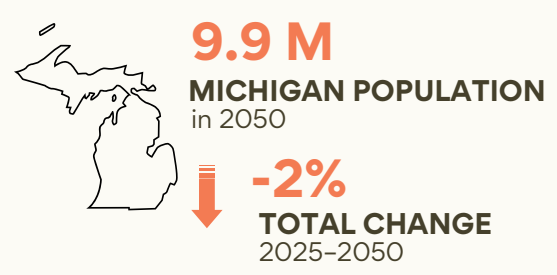
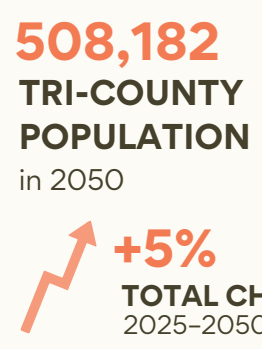


HISTORICAL CHANGE

2010-2023

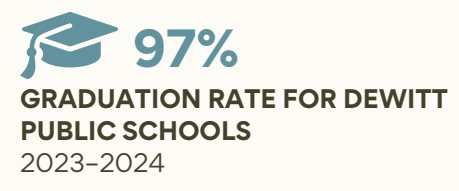
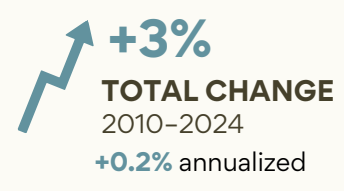


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Despite a decline in the overall school-age population, enrollment for DeWitt Public Schools has continued to increase.



HOUSING

DeWitt Charter Township's total housing supply increased from 2010 to 2023. This increase in supply helps to alleviate upward pressure on housing costs and provides more abundant housing choices.

6,586     

**TOTAL
HOUSING UNITS**
in 2023

 **+7%**

**TOTAL
CHANGE**
2010–2023

4% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,794

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

9%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,097

**MEDIAN
GROSS RENT**
in 2023

29%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$260,800 **MEDIAN HOME VALUE** in 2023

 **+63%**

TOTAL CHANGE
2010–2023
+4% annualized

2010 **\$159,600**

2023 **\$260,800**

MEDIAN HOUSEHOLD INCOME

\$93,208

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+74%**

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010–2023
+4% annualized

EMPLOYMENT

7,872  **CIVILIAN LABOR FORCE**
in 2023

63%
**LABOR FORCE
PARTICIPATION
RATE**
in 2023

3%
**UNEMPLOYMENT
RATE**
in 2023

MUNICIPAL FINANCES

DeWitt Charter Township's revenues and expenditures have continued to grow since 2010, with remarkably rapid growth between 2023 and 2024, at 68% and 55%, respectively.



**TOTAL
REVENUE**
in 2024



**TOTAL
EXPENDITURES**
in 2024

\$27.9 M

TOTAL REVENUE
in 2024

\$22.1 M

**TOTAL
EXPENDITURES**
in 2024

37

**AVERAGE
MILLAGE RATE**
in 2024

REFERENCES



Visit bit.ly/communityprofilesources
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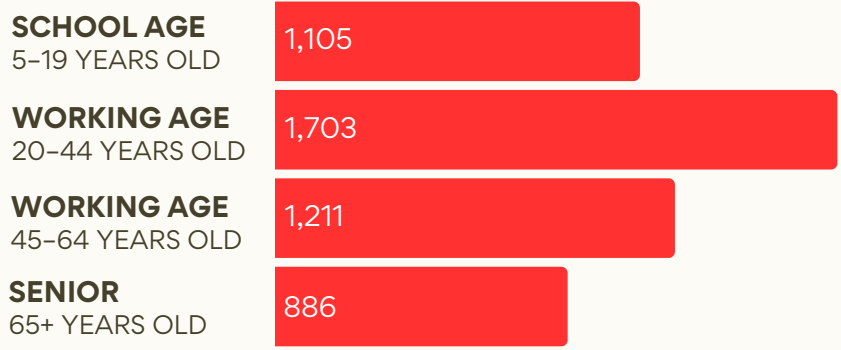
COMMUNITY PROFILE

EATON RAPIDS

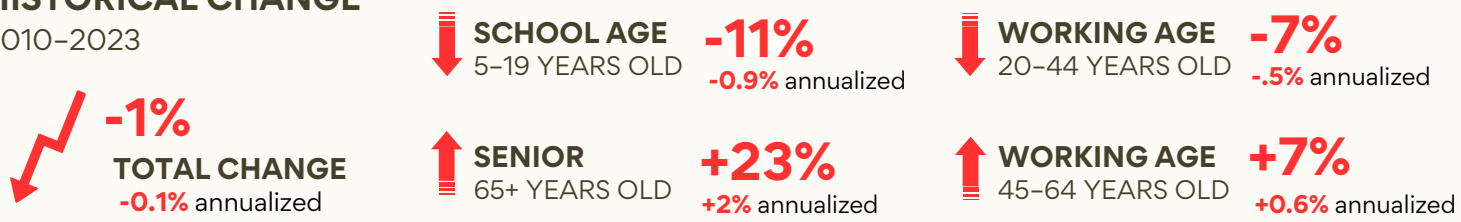
Economic development strengthens a community’s economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

