



CHELSEA PLANNING COMMISSION WORK SESSION Agenda

June 4, 2024

7:00 PM

Chelsea City Council Chambers

311 S. Main Street

Remote option available for members of the public. Commissioners must attend in person.

Agenda:

1. Master Plan: Data and Map Review

Zoom Information:

https://us02web.zoom.us/j/81926700588?pwd=eET6zamuo52SQLDMz_-Ls_s7R0rMoA.qIrZqQxU4EKCOTDJ

Passcode: 236081

+1 312 626 6799 US (Chicago)

Webinar ID: 819 2670 0588

Passcode: 236081

Persons requiring reasonable accommodations due to disabilities in order that the meeting is accessible to them are requested to notify the Chelsea Planning Commission of such disability no later than five (5) business days prior to the date of the meeting.

Item 1
Master Plan:
Data and Map Review



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Chelsea Planning Commission
FROM: Paul Montagno, AICP
Michelle Marin, AICP Candidate
DATE: May 28, 2024
RE: Chelsea Master Plan – Data Highlights, Maps

DATA

We have compiled several City of Chelsea datasets, provided in relatively raw format on the attached spreadsheet. The following memo includes some highlights and initial takeaways from the data. As you review the data, along with the feedback that we will receive from the community input process, it is important to think about the policy implications of the information we present in the plan. We ask you to consider the following questions as you review the data.

1. What are your major takeaways from the data collected so far?
2. What other data do we need to know about the Chelsea community?
3. What will be the key information to highlight within the community profile section of the plan?

Highlights of each dataset are summarized in the following sections.

Population

Population growth in Chelsea has reflected the trend observed at the County level over the past century, and the projected growth is similar to County-level forecasts. The Chelsea population is aging, with the 60 to 64 age group the largest demographic group, and the older groups comprising a substantial portion of the population. The 65+ population comprises nearly 32% of the city's population. The population is overwhelmingly white. The household size has been trending downward and is expected to continue decreasing.

Economy and Jobs

Accounting for the folks who work in Chelsea, the daytime population (8,024 in 2022) is over 50% greater than the resident population (5,300 in 2023). Nearly 35% of employed Chelsea residents work in the healthcare services. Transportation, warehousing, and utilities jobs are forecasted to increase by about 50% between 2019 and 2050. Less than 13% of Chelsea workers live in Chelsea, with nearly 42% of workers commuting from out of the region within the state. The number of households and persons living in poverty declined between 2010 and 2021. The number of persons in poverty is about 1/3 the rate of poverty seen throughout Washtenaw County. However, some analysts forgo the federal poverty designation in favor of a more encompassing cost of living assessment: the ALICE (Asset Limited, Income Constrained, Employed) index. The ALICE index estimates that 40% of Washtenaw County residents are living below this threshold, struggling to afford the basics. ALICE estimates indicate that 6% of Michigan registered nurses and nearly half of personal care aides are below the ALICE threshold. Since Chelsea has a high proportion of healthcare service workers, we can infer that a substantial proportion of residents are below the ALICE threshold, even if they live above the federal poverty line. However, it is worth noting that the data does not establish designations between the different types of healthcare service workers.

The median household income in Chelsea in 2021 was \$66,985, about \$48,646 per capita. The most common household income bracket, however, is the \$35,000 to \$39,999 range. The second most common household income bracket is \$150,000 to \$199,999.

Education

Chelsea is becoming more educated. Most Chelsea residents attended some college, and 62% earned a higher education degree. Less than 3% of residents did not graduate high school.

Housing

Over 60% of the dwelling units in Chelsea are single-family housing. Over 1/3 of housing units are renter-occupied, roughly equal to the rental rate seen County-wide. The housing vacancy rate is roughly 2%. The median housing value increased roughly 4% between 2010 and 2021, but the median gross rent increased nearly 20% during that same period.

The ratio of single-story to two-story housing units is roughly 1:1. The median build year for Chelsea houses is 1973. The housing is older near the center of the City, with sporadic infill of newer homes. Over 40% of Chelsea homes were built after 1990, with most of the newer housing located in neighborhoods near the City limits, many of which are on larger parcels than those near the City center.

Transportation

Chelsea pavement conditions are improving; the percentage of roads rated “Good” increased from 10% to 52% between 2007 and 2021. The majority of workers drive alone to work, although that value is decreasing as more workers work from home. The highest crash frequency at an intersection is at South Main Street and Old US-12, and the highest crash frequency on a road segment is South Main Street between Old US-12 and West Middle Street. Compared to the rest of the County, there are far fewer crashes on Chelsea roads. There were no fatal crashes reported in Chelsea between 2018 and 2022, and less than 1% of crashes resulted in serious injury. About 30% of crashes involved a driver over 65 years of age, and about 20% of crashes involved a driver younger than 21 years of age. Deer accounted for nearly 14% of crashes.

Environment and Land Use

The tree canopy covered 35% of Chelsea in 2022. About 40% of Chelsea land is open space with an additional 25% of land cover comprised of trees. Roughly ¼ of the Chelsea land area is impervious surface, including pavement and buildings. The most common land use in Chelsea is single-family residential, comprising 20% of the land area. Vacant and unparceled areas, including roads, comprise roughly 13% each. The next most common land use is institutional, comprised of schools and public facilities, comprising about 11% of the City's land area. Multiple-family housing and attached condo housing together account for just 3% of total Chelsea land area.

MAPS

In addition to updated data, the Master Plan update will include maps of the City, illustrating current and proposed conditions. Below is a list of the existing City of Chelsea maps along with proposed maps to produce. In particular, the City Manager has requested that we discuss the four (4) City-owned properties within the City, considering potential future uses at the sites.

As you review these map lists, consider what other geographic information would be helpful to better understand the City and its surroundings.

Existing maps

- City-owned Properties (see attached)
- DDA Parking
- Draft Nonmotorized Plan – *needs update*
- Existing Land Use – *needs update*

May 28, 2024

Chelsea Master Plan – Data Highlights, Maps

- Functional Road Classification
- Future Land Use – *needs update*
- Historic Downtown
- Home Construction Year
- Opportunity Sites – *needs update*
- Zoning Map

Maps to Produce

- Historic District?
- Housing Tenure
- Natural Features
- Parks and Recreation Facilities
- Taxable Value Parcel Map
- Transportation Projects, including locations of sidewalks/pathways

We look forward to discussing this Master Plan background information at the work session on June 4, 2024.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC
Paul Montagno, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP Candidate
Community Planner

210, 200, AND 180 W MIDDLE ST CHELSEA, MI 48118



Aerial Photo MapWashtenaw

PIN	06-06-12-161-013 06-06-12-161-014 06-06-12-161-015
Area	Approximately .58 Acre
Zoning	DT Downtown (Mixed Use)
Owner Name	City of Chelsea
School District	Chelsea Schools

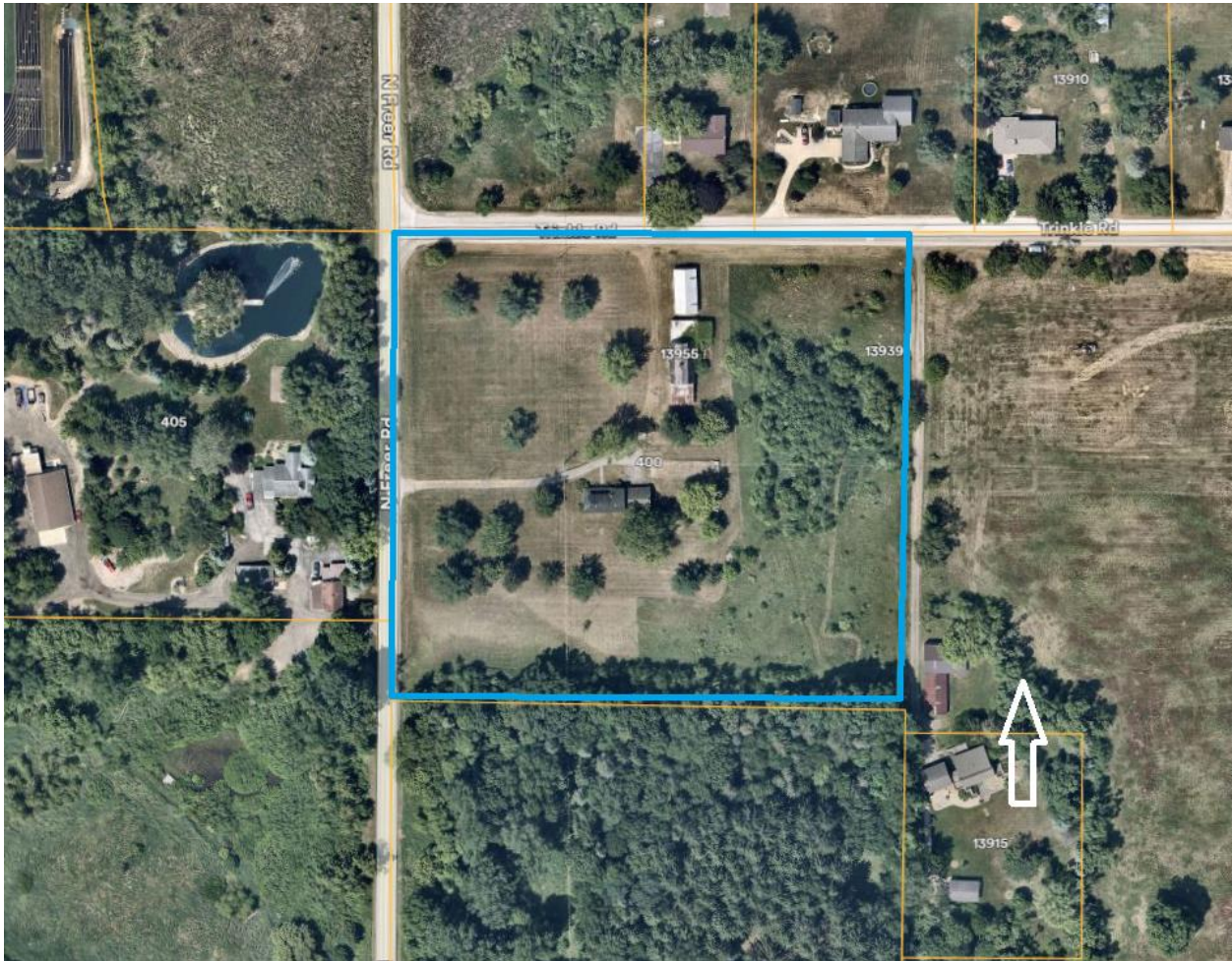
Tax Description

OLD SID - FC 06-540-112-00 CV 2-97B E 20 FT OF W 31.25 FT OF LOTS 39 & 21 EXC THAT PART LYING SLY OF A LINE CONNECTING A POINT ON N'LY LINE OF LOT 21 1.65 FT SWLY FROM NE COR OF LOT 21 WITH A POINT ON W'LY LINE OF LOT 39 40.92 FT NW'LY FROM SW COR OF LOT 39 BLK 5 ORIGINAL PLAT.

*OLD SID - FC 06-540-110-00 CV 2-96 BEG AT SE COR OF LOT 40 TH N'LY ON E'LY LINE OF LOTS 40 & 20 TO NE'LY COR OF LOT 20 TH W'LY 2.10 RDS IN N'LY LINE OF LOTS 20 & 21 TH S 5.84 RDS TO A PT IN THE W'LYLINE OF LOT 39. SAID PT BEING 2.48 RDS N'LY FROM SW'LY COR OF LOT 39 TH S'LY 2.48 RDS IN W'LY LINE OF LOT 3. TO SW'LY COR OF LOT 39 TH E'LY 4 RDS IN S'LY LINE OF LOTS 39 & 40 TO PL OF BEG. BEING PART OF LOTS 21 & 39 AND ALL OF LOTS 20 & 40 BLK 5 ORIGINAL PLAT.

*OLD SID - FC 06-540-108-00 CV 2-95A LOTS 16 TO 19 INCLUSIVE AND ALSO LOTS 41 TO 44 INCLUSIVE BLK 5 ORIGINAL PLAT.

