



Prepared for:
Market Van Buren



Project Co-Funded by:
Van Buren County



Project Co-Funded by:
Mich. Dept. of Rural Dev.

DEMOGRAPHIC PARAMETERS

...

Residential Target Market Analysis

...

Van Buren County Michigan

September 15, 2024
Prepared by:



LandUseUSA
UrbanStrategies

Van Buren County | Acknowledgements



Van Buren County Administration

Lisa Ransler, Community Services Director

Van Buren County Administration

219 E Paw Paw Street, Ste 302

Paw Paw, MI 49079

phone | 269-657-8200 x1073

email | ranslerl@vanburencountymi.gov



Market One Van Buren and Cass Counties

Economic & Community Development

Zachary Morris, Executive Director

32849 Red Arrow Hwy, Ste 100

Paw Paw, MI 49079

phone | (269) 519-6142

email | Morrisz@marketvanburen.org



Consultant

LandUseUSA | Urban Strategies

Sharon M. Woods, CNUA

President

Phone | (517) 290-5531

email | sharonwoods@landuseusa.com



Demographic Parameters

- Section 4-A Narrative or Slide Deck
- Section 4-B South Haven Twp and City
Geneva Township
Columbia Twp, Breedsville Village
- Section 4-C Bloomingdale Twp and Village
Pine Grove Twp and Gobles City
- Section 4-D Covert Township
Bangor Township and City
Arlington Township
Waverly Township
Almena Township
- Section 4-E Hartford Township and City
Lawrence Township and Village
- Section 4-F Paw Paw Township and Village
Antwerp Township
Mattawan and Lawton Villages
- Section 4-G Keeler Township
Hamilton Township
Decatur Township and Village
Porter Township
- Section 4-H Van Buren, Adjacent Counties
- Section 4-I 30, 45, 60 Minutes (Palisades)

Section 4-A

Van Buren Co | Travel Time to Work



- The Demographic Analysis for Van Buren County focuses specifically on demand and supply variables that are most relevant to the housing industry. All of the data has been provided by the United States Census, American Community Survey, and DemographicsNow (a data vendor similar to ESRI or Nielsen).
- The following slides highlight results for Van Buren County with comparisons to the adjacent Allegan, Kalamazoo, Cass, and Berrien counties. Similar demographic data is provided in the study for each township, city, and village in Van Buren County. Interested readers are encouraged to make comparisons between those local places.
- To begin, 33% of Van Buren County's commuters travel thirty (30) minutes or more, which is similar to Allegan and Cass counties, but higher than Kalamazoo and Berrien counties. Throughout the region, no more than 12% commute more than 45 minutes, and no more than 5% commute more than 60 minutes to work.
- These results suggest that new workers at a reopened Palisades Power Center would generally prefer to live less than 45 minutes from their place of employment. This information has been used to estimate the magnitude of growth under the aggressive or growth scenario, and compared to the conservative or status quo scenario.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Total	Daytime Pop Ages 16+	1-yr	2022	46,405	79,360	229,405	28,730	112,925
Total	Drives Alone to Work (%)	1-yr	2022	78%	81%	79%	81%	78%
Total	Works Beyond Home Co (%)	1-yr	2022	43%	50%	15%	23%	8%
Total	Mean Commute (Minutes)	1-yr	2022	24	24	20	25	22
Total	Commutes <30 Minutes (%)	1-yr	2022	67%	68%	79%	64%	77%
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>33%</u>	<u>32%</u>	<u>21%</u>	<u>36%</u>	<u>24%</u>
Total	Summation	1-yr	2022	100%	100%	100%	100%	100%
Total	Commutes 30+ Minutes (%)	1-yr	2022	33%	32%	21%	36%	24%
Total	Commutes 45+ Minutes (%)	1-yr	2022	12%	10%	7%	12%	9%
Total	Commutes 60+ Minutes (%)	1-yr	2022	5%	4%	4%	5%	5%

Van Buren Co | Renter-Occupied Households



- Van Buren County currently has about currently has over 7,600 renter households, representing about 22% of all households in the county. This is a little higher than Allegan and Cass counties (18% and 19%, respectively), but significantly lower than Kalamazoo (37%) and Berrien (28%) counties.
- The results for Van Buren County suggest an upside market potential for new residential units for the renter market. There is some element of truth to the adage “build it and they will come.” However, cities and villages in the county are cautioned against over-building conventional apartment buildings for the renter market, and instead should explore other Missing Middle Housing formats like cottages, accessory dwellings, townhouses, and lofts over street-front retail.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Renter	Renter Share (%)	1 yr	2019	24%	20%	38%	18%	26%
Renter	Renter Share (%)	1 yr	2020	24%	19%	38%	17%	27%
Renter	Renter Share (%)	1 yr	2021	24%	18%	37%	18%	28%
Renter	Renter Share (%)	1 yr	2022	23%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2023	22%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2024	22%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2025	21%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2030	21%	18%	37%	19%	28%
Renter	Households	1 yr	2019	7,300	8,655	39,605	3,630	16,110
Renter	Households	1 yr	2020	7,300	8,655	39,700	3,755	17,195
Renter	Households	1 yr	2021	7,300	8,655	39,800	3,835	18,280
Renter	Households	1 yr	2022	7,300	8,655	40,000	4,250	19,000
Renter	Households	1 yr	2023	7,483	8,871	41,000	4,356	19,475
Renter	Households	1 yr	2024	7,632	9,049	41,820	4,443	19,865
Renter	Households	1 yr	2025	7,747	9,185	42,447	4,510	20,162
Renter	Households	1 yr	2030	7,863	9,322	43,084	4,578	20,465

Van Buren Co | Owner and Total Households



- Van Buren County currently has about 27,500 owner households, representing about 78% of all households in the county. For perspective, owner households represent about 82% and 81% of the total in Allegan and Cass counties, respectively. However, owner shares are significantly lower in Kalamazoo and Berrien counties (63% and 72%, respectively) .
- Based on the Target Market Analysis (TMA), Van Buren County can support the development of at least 730 new-build for lease residential units annually, and over the next five years. However, there also is an opportunity to build at least 600 new for sale units. Therefore, the addition of new rental units would barely tip the scale in the overall share of renters. By 2030, renter households are unlikely to surpass 20% of all households.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Households	1 yr	2019	23,665	35,010	63,590	17,075	45,700
Owner	Households	1 yr	2020	23,665	37,085	65,375	17,745	46,590
Owner	Households	1 yr	2021	23,665	39,160	67,160	17,745	47,485
Owner	Households	1 yr	2022	25,000	39,545	68,955	17,745	47,930
Owner	Households	1 yr	2023	26,269	40,534	70,679	18,189	49,128
Owner	Households	1 yr	2024	27,455	41,344	72,092	18,552	50,111
Owner	Households	1 yr	2025	28,539	41,964	73,174	18,831	50,862
Owner	Households	1 yr	2030	29,344	42,594	74,271	19,113	51,625
Total	Households	1 yr	2019	30,965	43,665	103,195	20,705	61,810
Total	Households	1 yr	2020	30,965	45,740	105,075	21,500	63,785
Total	Households	1 yr	2021	30,965	47,815	106,960	21,580	65,765
Total	Households	1 yr	2022	32,300	48,200	108,955	21,995	66,930
Total	Households	1 yr	2023	33,752	49,405	111,679	22,545	68,603
Total	Households	1 yr	2024	35,087	50,393	113,912	22,996	69,975
Total	Households	1 yr	2025	36,286	51,149	115,621	23,341	71,025
Total	Households	1 yr	2030	37,207	51,916	117,355	23,691	72,090

Van Buren Co | Household Income by Tenure



- Van Buren County's median household income currently is about \$80,000. However, its home owners have a higher income of about \$90,000, and its renters have a significantly lower income of about income of about \$45,000.
- Van Buren County's median household income for owners is \$90,000, or similar to Cass and Berrien counties (\$89,000 for each). However, it is lower than Allegan County (\$97,000) and Kalamazoo County (\$105,000).
- In comparison, Van Buren County's median household income for renters is only \$46,000, which is similar to Allegan (\$45,000), Cass (\$47,000), and Berrien (\$45,000) counties; and a little lower than Kalamazoo County (\$50,000).
- Differentiating incomes by tenure is an essential step in the analysis. In general, the rule-of-thumb is that renters should spend no more than 30% of their income on contract (cash or net) rent; and owners should spend no more than 40% of their income on a mortgage to be in "affordable" housing. However, actual price tolerances could be higher, and as much as 45% for renters and 60% for owners.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Median Hhld Income	1-yr	2019	\$68,000	\$74,000	\$81,000	\$67,000	\$67,000
Owner	Median Hhld Income	1-yr	2020	\$72,000	\$78,000	\$86,000	\$71,000	\$69,000
Owner	Median Hhld Income	1-yr	2021	\$75,000	\$83,000	\$91,000	\$74,000	\$74,000
Owner	Median Hhld Income	1-yr	2022	\$80,000	\$88,000	\$96,000	\$79,000	\$79,000
Owner	Median Hhld Income	1-yr	2023	\$85,000	\$93,000	\$101,000	\$84,000	\$84,000
Owner	Median Hhld Income	1-yr	2024	\$90,000	\$97,000	\$105,000	\$89,000	\$89,000
Owner	Median Hhld Income	1-yr	2025	\$93,000	\$100,000	\$108,000	\$92,000	\$92,000
Owner	Median Hhld Income	1-yr	2030	\$110,000	\$116,000	\$124,000	\$109,000	\$109,000
Renter	Median Hhld Income	1-yr	2019	\$32,000	\$40,000	\$36,000	\$33,000	\$31,000
Renter	Median Hhld Income	1-yr	2020	\$33,000	\$41,000	\$37,000	\$34,000	\$32,000
Renter	Median Hhld Income	1-yr	2021	\$34,000	\$42,000	\$38,000	\$35,000	\$33,000
Renter	Median Hhld Income	1-yr	2022	\$38,000	\$43,000	\$42,000	\$39,000	\$37,000
Renter	Median Hhld Income	1-yr	2023	\$42,000	\$44,000	\$46,000	\$43,000	\$41,000
Renter	Median Hhld Income	1-yr	2024	\$46,000	\$45,000	\$50,000	\$47,000	\$45,000
Renter	Median Hhld Income	1-yr	2025	\$49,000	\$46,000	\$53,000	\$50,000	\$48,000
Renter	Median Hhld Income	1-yr	2030	\$63,000	\$49,000	\$68,000	\$64,000	\$61,000
Weighted	Median Hhld Income	1-yr	2019	\$58,000	\$67,000	\$60,000	\$58,000	\$54,000
Weighted	Median Hhld Income	1-yr	2020	\$61,000	\$70,000	\$63,000	\$61,000	\$56,000
Weighted	Median Hhld Income	1-yr	2021	\$64,000	\$75,000	\$67,000	\$64,000	\$59,000
Weighted	Median Hhld Income	1-yr	2022	\$69,000	\$80,000	\$72,000	\$69,000	\$64,000
Weighted	Median Hhld Income	1-yr	2023	\$74,000	\$85,000	\$77,000	\$74,000	\$69,000
Weighted	Median Hhld Income	1-yr	2024	\$79,000	\$90,000	\$82,000	\$79,000	\$74,000
Weighted	Median Hhld Income	1-yr	2025	\$82,000	\$93,000	\$85,000	\$82,000	\$78,000
Weighted	Median Hhld Income	1-yr	2030	\$99,000	\$110,000	\$102,000	\$99,000	\$96,000

Van Buren Co | Movership Rates by Tenure



- Although renters represent a smaller share of total households in Van Buren County (less than 20%), renters have significantly higher movership rates. Note: A movership rate is the share of households that moves in any given year.
- On average, about 5.4% of all existing owners moved *within* Van Buren County in the past year (i.e., internal movership); and about 4.8% of all existing owners migrated *into* the township from beyond (i.e., in-migration).
- In comparison, 13.1% of Van Buren County's existing renters moved *within* that same township, and 8.4% of its renters migrated *into* that market in the past year.
- The blended movership rate among new owner and renter households migrating into Van Buren County is 4.8%, which is a little higher than Allegan and Kalamazoo counties (4.6% and 4.3%, respectively), but lower than Cass (8.2%) and Berrien (5.3%) counties.
- These differences in movership rates by tenure and geography have a significant influence on the market potential and Target Market Analysis results for both the conservative and aggressive scenarios.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Total Hhlds	Total Movership Rate		2019-22	10.2%	7.9%	13.6%	12.4%	12.3%
Owner Hhlds	Total Movership Rate		2019-22	8.4%	6.5%	8.7%	9.8%	8.7%
Renter Hhlds	Total Movership Rate		2019-22	21.5%	16.6%	24.7%	25.7%	23.1%
Total Hhlds	Moved within Same Place		2019-22	5.4%	3.3%	9.4%	4.2%	6.9%
Owner Hhlds	Moved within Same Place		2019-22	4.8%	2.6%	6.3%	2.6%	5.0%
Renter Hhlds	Moved within Same Place		2019-22	13.1%	7.6%	18.9%	12.5%	12.8%
Total Hhlds	Moved from Beyond		2019-22	4.8%	4.6%	4.3%	8.2%	5.3%
Owner Hhlds	Moved from Beyond		2019-22	4.2%	3.9%	3.3%	7.2%	3.7%
Renter Hhlds	Moved from Beyond		2019-22	8.4%	9.1%	7.6%	13.2%	10.3%

Van Buren Co | Detached vs. Attached Units



- The prior slides on demographics focused on demand, measured based on households and income by tenure, and movership rates. This and subsequent slides focus on supply, measured based on housing units, vacancies, and prices (values and rents).
- To begin, nearly all (over 98%) of existing owner-occupied housing units in Van Buren County are detached houses with private entrances; and very few (less than 2%) are among attached formats (with private or shared entrances).
- In comparison, nearly 60% of existing renter-occupied housing units in Van Buren county are among detached houses (including some subdivided houses); and over 40% are attached formats with shared entrances (such as apartment buildings).
- For comparison, renter households in Kalamazoo County are far more likely to be residing in attached building formats with shared entrances.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Detached Houses	5-yr	2022	98.2%	95.5%	94.5%	98.6%	96.8%
Owner	Attached Private Entrance	5-yr	2022	0.5%	3.3%	3.5%	1.2%	1.6%
Owner	Attached Shared Entrance	5-yr	2022	<u>1.3%</u>	<u>1.2%</u>	<u>2.0%</u>	<u>0.3%</u>	<u>1.6%</u>
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%
Renter	Detached Houses	5-yr	2022	55.9%	52.8%	22.6%	62.6%	40.8%
Renter	Attached Private Entrance	5-yr	2022	2.6%	2.9%	4.0%	2.2%	3.7%
Renter	Attached Shared Entrance	5-yr	2022	<u>41.6%</u>	<u>44.3%</u>	<u>73.3%</u>	<u>35.3%</u>	<u>55.5%</u>
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%
Housing	Total Housing Units	5-yr	2019	37,255	51,177	112,108	26,295	77,514
Housing	Total Housing Units	5-yr	2020	37,394	51,551	112,585	26,406	77,645
Housing	Total Housing Units	5-yr	2021	36,944	51,536	113,570	25,415	76,829
Housing	Total Housing Units	5-yr	2022	37,076	51,880	114,093	25,458	76,948