EATON RAPIDS POPULATION

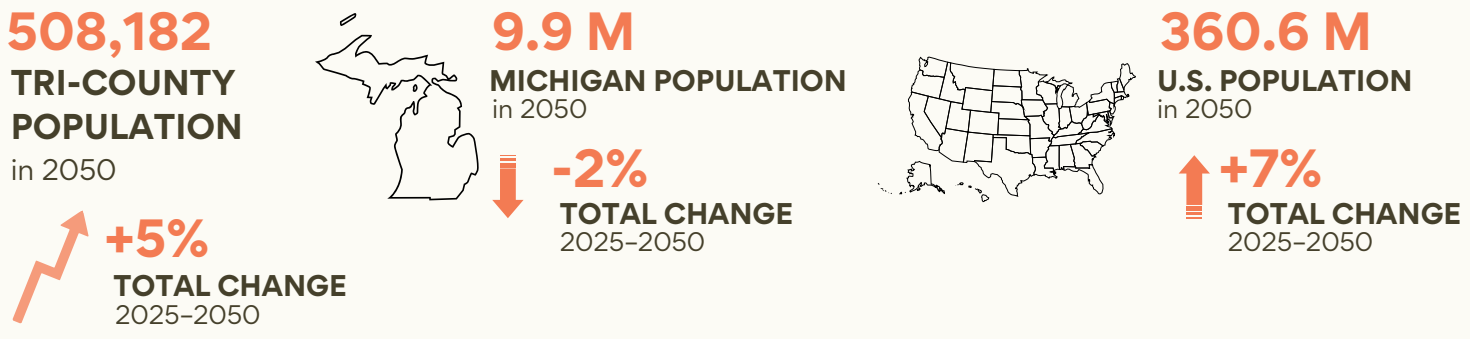
The population of Eaton Rapids slightly declined from 2010 to 2023. This decline was largely due to younger populations (under 45 years of age), while older populations (ages 45 and older) increased.



HISTORICAL CHANGE 2010-2023

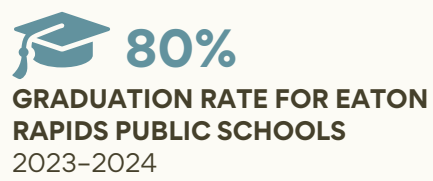
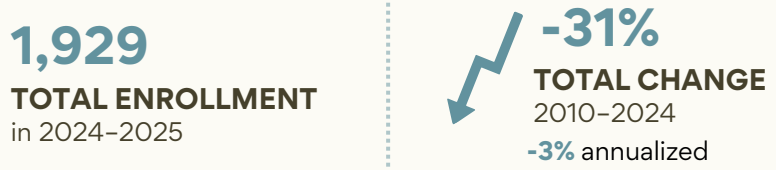


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment in Eaton Rapids Public Schools has declined significantly since 2010, at a much higher rate than the decline in the school-age population.



HOUSING

Eaton Rapids' total housing supply and available housing decreased from 2010 to 2023, while monthly mortgage costs and rent continued to increase.

2,298     

**TOTAL
HOUSING UNITS**
in 2023

 **-11%**

**TOTAL
CHANGE**
2010-2023

2% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,230

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

15%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$944

**MEDIAN
GROSS RENT**
in 2023

39%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$140,600 **MEDIAN HOME VALUE** in 2023

 **+37%**

TOTAL CHANGE
2010-2023
+2% annualized

2010 **\$102,800**

2023 **\$140,600**

MEDIAN HOUSEHOLD INCOME

\$63,618

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+41%**

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+3% annualized

MUNICIPAL FINANCES

Eaton Rapids' revenues have increased by 10% since 2010, while its expenditures have declined by 1% during the same period.



**TOTAL
REVENUE**
in 2024



**TOTAL
EXPENDITURES**
in 2024

\$20.0 M

TOTAL REVENUE
in 2024

\$17.9 M

**TOTAL
EXPENDITURES**
in 2024

40

**AVERAGE
MILLAGE RATE**
in 2024

EMPLOYMENT

2,516 

CIVILIAN LABOR FORCE
in 2023

62%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

1%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



Visit bit.ly/communityprofilesources
or scan the QR code for a list of references.