400 N FREER RD CHELSEA, MI 48118

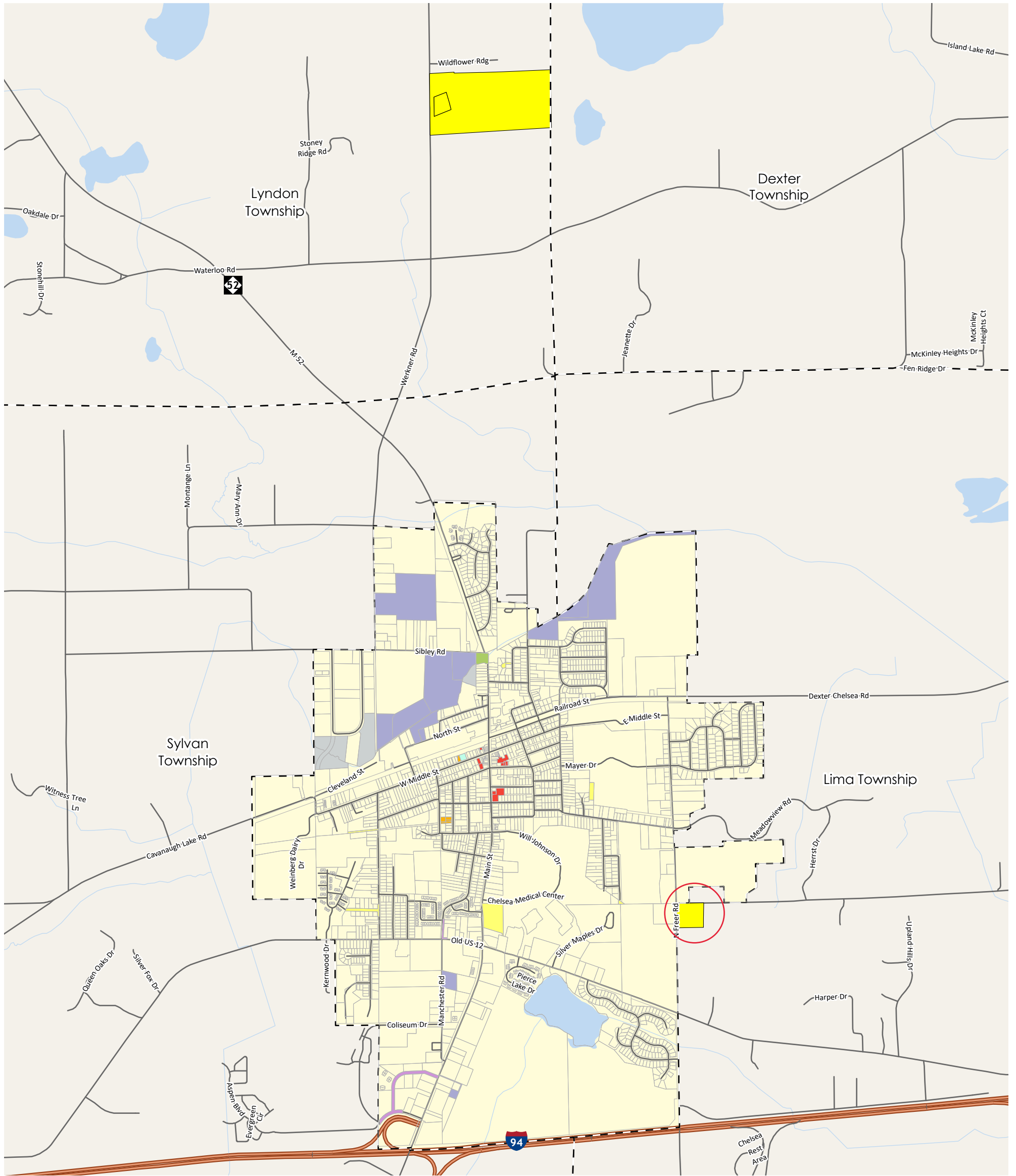


Aerial Photo NearMap June 17, 2023

PIN	G -07-18-100-005
Area	7.00 Acre
Zoning	AG-2: Agriculture (Lima twp)
Owner Name	City of Chelsea
School District	Chelsea Schools

Tax Description

OLD SID G-07-018-010-00 LI 18-3A-2 BEG AT N 1/4 POST OF SEC, THS 1 DEG 30' W 528.0 FT IN N & S 1/4 LINE, TH E 577.5 FT, TH N 1 DEG 30' E 528.0 FT, TH W 577.5 FT IN N LINE OF SEC TO PL OF BEG, BEING PART OF NW 1/4 OF NE 1/4 SEC 18 T2S-R4E 7.00 AC.



City Owned Parcels within Chelsea

- Parcels and Zoning
- Single-Family Residential
- Two-Family Residential
- Public Facilities
- Transition 1 (Mixed Use)
- Downtown (Mixed Use)
- Office
- Light Industrial

City Owned Parcels in Other Communities

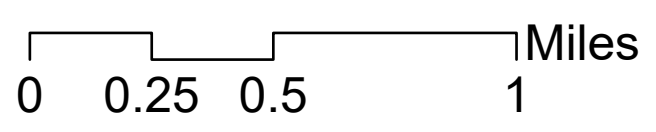
- Planned Unit Development
- Parcels

Other Features

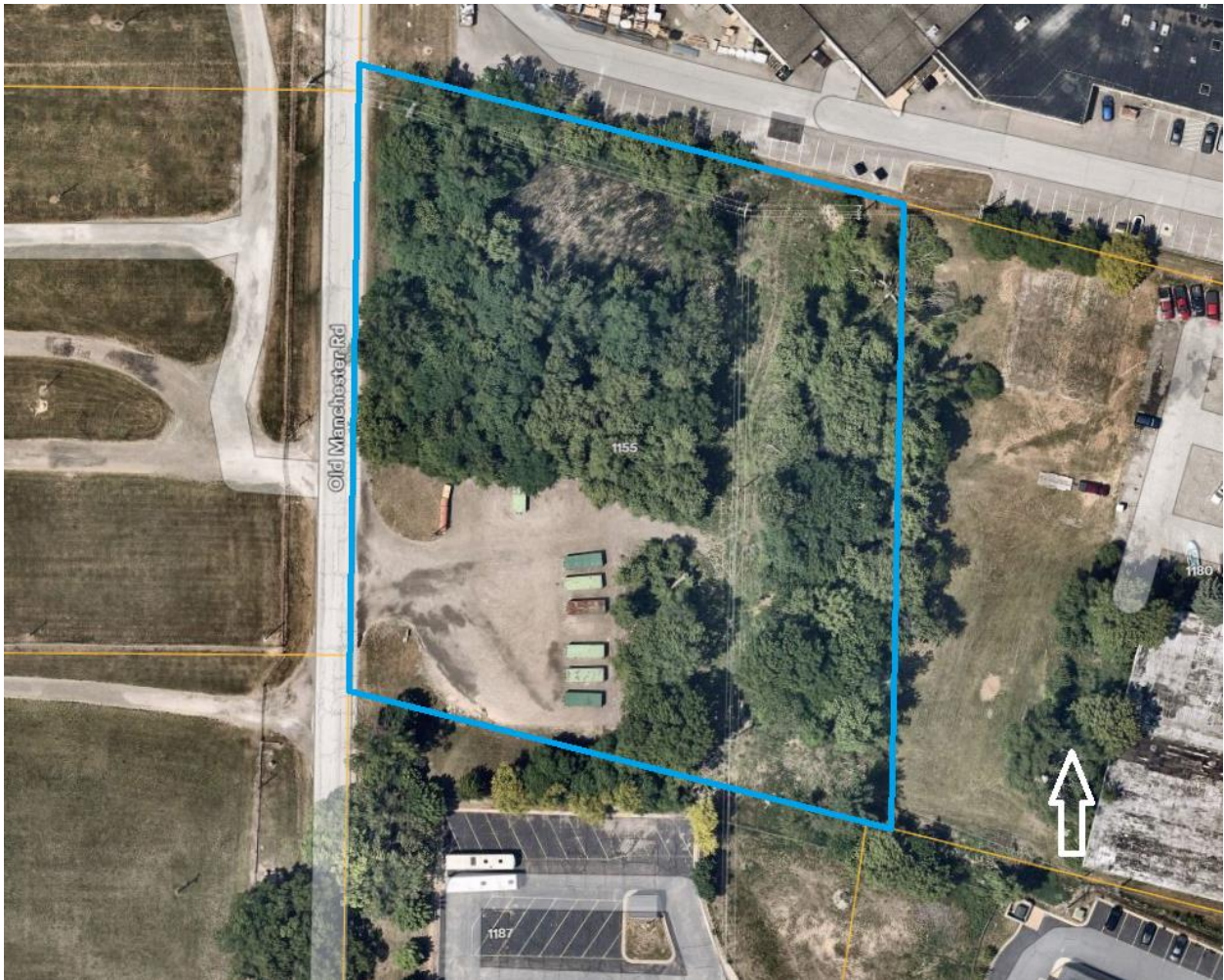
- City & Township Boundaries
- Water
- Parcels

City Owned Parcels

City of Chelsea Washtenaw County, Michigan



1155 OLD MANCHESTER RD, CHELSEA, MI 48118

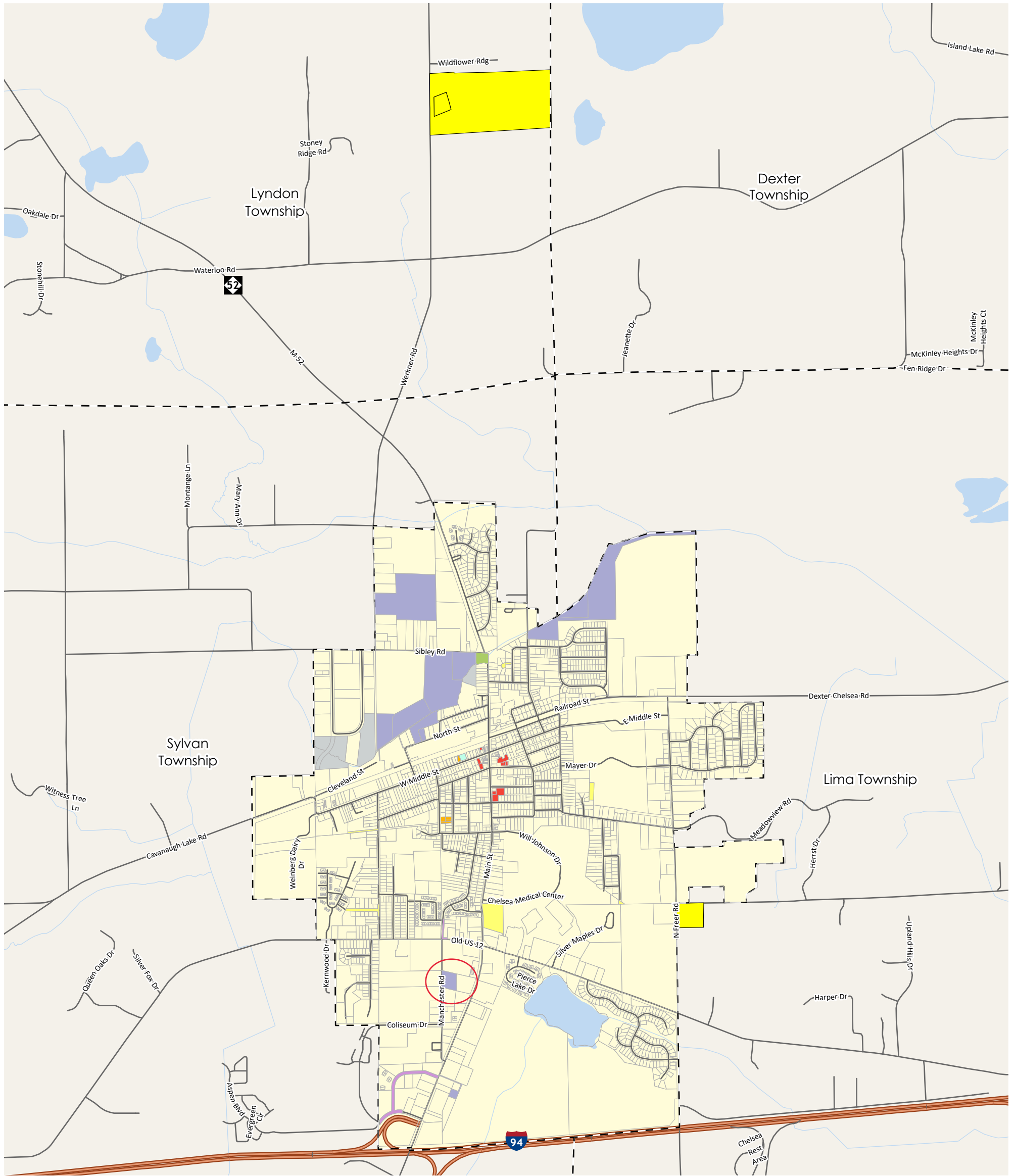


Aerial Photo NearMap June 17, 2023

PIN	06-06-13-150-005
Area	2.75 Acre
Zoning	T-2 Transition 2 (Mixed Use)
Owner Name	City of Chelsea
School District	Chelsea Schools

Tax Description

TRSF 12-27-96 *OLD SID - FC 06-513-036-00 CV 1-190 COM AT S 1/4 POST OF SEC, THN 0 DEG 30' W 3348.3 FT IN N & S 1/4 LINE, TH S 77 DEG 24' 30" E 328 FT FOR A PL OF BEG, TH N 77 DEG 24' 30" W 328 FT, TH N 0 DEG 30' W 365 FT IN N & S 1/4 LINE, TH S 77 DEG 24' 30" E 328 FT, TH S 0 DEG 30' E 365 FT TO PL OF BEG, BEING PART OF W 1/2 OF NE 1/4 SEC 13 T2S-R3E 2.75 AC.



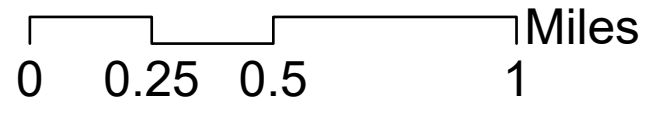
City Owned Parcels within Chelsea
 Parcels and Zoning

- Single-Family Residential
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- Other Features
- City & Township Boundaries
- Water
- Parcels