Van Buren Co | Reasons for Housing Vacancies (#)



- Van Buren County currently has almost 5,000 residential vacancies that are attributed to seasonal or occasional uses. In addition, it has over 400 vacancies available for rent (or rented but not yet occupied); and about 300 vacancies available for sale (or sold but not yet occupied).
- These numbers do not include existing units that are currently occupied and nevertheless available either for rent or sale. They simply provide some insight into the reasons for the county's existing vacancies.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
For Rent	For Rent, Not Yet Occupied	5-yr	2019	529	303	2,766	218	1,198
For Rent	For Rent, Not Yet Occupied	5-yr	2020	518	324	3,149	248	1,095
For Rent	For Rent, Not Yet Occupied	5-yr	2021	436	426	3,022	282	1,017
For Rent	For Rent, Not Yet Occupied	5-yr	2022	438	389	3,081	332	995
For Sale	For Sale, Not Yet Occupied	5-yr	2019	450	804	728	724	1,322
For Sale	For Sale, Not Yet Occupied	5-yr	2020	325	687	513	492	1,167
For Sale	For Sale, Not Yet Occupied	5-yr	2021	339	561	446	436	988
For Sale	For Sale, Not Yet Occupied	5-yr	2022	282	457	472	417	897
Seasonal	Seasonal, Occasional Use	5-yr	2019	4,792	4,820	1,443	3,246	7,681
Seasonal	Seasonal, Occasional Use	5-yr	2020	4,696	4,818	1,224	3,306	8,627
Seasonal	Seasonal, Occasional Use	5-yr	2021	4,947	4,721	1,203	3,018	8,042
Seasonal	Seasonal, Occasional Use	5-yr	2022	4,905	4,707	1,249	2,993	8,210
All Others	All Other Vacancies	5-yr	2019	2,073	1,834	3,726	1,088	3,648
All Others	All Other Vacancies	5-yr	2020	1,973	1,795	3,421	1,134	3,620
All Others	All Other Vacancies	5-yr	2021	2,074	1,588	3,600	975	3,379
All Others	All Other Vacancies	5-yr	2022	1,842	1,706	3,494	937	3,334
Total	All Vacancies, All Reasons	5-yr	2019	7,844	7,761	8,663	5,276	13,849
Total	All Vacancies, All Reasons	5-yr	2020	7,512	7,624	8,307	5,180	14,509
Total	All Vacancies, All Reasons	5-yr	2021	7,796	7,296	8,271	4,711	13,426
Total	All Vacancies, All Reasons	5-yr	2022	7,467	7,259	8,296	4,679	13,436

Van Buren Co | Reasons for Housing Vacancies (%)



- Over 13% of Van Buren County's current vacancies can be attributed to units that are for seasonal or occasional use. Seasonal units aside, Van Buren County's adjusted vacancy rate is about seven percent (7%). In general, the adjusted vacancy rates for the comparison counties range between five and seven percent (5% to 7%).
- Most communities tend to aspire for a vacancy rate of eight percent or lower (<8%); and vacancy rate of six percent or lower (<6%) could exacerbate a housing shortage.
- On the other hand, a high vacancy rate does not necessarily mean that there is no housing shortage. Rather, it could indicate that the housing supply is outdated or obsolete. In other words, it might not be meeting the wants, needs, or expectations of migrating households.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
For Rent	For Rent, Not Yet Occupied	5-yr	2019	1.4%	0.6%	2.5%	0.8%	1.5%
For Rent	For Rent, Not Yet Occupied	5-yr	2020	1.4%	0.6%	2.8%	0.9%	1.4%
For Rent	For Rent, Not Yet Occupied	5-yr	2021	1.2%	0.8%	2.7%	1.1%	1.3%
For Rent	For Rent, Not Yet Occupied	5-yr	2022	1.2%	0.7%	2.7%	1.3%	1.3%
For Sale	For Sale, Not Yet Occupied	5-yr	2019	1.2%	1.6%	0.6%	2.8%	1.7%
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0.9%	1.3%	0.5%	1.9%	1.5%
For Sale	For Sale, Not Yet Occupied	5-yr	2021	0.9%	1.1%	0.4%	1.7%	1.3%
For Sale	For Sale, Not Yet Occupied	5-yr	2022	0.8%	0.9%	0.4%	1.6%	1.2%
Seasonal	Seasonal, Occasional Use	5-yr	2019	12.9%	9.4%	1.3%	12.3%	9.9%
Seasonal	Seasonal, Occasional Use	5-yr	2020	12.6%	9.3%	1.1%	12.5%	11.1%
Seasonal	Seasonal, Occasional Use	5-yr	2021	13.4%	9.2%	1.1%	11.9%	10.5%
Seasonal	Seasonal, Occasional Use	5-yr	2022	13.2%	9.1%	1.1%	11.8%	10.7%
All Others	All Other Vacancies	5-yr	2019	5.6%	3.6%	3.3%	4.1%	4.7%
All Others	All Other Vacancies	5-yr	2020	5.3%	3.5%	3.0%	4.3%	4.7%
All Others	All Other Vacancies	5-yr	2021	5.6%	3.1%	3.2%	3.8%	4.4%
All Others	All Other Vacancies	5-yr	2022	5.0%	3.3%	3.1%	3.7%	4.3%
Total	All Vacancies, All Reasons	5-yr	2019	21.1%	15.2%	7.7%	20.1%	17.9%
Total	All Vacancies, All Reasons	5-yr	2020	20.1%	14.8%	7.4%	19.6%	18.7%
Total	All Vacancies, All Reasons	5-yr	2021	21.1%	14.2%	7.3%	18.5%	17.5%
Total	All Vacancies, All Reasons	5-yr	2022	20.1%	14.0%	7.3%	18.4%	17.5%

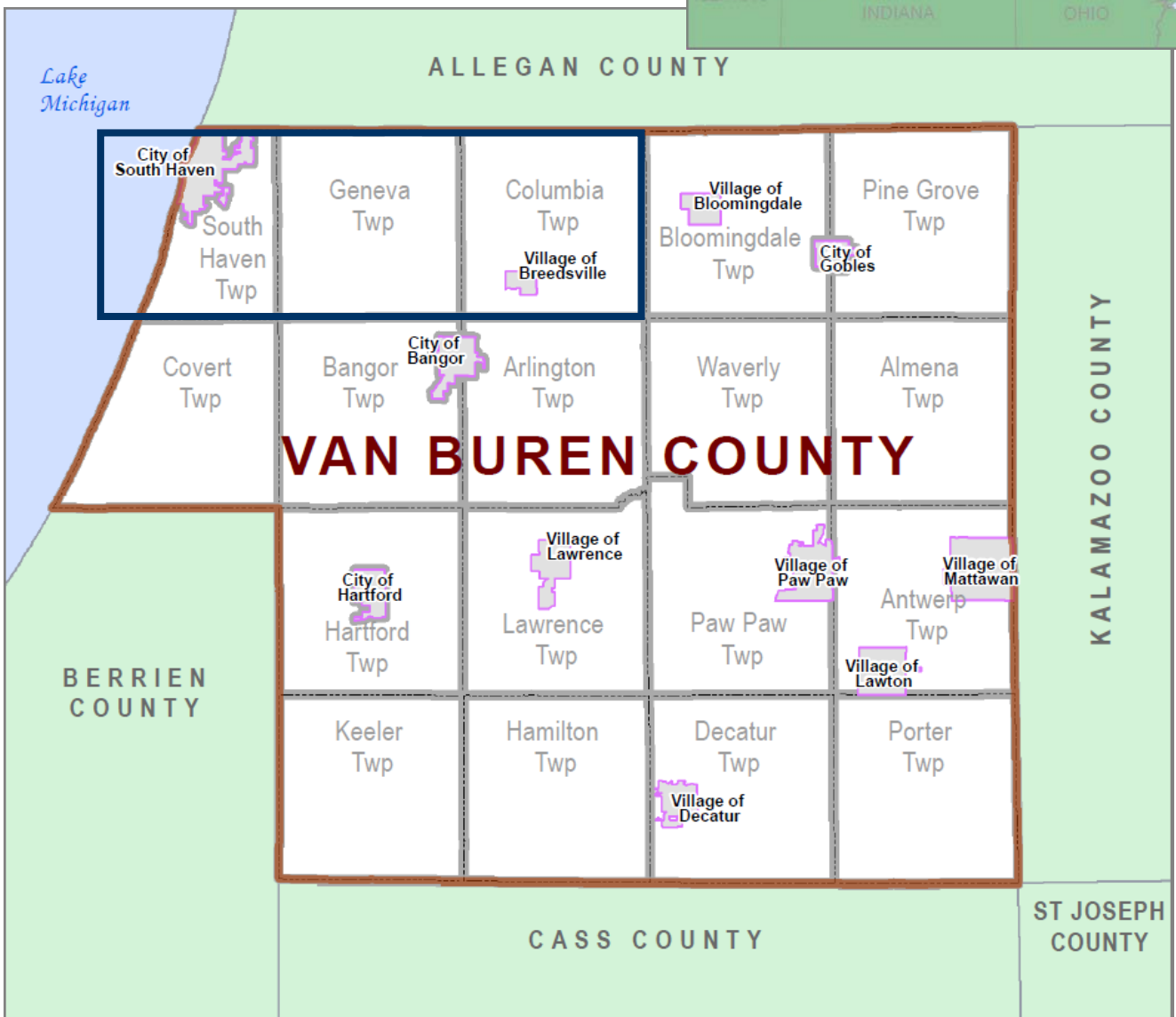
Van Buren Co | Prices – Values and Rents



- Van Buren County’s median home value is about \$225,000, which is lower than the other four comparison counties. The median home values are highest in Allegan County (\$335,000).
- In general, buying a home in Van Buren County could be a relatively “affordable” alternative to higher prices in other parts of southwest Michigan. However, more expensive homes also are more likely to be newer and larger than relatively “affordable” alternatives.
- Van Buren County’s median contract (cash or net) rent currently is less than \$800 per month, which is low compared to the other four comparison counties. Note: These rents exclude short-term rentals. The suppressed rents hint at the absence of choices among new-build units that typically would command higher prices.
- Median gross rents typically include utilities and other unadvertised fees for parking, clubhouse memberships, pets, delivery services, and cleaning deposits. In Van Buren County, these extra expenses can easily add more than +\$250 per month to the overall cost of housing.

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Median Home Value	1-yr	2019	\$155,000	\$185,000	\$180,000	\$160,000	\$165,000
Owner	Median Home Value	1-yr	2020	\$165,000	\$195,000	\$190,000	\$175,000	\$175,000
Owner	Median Home Value	1-yr	2021	\$175,000	\$210,000	\$200,000	\$180,000	\$185,000
Owner	Median Home Value	1-yr	2022	\$190,000	\$250,000	\$235,000	\$200,000	\$215,000
Owner	Median Home Value	1-yr	2023	\$210,000	\$290,000	\$275,000	\$225,000	\$250,000
Owner	Median Home Value	1-yr	2024	\$225,000	\$335,000	\$315,000	\$245,000	\$285,000
Owner	Median Home Value	1-yr	2025	\$240,000	\$370,000	\$345,000	\$260,000	\$310,000
Owner	Median Home Value	1-yr	2030	\$305,000	\$470,000	\$440,000	\$330,000	\$395,000
Renter	Med. Contract Rent	1-yr	2019	\$575	\$725	\$775	\$575	\$650
Renter	Med. Contract Rent	1-yr	2020	\$625	\$750	\$800	\$600	\$650
Renter	Med. Contract Rent	1-yr	2021	\$625	\$825	\$850	\$625	\$700
Renter	Med. Contract Rent	1-yr	2022	\$675	\$900	\$950	\$700	\$750
Renter	Med. Contract Rent	1-yr	2023	\$725	\$975	\$1,050	\$775	\$825
Renter	Med. Contract Rent	1-yr	2024	\$775	\$1,050	\$1,150	\$850	\$875
Renter	Med. Contract Rent	1-yr	2025	\$825	\$1,125	\$1,225	\$900	\$925
Renter	Med. Contract Rent	1-yr	2030	\$1,050	\$1,425	\$1,575	\$1,150	\$1,175
Renter	Median Gross Rent	1-yr	2019	\$750	\$875	\$900	\$800	\$800
Renter	Median Gross Rent	1-yr	2020	\$800	\$900	\$950	\$775	\$800
Renter	Median Gross Rent	1-yr	2021	\$850	\$975	\$1,000	\$800	\$850
Renter	Median Gross Rent	1-yr	2022	\$900	\$1,075	\$1,100	\$900	\$950
Renter	Median Gross Rent	1-yr	2023	\$950	\$1,175	\$1,225	\$1,000	\$1,025
Renter	Median Gross Rent	1-yr	2024	\$1,000	\$1,275	\$1,325	\$1,100	\$1,100
Renter	Median Gross Rent	1-yr	2025	\$1,050	\$1,350	\$1,425	\$1,200	\$1,175
Renter	Median Gross Rent	1-yr	2030	\$1,350	\$1,700	\$1,800	\$1,525	\$1,500

Section 4-B



Van Buren County Hazard Mitigation Plan

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Township & Range Section				5	5	4	3	3
				South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breeds- ville
Tenure	Variable	Term	Year					
Total	Daytime Pop Ages 16+	1-yr	2022	3,095	5,040	1,530	955	60
Total	Drives Alone to Work (%)	1-yr	2022	71%	67%	82%	87%	.
Total	Works Beyond Home Co (%)	1-yr	2022	34%	22%	23%	33%	.
Total	Mean Commute (Minutes)	1-yr	2022	23	20	18	28	.
Total	Commutes <30 Minutes (%)	1-yr	2022	69%	74%	76%	66%	.
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>31%</u>	<u>27%</u>	<u>24%</u>	<u>34%</u>	.
Total	Summation	1-yr	2022	100%	100%	100%	100%	.
Total	Commutes 30+ Minutes (%)	1-yr	2022	31%	27%	24%	34%	.
Total	Commutes 45+ Minutes (%)	1-yr	2022	21%	13%	9%	15%	.
Total	Commutes 60+ Minutes (%)	1-yr	2022	4%	8%	3%	9%	.