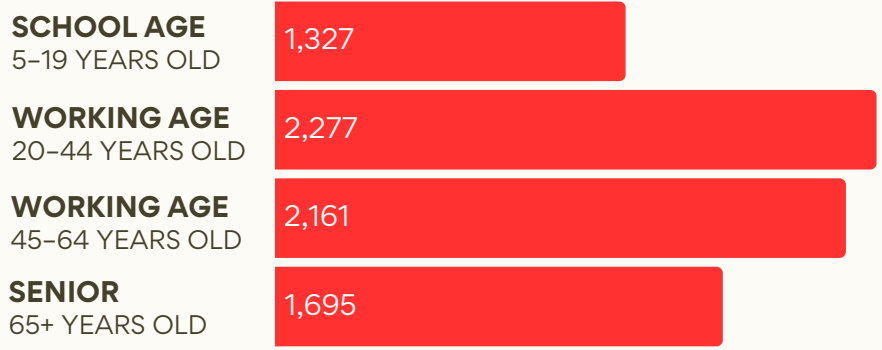
COMMUNITY PROFILE

GRAND LEDGE

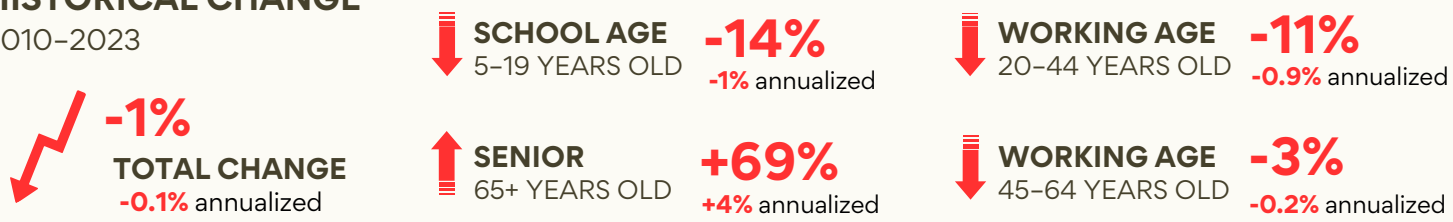
Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

GRAND LEDGE POPULATION

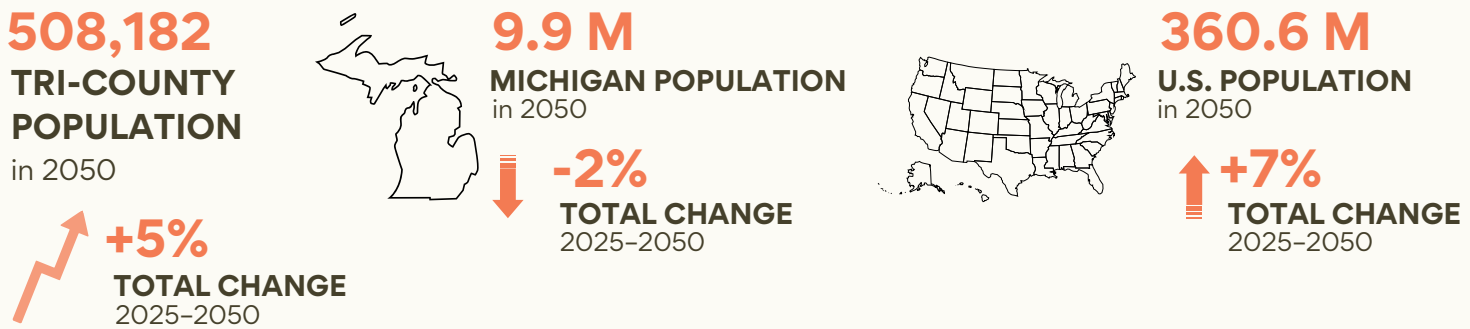
Grand Ledge experienced a slight decline in population from 2010 to 2023. This decline was primarily attributed to the school-age and working-age populations, while the older population (ages 65 and older) increased by 69%.



HISTORICAL CHANGE 2010-2023

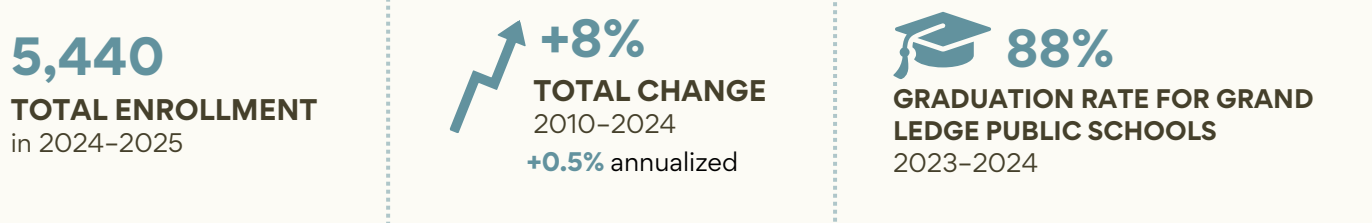


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Despite a decline in the overall school-age population, enrollment for Grand Ledge Public Schools has continued to increase.



HOUSING

Grand Ledge's housing supply remained virtually unchanged from 2010 to 2023, while the available housing stock declined during the same period.

3,797      

**TOTAL
HOUSING UNITS**
in 2023

 **0.2%**

**TOTAL
CHANGE**
2010–2023

2% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,486

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

11%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$944

**MEDIAN
GROSS RENT**
in 2023

35%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$189,300 **MEDIAN HOME VALUE** in 2023

 **+41%**
TOTAL CHANGE
2010–2023
+3% annualized

2010 **\$134,700**

2023 **\$189,300**

MEDIAN HOUSEHOLD INCOME

\$66,515

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+32%**

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010–2023
+2% annualized

MUNICIPAL FINANCES

Grand Ledge has experienced consistent growth in both revenues and expenditures since 2010, with revenues increasing at a much faster pace (82%) compared to expenditures (17%).

\$23.4 M

TOTAL REVENUE
in 2024

\$15.7 M

**TOTAL
EXPENDITURES**
in 2024

47

**AVERAGE
MILLAGE RATE**
in 2024

**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

EMPLOYMENT

4,066  **CIVILIAN LABOR FORCE**
in 2023

63%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

5%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



Visit bit.ly/communityprofilesources
or scan the QR code for a list of references.