City Owned Parcels

City of Chelsea
 Washtenaw County, Michigan



PARK ST, CHELSEA, MI 48118

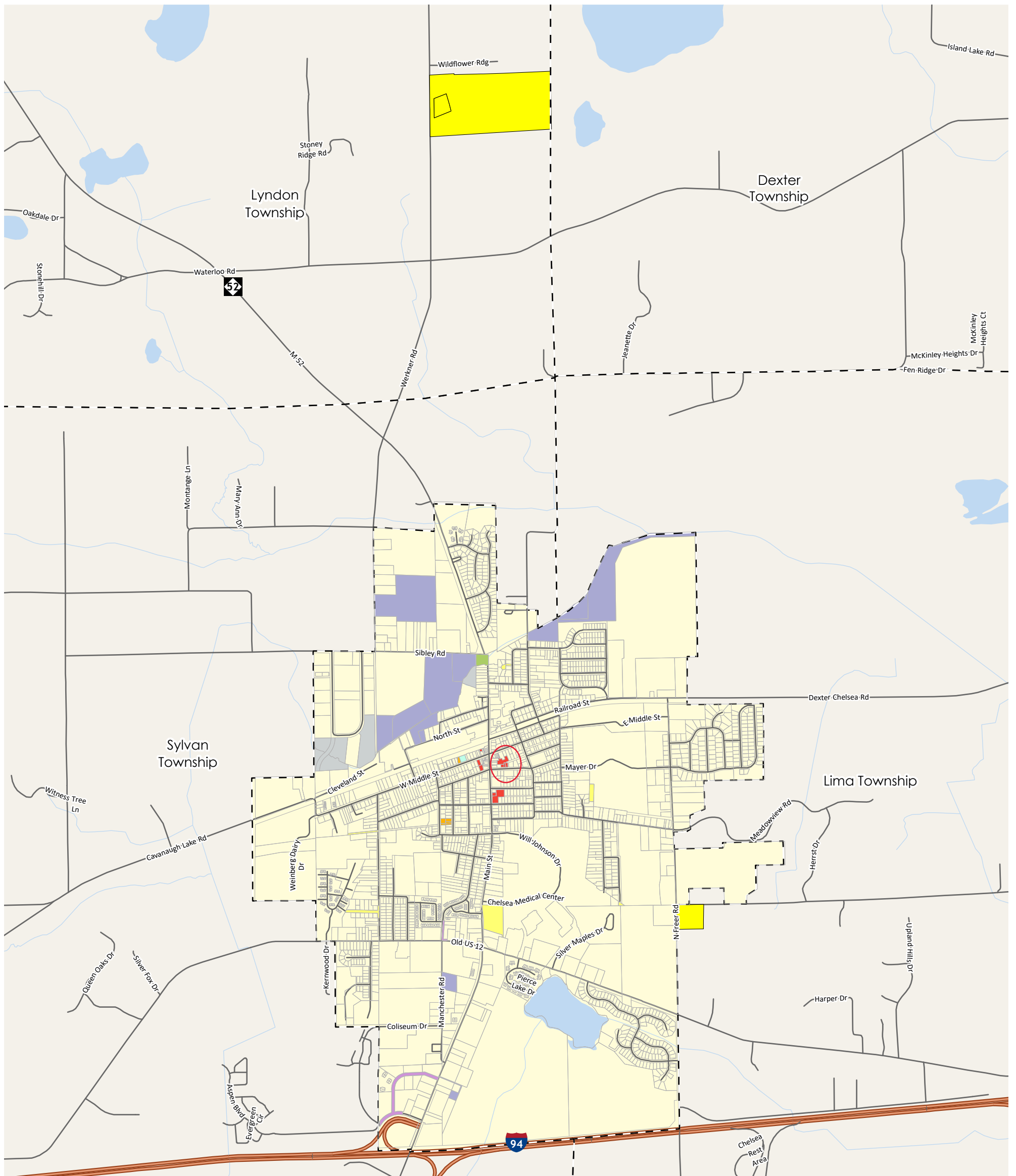


Aerial Photo NearMap June 17, 2023

PIN	06-06-12-184-010
Area	Approx. .31 Acres
Zoning	DT Downtown (Mixed Use)
Owner Name	Chelsea DDA
School District	Chelsea Schools

Tax Description

REWRITE PER SURVEY 12-12-2000 OWNER REQUEST W.D. L3849 P306 CV 4-39B COM AT SE COR OF BLOCK 15, ELISHA CONGDON'S SECOND ADDITION TO THE VILLAGE OF CHELSEA, TH S 89-00-00 W 206.16 FT TO A POB, TH CONT S 89-00-00 W 120.36 FT, TH N 02-35-30 W 129..92 FT, TH N 70-00-00 E 74.93 FT, TH S 20-00-00 E 163.17 FT TO THE POB. PT OF BLK 15, " ELISHA CONGDON'S SECOND ADDITION " TO THE VILLAGE OF CHELSEA. SPLIT ON 04/16/1999 FROM FC-06-12-184-003FC-06-12-184-004, FC-06-12-184-005;



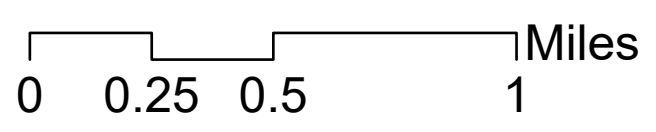
City Owned Parcels within Chelsea

- Single-Family Residential
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- Parcels

City Owned Parcels

City of Chelsea
Washtenaw County, Michigan



City of Chelsea Housing Data – 2024

Produced: April 2024

Author: Ben Harrington, AICP – City of Saline Community Development Director

Contact: BHarrington@CityofSaline.org

Data: Chelsea Assessing, Washtenaw County, and the U.S. Census Bureau's American Community Survey.

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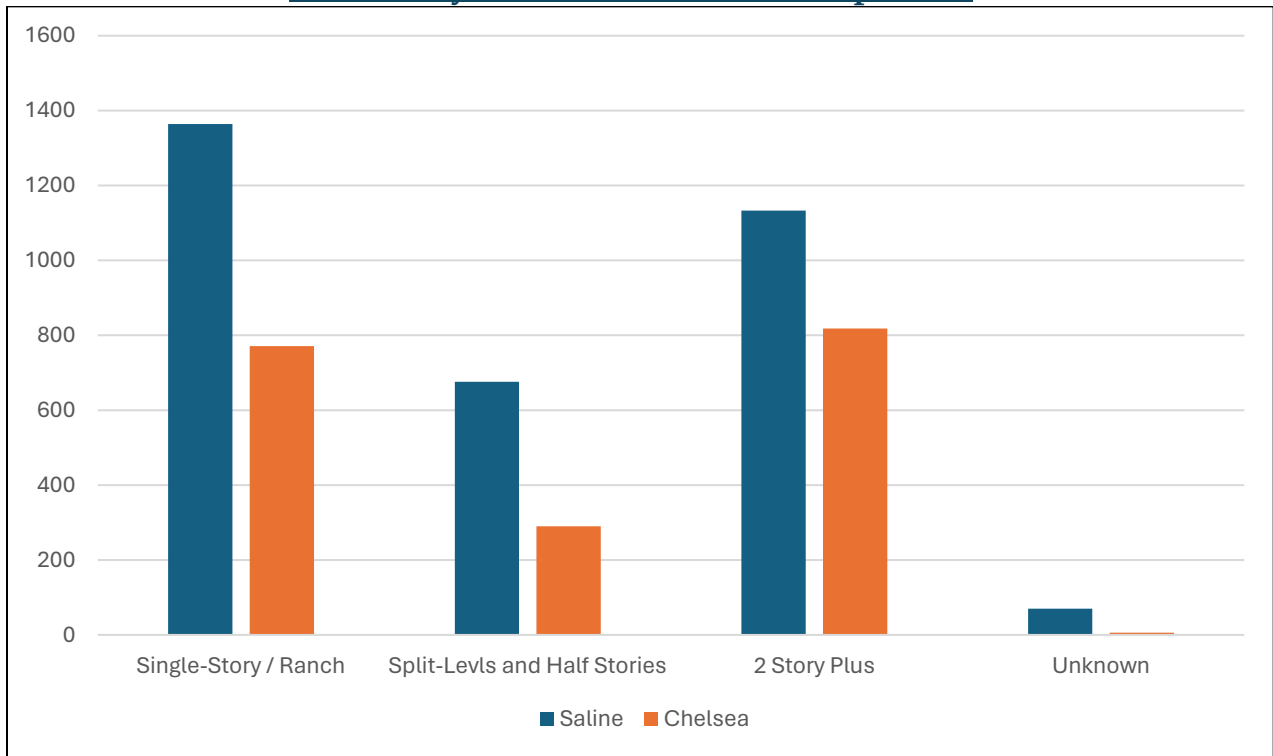
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Stories of Homes

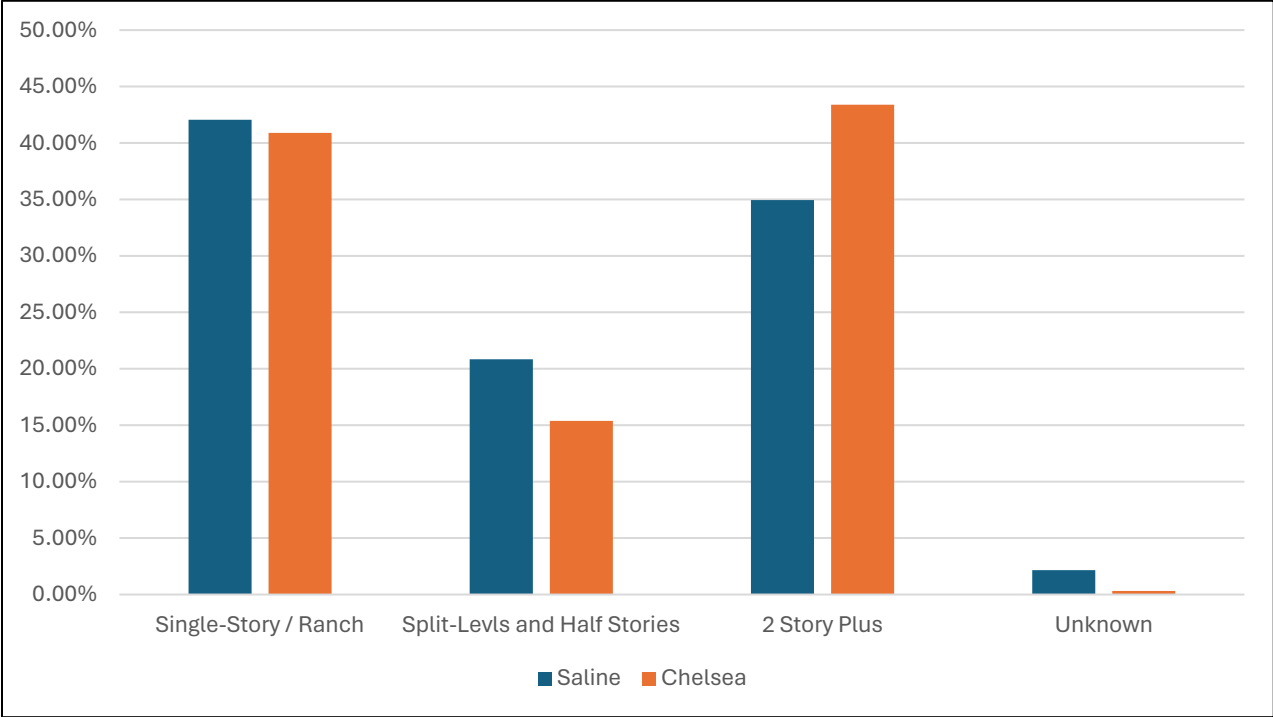
Stories/ Styles of Residences in Chelsea

Stories/Style	Number of Parcels	% of Parcels
Single-Story / Ranch	771	40.90%
Split-Levels and Half Stories	290	15.38%
2 Story Plus	818	43.40%
Unknown	6	0.32%
Total	1885	-