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
Renter	Renter Share (%)	1 yr	2019	30%	37%	18%	20%	21%
Renter	Renter Share (%)	1 yr	2020	30%	34%	18%	20%	21%
Renter	Renter Share (%)	1 yr	2021	29%	37%	18%	20%	21%
Renter	Renter Share (%)	1 yr	2022	31%	37%	18%	20%	21%
Renter	Renter Share (%)	1 yr	2023	31%	37%	18%	20%	21%
Renter	Renter Share (%)	1 yr	2024	31%	37%	18%	20%	21%
Renter	Renter Share (%)	1 yr	2025	31%	37%	18%	20%	21%
Renter	Renter Share (%)	1 yr	2030	31%	37%	18%	20%	21%
Renter	Households	1 yr	2019	485	850	265	190	15
Renter	Households	1 yr	2020	520	740	265	195	15
Renter	Households	1 yr	2021	520	835	265	195	15
Renter	Households	1 yr	2022	605	835	265	195	15
Renter	Households	1 yr	2023	620	856	272	200	15
Renter	Households	1 yr	2024	633	873	277	204	15
Renter	Households	1 yr	2025	642	886	281	207	15
Renter	Households	1 yr	2030	652	899	285	210	15

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
Owner	Households	1 yr	2019	1,155	1,445	1,215	780	55
Owner	Households	1 yr	2020	1,240	1,445	1,215	780	55
Owner	Households	1 yr	2021	1,300	1,445	1,215	780	55
Owner	Households	1 yr	2022	1,325	1,445	1,215	785	55
Owner	Households	1 yr	2023	1,358	1,481	1,245	805	55
Owner	Households	1 yr	2024	1,385	1,511	1,270	821	55
Owner	Households	1 yr	2025	1,406	1,533	1,289	833	55
Owner	Households	1 yr	2030	1,427	1,556	1,309	846	55
Total	Households	1 yr	2019	1,640	2,295	1,480	970	70
Total	Households	1 yr	2020	1,760	2,185	1,480	975	70
Total	Households	1 yr	2021	1,820	2,280	1,480	975	70
Total	Households	1 yr	2022	1,930	2,280	1,480	980	70
Total	Households	1 yr	2023	1,978	2,337	1,517	1,005	70
Total	Households	1 yr	2024	2,018	2,384	1,547	1,025	70
Total	Households	1 yr	2025	2,048	2,419	1,571	1,040	70
Total	Households	1 yr	2030	2,079	2,456	1,594	1,056	70

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
Owner	Median Hhld Income	1-yr	2019	\$58,000	\$91,000	\$57,000	\$47,000	\$48,000
Owner	Median Hhld Income	1-yr	2020	\$62,000	\$92,000	\$68,000	\$49,000	\$51,000
Owner	Median Hhld Income	1-yr	2021	\$66,000	\$93,000	\$79,000	\$50,000	\$53,000
Owner	Median Hhld Income	1-yr	2022	\$71,000	\$94,000	\$84,000	\$55,000	\$57,000
Owner	Median Hhld Income	1-yr	2023	\$76,000	\$95,000	\$89,000	\$60,000	\$60,000
Owner	Median Hhld Income	1-yr	2024	\$81,000	\$96,000	\$94,000	\$65,000	\$64,000
Owner	Median Hhld Income	1-yr	2025	\$84,000	\$97,000	\$97,000	\$69,000	\$66,000
Owner	Median Hhld Income	1-yr	2030	\$101,000	\$100,000	\$113,000	\$88,000	\$78,000
Renter	Median Hhld Income	1-yr	2019	\$36,000	\$28,000	\$34,000	\$33,000	\$23,000
Renter	Median Hhld Income	1-yr	2020	\$37,000	\$33,000	\$35,000	\$34,000	\$23,000
Renter	Median Hhld Income	1-yr	2021	\$38,000	\$34,000	\$36,000	\$37,000	\$24,000
Renter	Median Hhld Income	1-yr	2022	\$39,000	\$35,000	\$37,000	\$38,000	\$27,000
Renter	Median Hhld Income	1-yr	2023	\$40,000	\$36,000	\$38,000	\$39,000	\$30,000
Renter	Median Hhld Income	1-yr	2024	\$41,000	\$37,000	\$39,000	\$40,000	\$33,000
Renter	Median Hhld Income	1-yr	2025	\$42,000	\$38,000	\$40,000	\$41,000	\$35,000
Renter	Median Hhld Income	1-yr	2030	\$45,000	\$41,000	\$43,000	\$44,000	\$45,000
Weighted	Median Hhld Income	1-yr	2019	\$49,000	\$61,000	\$56,000	\$45,000	\$41,200
Weighted	Median Hhld Income	1-yr	2020	\$50,000	\$62,000	\$65,000	\$46,000	\$43,300
Weighted	Median Hhld Income	1-yr	2021	\$51,000	\$63,000	\$76,000	\$47,000	\$45,400
Weighted	Median Hhld Income	1-yr	2022	\$52,000	\$68,000	\$81,000	\$52,000	\$49,000
Weighted	Median Hhld Income	1-yr	2023	\$53,000	\$73,000	\$86,000	\$57,000	\$52,600
Weighted	Median Hhld Income	1-yr	2024	\$54,000	\$78,000	\$91,000	\$62,000	\$56,200
Weighted	Median Hhld Income	1-yr	2025	\$55,000	\$81,000	\$94,000	\$66,000	\$58,300
Weighted	Median Hhld Income	1-yr	2030	\$58,000	\$99,000	\$111,000	\$86,000	\$70,400

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
Total Hhlds	Total Movership Rate		2019-22	18.3%	11.1%	12.6%	6.9%	.
Owner Hhlds	Total Movership Rate		2019-22	9.9%	8.9%	13.5%	5.1%	.
Renter Hhlds	Total Movership Rate		2019-22	39.6%	15.7%	0.0%	22.4%	.
Total Hhlds	Moved within Same Place		2019-22	2.2%	6.6%	8.5%	2.2%	.
Owner Hhlds	Moved within Same Place		2019-22	2.7%	4.1%	9.1%	1.2%	.
Renter Hhlds	Moved within Same Place		2019-22	1.2%	11.7%	0.0%	10.6%	.
Total Hhlds	Moved from Beyond		2019-22	16.1%	4.5%	4.1%	4.7%	.
Owner Hhlds	Moved from Beyond		2019-22	7.3%	4.7%	4.4%	3.9%	.
Renter Hhlds	Moved from Beyond		2019-22	38.4%	4.0%	0.0%	11.8%	.

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breeds- ville
Owner	Detached Houses	5-yr	2022	97.2%	82.3%	100.0%	100.0%	.
Owner	Attached Private Entrance	5-yr	2022	1.3%	2.2%	0.0%	0.0%	.
Owner	Attached Shared Entrance	5-yr	2022	<u>1.5%</u>	<u>15.5%</u>	<u>0.0%</u>	<u>0.0%</u>	.
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	.
Renter	Detached Houses	5-yr	2022	60.7%	20.4%	55.6%	100.0%	.
Renter	Attached Private Entrance	5-yr	2022	2.5%	12.8%	0.0%	0.0%	.
Renter	Attached Shared Entrance	5-yr	2022	<u>36.8%</u>	<u>66.8%</u>	<u>44.4%</u>	<u>0.0%</u>	.
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	.
Housing	Total Housing Units	5-yr	2019	1,954	3,502	1,682	1,365	.
Housing	Total Housing Units	5-yr	2020	2,195	3,425	1,420	1,389	.
Housing	Total Housing Units	5-yr	2021	2,241	3,360	1,379	1,357	.
Housing	Total Housing Units	5-yr	2022	2,117	3,405	1,452	1,356	80

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
For Rent	For Rent, Not Yet Occupied	5-yr	2019	1.4%	3.5%	0.0%	1.9%	.
For Rent	For Rent, Not Yet Occupied	5-yr	2020	1.3%	3.5%	0.0%	3.2%	.
For Rent	For Rent, Not Yet Occupied	5-yr	2021	0.0%	3.9%	0.0%	3.0%	.
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0.0%	6.4%	0.0%	2.1%	.
For Sale	For Sale, Not Yet Occupied	5-yr	2019	0.0%	0.6%	2.2%	1.8%	.
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0.0%	0.6%	0.0%	3.1%	.
For Sale	For Sale, Not Yet Occupied	5-yr	2021	0.0%	0.7%	0.0%	1.9%	.
For Sale	For Sale, Not Yet Occupied	5-yr	2022	0.0%	0.4%	0.0%	1.9%	.
Seasonal	Seasonal, Occasional Use	5-yr	2019	12.0%	31.7%	5.9%	22.1%	.
Seasonal	Seasonal, Occasional Use	5-yr	2020	8.5%	30.5%	5.6%	18.2%	.
Seasonal	Seasonal, Occasional Use	5-yr	2021	6.6%	34.0%	7.8%	21.0%	.
Seasonal	Seasonal, Occasional Use	5-yr	2022	6.8%	33.2%	10.7%	22.1%	.
All Others	All Other Vacancies	5-yr	2019	7.1%	2.3%	8.2%	6.9%	.
All Others	All Other Vacancies	5-yr	2020	10.8%	2.2%	11.1%	8.7%	.
All Others	All Other Vacancies	5-yr	2021	12.7%	2.5%	12.8%	10.2%	.
All Others	All Other Vacancies	5-yr	2022	11.2%	3.3%	8.6%	11.1%	.
Total	All Vacancies, All Reasons	5-yr	2019	20.5%	38.1%	16.3%	32.7%	.
Total	All Vacancies, All Reasons	5-yr	2020	20.5%	36.8%	16.6%	33.2%	.
Total	All Vacancies, All Reasons	5-yr	2021	19.2%	41.1%	20.6%	36.1%	.
Total	All Vacancies, All Reasons	5-yr	2022	17.9%	43.3%	19.3%	37.3%	31%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
For Rent	For Rent, Not Yet Occupied	5-yr	2019	28	121	0	26	.
For Rent	For Rent, Not Yet Occupied	5-yr	2020	28	120	0	44	.
For Rent	For Rent, Not Yet Occupied	5-yr	2021	0	130	0	41	.
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0	217	0	29	.
For Sale	For Sale, Not Yet Occupied	5-yr	2019	0	22	37	24	.
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0	21	0	43	.
For Sale	For Sale, Not Yet Occupied	5-yr	2021	0	24	0	26	.
For Sale	For Sale, Not Yet Occupied	5-yr	2022	0	12	0	26	.
Seasonal	Seasonal, Occasional Use	5-yr	2019	234	1,109	99	302	.
Seasonal	Seasonal, Occasional Use	5-yr	2020	186	1,045	79	253	.
Seasonal	Seasonal, Occasional Use	5-yr	2021	147	1,141	107	285	.
Seasonal	Seasonal, Occasional Use	5-yr	2022	143	1,132	155	300	.
All Others	All Other Vacancies	5-yr	2019	138	82	138	94	.
All Others	All Other Vacancies	5-yr	2020	237	76	157	121	.
All Others	All Other Vacancies	5-yr	2021	284	85	177	138	.
All Others	All Other Vacancies	5-yr	2022	237	112	125	151	.
Total	All Vacancies, All Reasons	5-yr	2019	400	1,334	274	446	.
Total	All Vacancies, All Reasons	5-yr	2020	451	1,262	236	461	.
Total	All Vacancies, All Reasons	5-yr	2021	431	1,380	284	490	.
Total	All Vacancies, All Reasons	5-yr	2022	380	1,473	280	506	25

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breeds- ville
Owner	Median Home Value	1-yr	2019	\$185,000	\$245,000	\$140,000	\$115,000	\$115,000
Owner	Median Home Value	1-yr	2020	\$190,000	\$305,000	\$150,000	\$110,000	\$120,000
Owner	Median Home Value	1-yr	2021	\$195,000	\$340,000	\$165,000	\$115,000	\$125,000
Owner	Median Home Value	1-yr	2022	\$210,000	\$380,000	\$180,000	\$115,000	\$135,000
Owner	Median Home Value	1-yr	2023	\$230,000	\$415,000	\$190,000	\$120,000	\$150,000
Owner	Median Home Value	1-yr	2024	\$250,000	\$455,000	\$200,000	\$125,000	\$160,000
Owner	Median Home Value	1-yr	2025	\$265,000	\$480,000	\$210,000	\$130,000	\$170,000
Owner	Median Home Value	1-yr	2030	\$340,000	\$615,000	\$265,000	\$165,000	\$215,000
Renter	Med. Contract Rent	1-yr	2019	\$675	\$625	\$600	\$550	\$425
Renter	Med. Contract Rent	1-yr	2020	\$700	\$700	\$625	\$550	\$450
Renter	Med. Contract Rent	1-yr	2021	\$725	\$650	\$650	\$550	\$450
Renter	Med. Contract Rent	1-yr	2022	\$750	\$675	\$700	\$600	\$475
Renter	Med. Contract Rent	1-yr	2023	\$775	\$700	\$750	\$625	\$525
Renter	Med. Contract Rent	1-yr	2024	\$800	\$725	\$800	\$675	\$550
Renter	Med. Contract Rent	1-yr	2025	\$800	\$725	\$825	\$700	\$575
Renter	Med. Contract Rent	1-yr	2030	\$1,025	\$925	\$1,050	\$900	\$750
Renter	Median Gross Rent	1-yr	2019	\$850	\$725	\$750	\$875	\$550
Renter	Median Gross Rent	1-yr	2020	\$875	\$800	\$775	\$875	\$575
Renter	Median Gross Rent	1-yr	2021	\$925	\$825	\$875	\$850	\$600
Renter	Median Gross Rent	1-yr	2022	\$950	\$850	\$975	\$900	\$625
Renter	Median Gross Rent	1-yr	2023	\$975	\$875	\$1,075	\$950	\$700
Renter	Median Gross Rent	1-yr	2024	\$1,000	\$900	\$1,150	\$1,000	\$700
Renter	Median Gross Rent	1-yr	2025	\$1,000	\$900	\$1,225	\$1,025	\$725
Renter	Median Gross Rent	1-yr	2030	\$1,300	\$1,150	\$1,575	\$1,300	\$975