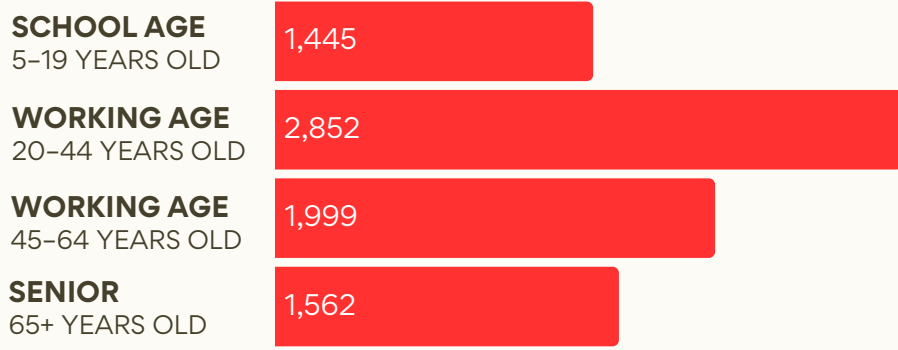
COMMUNITY PROFILE

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

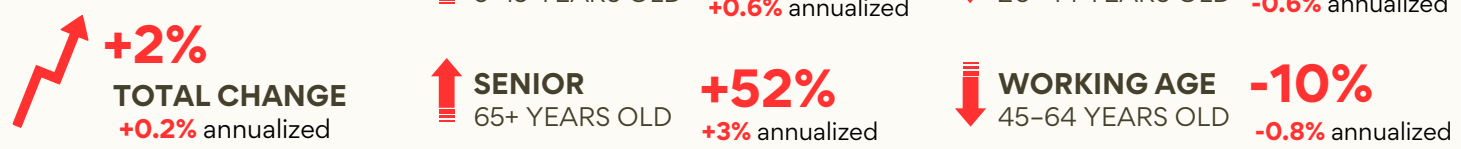
MASON

MASON POPULATION

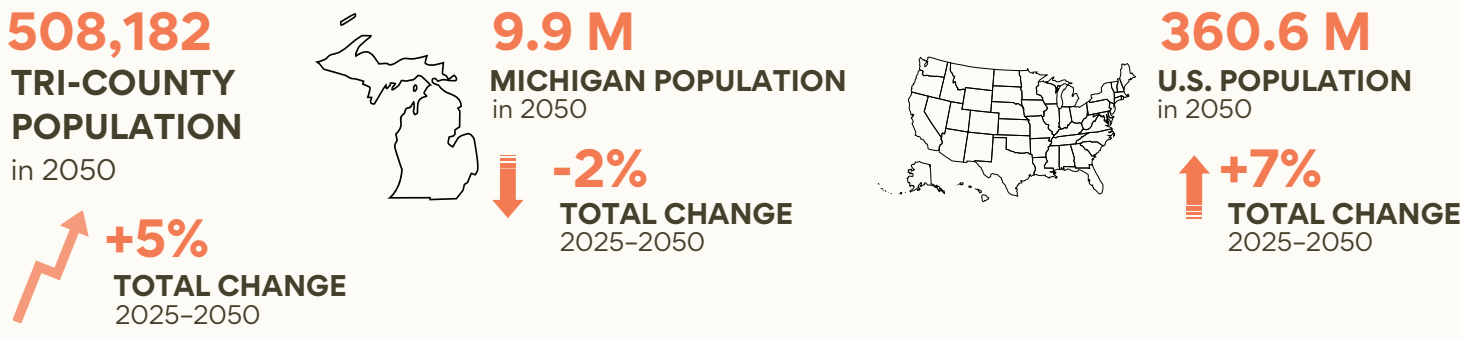
Mason's population increased slightly from 2010 to 2023, primarily due to the growth of the school-age and over-65 populations, while the working-age population declined during the same period.



HISTORICAL CHANGE 2010-2023

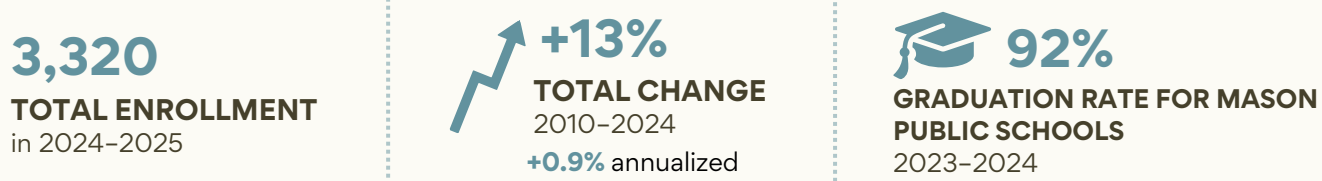


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment in Mason Public Schools has increased significantly since 2010, at a higher rate than the school-age population.



HOUSING

Mason's total housing supply and available housing decreased from 2010 to 2023, while mortgage costs and rent continued to increase.

3,621      

**TOTAL
HOUSING UNITS**
in 2023



-1%
**TOTAL
CHANGE**
2010-2023

0.7% → 5%

**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,568

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

12%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$1,103

**MEDIAN
GROSS RENT**
in 2023

24%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$194,600 **MEDIAN HOME VALUE** in 2023



+51%

TOTAL CHANGE
2010-2023
+3% annualized

2010 **\$128,700**

2023 **\$194,600**

MEDIAN HOUSEHOLD INCOME

\$79,521

**MEDIAN
HOUSEHOLD
INCOME**
in 2023



+59%

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+4% annualized

MUNICIPAL FINANCES

Mason's revenues have increased by 16% since 2010, while expenditures have decreased by 27% during the same period.