Stories/ Styles of Residences - Comparison



Stories/Styles (Proportion of Residential Parcels) - Comparison

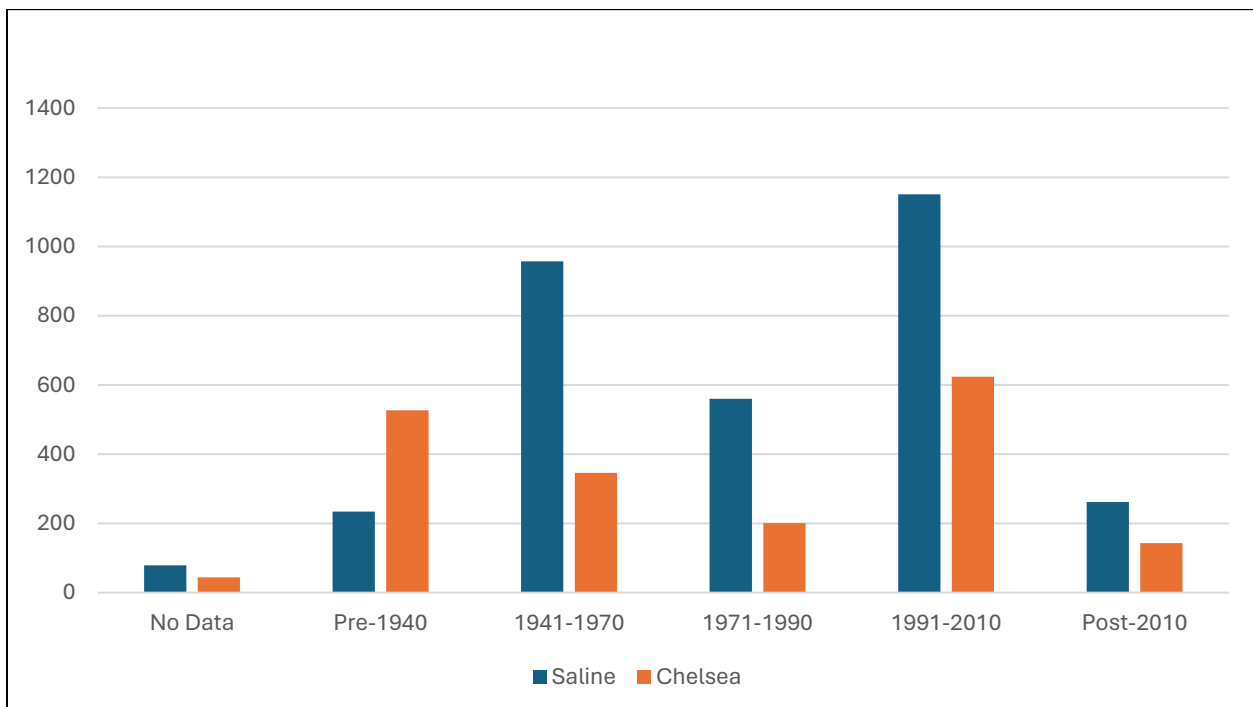


Age of Homes

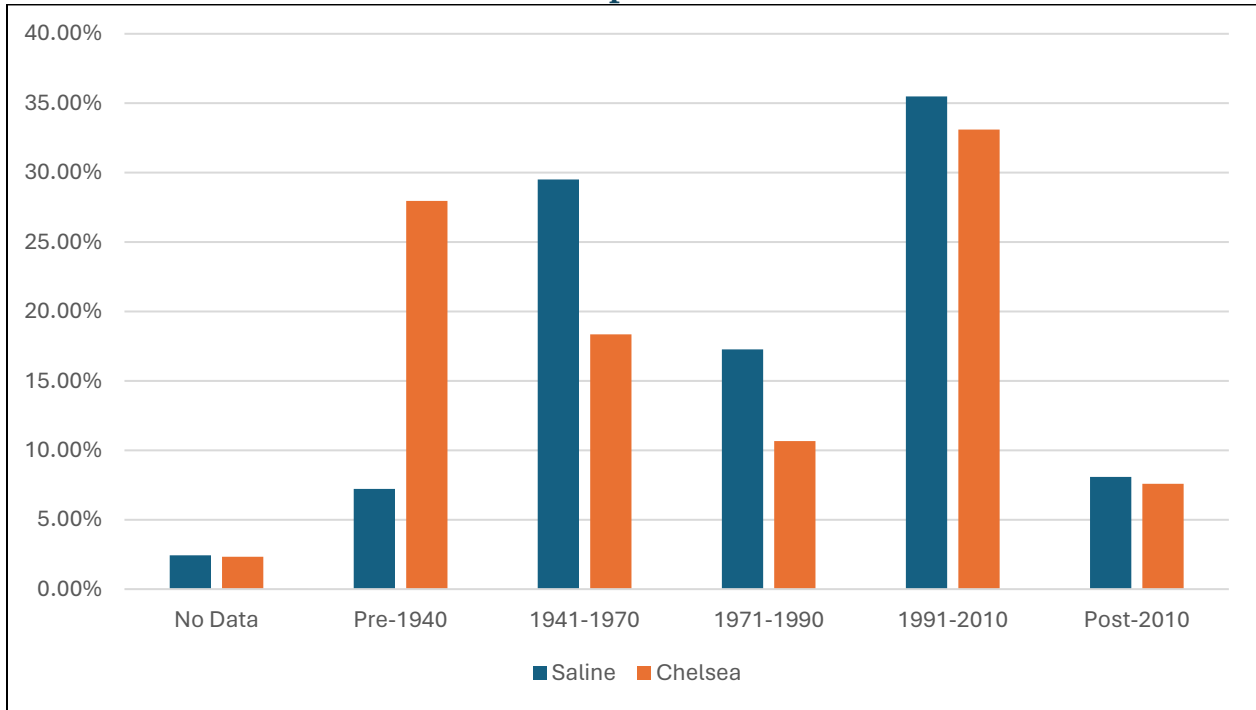
Age of Homes in Chelsea

Year Built	Number of Homes	% of Properties
No Data	44	2.33%
Pre-1940	527	27.96%
1941-1970	346	18.36%
1971-1990	201	10.66%
1991-2010	624	33.10%
Post-2010	143	7.59%
Total	1885	-
Mean House Age	1917.6	-
Median House Age	1973	-

Year of Residential Property Construction - Comparison



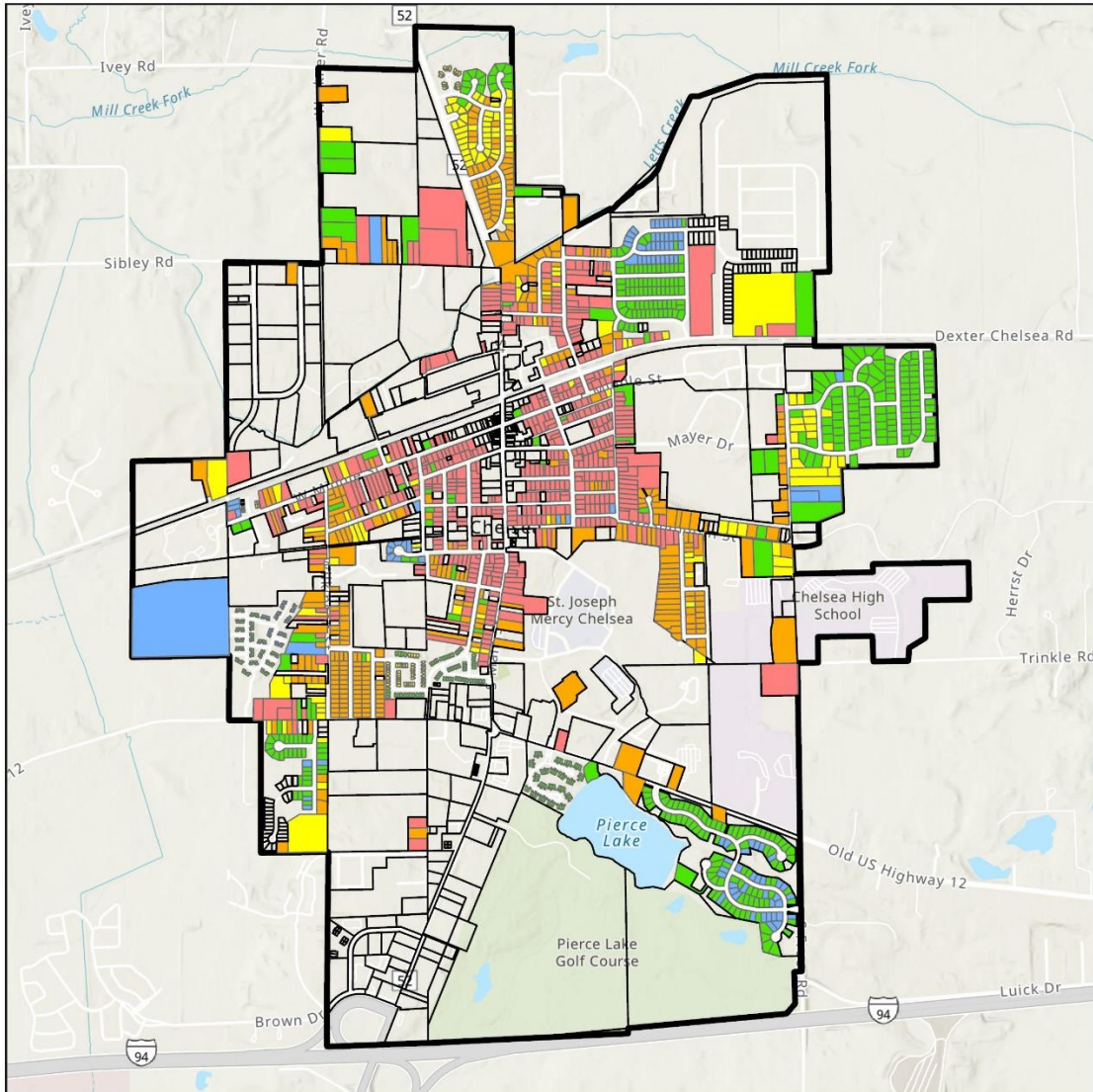
Year of Residential Property Construction (Proportion of Residential Parcels) - Comparison



Year of Home Construction in Chelsea - Map

Parcels by Year of Home Construction

Chelsea, Michigan - 2024 Housing Data



Legend

- Pre-1940
- 1941-1970
- 1971-1990
- 1991-2010
- Post-2010
- No Data / Not Residential

Data - City of Chelsea Assessing
Basemap - Courtesy of ESRI
Author - City of Saline Community Development
Date: April 2024

Residential Property Zoning

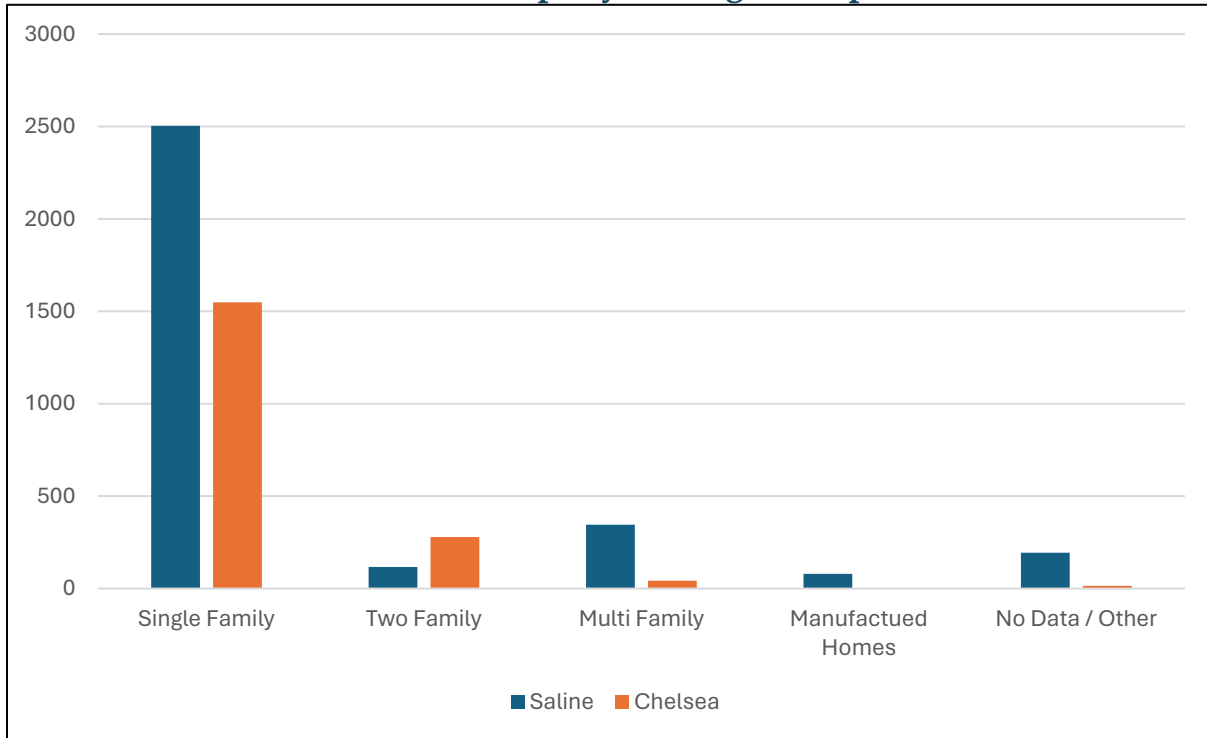
Residential Property Zoning – From Current Assessing Classifications

District	Number of Units	BH Classification
AG AGR	21	Single-Family
AG-1	6	Single-Family
C2 GEN	1	No Data / Other
DEFAUL	3	Single-Family
I-1 IN	2	No Data / Other
MC MEDI	1	Multifamily - Ton of units
MI-MED	1	Not housing
O1 OFFI	1	Single-Family
PUD	18	Single-Family
PUD PL	306	Single-Family
R-1	6	No Data / Other
R-2	4	No Data / Other
RM1 MUL	279	Two-Family (some could be considered multifamily)
RM2 MU	41	Multifamily
RS1 SIN	167	Single-Family
RS2	2	Single-Family
RS2 SI	656	Single-Family
RS3 TW	369	Single-Family
TI MIXED	1	Not housing

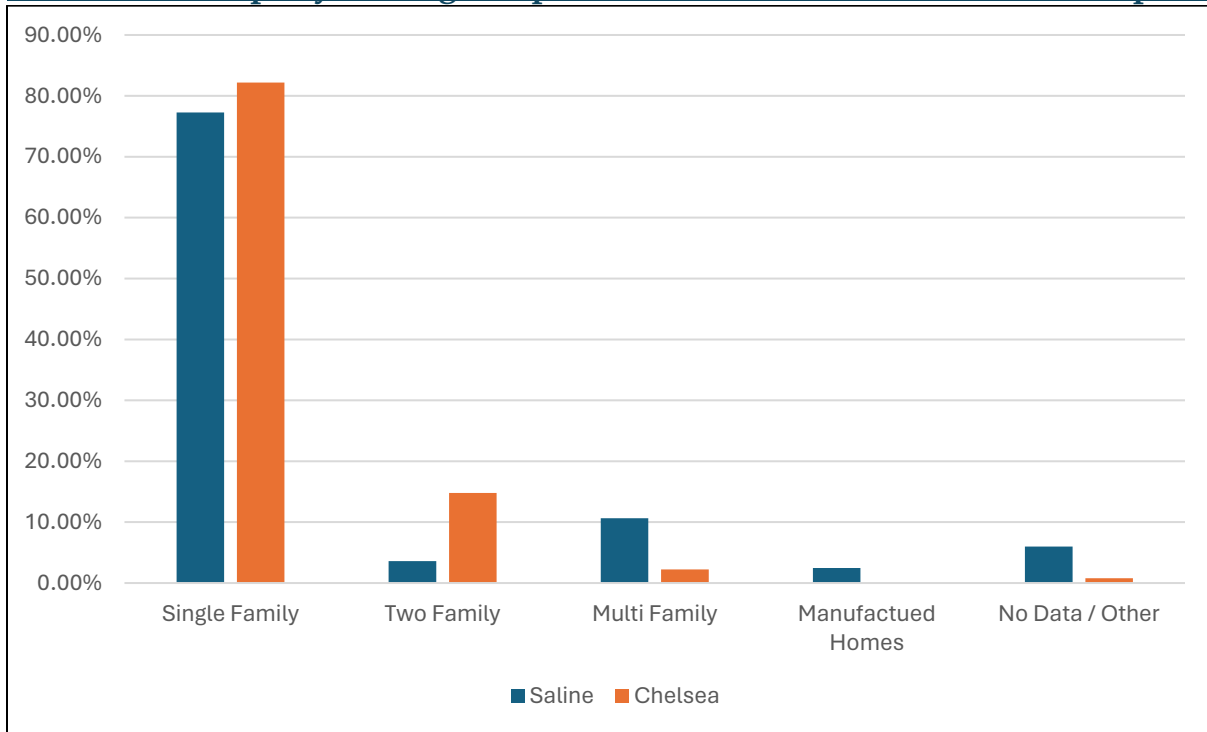
Residential Property Zoning – Simplified - Table

District	Number of Units	% of Properties
Single-Family	1549	82.2%
Two Family	279	14.8%
Multi Family	42	2.2%
Manufactured Homes	0	0.0%
No Data / Other	15	0.8%
Total	1885	