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
Total	Population (Census)	1-yr	2010	3,983	4,400	3,573	2,588	192
Total	Population (Census)	1-yr	2020	4,041	3,960	3,416	2,546	206
Total	Population	5-yr	2019	3,940	4,355	3,530	2,560	205
Total	Population	5-yr	2020	3,970	4,340	3,525	2,580	205
Total	Population	5-yr	2021	4,030	4,055	3,420	2,555	205
Total	Population	5-yr	2022	4,045	3,990	3,415	2,560	205
Total	Population	5-yr	2023	4,025	4,020	3,480	2,620	205
Total	Population	5-yr	2024	3,980	4,030	3,525	2,665	205
Total	Population	5-yr	2025	3,915	4,015	3,555	2,700	205
Total	Population	5-yr	2030	3,845	4,005	3,585	2,735	205
Average	Persons per Household	5-yr	2019	2.40	1.90	2.38	2.64	2.93
Average	Persons per Household	5-yr	2020	2.26	1.99	2.38	2.65	2.93
Average	Persons per Household	5-yr	2021	2.21	1.78	2.31	2.62	2.93
Average	Persons per Household	5-yr	2022	2.10	1.75	2.31	2.61	2.93
Average	Persons per Household	5-yr	2023	2.03	1.72	2.29	2.61	2.93
Average	Persons per Household	5-yr	2024	1.97	1.69	2.28	2.60	2.93
Average	Persons per Household	5-yr	2025	1.91	1.66	2.26	2.60	2.93
Average	Persons per Household	5-yr	2030	1.85	1.63	2.25	2.59	2.93

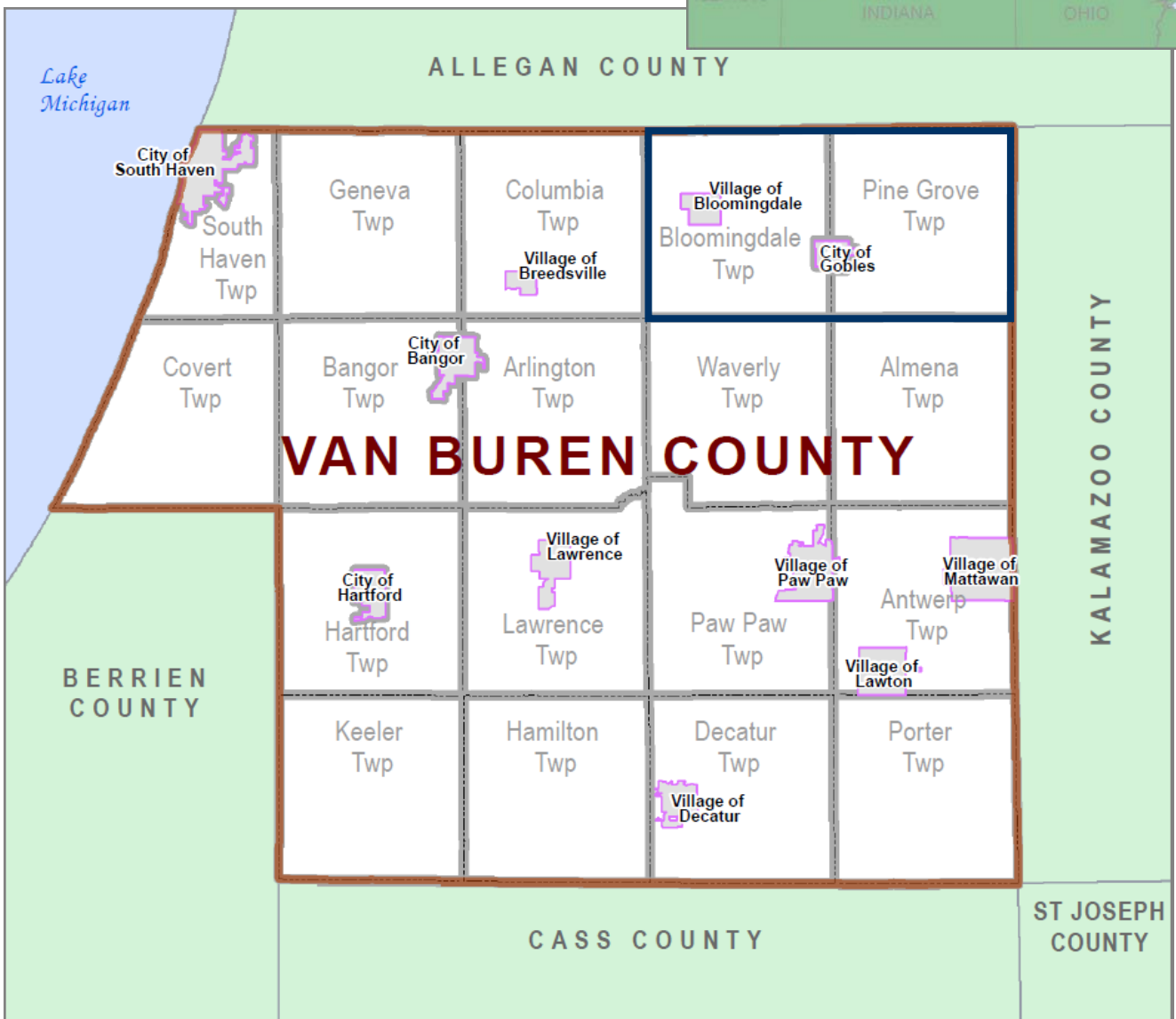
Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 5, 4, 3

Tenure	Variable	Term	Year	South Haven Twp (w/out South Haven City)	The City of South Haven	Geneva Twp (no villages)	Columbia Twp (with Breedsville Village)	The Village of Breedsville
Average	Per Capita Income	5-yr	2019	\$26,900	\$49,500	\$24,500	\$22,200	\$20,400
Average	Per Capita Income	5-yr	2020	\$27,700	\$44,100	\$21,500	\$21,100	\$20,900
Average	Per Capita Income	5-yr	2021	\$31,200	\$37,500	\$26,500	\$22,400	\$21,300
Average	Per Capita Income	5-yr	2022	\$30,700	\$44,000	\$29,200	\$23,600	\$23,500
Average	Per Capita Income	5-yr	2023	\$31,300	\$47,200	\$31,000	\$25,900	\$25,200
Average	Per Capita Income	5-yr	2024	\$31,900	\$50,400	\$32,800	\$28,200	\$26,800
Average	Per Capita Income	5-yr	2025	\$32,500	\$52,300	\$33,900	\$30,000	\$27,900
Average	Per Capita Income	5-yr	2030	\$34,300	\$63,900	\$40,000	\$39,100	\$33,700
Total	Total Personal Inc (\$Mil.)	5-yr	2019	\$106.0	\$215.5	\$86.4	\$56.8	\$4.2
Total	Total Personal Inc (\$Mil.)	5-yr	2020	\$110.0	\$191.4	\$75.8	\$54.4	\$4.3
Total	Total Personal Inc (\$Mil.)	5-yr	2021	\$125.7	\$152.1	\$90.6	\$57.2	\$4.4
Total	Total Personal Inc (\$Mil.)	5-yr	2022	\$124.2	\$175.5	\$99.7	\$60.4	\$4.8
Total	Total Personal Inc (\$Mil.)	5-yr	2023	\$126.0	\$189.7	\$107.8	\$67.9	\$5.2
Total	Total Personal Inc (\$Mil.)	5-yr	2024	\$127.0	\$203.0	\$115.6	\$75.2	\$5.5
Total	Total Personal Inc (\$Mil.)	5-yr	2025	\$127.2	\$210.1	\$120.5	\$81.1	\$5.7
Total	Total Personal Inc (\$Mil.)	5-yr	2030	\$131.9	\$255.9	\$143.3	\$107.0	\$6.9

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Section 4-C



Van Buren County Hazard Mitigation Plan

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Township & Range Section				2	2	1, 2	1
Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Total	Daytime Pop Ages 16+	1-yr	2022	1,700	225	440	1,280
Total	Drives Alone to Work (%)	1-yr	2022	83%	79%	78%	83%
Total	Works Beyond Home Co (%)	1-yr	2022	32%	38%	43%	67%
Total	Mean Commute (Minutes)	1-yr	2022	26	32	35	28
Total	Commutes <30 Minutes (%)	1-yr	2022	63%	46%	54%	62%
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>37%</u>	<u>54%</u>	<u>46%</u>	<u>38%</u>
Total	Summation	1-yr	2022	100%	100%	100%	100%
Total	Commutes 30+ Minutes (%)	1-yr	2022	37%	54%	46%	38%
Total	Commutes 45+ Minutes (%)	1-yr	2022	12%	25%	21%	10%
Total	Commutes 60+ Minutes (%)	1-yr	2022	7%	14%	12%	6%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Renter	Renter Share (%)	1 yr	2019	21%	39%	34%	15%
Renter	Renter Share (%)	1 yr	2020	26%	43%	25%	15%
Renter	Renter Share (%)	1 yr	2021	26%	44%	25%	14%
Renter	Renter Share (%)	1 yr	2022	26%	43%	28%	13%
Renter	Renter Share (%)	1 yr	2023	26%	43%	28%	13%
Renter	Renter Share (%)	1 yr	2024	26%	43%	28%	12%
Renter	Renter Share (%)	1 yr	2025	26%	43%	28%	12%
Renter	Renter Share (%)	1 yr	2030	26%	43%	28%	12%
Renter	Households	1 yr	2019	305	90	120	175
Renter	Households	1 yr	2020	400	100	100	175
Renter	Households	1 yr	2021	400	110	100	175
Renter	Households	1 yr	2022	400	110	115	175
Renter	Households	1 yr	2023	410	113	118	179
Renter	Households	1 yr	2024	418	115	120	183
Renter	Households	1 yr	2025	424	117	122	186
Renter	Households	1 yr	2030	431	118	124	188

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Owner	Households	1 yr	2019	1,140	140	230	975
Owner	Households	1 yr	2020	1,140	135	295	1,000
Owner	Households	1 yr	2021	1,140	140	300	1,075
Owner	Households	1 yr	2022	1,140	145	295	1,160
Owner	Households	1 yr	2023	1,169	149	302	1,243
Owner	Households	1 yr	2024	1,192	152	308	1,321
Owner	Households	1 yr	2025	1,210	154	313	1,394
Owner	Households	1 yr	2030	1,228	156	318	1,449
Total	Households	1 yr	2019	1,445	230	350	1,150
Total	Households	1 yr	2020	1,540	235	395	1,175
Total	Households	1 yr	2021	1,540	250	400	1,250
Total	Households	1 yr	2022	1,540	255	410	1,335
Total	Households	1 yr	2023	1,579	261	420	1,422
Total	Households	1 yr	2024	1,610	267	429	1,504
Total	Households	1 yr	2025	1,634	271	435	1,580
Total	Households	1 yr	2030	1,659	275	442	1,638

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Owner	Median Hhld Income	1-yr	2019	\$52,000	\$41,000	\$61,000	\$65,000
Owner	Median Hhld Income	1-yr	2020	\$63,000	\$64,000	\$62,000	\$68,000
Owner	Median Hhld Income	1-yr	2021	\$64,000	\$70,000	\$63,000	\$72,000
Owner	Median Hhld Income	1-yr	2022	\$69,000	\$75,000	\$64,000	\$73,000
Owner	Median Hhld Income	1-yr	2023	\$74,000	\$80,000	\$65,000	\$74,000
Owner	Median Hhld Income	1-yr	2024	\$79,000	\$85,000	\$66,000	\$75,000
Owner	Median Hhld Income	1-yr	2025	\$82,000	\$88,000	\$67,000	\$76,000
Owner	Median Hhld Income	1-yr	2030	\$99,000	\$105,000	\$70,000	\$79,000
Renter	Median Hhld Income	1-yr	2019	\$28,000	\$43,000	\$35,000	\$43,000
Renter	Median Hhld Income	1-yr	2020	\$39,000	\$44,000	\$36,000	\$44,000
Renter	Median Hhld Income	1-yr	2021	\$40,000	\$46,000	\$37,000	\$45,000
Renter	Median Hhld Income	1-yr	2022	\$41,000	\$47,000	\$38,000	\$46,000
Renter	Median Hhld Income	1-yr	2023	\$42,000	\$48,000	\$39,000	\$47,000
Renter	Median Hhld Income	1-yr	2024	\$43,000	\$49,000	\$40,000	\$48,000
Renter	Median Hhld Income	1-yr	2025	\$44,000	\$50,000	\$41,000	\$49,000
Renter	Median Hhld Income	1-yr	2030	\$47,000	\$53,000	\$44,000	\$52,000
Weighted	Median Hhld Income	1-yr	2019	\$44,000	\$42,000	\$55,000	\$64,000
Weighted	Median Hhld Income	1-yr	2020	\$54,000	\$45,000	\$56,000	\$65,000
Weighted	Median Hhld Income	1-yr	2021	\$63,000	\$50,000	\$57,000	\$68,000
Weighted	Median Hhld Income	1-yr	2022	\$68,000	\$55,000	\$58,000	\$73,000
Weighted	Median Hhld Income	1-yr	2023	\$73,000	\$60,000	\$59,000	\$78,000
Weighted	Median Hhld Income	1-yr	2024	\$78,000	\$65,000	\$60,000	\$83,000
Weighted	Median Hhld Income	1-yr	2025	\$81,000	\$69,000	\$61,000	\$86,000
Weighted	Median Hhld Income	1-yr	2030	\$99,000	\$88,000	\$64,000	\$103,000

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Total Hhlds	Total Movership Rate		2019-22	16.1%	22.9%	4.2%	8.9%
Owner Hhlds	Total Movership Rate		2019-22	4.4%	5.6%	1.2%	9.4%
Renter Hhlds	Total Movership Rate		2019-22	57.9%	48.8%	13.7%	2.6%
Total Hhlds	Moved within Same Place		2019-22	11.6%	15.5%	2.9%	2.8%
Owner Hhlds	Moved within Same Place		2019-22	2.7%	1.7%	0.8%	3.1%
Renter Hhlds	Moved within Same Place		2019-22	43.2%	36.3%	9.3%	0.0%
Total Hhlds	Moved from Beyond		2019-22	4.6%	7.4%	1.4%	6.0%
Owner Hhlds	Moved from Beyond		2019-22	1.7%	4.0%	0.4%	6.3%
Renter Hhlds	Moved from Beyond		2019-22	14.6%	12.4%	4.3%	2.6%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Owner	Detached Houses	5-yr	2022	97.9%	100.0%	100.0%	100.0%
Owner	Attached Private Entrance	5-yr	2022	2.1%	0.0%	0.0%	0.0%
Owner	Attached Shared Entrance	5-yr	2022	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%
Renter	Detached Houses	5-yr	2022	80.6%	47.8%	28.7%	100.0%
Renter	Attached Private Entrance	5-yr	2022	0.0%	0.0%	3.2%	0.0%
Renter	Attached Shared Entrance	5-yr	2022	<u>19.4%</u>	<u>52.2%</u>	<u>68.1%</u>	<u>0.0%</u>
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%
Housing	Total Housing Units	5-yr	2019	1,791	252	355	1,207
Housing	Total Housing Units	5-yr	2020	1,731	258	412	1,186
Housing	Total Housing Units	5-yr	2021	1,691	264	417	1,278
Housing	Total Housing Units	5-yr	2022	1,696	195	362	1,329