\$23.1 M

TOTAL REVENUE
in 2024

\$15.1 M

**TOTAL
EXPENDITURES**
in 2024

54

**AVERAGE
MILLAGE RATE**
in 2024

**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

EMPLOYMENT

4,150 

CIVILIAN LABOR FORCE
in 2023

62%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

4%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



Visit bit.ly/communityprofilesources
or scan the QR code for a list of references.

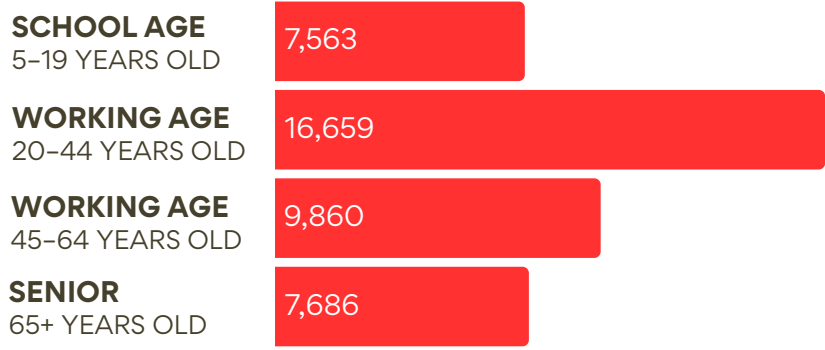
COMMUNITY PROFILE

MERIDIAN CHARTER TOWNSHIP

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

MERIDIAN CHARTER TOWNSHIP POPULATION

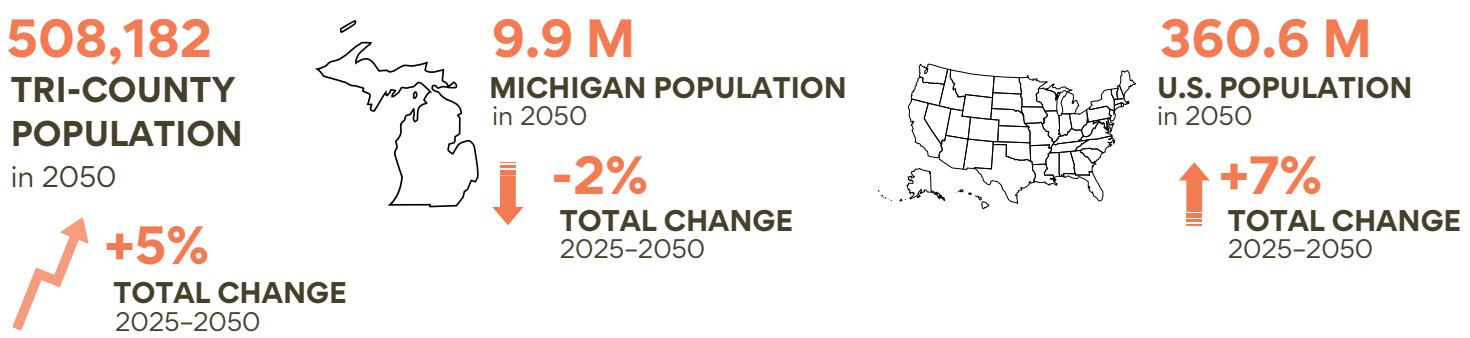
Meridian Charter Township's population increased significantly from 2010 to 2023. During this period, the township experienced growth in all age groups except the 45-to-64-year-old demographic.



HISTORICAL CHANGE 2010-2023

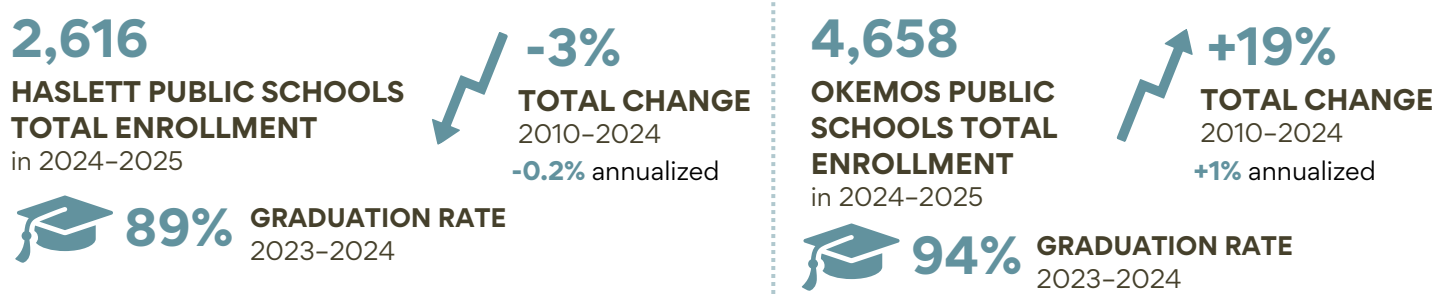


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Enrollment for Okemos Public Schools and Williamston Community Schools has increased since 2010, while enrollment for Haslett Public Schools has decreased over the same period.