Residential Property Zoning - Comparison



Residential Property Zoning (Proportion of Residential Parcels) - Comparison



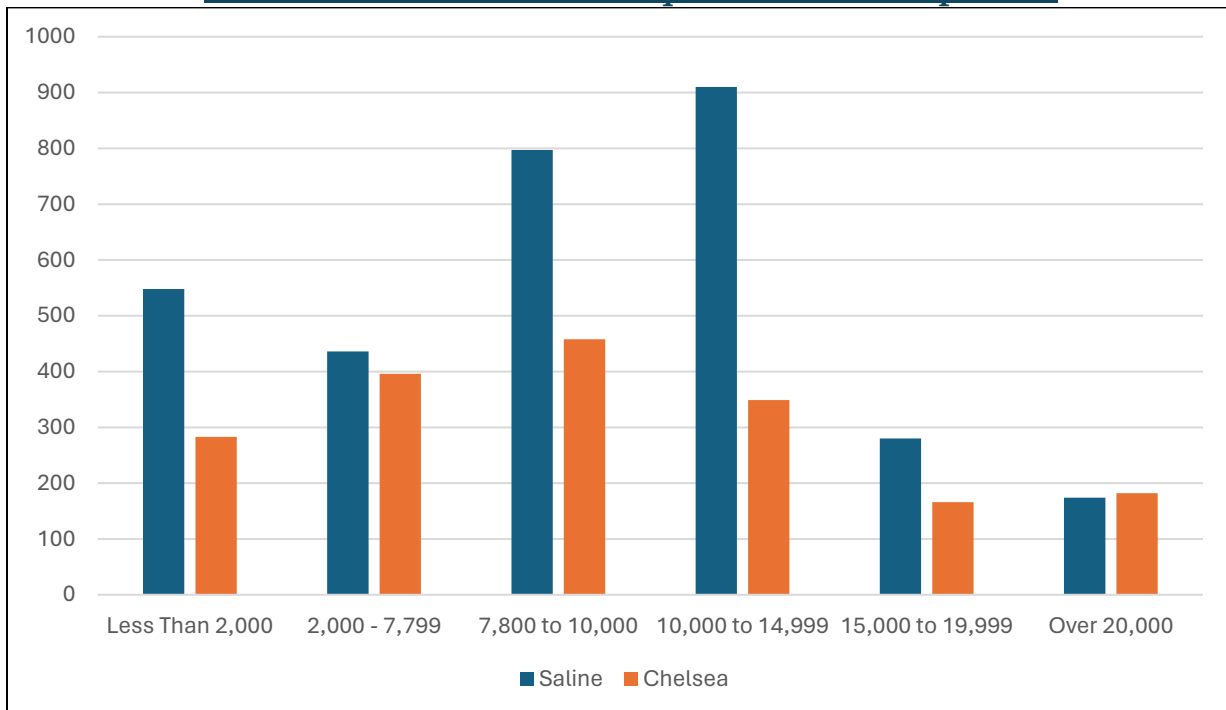
Residential Property Size

Residential Property Size in Chelsea

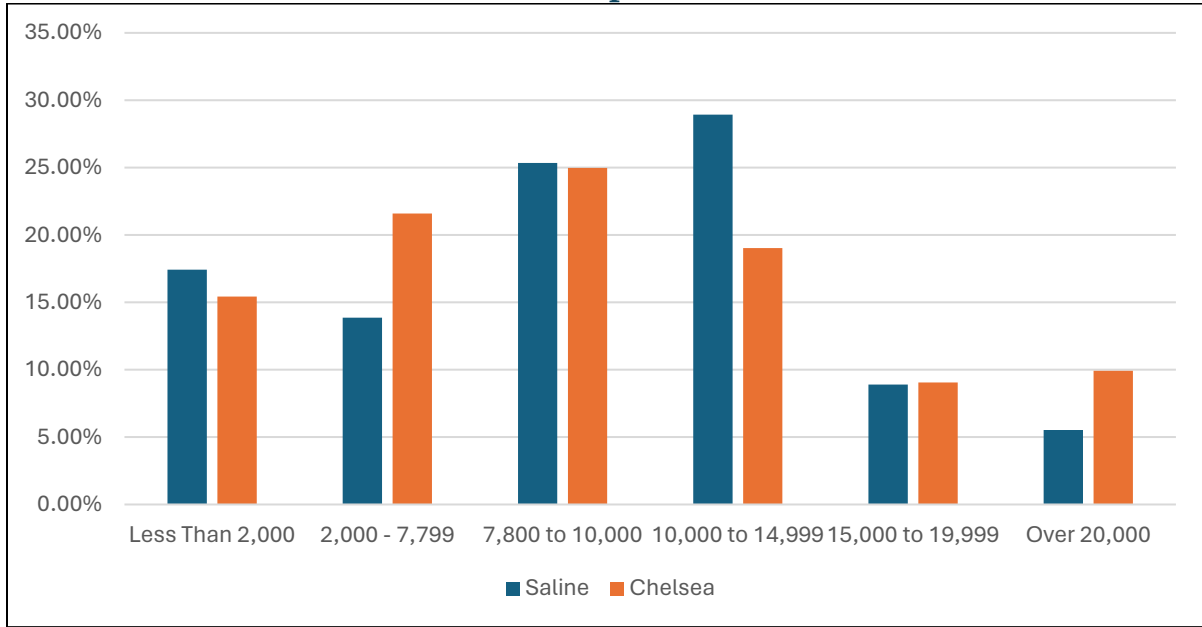
Size of Lot (In square feet)	Number of Homes	% of Total
Less Than 2,000 (Condos)	283	15.43%
2,000 - 7,499 (Non Conforming or condos)	282	15.38%
7,500 to 10,000	572	31.19%
10,000 to 14,999	349	19.03%
15,000 to 19,999	166	9.05%
Over 20,000	182	9.92%
Total	1834	-
Mean Residential Parcel Size	15243	
Median Residential Parcel Size	9584	
Standard Deviation of Parcel Size	29400.56	

The size of condo parcels is somewhat misleading as they do not account for the commonly-owned area (green space, stormwater areas, etc.) on such properties.

Residential Parcel Sizes in Square Feet - Comparison

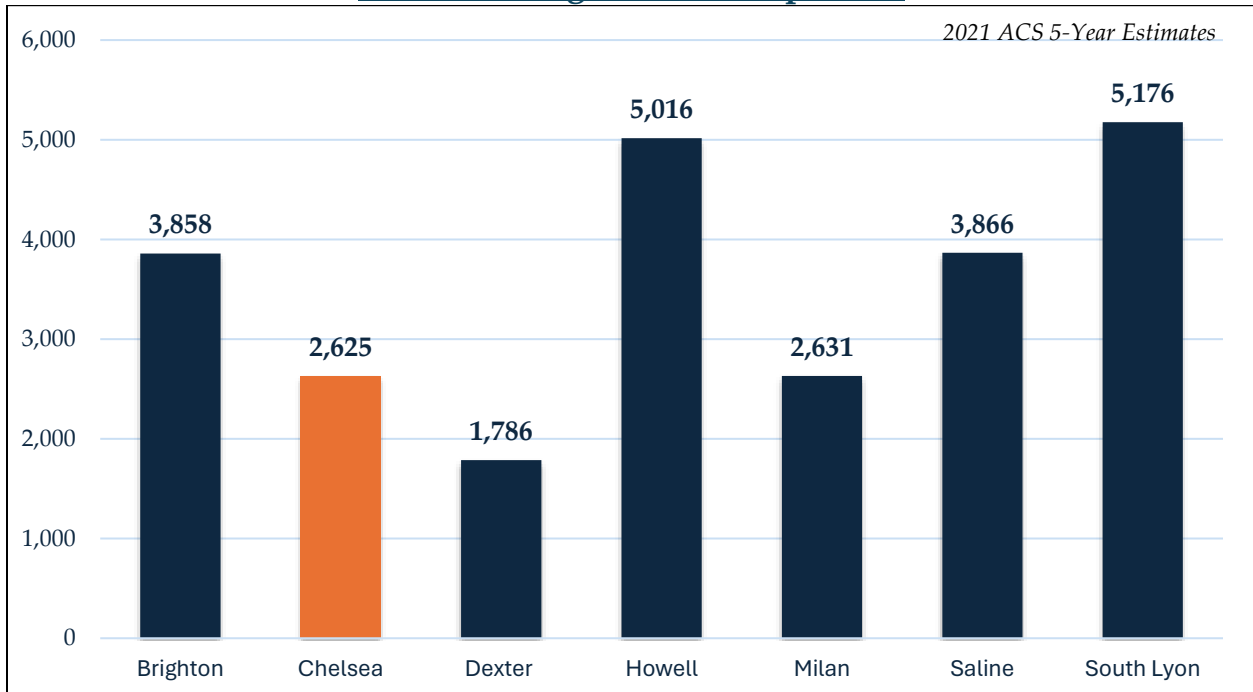


Residential Parcel Sizes in Square Feet (Proportion of Residential Parcels) - Comparison



Census Housing Data

Total Housing Units - Comparison

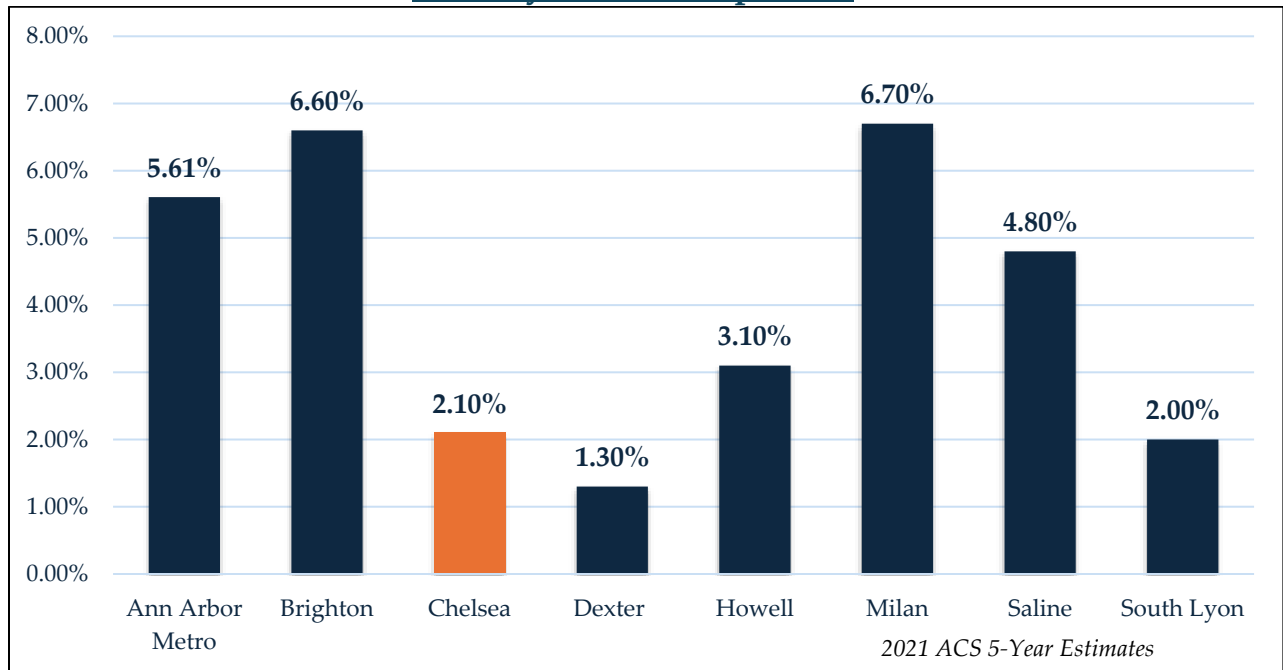


**Housing units refer to each individual unit of housing. For example, a one-bedroom apartment is counted identically to a 2-acre estate with only one single-family home on it. This differs from "parcels" which are unique pieces of land.*

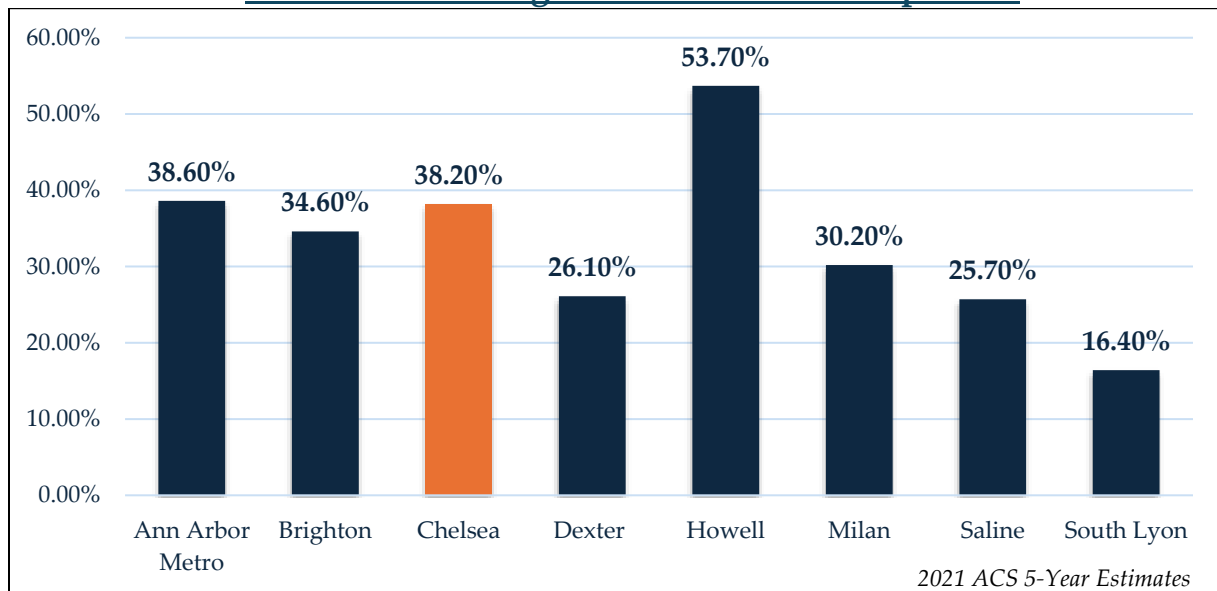
Average Age of Homes - Comparison

Average Age of Homes	Ann Arbor Metro	Brighton	Chelsea	Dexter	Howell	Milan	Saline	South Lyon
Median year structure built	1977	1985	1974	1998	1975	1965	1977	1991
<i>2021 ACS 5-Year Estimates</i>								