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
For Rent	For Rent, Not Yet Occupied	5-yr	2019	0.2%	1.6%	0.0%	0.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2020	0.2%	1.6%	0.0%	0.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2021	0.2%	1.5%	0.0%	0.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0.0%	0.0%	0.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2019	0.6%	4.0%	2.3%	1.6%
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0.4%	2.7%	2.4%	0.4%
For Sale	For Sale, Not Yet Occupied	5-yr	2021	0.7%	4.5%	0.0%	2.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2022	0.2%	2.1%	0.0%	1.4%
Seasonal	Seasonal, Occasional Use	5-yr	2019	14.0%	0.0%	1.7%	5.2%
Seasonal	Seasonal, Occasional Use	5-yr	2020	17.2%	0.0%	1.2%	3.8%
Seasonal	Seasonal, Occasional Use	5-yr	2021	17.4%	0.0%	1.2%	3.1%
Seasonal	Seasonal, Occasional Use	5-yr	2022	17.6%	0.0%	1.7%	4.9%
All Others	All Other Vacancies	5-yr	2019	8.7%	7.5%	3.1%	2.7%
All Others	All Other Vacancies	5-yr	2020	7.5%	3.5%	2.4%	2.8%
All Others	All Other Vacancies	5-yr	2021	7.7%	4.5%	3.8%	4.9%
All Others	All Other Vacancies	5-yr	2022	10.7%	8.2%	4.4%	3.4%
Total	All Vacancies, All Reasons	5-yr	2019	23.5%	13.1%	7.0%	9.4%
Total	All Vacancies, All Reasons	5-yr	2020	25.3%	7.8%	6.1%	7.0%
Total	All Vacancies, All Reasons	5-yr	2021	26.1%	10.6%	5.0%	10.1%
Total	All Vacancies, All Reasons	5-yr	2022	28.5%	10.3%	6.1%	9.7%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
For Rent	For Rent, Not Yet Occupied	5-yr	2019	4	4	0	0
For Rent	For Rent, Not Yet Occupied	5-yr	2020	4	4	0	0
For Rent	For Rent, Not Yet Occupied	5-yr	2021	4	4	0	0
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0	0	0	0
For Sale	For Sale, Not Yet Occupied	5-yr	2019	10	10	8	19
For Sale	For Sale, Not Yet Occupied	5-yr	2020	7	7	10	5
For Sale	For Sale, Not Yet Occupied	5-yr	2021	12	12	0	26
For Sale	For Sale, Not Yet Occupied	5-yr	2022	4	4	0	19
Seasonal	Seasonal, Occasional Use	5-yr	2019	250	0	6	63
Seasonal	Seasonal, Occasional Use	5-yr	2020	297	0	5	45
Seasonal	Seasonal, Occasional Use	5-yr	2021	294	0	5	40
Seasonal	Seasonal, Occasional Use	5-yr	2022	298	0	6	65
All Others	All Other Vacancies	5-yr	2019	156	19	11	32
All Others	All Other Vacancies	5-yr	2020	130	9	10	33
All Others	All Other Vacancies	5-yr	2021	131	12	16	63
All Others	All Other Vacancies	5-yr	2022	182	16	16	45
Total	All Vacancies, All Reasons	5-yr	2019	420	33	25	114
Total	All Vacancies, All Reasons	5-yr	2020	438	20	25	83
Total	All Vacancies, All Reasons	5-yr	2021	441	28	21	129
Total	All Vacancies, All Reasons	5-yr	2022	484	20	22	129

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Owner	Median Home Value	1-yr	2019	\$130,000	\$80,000	\$100,000	\$165,000
Owner	Median Home Value	1-yr	2020	\$130,000	\$95,000	\$80,000	\$175,000
Owner	Median Home Value	1-yr	2021	\$150,000	\$100,000	\$95,000	\$175,000
Owner	Median Home Value	1-yr	2022	\$160,000	\$120,000	\$100,000	\$195,000
Owner	Median Home Value	1-yr	2023	\$175,000	\$145,000	\$110,000	\$215,000
Owner	Median Home Value	1-yr	2024	\$185,000	\$165,000	\$115,000	\$235,000
Owner	Median Home Value	1-yr	2025	\$195,000	\$185,000	\$120,000	\$255,000
Owner	Median Home Value	1-yr	2030	\$245,000	\$235,000	\$155,000	\$325,000
Renter	Med. Contract Rent	1-yr	2019	\$575	\$650	\$575	\$600
Renter	Med. Contract Rent	1-yr	2020	\$625	\$725	\$575	\$650
Renter	Med. Contract Rent	1-yr	2021	\$625	\$750	\$600	\$575
Renter	Med. Contract Rent	1-yr	2022	\$700	\$800	\$625	\$625
Renter	Med. Contract Rent	1-yr	2023	\$750	\$825	\$650	\$675
Renter	Med. Contract Rent	1-yr	2024	\$800	\$875	\$675	\$725
Renter	Med. Contract Rent	1-yr	2025	\$850	\$900	\$700	\$750
Renter	Med. Contract Rent	1-yr	2030	\$1,100	\$1,150	\$900	\$975
Renter	Median Gross Rent	1-yr	2019	\$700	\$850	\$625	\$850
Renter	Median Gross Rent	1-yr	2020	\$850	\$900	\$625	\$900
Renter	Median Gross Rent	1-yr	2021	\$950	\$975	\$650	\$950
Renter	Median Gross Rent	1-yr	2022	\$1,050	\$1,000	\$675	\$1,000
Renter	Median Gross Rent	1-yr	2023	\$1,150	\$1,025	\$675	\$1,050
Renter	Median Gross Rent	1-yr	2024	\$1,225	\$1,050	\$675	\$1,100
Renter	Median Gross Rent	1-yr	2025	\$1,300	\$1,050	\$700	\$1,125
Renter	Median Gross Rent	1-yr	2030	\$1,650	\$1,350	\$875	\$1,425

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Total	Population (Census)	1-yr	2010	3,103	454	829	2,949
Total	Population (Census)	1-yr	2020	2,930	513	851	2,994
Total	Population	5-yr	2019	3,025	550	840	2,935
Total	Population	5-yr	2020	3,040	670	795	2,940
Total	Population	5-yr	2021	2,950	675	830	2,965
Total	Population	5-yr	2022	2,955	515	665	2,990
Total	Population	5-yr	2023	2,975	505	615	3,100
Total	Population	5-yr	2024	2,975	495	560	3,185
Total	Population	5-yr	2025	2,965	480	505	3,245
Total	Population	5-yr	2030	2,950	470	440	3,260
Average	Persons per Household	5-yr	2019	2.09	2.40	2.40	2.55
Average	Persons per Household	5-yr	2020	1.97	2.85	2.02	2.50
Average	Persons per Household	5-yr	2021	1.91	2.70	2.07	2.37
Average	Persons per Household	5-yr	2022	1.92	2.01	1.62	2.24
Average	Persons per Household	5-yr	2023	1.88	1.93	1.47	2.18
Average	Persons per Household	5-yr	2024	1.85	1.86	1.31	2.12
Average	Persons per Household	5-yr	2025	1.81	1.78	1.16	2.05
Average	Persons per Household	5-yr	2030	1.78	1.70	1.00	1.99

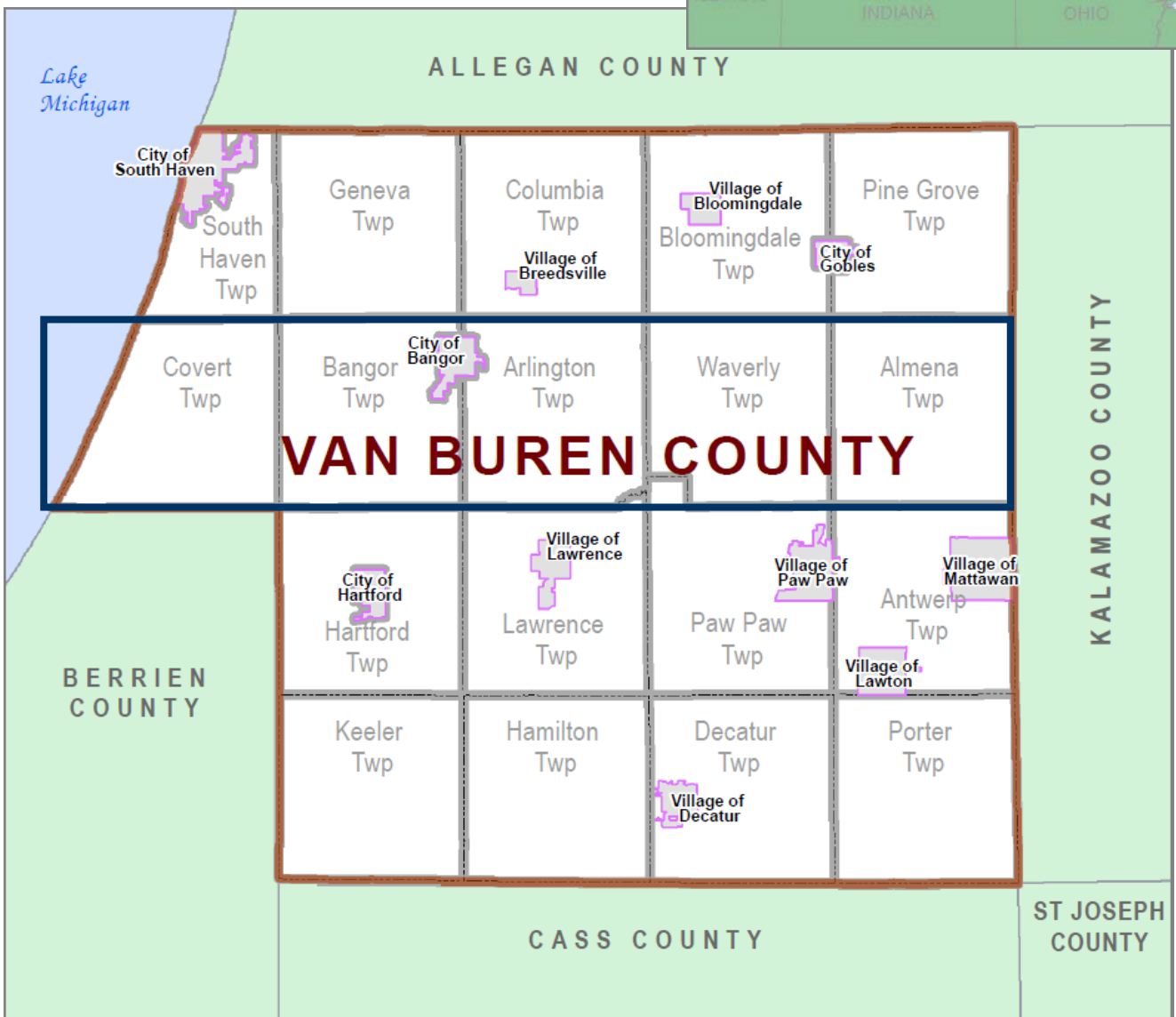
Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 2, 1

Tenure	Variable	Term	Year	Blooming- dale Twp (with Village)	The Village of Blooming- dale	The City of Gobles	Pine Grove Twp (w/out Gobles City)
Average	Per Capita Income	5-yr	2019	\$24,700	\$17,600	\$20,800	\$30,000
Average	Per Capita Income	5-yr	2020	\$24,000	\$17,900	\$23,500	\$33,200
Average	Per Capita Income	5-yr	2021	\$25,600	\$18,900	\$23,700	\$36,000
Average	Per Capita Income	5-yr	2022	\$29,500	\$20,700	\$25,200	\$38,700
Average	Per Capita Income	5-yr	2023	\$31,700	\$22,600	\$25,600	\$41,400
Average	Per Capita Income	5-yr	2024	\$33,900	\$24,500	\$26,000	\$44,100
Average	Per Capita Income	5-yr	2025	\$35,200	\$26,000	\$26,400	\$45,700
Average	Per Capita Income	5-yr	2030	\$43,000	\$33,200	\$27,700	\$54,700
Total	Total Personal Inc (\$Mil.)	5-yr	2019	\$74.7	\$9.7	\$17.5	\$88.1
Total	Total Personal Inc (\$Mil.)	5-yr	2020	\$72.9	\$12.0	\$18.7	\$97.7
Total	Total Personal Inc (\$Mil.)	5-yr	2021	\$75.5	\$12.8	\$19.6	\$106.8
Total	Total Personal Inc (\$Mil.)	5-yr	2022	\$87.1	\$10.6	\$16.8	\$115.8
Total	Total Personal Inc (\$Mil.)	5-yr	2023	\$94.2	\$11.4	\$15.8	\$128.3
Total	Total Personal Inc (\$Mil.)	5-yr	2024	\$100.9	\$12.1	\$14.6	\$140.4
Total	Total Personal Inc (\$Mil.)	5-yr	2025	\$104.3	\$12.5	\$13.3	\$148.3
Total	Total Personal Inc (\$Mil.)	5-yr	2030	\$126.8	\$15.5	\$12.2	\$178.4

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Section 4-D



Van Buren County Hazard Mitigation Plan

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Township & Range Section				6	7	7, 8	8	9	10
Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Total	Daytime Pop Ages 16+	1-yr	2022	1,985	935	1,630	930	755	1,700
Total	Drives Alone to Work (%)	1-yr	2022	71%	70%	69%	81%	85%	75%
Total	Works Beyond Home Co (%)	1-yr	2022	45%	33%	30%	33%	44%	67%
Total	Mean Commute (Minutes)	1-yr	2022	29	29	20	26	28	25
Total	Commutes <30 Minutes (%)	1-yr	2022	68%	60%	74%	64%	49%	72%
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>32%</u>	<u>40%</u>	<u>27%</u>	<u>36%</u>	<u>51%</u>	<u>28%</u>
Total	Summation	1-yr	2022	100%	100%	100%	100%	100%	100%
Total	Commutes 30+ Minutes (%)	1-yr	2022	32%	40%	27%	36%	51%	28%
Total	Commutes 45+ Minutes (%)	1-yr	2022	17%	16%	14%	20%	13%	7%
Total	Commutes 60+ Minutes (%)	1-yr	2022	10%	11%	2%	8%	5%	3%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Renter	Renter Share (%)	1 yr	2019	41%	22%	34%	17%	10%	8%
Renter	Renter Share (%)	1 yr	2020	41%	22%	32%	17%	9%	8%
Renter	Renter Share (%)	1 yr	2021	42%	22%	33%	17%	9%	8%
Renter	Renter Share (%)	1 yr	2022	42%	21%	37%	17%	9%	9%
Renter	Renter Share (%)	1 yr	2023	42%	21%	41%	17%	9%	9%
Renter	Renter Share (%)	1 yr	2024	42%	21%	44%	17%	9%	9%
Renter	Renter Share (%)	1 yr	2025	42%	21%	47%	17%	9%	9%
Renter	Renter Share (%)	1 yr	2030	42%	21%	49%	17%	9%	9%
Renter	Households	1 yr	2019	500	180	245	140	115	155
Renter	Households	1 yr	2020	500	180	245	140	105	160
Renter	Households	1 yr	2021	530	180	255	140	105	165
Renter	Households	1 yr	2022	530	180	310	140	105	200
Renter	Households	1 yr	2023	543	185	370	144	108	205
Renter	Households	1 yr	2024	554	188	434	146	110	209
Renter	Households	1 yr	2025	562	191	500	149	111	212
Renter	Households	1 yr	2030	571	194	553	151	113	215