1,879

**WILLIAMSTON COMMUNITY
SCHOOLS TOTAL
ENROLLMENT**
in 2024–2025

 **+2%**
TOTAL CHANGE
2010–2024
+0.1% annualized

 **97%** **GRADUATION RATE**
2023–2024

HOUSING

Meridian Charter Township's total housing supply increased from 2010 to 2023, while the percentage of available housing has remained steady at around 3%.

20,395   **+10%**
TOTAL HOUSING UNITS
in 2023 **TOTAL CHANGE**
2010–2023

3% → **5%**
AVAILABILITY RATE
A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,976
MEDIAN MONTHLY MORTGAGE COST
in 2023

\$1,149
MEDIAN GROSS RENT
in 2023

12%
SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

39%
SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$306,600 **MEDIAN HOME VALUE**
in 2023
 **+47%**
TOTAL CHANGE
2010–2023
\$209,200 **2010**
\$306,600 **2023**
+3% annualized

MUNICIPAL FINANCES

Meridian Charter Township's revenues have more than doubled since 2010 and have outpaced expenditures.

MEDIAN HOUSEHOLD INCOME

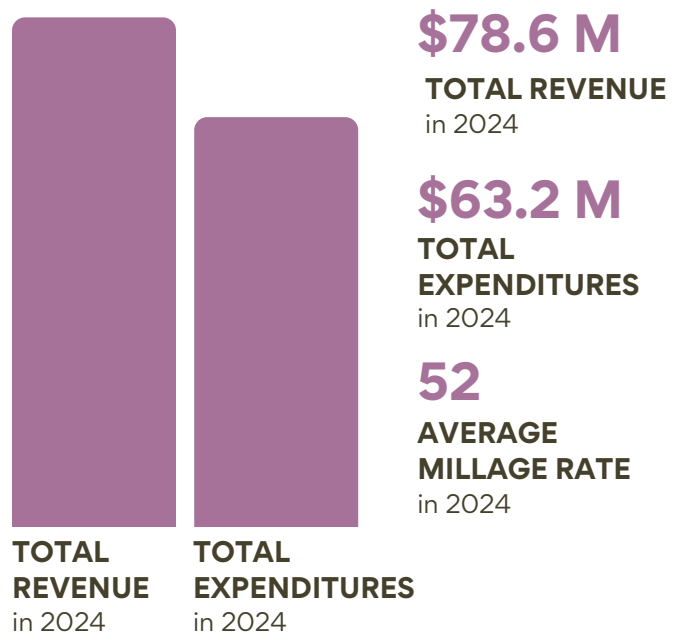
\$86,292  **+35%**
MEDIAN HOUSEHOLD INCOME
in 2023 **MEDIAN HOUSEHOLD INCOME CHANGE**
2010–2023
+2% annualized

EMPLOYMENT

23,274  **CIVILIAN LABOR FORCE**
in 2023

65%
LABOR FORCE PARTICIPATION RATE
in 2023

3%
UNEMPLOYMENT RATE
in 2023



REFERENCES



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2025

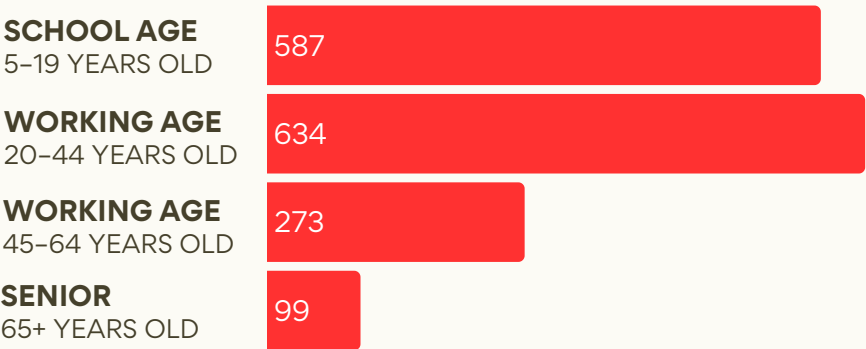
COMMUNITY PROFILE

Economic development strengthens a community’s economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

OLIVET

OLIVET POPULATION

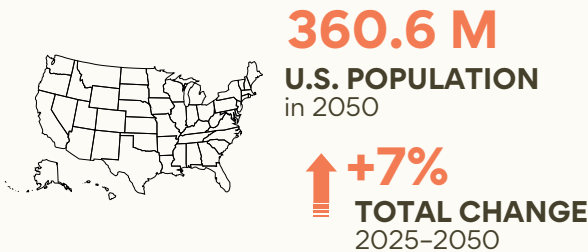
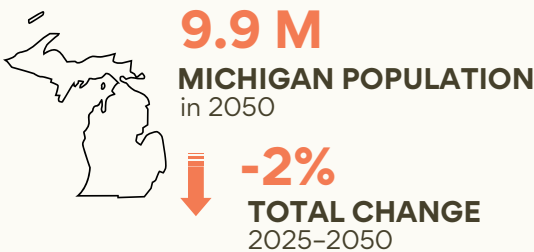
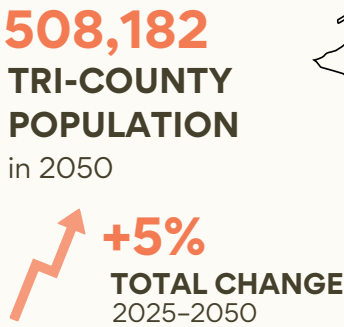
Olivet’s population increased slightly from 2010 to 2023. During this period, the city experienced growth in all age groups except the 45-to-64-year-old demographic.