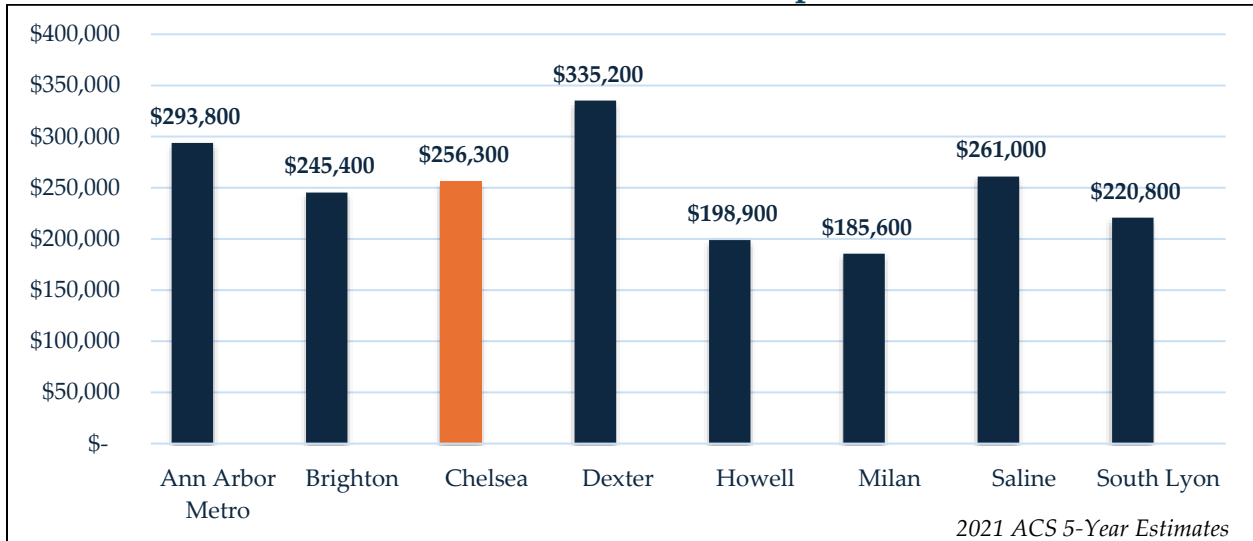
Vacancy Rate – Comparison



Percent of Housing That Is Rented – Comparison

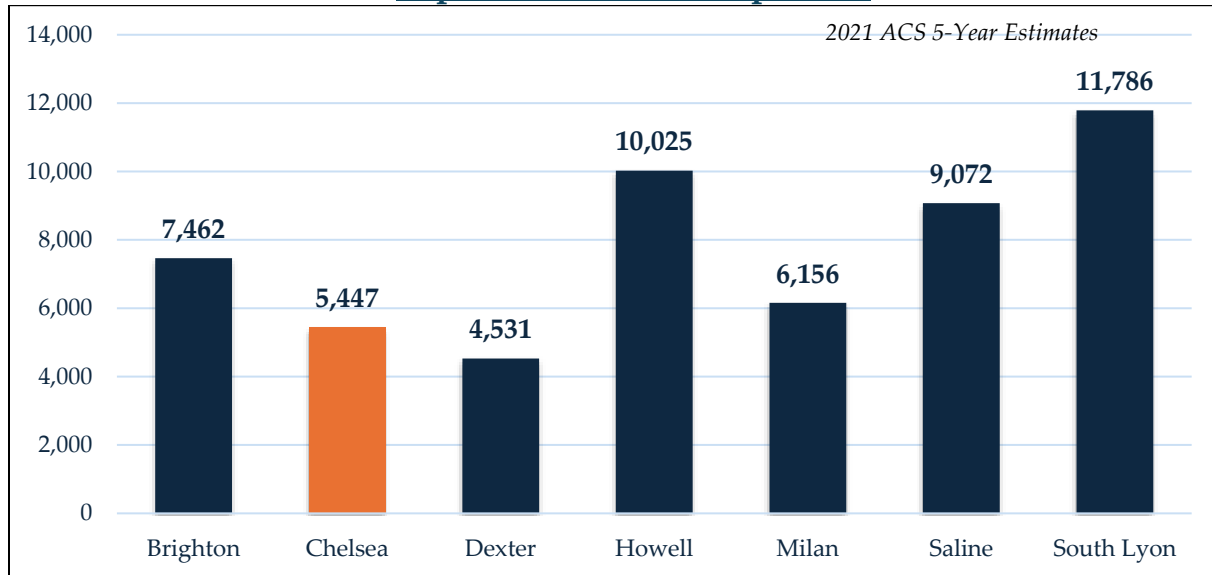


Median House Value – Comparison

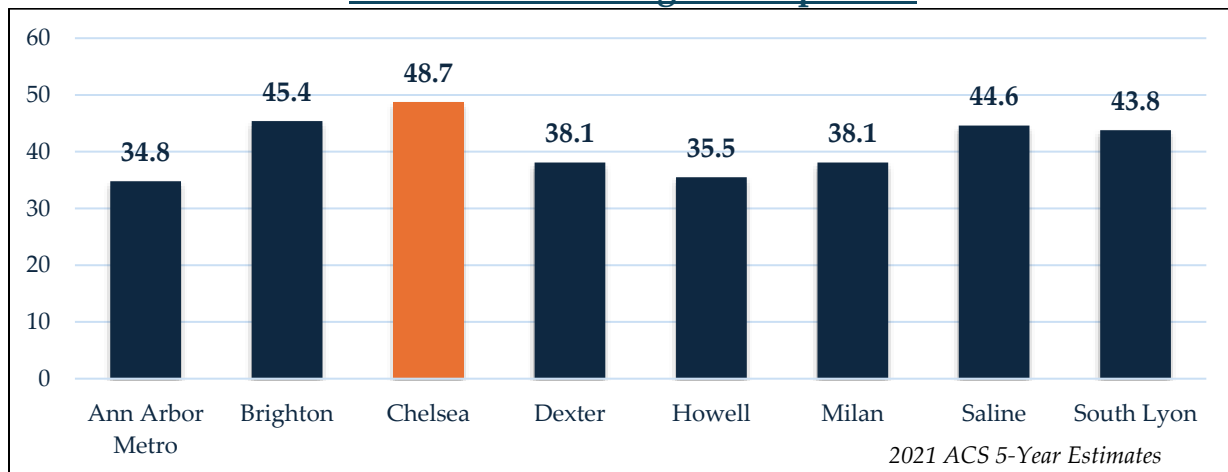


Population Demographics

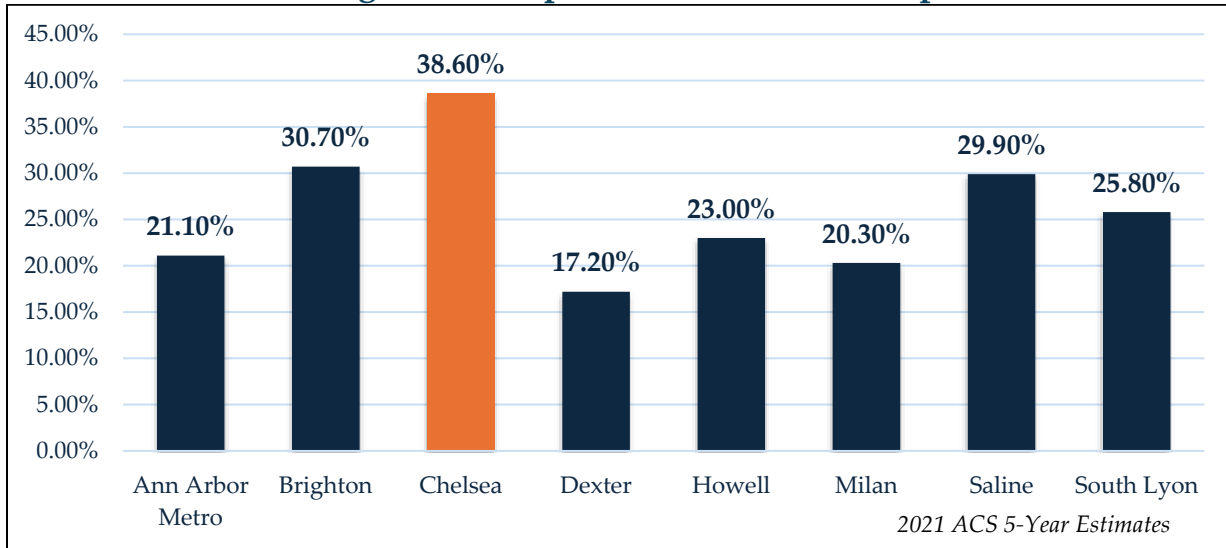
Population Size - Comparison



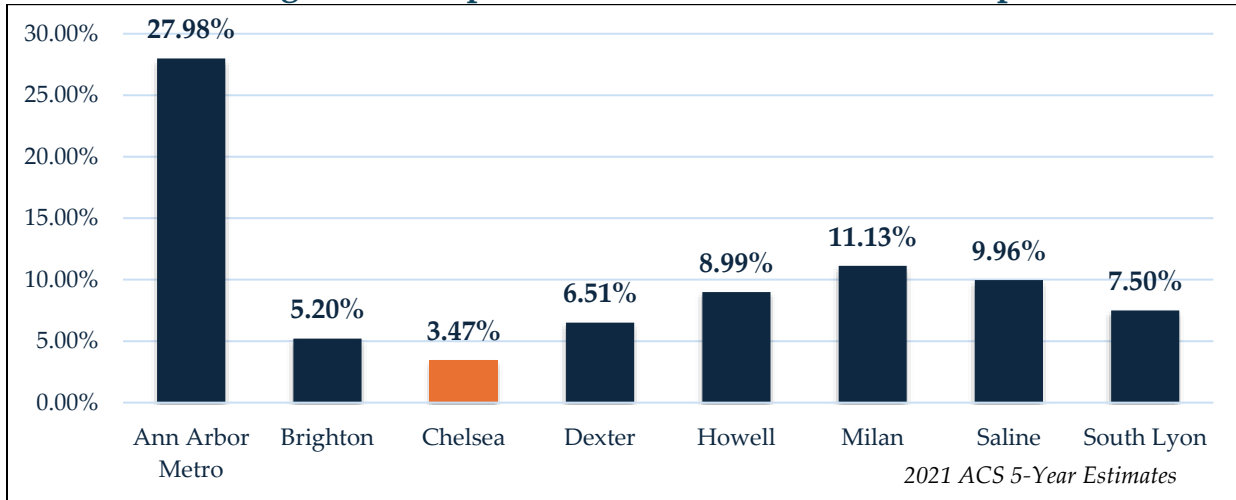
Median Resident Age - Comparison



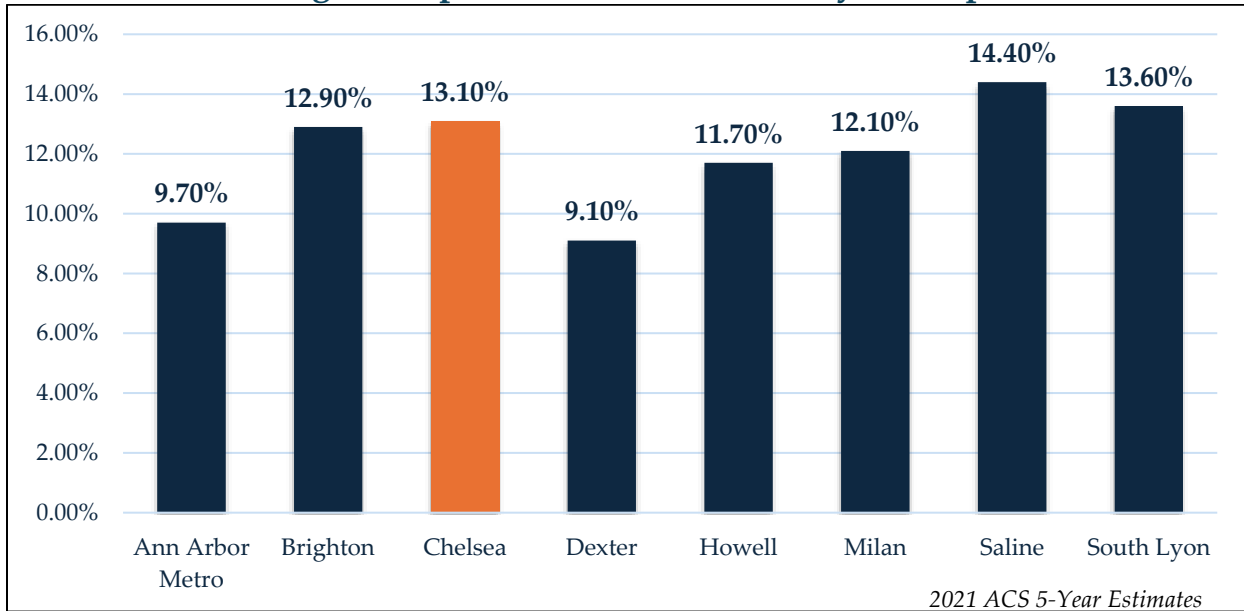
Percentage of the Population Over 60 – Comparison