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Owner	Households	1 yr	2019	720	630	475	670	985	1,685
Owner	Households	1 yr	2020	720	645	525	670	1,045	1,795
Owner	Households	1 yr	2021	720	655	525	670	1,065	1,875
Owner	Households	1 yr	2022	720	665	525	670	1,085	1,970
Owner	Households	1 yr	2023	738	682	538	687	1,112	2,060
Owner	Households	1 yr	2024	753	695	549	700	1,134	2,143
Owner	Households	1 yr	2025	764	706	557	711	1,151	2,219
Owner	Households	1 yr	2030	776	716	565	722	1,169	2,276
Total	Households	1 yr	2019	1,220	810	720	810	1,100	1,840
Total	Households	1 yr	2020	1,220	825	770	810	1,150	1,955
Total	Households	1 yr	2021	1,250	835	780	810	1,170	2,040
Total	Households	1 yr	2022	1,250	845	835	810	1,190	2,170
Total	Households	1 yr	2023	1,281	866	908	830	1,220	2,265
Total	Households	1 yr	2024	1,307	883	983	847	1,244	2,352
Total	Households	1 yr	2025	1,326	897	1,057	860	1,263	2,432
Total	Households	1 yr	2030	1,346	910	1,119	872	1,282	2,491

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Owner	Median Hhld Income	1-yr	2019	\$48,000	\$63,000	\$53,000	\$59,000	\$56,000	\$87,000
Owner	Median Hhld Income	1-yr	2020	\$53,000	\$67,000	\$65,000	\$57,000	\$65,000	\$89,000
Owner	Median Hhld Income	1-yr	2021	\$54,000	\$71,000	\$66,000	\$62,000	\$73,000	\$100,000
Owner	Median Hhld Income	1-yr	2022	\$55,000	\$76,000	\$67,000	\$67,000	\$78,000	\$106,000
Owner	Median Hhld Income	1-yr	2023	\$56,000	\$81,000	\$68,000	\$72,000	\$83,000	\$112,000
Owner	Median Hhld Income	1-yr	2024	\$57,000	\$86,000	\$69,000	\$77,000	\$88,000	\$117,000
Owner	Median Hhld Income	1-yr	2025	\$58,000	\$89,000	\$70,000	\$80,000	\$91,000	\$121,000
Owner	Median Hhld Income	1-yr	2030	\$61,000	\$106,000	\$73,000	\$98,000	\$108,000	\$140,000
Renter	Median Hhld Income	1-yr	2019	\$23,000	\$16,000	\$27,000	\$44,000	\$60,000	\$49,000
Renter	Median Hhld Income	1-yr	2020	\$27,000	\$17,000	\$33,000	\$57,000	\$61,000	\$51,000
Renter	Median Hhld Income	1-yr	2021	\$32,000	\$20,000	\$34,000	\$61,000	\$62,000	\$55,000
Renter	Median Hhld Income	1-yr	2022	\$36,000	\$21,000	\$35,000	\$65,000	\$63,000	\$59,000
Renter	Median Hhld Income	1-yr	2023	\$40,000	\$22,000	\$36,000	\$69,000	\$64,000	\$63,000
Renter	Median Hhld Income	1-yr	2024	\$44,000	\$23,000	\$37,000	\$73,000	\$65,000	\$67,000
Renter	Median Hhld Income	1-yr	2025	\$47,000	\$24,000	\$38,000	\$76,000	\$66,000	\$70,000
Renter	Median Hhld Income	1-yr	2030	\$64,000	\$27,000	\$41,000	\$89,000	\$69,000	\$84,000
Weighted	Median Hhld Income	1-yr	2019	\$34,000	\$52,000	\$41,000	\$56,000	\$58,000	\$84,000
Weighted	Median Hhld Income	1-yr	2020	\$35,000	\$59,000	\$49,000	\$57,000	\$65,000	\$93,000
Weighted	Median Hhld Income	1-yr	2021	\$36,000	\$66,000	\$50,000	\$61,000	\$71,000	\$102,000
Weighted	Median Hhld Income	1-yr	2022	\$37,000	\$70,000	\$51,000	\$66,000	\$75,000	\$107,000
Weighted	Median Hhld Income	1-yr	2023	\$38,000	\$74,000	\$52,000	\$71,000	\$79,000	\$112,000
Weighted	Median Hhld Income	1-yr	2024	\$39,000	\$78,000	\$53,000	\$76,000	\$83,000	\$116,000
Weighted	Median Hhld Income	1-yr	2025	\$40,000	\$81,000	\$54,000	\$79,000	\$86,000	\$119,000
Weighted	Median Hhld Income	1-yr	2030	\$43,000	\$94,000	\$57,000	\$97,000	\$99,000	\$134,000

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Total Hhlds	Total Movership Rate		2019-22	3.2%	12.6%	8.4%	6.6%	13.6%	7.3%
Owner Hhlds	Total Movership Rate		2019-22	3.1%	9.6%	3.6%	5.4%	12.2%	5.3%
Renter Hhlds	Total Movership Rate		2019-22	3.4%	34.0%	23.5%	18.9%	30.1%	35.1%
Total Hhlds	Moved within Same Place		2019-22	2.2%	10.1%	3.4%	3.0%	9.4%	3.4%
Owner Hhlds	Moved within Same Place		2019-22	1.5%	8.6%	2.1%	1.8%	8.3%	1.1%
Renter Hhlds	Moved within Same Place		2019-22	3.4%	20.8%	7.4%	15.4%	22.4%	35.1%
Total Hhlds	Moved from Beyond		2019-22	1.0%	2.5%	5.0%	3.6%	4.2%	3.9%
Owner Hhlds	Moved from Beyond		2019-22	1.5%	1.0%	1.5%	3.6%	3.9%	4.2%
Renter Hhlds	Moved from Beyond		2019-22	0.0%	13.2%	16.1%	3.5%	7.7%	0.0%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Owner	Detached Houses	5-yr	2022	100.0%	100.0%	98.3%	100.0%	98.7%	98.6%
Owner	Attached Private Entrance	5-yr	2022	0.0%	0.0%	1.1%	0.0%	0.7%	0.5%
Owner	Attached Shared Entrance	5-yr	2022	<u>0.0%</u>	<u>0.0%</u>	<u>0.6%</u>	<u>0.0%</u>	<u>0.6%</u>	<u>1.0%</u>
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Renter	Detached Houses	5-yr	2022	61.6%	100.0%	27.8%	90.7%	85.3%	75.0%
Renter	Attached Private Entrance	5-yr	2022	4.9%	0.0%	2.8%	0.0%	9.3%	5.6%
Renter	Attached Shared Entrance	5-yr	2022	<u>33.5%</u>	<u>0.0%</u>	<u>69.4%</u>	<u>9.3%</u>	<u>5.3%</u>	<u>19.4%</u>
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Housing	Total Housing Units	5-yr	2019	1,861	1,018	812	1,036	1,174	1,943
Housing	Total Housing Units	5-yr	2020	1,799	975	867	988	1,267	2,073
Housing	Total Housing Units	5-yr	2021	1,605	927	828	932	1,080	2,052
Housing	Total Housing Units	5-yr	2022	1,545	958	803	885	1,210	2,082

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
For Rent	For Rent, Not Yet Occupied	5-yr	2019	0.0%	0.4%	0.0%	1.1%	0.0%	0.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2020	0.0%	0.4%	0.0%	0.7%	0.0%	0.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2021	0.0%	0.4%	0.0%	1.0%	0.0%	0.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2019	0.9%	0.4%	3.3%	1.2%	0.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0.9%	0.0%	2.5%	0.9%	0.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2021	1.7%	0.0%	2.3%	0.9%	0.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2022	1.9%	0.0%	2.1%	0.0%	0.0%	0.0%
Seasonal	Seasonal, Occasional Use	5-yr	2019	26.4%	10.8%	0.0%	16.7%	6.0%	1.3%
Seasonal	Seasonal, Occasional Use	5-yr	2020	28.3%	9.1%	0.0%	20.2%	6.0%	0.8%
Seasonal	Seasonal, Occasional Use	5-yr	2021	29.2%	10.1%	0.0%	22.4%	7.3%	1.0%
Seasonal	Seasonal, Occasional Use	5-yr	2022	30.2%	12.1%	0.0%	25.1%	6.0%	0.8%
All Others	All Other Vacancies	5-yr	2019	11.0%	13.0%	12.7%	6.7%	4.7%	8.2%
All Others	All Other Vacancies	5-yr	2020	7.9%	13.3%	9.5%	10.5%	4.8%	6.9%
All Others	All Other Vacancies	5-yr	2021	6.0%	12.1%	9.4%	10.1%	4.1%	5.1%
All Others	All Other Vacancies	5-yr	2022	3.8%	10.8%	8.7%	8.1%	2.6%	1.7%
Total	All Vacancies, All Reasons	5-yr	2019	38.3%	24.6%	16.0%	25.6%	10.6%	9.5%
Total	All Vacancies, All Reasons	5-yr	2020	37.1%	22.9%	12.0%	32.4%	10.8%	7.7%
Total	All Vacancies, All Reasons	5-yr	2021	36.9%	22.7%	11.7%	34.3%	11.4%	6.0%
Total	All Vacancies, All Reasons	5-yr	2022	35.9%	22.9%	10.8%	34.5%	8.6%	2.4%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
For Rent	For Rent, Not Yet Occupied	5-yr	2019	0	4	0	11	0	0
For Rent	For Rent, Not Yet Occupied	5-yr	2020	0	4	0	7	0	0
For Rent	For Rent, Not Yet Occupied	5-yr	2021	0	4	0	9	0	0
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0	0	0	11	0	0
For Sale	For Sale, Not Yet Occupied	5-yr	2019	17	4	27	12	0	0
For Sale	For Sale, Not Yet Occupied	5-yr	2020	16	0	22	9	0	0
For Sale	For Sale, Not Yet Occupied	5-yr	2021	28	0	19	8	0	0
For Sale	For Sale, Not Yet Occupied	5-yr	2022	29	0	17	0	0	0
Seasonal	Seasonal, Occasional Use	5-yr	2019	491	110	0	173	70	25
Seasonal	Seasonal, Occasional Use	5-yr	2020	509	89	0	200	76	17
Seasonal	Seasonal, Occasional Use	5-yr	2021	468	94	0	209	79	20
Seasonal	Seasonal, Occasional Use	5-yr	2022	467	116	0	222	73	16
All Others	All Other Vacancies	5-yr	2019	204	132	103	69	55	159
All Others	All Other Vacancies	5-yr	2020	143	130	82	104	61	143
All Others	All Other Vacancies	5-yr	2021	96	112	78	94	44	104
All Others	All Other Vacancies	5-yr	2022	58	103	70	72	31	35
Total	All Vacancies, All Reasons	5-yr	2019	712	250	130	265	125	184
Total	All Vacancies, All Reasons	5-yr	2020	668	223	104	320	137	160
Total	All Vacancies, All Reasons	5-yr	2021	592	210	97	320	123	124
Total	All Vacancies, All Reasons	5-yr	2022	554	219	87	305	104	51

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Owner	Median Home Value	1-yr	2019	\$115,000	\$140,000	\$90,000	\$130,000	\$145,000	\$215,000
Owner	Median Home Value	1-yr	2020	\$120,000	\$165,000	\$95,000	\$130,000	\$160,000	\$200,000
Owner	Median Home Value	1-yr	2021	\$115,000	\$170,000	\$95,000	\$140,000	\$180,000	\$205,000
Owner	Median Home Value	1-yr	2022	\$140,000	\$170,000	\$110,000	\$165,000	\$185,000	\$255,000
Owner	Median Home Value	1-yr	2023	\$170,000	\$175,000	\$125,000	\$185,000	\$195,000	\$305,000
Owner	Median Home Value	1-yr	2024	\$205,000	\$175,000	\$140,000	\$215,000	\$200,000	\$365,000
Owner	Median Home Value	1-yr	2025	\$230,000	\$175,000	\$155,000	\$235,000	\$200,000	\$410,000
Owner	Median Home Value	1-yr	2030	\$295,000	\$220,000	\$200,000	\$295,000	\$255,000	\$525,000
Renter	Med. Contract Rent	1-yr	2019	\$550	\$425	\$525	\$625	\$650	\$525
Renter	Med. Contract Rent	1-yr	2020	\$575	\$450	\$550	\$850	\$650	\$550
Renter	Med. Contract Rent	1-yr	2021	\$600	\$475	\$550	\$950	\$725	\$550
Renter	Med. Contract Rent	1-yr	2022	\$650	\$500	\$575	\$1,025	\$750	\$600
Renter	Med. Contract Rent	1-yr	2023	\$700	\$525	\$600	\$1,100	\$800	\$650
Renter	Med. Contract Rent	1-yr	2024	\$750	\$550	\$625	\$1,200	\$825	\$675
Renter	Med. Contract Rent	1-yr	2025	\$775	\$550	\$625	\$1,250	\$850	\$700
Renter	Med. Contract Rent	1-yr	2030	\$1,000	\$725	\$800	\$1,600	\$1,100	\$900
Renter	Median Gross Rent	1-yr	2019	\$700	\$625	\$700	\$850	\$850	\$800
Renter	Median Gross Rent	1-yr	2020	\$800	\$625	\$725	\$1,300	\$1,025	\$1,000
Renter	Median Gross Rent	1-yr	2021	\$875	\$625	\$750	\$1,450	\$1,100	\$1,300
Renter	Median Gross Rent	1-yr	2022	\$950	\$675	\$775	\$1,575	\$1,175	\$1,425
Renter	Median Gross Rent	1-yr	2023	\$1,025	\$725	\$800	\$1,725	\$1,250	\$1,550
Renter	Median Gross Rent	1-yr	2024	\$1,100	\$775	\$825	\$1,850	\$1,325	\$1,675
Renter	Median Gross Rent	1-yr	2025	\$1,150	\$800	\$825	\$1,950	\$1,375	\$1,750
Renter	Median Gross Rent	1-yr	2030	\$1,475	\$1,025	\$1,075	\$2,475	\$1,750	\$2,250