HISTORICAL CHANGE 2010–2023

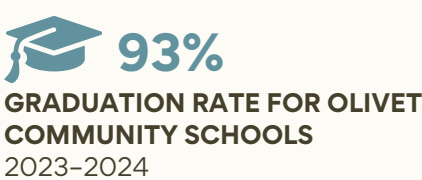
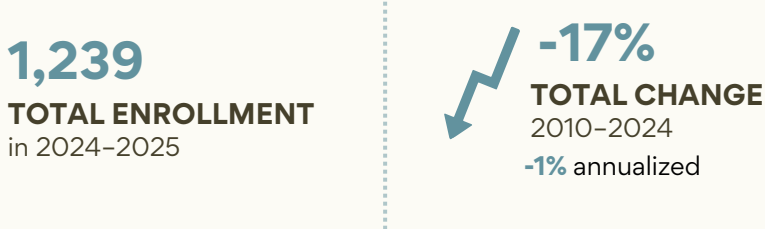


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS



K-12 EDUCATION

Despite an increase in the school-age population, enrollment in Olivet Community Schools has decreased during the same period.



HOUSING

Olivet's total housing supply remained virtually unchanged from 2010 to 2023, while the percentage of available housing slightly decreased during the same period.

481     

**TOTAL
HOUSING UNITS**
in 2023

 **+0.4%**

**TOTAL
CHANGE**
2010–2023

7% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,171

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

13%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$919

**MEDIAN
GROSS RENT**
in 2023

47%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$137,300 **MEDIAN HOME VALUE** in 2023

 **+40%**
TOTAL CHANGE
2010–2023
+3% annualized

2010 **\$98,200**

2023 **\$137,300**

MEDIAN HOUSEHOLD INCOME

\$44,940

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+16%**
**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010–2023
+1% annualized

MUNICIPAL FINANCES

Olivet's revenues have increased by 60% since 2010, while its expenditures have declined by 2% during the same period.



**TOTAL
REVENUE**
in 2024



**TOTAL
EXPENDITURES**
in 2024

\$2.5 M

TOTAL REVENUE
in 2024

\$1.6 M

**TOTAL
EXPENDITURES**
in 2024

47

**AVERAGE
MILLAGE RATE**
in 2024

EMPLOYMENT

821  **CIVILIAN LABOR FORCE**
in 2023

56%
**LABOR FORCE
PARTICIPATION
RATE**
in 2023

14%
**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



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2025

COMMUNITY PROFILE

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

OVID

OVID POPULATION

Ovid's total population decreased significantly from 2010 to 2023, with every age cohort experiencing declines, except for the 45-to-64-year-old demographic.

TOTAL POPULATION
in 2023



SCHOOL AGE
5-19 YEARS OLD



WORKING AGE
20-44 YEARS OLD



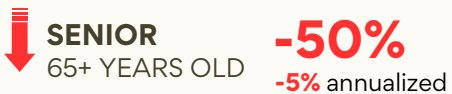
WORKING AGE
45-64 YEARS OLD



SENIOR
65+ YEARS OLD



HISTORICAL CHANGE
2010-2023



TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

508,182
TRI-COUNTY POPULATION
in 2050



9.9 M
MICHIGAN POPULATION
in 2050



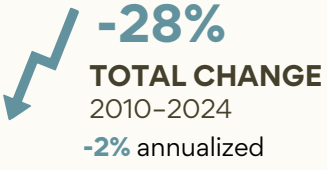
360.6 M
U.S. POPULATION
in 2050



K-12 EDUCATION

Enrollment for Ovid-Elsie Area Schools has declined since 2010, at a rate higher than the decline in the school age population.

1,275
TOTAL ENROLLMENT
in 2024-2025



 **91%**
GRADUATION RATE FOR OVID-ELSIE AREA SCHOOLS
2023-2024

HOUSING

Ovid's total housing supply decreased from 2010 to 2023, while the percentage of available housing increased during the same period.

604      

**TOTAL
HOUSING UNITS**
in 2023

 **-17%**

**TOTAL
CHANGE**
2010-2023

7% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,042

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

21%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$844

**MEDIAN
GROSS RENT**
in 2023

33%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$92,000 **MEDIAN HOME VALUE** in 2023

 **-11%**
TOTAL CHANGE
2010-2023
-0.9% annualized

2010 **\$103,200**

2023 **\$92,000**

MEDIAN HOUSEHOLD INCOME

\$49,094

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **+33%**

**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+2% annualized

MUNICIPAL FINANCES

Ovid's revenues have increased significantly since 2010, growing by 344%, while expenditures have only risen by 38% during the same period.

\$6.8 M

TOTAL REVENUE
in 2024

\$2.4 M

**TOTAL
EXPENDITURES**
in 2024

35

**AVERAGE
MILLAGE RATE**
in 2024

**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

EMPLOYMENT

626 

CIVILIAN LABOR FORCE
in 2023

63%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

1%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



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2025

COMMUNITY PROFILE

Economic development strengthens a community’s economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

ST. JOHNS

ST. JOHNS POPULATION

The population of St. Johns slightly declined from 2010 to 2023. This decline was due to the younger population (under 45 years of age), while older populations (ages 45 and older) increased.