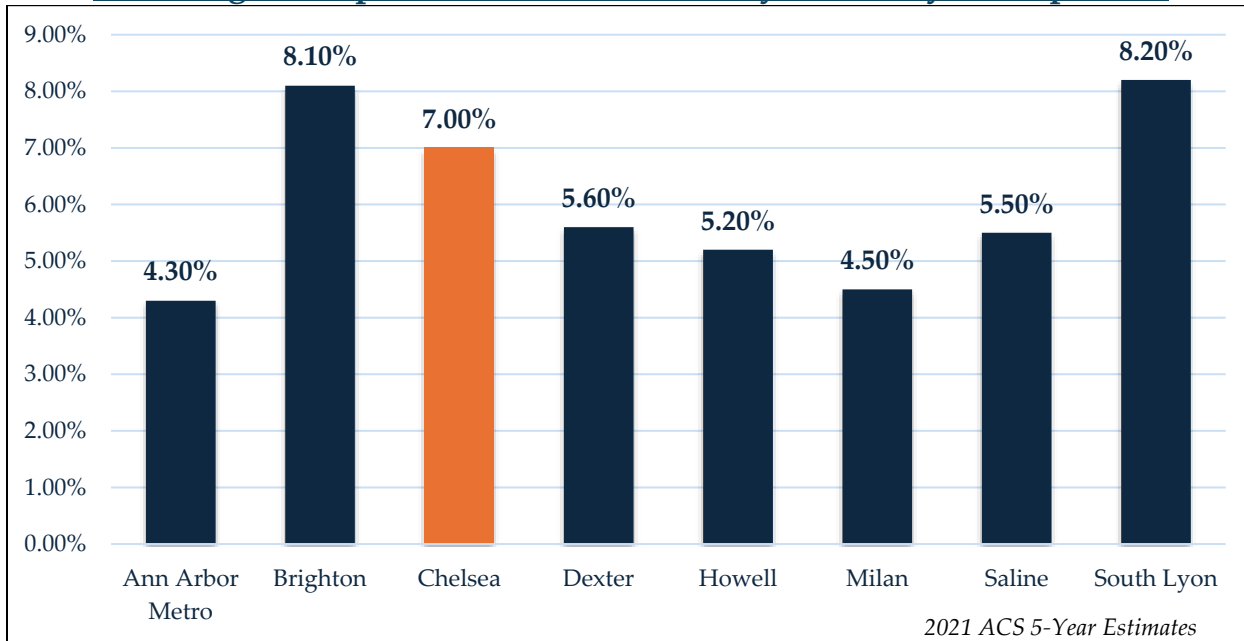
Percentage of the Population that is Non-White - Comparison



Percentage of Population With a Disability – Comparison

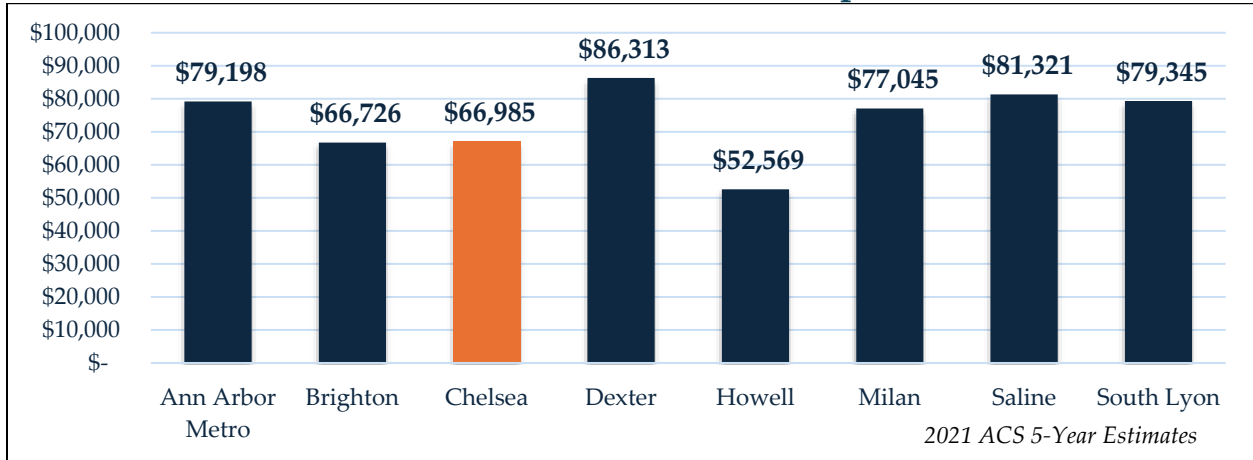


Percentage of Population With Ambulatory Difficulty - Comparison

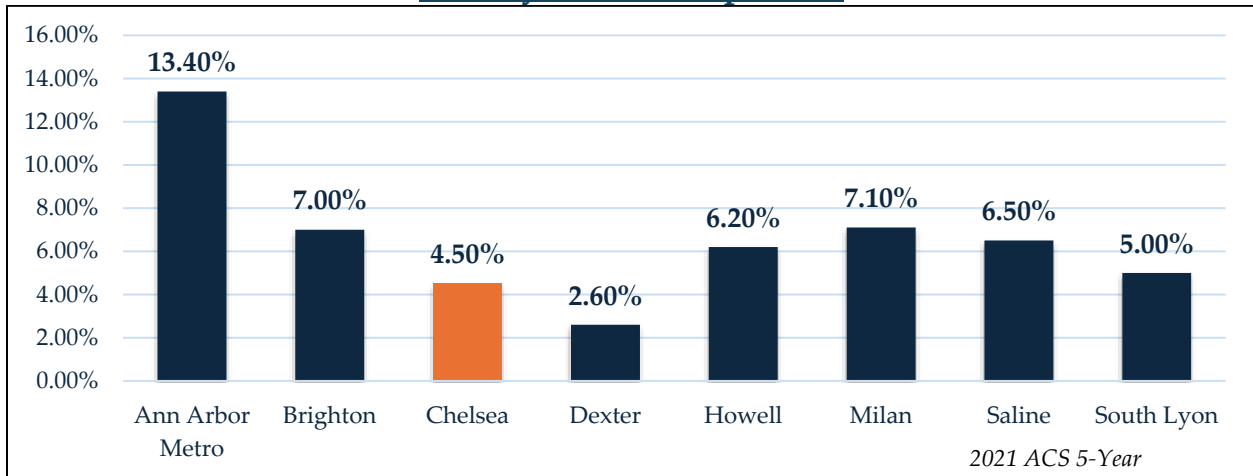


Income, Poverty, and Housing Payments

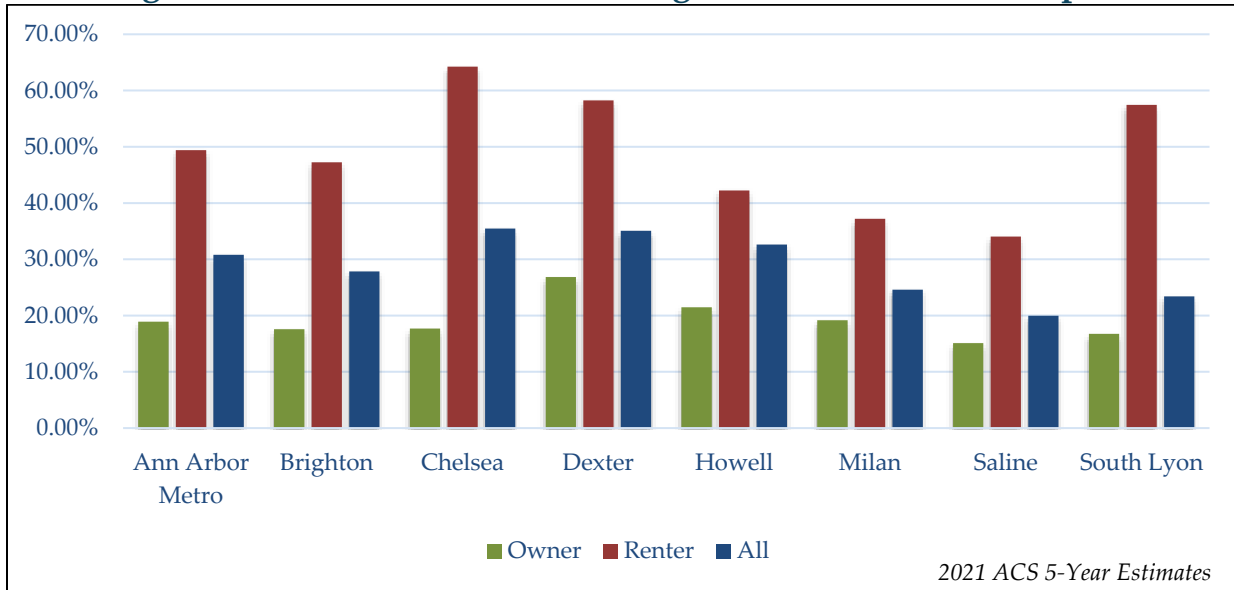
Median Household Income - Comparison



Poverty Rate - Comparison



Percentage of Households that are Housing Cost Burdened* – Comparison

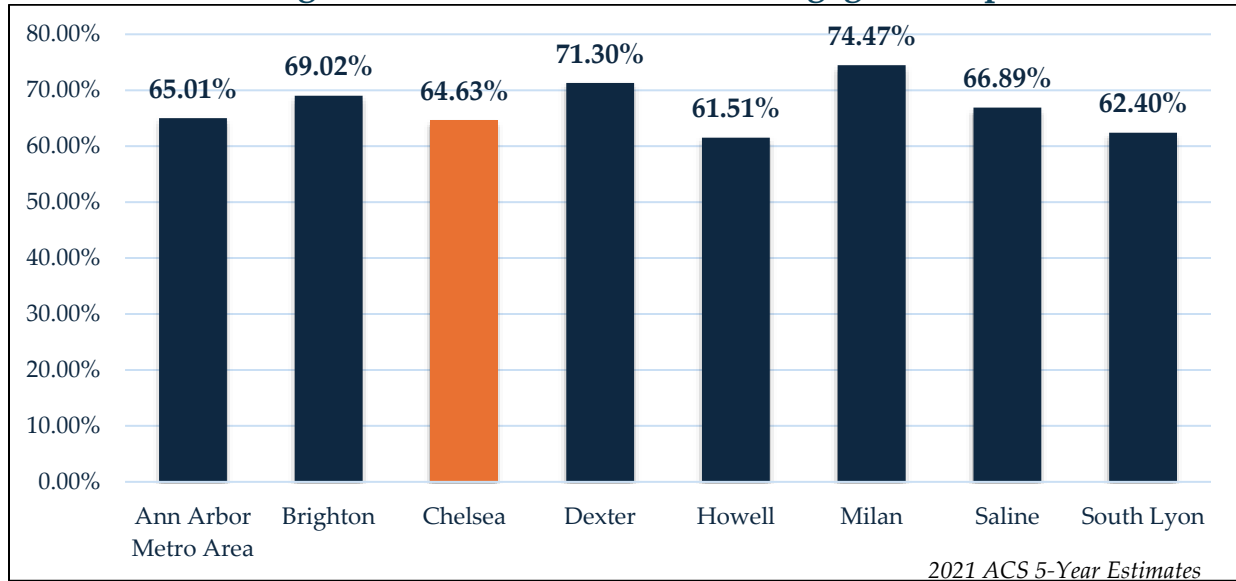


*Housing Cost Burdened = Spending over 30% of household income on housing costs

Households that are Housing Cost Burdened Table – Comparison

Place	Owner	Renter	All
Ann Arbor Metro	18.90%	49.40%	30.80%
Brighton	17.57%	47.23%	27.84%
Chelsea	17.68%	64.26%	35.47%
Dexter	26.86%	58.26%	35.05%
Howell	21.47%	42.24%	32.63%
Milan	19.16%	37.20%	24.61%
Saline	15.11%	34.04%	19.98%
South Lyon	16.74%	57.45%	23.41%

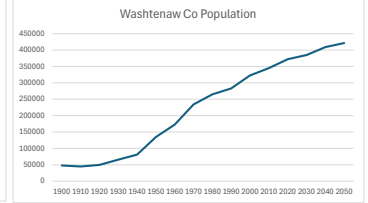
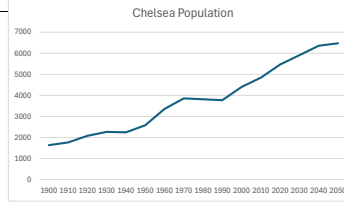
Percentage of Homeowners With A Mortgage - Comparison



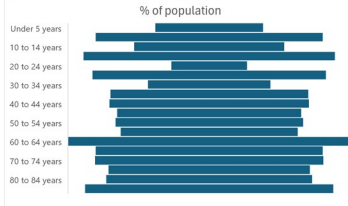
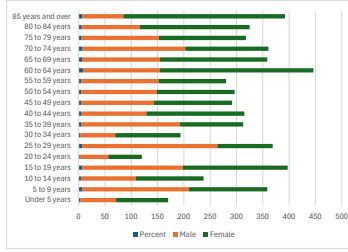
Year	Chelsea Population	Washtenaw Co Population	Race and Hispanic Origin				
			2010	% in 2010	2020	% in 2020	% change 2010-2020
1900	1635	47761	Non-Hispanic				
1910	1764	44714	White				
1920	2079	49520	Black				
1930	2268	65530	Asian				
1940	2246	80810	Multi-Racial				
1950	2580	134606	Other				
1960	3355	172440	Hispanic				
1970	3858	234103	Total				
1980	3816	264740					
1990	3772	282937					
2000	4398	322770					
2010	4844	344791					
2020	5467	372258					
2030	5913	384851					
2040	6357	409072					
2050	6475	421412					

Highest Level of Education*	ACS 2010	ACS 2021	Percentage Point Chg 2010-2021
Did Not Graduate	5.90%	2.50%	-3.50%
High School Graduate	22.60%	13.60%	-9%
Some College, No Degree	20.70%	22%	1.20%
Associate's Degree	4%	10.70%	6.70%
Bachelor's Degree	24.70%	31.30%	6.60%
Graduate / Professional Degree	22%	20%	-2%