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Total	Population (Census)	1-yr	2010	2,888	2,147	1,885	2,073	2,554	4,992
Total	Population (Census)	1-yr	2020	2,510	1,939	2,016	1,958	2,506	5,308
Total	Population	5-yr	2019	2,870	2,185	1,860	2,015	2,525	5,090
Total	Population	5-yr	2020	2,865	2,280	2,135	1,700	2,525	5,155
Total	Population	5-yr	2021	2,535	2,160	2,180	1,665	2,290	5,250
Total	Population	5-yr	2022	2,535	2,285	2,070	1,585	2,510	5,305
Total	Population	5-yr	2023	2,515	2,345	2,230	1,540	2,530	5,390
Total	Population	5-yr	2024	2,480	2,395	2,390	1,480	2,535	5,445
Total	Population	5-yr	2025	2,435	2,430	2,550	1,410	2,525	5,470
Total	Population	5-yr	2030	2,380	2,470	2,675	1,340	2,515	5,445
Average	Persons per Household	5-yr	2019	2.35	2.70	2.58	2.49	2.29	2.77
Average	Persons per Household	5-yr	2020	2.35	2.77	2.77	2.10	2.20	2.64
Average	Persons per Household	5-yr	2021	2.03	2.59	2.79	2.06	1.96	2.57
Average	Persons per Household	5-yr	2022	2.03	2.71	2.48	1.96	2.11	2.44
Average	Persons per Household	5-yr	2023	1.96	2.71	2.46	1.85	2.07	2.38
Average	Persons per Household	5-yr	2024	1.90	2.71	2.43	1.75	2.04	2.31
Average	Persons per Household	5-yr	2025	1.83	2.71	2.41	1.64	2.00	2.25
Average	Persons per Household	5-yr	2030	1.77	2.71	2.39	1.54	1.96	2.19

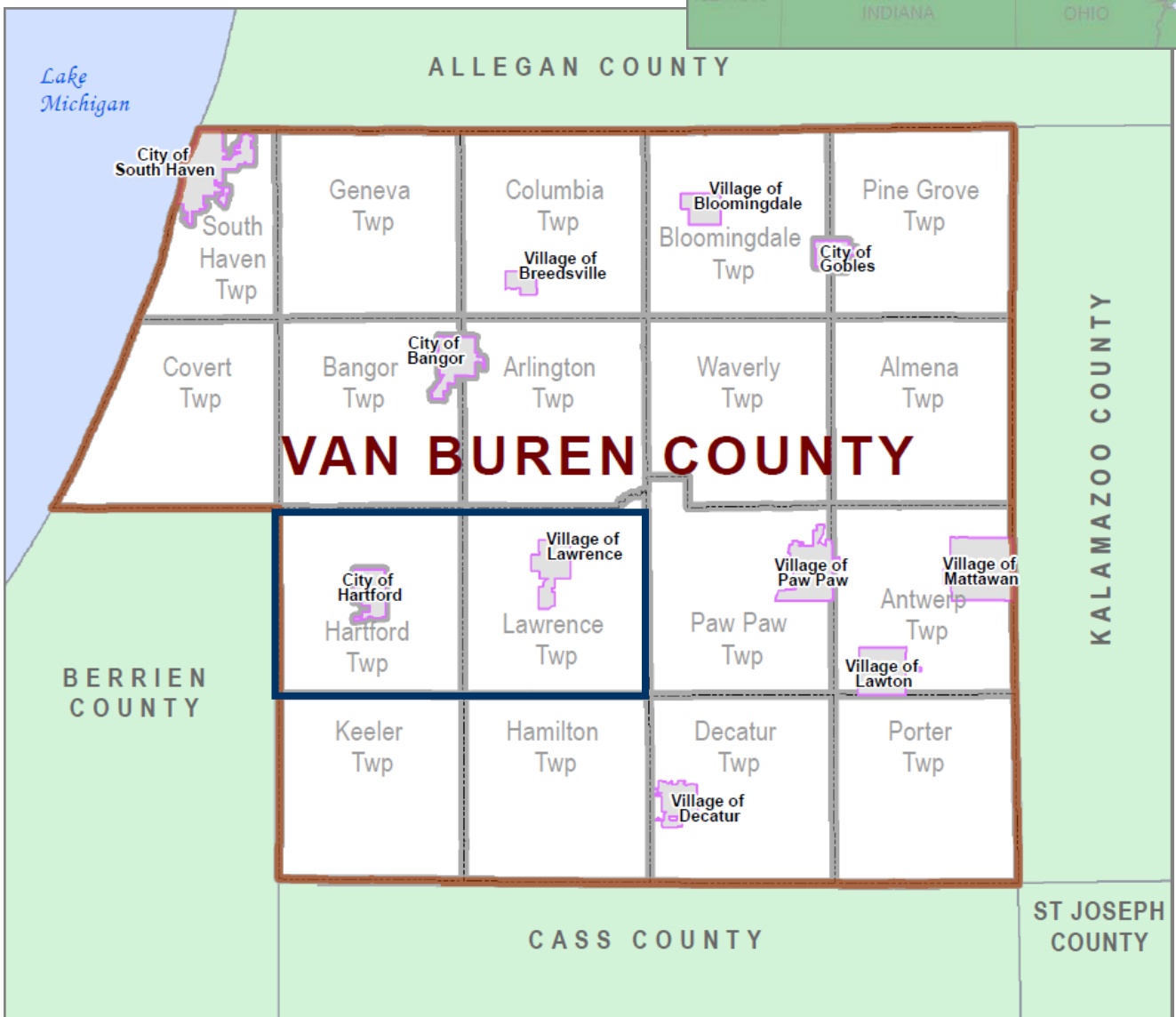
Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 6 - 10

Tenure	Variable	Term	Year	Covert Twp (no villages)	Bangor Twp (w/out Bangor City)	The City of Bangor	Arlington Twp (w/out Bangor City)	Waverly Twp (no villages)	Almena Twp (no villages)
Average	Per Capita Income	5-yr	2019	\$19,200	\$22,300	\$19,000	\$24,700	\$27,200	\$33,100
Average	Per Capita Income	5-yr	2020	\$18,900	\$21,900	\$19,700	\$25,300	\$28,900	\$35,700
Average	Per Capita Income	5-yr	2021	\$18,600	\$23,500	\$18,600	\$25,800	\$29,700	\$38,500
Average	Per Capita Income	5-yr	2022	\$20,400	\$26,300	\$19,300	\$28,100	\$33,900	\$46,900
Average	Per Capita Income	5-yr	2023	\$21,000	\$27,800	\$19,700	\$30,200	\$35,700	\$49,100
Average	Per Capita Income	5-yr	2024	\$21,600	\$29,300	\$20,100	\$32,300	\$37,500	\$50,900
Average	Per Capita Income	5-yr	2025	\$22,200	\$30,400	\$20,500	\$33,600	\$38,900	\$52,200
Average	Per Capita Income	5-yr	2030	\$23,900	\$35,300	\$21,600	\$41,300	\$44,800	\$58,800
Total	Total Personal Inc (\$Mil.)	5-yr	2019	\$55.1	\$48.8	\$35.3	\$49.8	\$68.7	\$168.5
Total	Total Personal Inc (\$Mil.)	5-yr	2020	\$54.2	\$50.0	\$42.1	\$43.1	\$73.0	\$184.0
Total	Total Personal Inc (\$Mil.)	5-yr	2021	\$47.2	\$50.8	\$40.5	\$43.0	\$68.1	\$202.1
Total	Total Personal Inc (\$Mil.)	5-yr	2022	\$51.7	\$60.1	\$39.9	\$44.6	\$85.2	\$248.7
Total	Total Personal Inc (\$Mil.)	5-yr	2023	\$52.8	\$65.2	\$43.9	\$46.5	\$90.3	\$264.6
Total	Total Personal Inc (\$Mil.)	5-yr	2024	\$53.6	\$70.1	\$48.1	\$47.8	\$95.1	\$277.2
Total	Total Personal Inc (\$Mil.)	5-yr	2025	\$54.0	\$73.9	\$52.3	\$47.4	\$98.3	\$285.6
Total	Total Personal Inc (\$Mil.)	5-yr	2030	\$56.9	\$87.1	\$57.8	\$55.4	\$112.8	\$320.1

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Section 4-E



Van Buren County Hazard Mitigation Plan

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Township & Range Section				14	14	13	13
Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Total	Daytime Pop Ages 16+	1-yr	2022	1,955	940	1,995	960
Total	Drives Alone to Work (%)	1-yr	2022	73%	93%	76%	78%
Total	Works Beyond Home Co (%)	1-yr	2022	34%	49%	41%	37%
Total	Mean Commute (Minutes)	1-yr	2022	21	22	32	21
Total	Commutes <30 Minutes (%)	1-yr	2022	73%	68%	56%	72%
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>27%</u>	<u>32%</u>	<u>44%</u>	<u>28%</u>
Total	Summation	1-yr	2022	100%	100%	100%	100%
Total	Commutes 30+ Minutes (%)	1-yr	2022	27%	32%	44%	28%
Total	Commutes 45+ Minutes (%)	1-yr	2022	8%	14%	23%	9%
Total	Commutes 60+ Minutes (%)	1-yr	2022	3%	4%	6%	2%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Renter	Renter Share (%)	1 yr	2019	26%	38%	21%	47%
Renter	Renter Share (%)	1 yr	2020	21%	41%	20%	47%
Renter	Renter Share (%)	1 yr	2021	21%	42%	23%	48%
Renter	Renter Share (%)	1 yr	2022	21%	42%	26%	53%
Renter	Renter Share (%)	1 yr	2023	21%	41%	28%	53%
Renter	Renter Share (%)	1 yr	2024	21%	41%	30%	53%
Renter	Renter Share (%)	1 yr	2025	21%	41%	32%	53%
Renter	Renter Share (%)	1 yr	2030	21%	41%	33%	53%
Renter	Households	1 yr	2019	305	355	255	175
Renter	Households	1 yr	2020	255	430	245	180
Renter	Households	1 yr	2021	255	455	300	185
Renter	Households	1 yr	2022	255	455	350	225
Renter	Households	1 yr	2023	261	466	403	231
Renter	Households	1 yr	2024	267	476	456	235
Renter	Households	1 yr	2025	271	483	509	239
Renter	Households	1 yr	2030	275	490	552	242

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Owner	Households	1 yr	2019	860	590	950	200
Owner	Households	1 yr	2020	970	610	975	200
Owner	Households	1 yr	2021	970	620	1,000	200
Owner	Households	1 yr	2022	970	640	1,020	200
Owner	Households	1 yr	2023	994	659	1,046	205
Owner	Households	1 yr	2024	1,014	676	1,066	209
Owner	Households	1 yr	2025	1,029	691	1,082	212
Owner	Households	1 yr	2030	1,045	702	1,099	215
Total	Households	1 yr	2019	1,165	945	1,205	375
Total	Households	1 yr	2020	1,225	1,040	1,220	380
Total	Households	1 yr	2021	1,225	1,075	1,300	385
Total	Households	1 yr	2022	1,225	1,095	1,370	425
Total	Households	1 yr	2023	1,256	1,125	1,448	436
Total	Households	1 yr	2024	1,281	1,151	1,523	444
Total	Households	1 yr	2025	1,300	1,174	1,592	451
Total	Households	1 yr	2030	1,319	1,192	1,650	458

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Owner	Median Hhld Income	1-yr	2019	\$57,000	\$58,000	\$65,000	\$64,000
Owner	Median Hhld Income	1-yr	2020	\$58,000	\$59,000	\$72,000	\$66,000
Owner	Median Hhld Income	1-yr	2021	\$65,000	\$60,000	\$73,000	\$68,000
Owner	Median Hhld Income	1-yr	2022	\$70,000	\$61,000	\$74,000	\$73,000
Owner	Median Hhld Income	1-yr	2023	\$75,000	\$62,000	\$75,000	\$78,000
Owner	Median Hhld Income	1-yr	2024	\$80,000	\$63,000	\$76,000	\$83,000
Owner	Median Hhld Income	1-yr	2025	\$83,000	\$64,000	\$77,000	\$86,000
Owner	Median Hhld Income	1-yr	2030	\$100,000	\$67,000	\$80,000	\$103,000
Renter	Median Hhld Income	1-yr	2019	\$41,000	\$27,000	\$27,000	\$23,000
Renter	Median Hhld Income	1-yr	2020	\$45,000	\$30,000	\$28,000	\$24,000
Renter	Median Hhld Income	1-yr	2021	\$59,000	\$31,000	\$30,000	\$25,000
Renter	Median Hhld Income	1-yr	2022	\$60,000	\$32,000	\$34,000	\$26,000
Renter	Median Hhld Income	1-yr	2023	\$61,000	\$33,000	\$38,000	\$27,000
Renter	Median Hhld Income	1-yr	2024	\$62,000	\$34,000	\$42,000	\$28,000
Renter	Median Hhld Income	1-yr	2025	\$63,000	\$35,000	\$45,000	\$29,000
Renter	Median Hhld Income	1-yr	2030	\$66,000	\$38,000	\$62,000	\$32,000
Weighted	Median Hhld Income	1-yr	2019	\$55,000	\$38,000	\$58,000	\$46,000
Weighted	Median Hhld Income	1-yr	2020	\$56,000	\$39,000	\$62,000	\$49,000
Weighted	Median Hhld Income	1-yr	2021	\$58,000	\$40,000	\$63,000	\$50,000
Weighted	Median Hhld Income	1-yr	2022	\$63,000	\$41,000	\$64,000	\$51,000
Weighted	Median Hhld Income	1-yr	2023	\$68,000	\$42,000	\$65,000	\$52,000
Weighted	Median Hhld Income	1-yr	2024	\$73,000	\$43,000	\$66,000	\$53,000
Weighted	Median Hhld Income	1-yr	2025	\$77,000	\$44,000	\$67,000	\$54,000
Weighted	Median Hhld Income	1-yr	2030	\$95,000	\$47,000	\$70,000	\$57,000