TOTAL POPULATION
in 2023



SCHOOL AGE
5–19 YEARS OLD

1,550

WORKING AGE
20–44 YEARS OLD

2,030

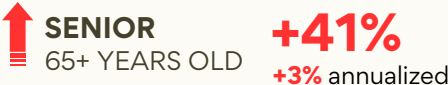
WORKING AGE
45–64 YEARS OLD

2,040

SENIOR
65+ YEARS OLD

1,670

HISTORICAL CHANGE 2010–2023



TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

508,182
TRI-COUNTY POPULATION
in 2050



9.9 M
MICHIGAN POPULATION
in 2050



360.6 M
U.S. POPULATION
in 2050



K-12 EDUCATION

Enrollment in St. Johns Public Schools has declined significantly since 2010, at a much higher rate than the decline in the school-age population.

2,458
TOTAL ENROLLMENT
in 2024–2025



 **91%**
GRADUATION RATE FOR ST. JOHNS PUBLIC SCHOOLS
2023–2024

HOUSING

St. Johns's total housing supply and percentage of available housing decreased from 2010 to 2023.

3,430      

**TOTAL
HOUSING UNITS**
in 2023



-9%
**TOTAL
CHANGE**
2010-2023

3% → **5%**
**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,328

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

10%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$870

**MEDIAN
GROSS RENT**
in 2023

39%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$175,300 **MEDIAN HOME VALUE** in 2023



+26%
TOTAL CHANGE
2010-2023
+2% annualized

2010 **\$139,000**

2023 **\$175,300**

MEDIAN HOUSEHOLD INCOME

\$63,030

**MEDIAN
HOUSEHOLD
INCOME**
in 2023



+35%
**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010-2023
+2% annualized

MUNICIPAL FINANCES

St. Johns's revenues have increased by 114% since 2010, outpacing expenditures, which grew by only 49%.

\$20.3 M

TOTAL REVENUE
in 2024

\$15.3 M

**TOTAL
EXPENDITURES**
in 2024

39

**AVERAGE
MILLAGE RATE**
in 2024

**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

EMPLOYMENT

3,679 

CIVILIAN LABOR FORCE
in 2023

60%

**LABOR FORCE
PARTICIPATION
RATE**
in 2023

4%

**UNEMPLOYMENT
RATE**
in 2023

REFERENCES



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2025

COMMUNITY PROFILE

Economic development strengthens a community’s economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

STOCKBRIDGE

STOCKBRIDGE POPULATION

Stockbridge’s population increased from 2010 to 2023, driven by the older populations (ages 45 and over). During the same period, the school-age population declined significantly.

TOTAL POPULATION
in 2023



SCHOOL AGE
5–19 YEARS OLD

131

WORKING AGE
20–44 YEARS OLD

356

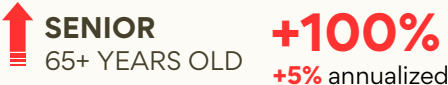
WORKING AGE
45–64 YEARS OLD

386

SENIOR
65+ YEARS OLD

258

HISTORICAL CHANGE
2010–2023



TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

508,182
TRI-COUNTY POPULATION
in 2050



9.9 M
MICHIGAN POPULATION
in 2050



360.6 M
U.S. POPULATION
in 2050



K-12 EDUCATION

Enrollment in Stockbridge Community Schools has declined significantly since 2010, though at a slower rate than the decline in the school-age population.

1,075
TOTAL ENROLLMENT
in 2024–2025



95%
GRADUATION RATE FOR STOCKBRIDGE COMMUNITY SCHOOLS
2023–2024

HOUSING

Stockbridge's total housing supply increased significantly from 2010 to 2023, while the percentage of available housing units decreased by about 1% during the same period.

635      

**TOTAL
HOUSING UNITS**
in 2023

 **+29%**
**TOTAL
CHANGE**
2010–2023

5% → **5%**

**AVAILABILITY
RATE**

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

\$1,428

**MEDIAN MONTHLY
MORTGAGE COST**
in 2023

29%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF INCOME
FOR MORTGAGE**
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

\$767

**MEDIAN
GROSS RENT**
in 2023

30%

**SHARE OF HOUSEHOLDS
PAYING 35%+ OF
INCOME FOR RENT**
in 2023

\$184,200 **MEDIAN HOME VALUE** in 2023

 **+48%**
TOTAL CHANGE
2010–2023
+3% annualized

2010 **\$124,400**

2023 **\$184,200**

MEDIAN HOUSEHOLD INCOME

\$49,875

**MEDIAN
HOUSEHOLD
INCOME**
in 2023

 **-6%**
**MEDIAN
HOUSEHOLD
INCOME CHANGE**
2010–2023
-0.5% annualized

EMPLOYMENT

638  **CIVILIAN LABOR FORCE**
in 2023

61%
**LABOR FORCE
PARTICIPATION
RATE**
in 2023

7%
**UNEMPLOYMENT
RATE**
in 2023

MUNICIPAL FINANCES

Stockbridge's revenues have increased by 51% since 2010, but they were surpassed by expenditures, which grew by 55% in the same period.

\$2.6 M

TOTAL REVENUE
in 2024

\$2.6 M

**TOTAL
EXPENDITURES**
in 2024

52

**AVERAGE
MILLAGE RATE**
in 2024

**TOTAL
REVENUE**
in 2024

**TOTAL
EXPENDITURES**
in 2024

REFERENCES



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