% earned higher education degree
62.00%



Age	Chelsea				Washtenaw County			
	Population	Percent	Male	Female	Population	Percent	Male	Female
Under 5 years	167	3.1	68	99	17267	4.7	8740	8527
5 to 9 years	352	6.5	203	149	17738	4.8	9324	8414
10 to 14 years	233	4.3	104	129	20099	5.4	10069	10030
15 to 19 years	390	7.2	191	199	33384	9	16483	16901
20 to 24 years	118	2.2	54	64	47335	12.8	24450	22885
25 to 29 years	362	6.7	257	105	28528	7.7	14980	13548
30 to 34 years	190	3.5	66	124	23894	6.5	12587	11307
35 to 39 years	307	5.6	187	120	22753	6.1	11819	10934
40 to 44 years	309	5.7	123	186	20655	5.6	10519	10136
45 to 49 years	286	5.3	138	148	20584	5.6	10385	10199
50 to 54 years	291	5.3	143	148	21435	5.8	10681	10754
55 to 59 years	275	5.1	147	128	20499	5.5	10026	10473
60 to 64 years	438	8.1	146	292	21383	5.8	10503	10880
65 to 69 years	352	6.5	148	204	18049	4.9	8380	9669
70 to 74 years	354	6.5	196	158	14888	4	7124	7764
75 to 79 years	312	5.7	147	165	9744	2.6	4247	5497
80 to 84 years	319	5.9	110	209	6087	1.6	2660	3427
85 years and over	385	7.1	78	307	5909	1.6	2120	3789



2022 Forecasted Jobs By Industry Sector									Change	Pct
	2019	2020	2025	2030	2035	2040	2045	2050	2019- 2050	Change 2019- 2050
Natural Resources, Mining, & Construction	172	157	221	220	221	217	214	215	43	25.0%
Manufacturing	1111	934	1091	1073	1029	1041	1010	988	-123	-11.1%
Wholesale Trade	129	125	134	134	147	151	157	154	25	19.4%
Retail Trade	599	531	569	544	504	514	508	511	-88	-14.7%
Transportation, Warehousing, & Utilities	140	140	179	183	192	192	200	209	69	49.3%
Information & Financial Activities	837	805	836	832	824	813	832	882	45	5.4%
Professional and Technical Services & Corporate HQ	400	391	425	439	442	436	445	466	66	16.5%
Administrative, Support, & Waste Services	234	215	238	248	250	253	260	268	34	14.5%
Education Services	509	481	528	539	558	569	580	586	77	15.1%
Healthcare Services	2681	2555	2726	2775	2834	2798	2879	3000	319	11.9%
Leisure & Hospitality	976	699	987	1003	973	990	988	988	12	1.2%
Other Services	214	191	219	241	254	271	293	306	92	43.0%
Public Administration	181	171	186	180	177	187	189	189	8	4.4%
Total Employment Numbers	8183	7395	8339	8411	8405	8432	8555	8762	579	7.1%
% Healthcare service		35%	33%	33%	34%	33%	34%	34%		

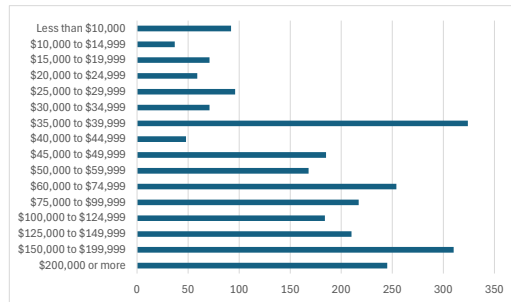
Rank	Where Workers Commute From *	Workers	Percent
1	Out of the Region, Instate	2,126	41.50%
2	Chelsea	645	12.60%
3	Sylvan Twp	279	5.40%
4	Lima Twp	218	4.30%
5	Lyndon Twp	211	4.10%
6	Ann Arbor	175	3.40%
7	Ypsilanti Twp	115	2.20%
8	Dexter Twp	110	2.10%
9	Unadilla Twp	106	2.10%
10	Manchester	80	1.60%
-	Elsewhere	1,058	20.70%

Daytime Population	ACS 2016
Jobs	5,123
Non-Working Residents	2,901
Age 15 and under	1,123
Not in labor force	1,533
Unemployed	245
Daytime Population	8,024

Income (in 2021 dollars)	ACS 2010	ACS 2021	Change 2010- 2021	% Change 2010-2021
Median Household Income	\$66,620	\$66,985	\$365	0.50%
Per Capita Income	\$39,653	\$48,646	\$8,993	22.70%

Poverty	ACS 2010	% of Total (2010)	ACS 2021	% of Total (2021)	% Point Chg 2010- 2021
Persons in Poverty	322	6.70%	239	4.50%	-2.20%
Households in Poverty	155	7%	138	5.40%	-1.60%

Annual Household Income	ACS 2021
\$200,000 or more	245
\$150,000 to \$199,999	310
\$125,000 to \$149,999	210
\$100,000 to \$124,999	184
\$75,000 to \$99,999	217
\$60,000 to \$74,999	254
\$50,000 to \$59,999	168
\$45,000 to \$49,999	185
\$40,000 to \$44,999	48
\$35,000 to \$39,999	324
\$30,000 to \$34,999	71
\$25,000 to \$29,999	96
\$20,000 to \$24,999	59
\$15,000 to \$19,999	71
\$10,000 to \$14,999	37
Less than \$10,000	92



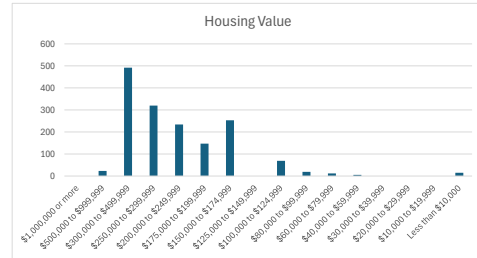
Year	Single Family	Two Family	Attach Condo	Multi Family	Total Units	Total Demos	Net Total
2010	11	0	0	0	11	1	10
2011	7	0	0	0	7	2	5
2012	13	0	0	0	13	0	13
2013	18	0	0	0	18	2	16
2014	12	0	0	5	17	0	17
2015	8	0	12	0	20	0	20
2016	22	0	41	6	69	2	67
2017	4	0	42	0	46	0	46
2018	1	0	6	0	7	0	7
2019	2	0	0	10	12	1	11
2020	2	0	0	20	22	1	21
2021	1	0	0	0	1	0	1
2022	2	6	0	0	8	0	8
2023	3	0	0	0	3	1	2
2024	13	0	0	0	13	0	13

Housing Type	ACS 2010	ACS 2021	Change 2010-2021	New Units Permitted Since 2019	Percent of housing units, 2021
Single Unit	1,386	1,619	233	10	62%
Multi-Unit	958	1,006	48	36	4%
Mobile Homes or Other	11	0	-11	0	
Total		2,625			

Housing Tenure	Census 2010	ACS 2021	Change 2010-2021	Percent of total housing units, 2021
Owner occupied	1,456	1,589	133	61%
Renter occupied	768	982	214	37%
Vacant	212	54	-158	2%
Seasonally vacant	19	0	-19	
Other vacant units	193	54	-139	
Total Housing Units	2436	2625	189	

Housing Value (in 2021 dollars)	ACS 2010	ACS 2021	Change 2010-2021	Percent Change 2010-2021
Median housing value	\$245,858	\$256,300	\$10,442	4.20%
Median gross rent	\$1,333	\$1,592	\$259	19.40%

Housing Value	ACS 2021
\$1,000,000 or more	0
\$500,000 to \$999,999	23
\$300,000 to \$499,999	492
\$250,000 to \$299,999	320
\$200,000 to \$249,999	234
\$175,000 to \$199,999	147
\$150,000 to \$174,999	253
\$125,000 to \$149,999	0
\$100,000 to \$124,999	69
\$80,000 to \$99,999	19
\$60,000 to \$79,999	12
\$40,000 to \$59,999	5
\$30,000 to \$39,999	0
\$20,000 to \$29,999	0
\$10,000 to \$19,999	0
Less than \$10,000	15
Owner-Occupied Units	1,589



Pavement Conditions

	2007 Percent	2020-2021 Percent
Poor	45 Poor	36
Fair	45 Fair	12
Good	10 Good	52

Transportation to Work	ACS 2010	% of Total (ACS 2010)	ACS 2021	% of Total (ACS 2021)	% Point Chg 2010-2021
Drove alone	1,635	86.80%	1,968	79.30%	-7.50%
Carpooled or vanpooled	111	5.90%	50	2%	-3.90%
Public transportation	0	0%	11	0.40%	0.40%
Walked	37	2%	107	4.30%	2.30%
Biked	0	0%	0	0%	0%
Other Means	13	0.70%	60	2.40%	1.70%
Worked at home	87	4.60%	286	11.50%	6.90%

Crash Severity	2018	2019	2020	2021	2022	Percent of Crashes 2018 - 2022
Fatal	0	0	0	0	0	0%
Serious Injury	0	1	1	3	1	0.90%
Other Injury	24	19	12	26	17	14.30%
Property Damage Only	144	128	86	114	109	84.80%

Crashes by Type	2018	2019	2020	2021	2022	Percent of Crashes 2018 - 2022
Head-on	0	0	0	2	2	0.60%
Angle or Head-on/Left-turn	37	33	21	37	31	23.20%
Rear-End	59	51	19	45	30	29.80%
Sideswipe	26	15	15	18	13	12.70%
Single Vehicle	24	30	34	27	31	21.30%
Backing	9	6	7	5	6	4.80%
Other or Unknown	13	13	3	9	14	7.60%

Crashes by Involvement	2018	2019	2020	2021	2022	Percent of Crashes 2018 - 2022
Red-light Running	2	0	1	2	0	0.70%
Lane Departure	13	18	17	17	17	12%
Alcohol	1	3	8	2	2	2.30%
Drugs	1	0	1	0	0	0.30%
Deer	18	18	22	18	17	13.60%
Train	0	0	0	0	0	0%
Commercial Truck/Bus	16	9	8	11	10	7.90%
School Bus	1	1	0	0	0	0.30%
Emergency Vehicle	0	2	1	0	0	0.40%
Motorcycle	2	2	0	3	1	1.20%
Intersection	47	41	27	37	25	25.80%
Work Zone	0	2	0	4	0	0.90%
Pedestrian	1	0	0	1	0	0.30%
Bicyclist	0	0	0	1	0	0.10%
Older Driver (65 and older)	45	42	24	44	42	28.80%
Young Driver (15 to 20)	37	33	16	29	24	20.30%
Distracted Driver	16	15	10	13	9	9.20%
Driveway	21	19	15	13	7	10.90%
Speeding	5	10	6	1	5	3.90%
Unbelted	1	0	3	1	1	0.90%
Secondary	0	0	0	0	0	0%

High Frequency Intersection Crash Rankings

Local Rank	County Rank	Region Rank	Intersection	Jurisdiction	Annual Avg 2018-2022
1	46	989	Main St S @ Old US 12	State, City/Village	13.6
2	196	3,048	Main St S @ Brown Dr	State	6.2
3	252	3,723	Main St S @ Park St	State	5.2
4	296	4,316	Main St S @ Commerce Park Dr	State	4.6
5	328	4,779	Old US 12 @ Freer Rd N	County, City/Village	4.2
6	357	5,073	Main St N @ Middle St W	State, City/Village	4
7	472	6,485	Main St S @ Lincoln St	State	3.2
8	506	6,958	Main St N @ North St W	State, City/Village	3
8	506	6,958	Old US 12 @ Wilkinson St	County, City/Village	3
10	549	7,475	Main St S @ W I 94/M 52 Ramp		2.8
10	549	7,475	M 52/W I 94 Ramp @ Main St S	State	0.2
10	549	7,475	W I 94/M 52 Ramp @ Main St S	State	2.6

High Frequency Road Segment Crash Rankings

Local Rank	County Rank	Region Rank	Segment	From Road - To Road	Jurisdiction
1	25	692	Main St S	Old US 12 - Middle St W	State
2	82	1,637	Old US 12	Main St S - Freer Rd N	City/Village
3	127	2,217	Main St S	M 52/W I 94 Ramp - Manchester Rd	State
4	187	2,786	W I 94	Main St S - Fletcher/W I 94 Ramp	State
5	264	3,529	Main St S	Manchester Rd - Old US 12	State
6	501	5,649	Main St N	Middle St W - North St W	State
7	685	7,414	Freer Rd N	Old US 12 - Dexter Chelsea Rd	City/Village
8	710	7,687	Wilkinson St	Old US 12 - Middle St W	City/Village
9	729	7,941	Old US 12	Old US 12 - Wilkinson St	County
10	758	8,226	Old US 12	Manchester Rd - Main St S	City/Village

2020 Land Use

Parcel Land Use	Acres 2015	Acres 2020	Change 2015-2020	Pct Change 2015-2020	Percent land area, 2020
Single-Family Residential	459.7	470.4	10.6	2.30%	20.0%
Attached Condo Housing	10	10.9	0.9	9.30%	0.5%
Multi-Family Housing	43.8	62.4	18.5	42.30%	2.7%
Mobile Home	0	0	0	0%	0.0%
Agricultural/Rural Residential	70.6	70.6	0	0%	3.0%
Mixed Use	0	0.1	0.1	220.80%	0.0%
Retail	88.3	90.1	1.7	1.90%	3.8%
Office	14.9	16.7	1.9	12.60%	0.7%
Hospitality	17.3	16.1	-1.2	-7.10%	0.7%
Medical	163.9	145.7	-18.2	-11.10%	6.2%
Institutional	272.4	251.3	-21.1	-7.80%	10.7%
Industrial	93.6	93.6	0	0%	4.0%
Recreational/Open Space	110	110.7	0.7	0.60%	4.7%
Cemetery	32.7	32.7	0	0%	1.4%
Golf Course	220.3	220.3	0	0%	9.4%
Parking	18.7	18.7	0	0%	0.8%
Extractive	0	0	0	0%	0.0%
TCU	69	69	0	0%	2.9%
Vacant	316.5	322.6	6.1	1.90%	13.7%
Water	33	33	0	0%	1.4%
Not Parceled	317	317	0	0%	13.5%
Total	2,351.80	2,351.80	0	0%	100.0%

Type	Description	Acres	Percent
Impervious	buildings, roads, driveways, parking lots	625.9	26.70%
Trees	woody vegetation, trees	595.8	25.40%
Open Space	agricultural fields, grasslands, turfgrass	952.8	40.60%
Bare	soil, aggregate piles, unplanted fields	123.3	5.30%
Water	rivers, lakes, drains, ponds	49.5	2.10%
Total Acres		2347.2	

SEMCOG 2022 Tree Canopy: 826.4 acres 35.20%