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Total Hhlds	Total Movership Rate		2019-22	13.2%	21.3%	7.3%	7.3%
Owner Hhlds	Total Movership Rate		2019-22	13.2%	14.6%	3.4%	9.5%
Renter Hhlds	Total Movership Rate		2019-22	13.1%	41.0%	19.6%	4.8%
Total Hhlds	Moved within Same Place		2019-22	10.3%	13.4%	4.6%	2.0%
Owner Hhlds	Moved within Same Place		2019-22	11.1%	9.6%	0.4%	2.1%
Renter Hhlds	Moved within Same Place		2019-22	5.9%	24.7%	17.9%	1.9%
Total Hhlds	Moved from Beyond		2019-22	2.9%	7.9%	2.7%	5.3%
Owner Hhlds	Moved from Beyond		2019-22	2.2%	5.0%	3.0%	7.4%
Renter Hhlds	Moved from Beyond		2019-22	7.3%	16.3%	1.7%	2.8%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Owner	Detached Houses	5-yr	2022	99.3%	97.0%	100.0%	100.0%
Owner	Attached Private Entrance	5-yr	2022	0.0%	0.0%	0.0%	0.0%
Owner	Attached Shared Entrance	5-yr	2022	<u>0.7%</u>	<u>3.0%</u>	<u>0.0%</u>	<u>0.0%</u>
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%
Renter	Detached Houses	5-yr	2022	73.1%	47.0%	48.6%	19.4%
Renter	Attached Private Entrance	5-yr	2022	0.0%	0.0%	0.0%	0.0%
Renter	Attached Shared Entrance	5-yr	2022	<u>26.9%</u>	<u>53.0%</u>	<u>51.4%</u>	<u>80.6%</u>
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%
Housing	Total Housing Units	5-yr	2019	1,189	950	1,572	412
Housing	Total Housing Units	5-yr	2020	1,338	1,021	1,553	378
Housing	Total Housing Units	5-yr	2021	1,191	917	1,490	373
Housing	Total Housing Units	5-yr	2022	1,244	944	1,460	393

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
For Rent	For Rent, Not Yet Occupied	5-yr	2019	0.0%	3.1%	5.0%	6.1%
For Rent	For Rent, Not Yet Occupied	5-yr	2020	0.0%	0.0%	5.0%	7.1%
For Rent	For Rent, Not Yet Occupied	5-yr	2021	0.0%	0.0%	2.3%	1.9%
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0.0%	0.0%	0.5%	1.8%
For Sale	For Sale, Not Yet Occupied	5-yr	2019	0.0%	0.0%	6.9%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0.0%	0.0%	3.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2021	0.0%	0.0%	1.7%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2022	1.4%	0.0%	1.7%	0.0%
Seasonal	Seasonal, Occasional Use	5-yr	2019	1.2%	0.0%	10.1%	0.0%
Seasonal	Seasonal, Occasional Use	5-yr	2020	1.0%	0.0%	11.5%	0.0%
Seasonal	Seasonal, Occasional Use	5-yr	2021	3.4%	0.0%	8.5%	0.0%
Seasonal	Seasonal, Occasional Use	5-yr	2022	2.4%	0.0%	4.2%	0.0%
All Others	All Other Vacancies	5-yr	2019	5.9%	2.9%	5.2%	7.8%
All Others	All Other Vacancies	5-yr	2020	9.0%	3.1%	4.2%	8.2%
All Others	All Other Vacancies	5-yr	2021	10.2%	2.0%	5.8%	7.2%
All Others	All Other Vacancies	5-yr	2022	9.6%	1.9%	7.9%	7.6%
Total	All Vacancies, All Reasons	5-yr	2019	7.1%	6.0%	27.2%	13.8%
Total	All Vacancies, All Reasons	5-yr	2020	10.0%	3.1%	23.6%	15.3%
Total	All Vacancies, All Reasons	5-yr	2021	13.7%	2.0%	18.3%	9.1%
Total	All Vacancies, All Reasons	5-yr	2022	13.5%	1.9%	14.4%	9.4%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
For Rent	For Rent, Not Yet Occupied	5-yr	2019	0	29	78	25
For Rent	For Rent, Not Yet Occupied	5-yr	2020	0	0	77	27
For Rent	For Rent, Not Yet Occupied	5-yr	2021	0	0	34	7
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0	0	7	7
For Sale	For Sale, Not Yet Occupied	5-yr	2019	0	0	109	0
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0	0	47	0
For Sale	For Sale, Not Yet Occupied	5-yr	2021	0	0	26	0
For Sale	For Sale, Not Yet Occupied	5-yr	2022	18	0	25	0
Seasonal	Seasonal, Occasional Use	5-yr	2019	14	0	159	0
Seasonal	Seasonal, Occasional Use	5-yr	2020	14	0	178	0
Seasonal	Seasonal, Occasional Use	5-yr	2021	41	0	127	0
Seasonal	Seasonal, Occasional Use	5-yr	2022	30	0	62	0
All Others	All Other Vacancies	5-yr	2019	70	28	81	32
All Others	All Other Vacancies	5-yr	2020	120	32	65	31
All Others	All Other Vacancies	5-yr	2021	122	18	86	27
All Others	All Other Vacancies	5-yr	2022	120	18	116	30
Total	All Vacancies, All Reasons	5-yr	2019	84	57	427	57
Total	All Vacancies, All Reasons	5-yr	2020	134	32	367	58
Total	All Vacancies, All Reasons	5-yr	2021	163	18	273	34
Total	All Vacancies, All Reasons	5-yr	2022	168	18	210	37

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Owner	Median Home Value	1-yr	2019	\$100,000	\$75,000	\$135,000	\$80,000
Owner	Median Home Value	1-yr	2020	\$85,000	\$85,000	\$150,000	\$90,000
Owner	Median Home Value	1-yr	2021	\$85,000	\$95,000	\$155,000	\$100,000
Owner	Median Home Value	1-yr	2022	\$120,000	\$100,000	\$175,000	\$115,000
Owner	Median Home Value	1-yr	2023	\$165,000	\$110,000	\$195,000	\$135,000
Owner	Median Home Value	1-yr	2024	\$225,000	\$115,000	\$215,000	\$150,000
Owner	Median Home Value	1-yr	2025	\$275,000	\$125,000	\$230,000	\$165,000
Owner	Median Home Value	1-yr	2030	\$355,000	\$155,000	\$295,000	\$210,000
Renter	Med. Contract Rent	1-yr	2019	\$450	\$525	\$550	\$500
Renter	Med. Contract Rent	1-yr	2020	\$450	\$575	\$500	\$475
Renter	Med. Contract Rent	1-yr	2021	\$450	\$600	\$525	\$500
Renter	Med. Contract Rent	1-yr	2022	\$475	\$625	\$550	\$525
Renter	Med. Contract Rent	1-yr	2023	\$500	\$650	\$575	\$550
Renter	Med. Contract Rent	1-yr	2024	\$500	\$700	\$600	\$575
Renter	Med. Contract Rent	1-yr	2025	\$525	\$725	\$625	\$575
Renter	Med. Contract Rent	1-yr	2030	\$675	\$925	\$775	\$750
Renter	Median Gross Rent	1-yr	2019	\$650	\$725	\$725	\$600
Renter	Median Gross Rent	1-yr	2020	\$675	\$775	\$625	\$600
Renter	Median Gross Rent	1-yr	2021	\$700	\$825	\$650	\$625
Renter	Median Gross Rent	1-yr	2022	\$725	\$875	\$675	\$650
Renter	Median Gross Rent	1-yr	2023	\$750	\$925	\$700	\$675
Renter	Median Gross Rent	1-yr	2024	\$775	\$975	\$725	\$700
Renter	Median Gross Rent	1-yr	2025	\$800	\$1,000	\$725	\$700
Renter	Median Gross Rent	1-yr	2030	\$1,000	\$1,275	\$950	\$900

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Total	Population (Census)	1-yr	2010	3,274	2,688	3,259	996
Total	Population (Census)	1-yr	2020	3,021	2,515	3,289	964
Total	Population	5-yr	2019	3,205	2,595	3,240	1,030
Total	Population	5-yr	2020	3,185	2,590	3,245	920
Total	Population	5-yr	2021	3,040	2,475	3,290	990
Total	Population	5-yr	2022	3,020	2,565	3,275	1,005
Total	Population	5-yr	2023	3,025	2,545	3,375	1,000
Total	Population	5-yr	2024	3,015	2,510	3,460	985
Total	Population	5-yr	2025	2,985	2,465	3,520	965
Total	Population	5-yr	2030	2,955	2,405	3,555	945
Average	Persons per Household	5-yr	2019	2.75	2.75	2.69	2.74
Average	Persons per Household	5-yr	2020	2.60	2.49	2.66	2.42
Average	Persons per Household	5-yr	2021	2.48	2.30	2.53	2.57
Average	Persons per Household	5-yr	2022	2.47	2.34	2.39	2.37
Average	Persons per Household	5-yr	2023	2.41	2.26	2.33	2.29
Average	Persons per Household	5-yr	2024	2.35	2.18	2.27	2.22
Average	Persons per Household	5-yr	2025	2.30	2.10	2.21	2.14
Average	Persons per Household	5-yr	2030	2.24	2.02	2.15	2.07

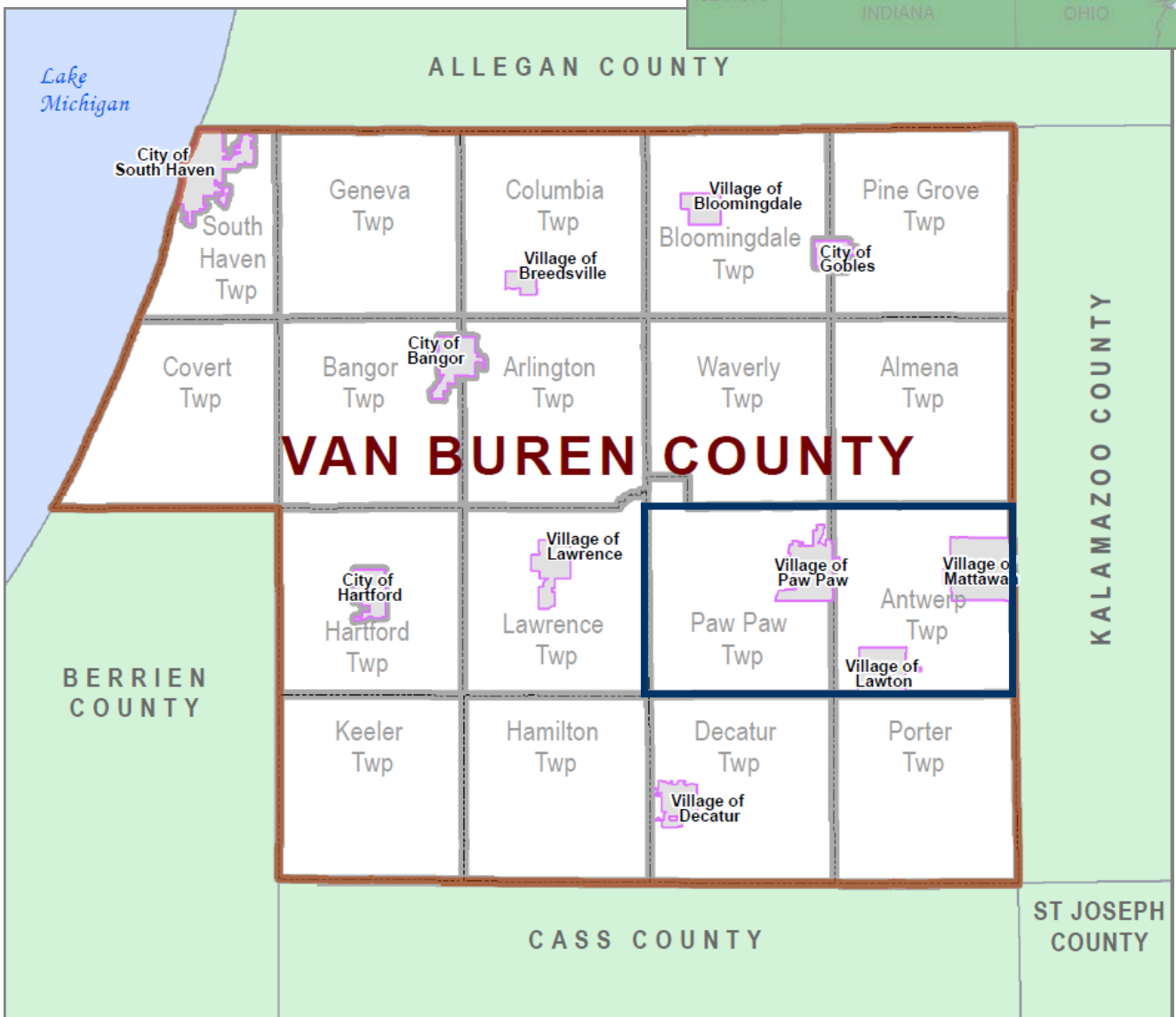
Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 14, 13

Tenure	Variable	Term	Year	Hartford Twp (w/out Hartford City)	The City of Hartford	Lawrence Twp (with Lawrence Village)	The Village of Lawrence
Average	Per Capita Income	5-yr	2019	\$21,200	\$18,300	\$23,300	\$18,700
Average	Per Capita Income	5-yr	2020	\$23,600	\$18,300	\$26,100	\$20,200
Average	Per Capita Income	5-yr	2021	\$23,100	\$16,400	\$26,300	\$20,000
Average	Per Capita Income	5-yr	2022	\$27,100	\$17,900	\$26,900	\$21,500
Average	Per Capita Income	5-yr	2023	\$29,300	\$18,300	\$27,300	\$21,900
Average	Per Capita Income	5-yr	2024	\$31,500	\$18,700	\$27,700	\$22,300
Average	Per Capita Income	5-yr	2025	\$33,200	\$19,100	\$28,100	\$22,700
Average	Per Capita Income	5-yr	2030	\$41,000	\$20,400	\$29,400	\$24,000
Total	Total Personal Inc (\$Mil.)	5-yr	2019	\$67.9	\$47.5	\$75.5	\$19.2
Total	Total Personal Inc (\$Mil.)	5-yr	2020	\$75.2	\$47.4	\$84.7	\$18.5
Total	Total Personal Inc (\$Mil.)	5-yr	2021	\$70.2	\$40.6	\$86.5	\$19.8
Total	Total Personal Inc (\$Mil.)	5-yr	2022	\$81.9	\$45.9	\$88.1	\$21.7
Total	Total Personal Inc (\$Mil.)	5-yr	2023	\$88.7	\$46.6	\$92.2	\$21.9
Total	Total Personal Inc (\$Mil.)	5-yr	2024	\$95.0	\$47.0	\$95.8	\$22.0
Total	Total Personal Inc (\$Mil.)	5-yr	2025	\$99.2	\$47.1	\$99.0	\$22.0
Total	Total Personal Inc (\$Mil.)	5-yr	2030	\$121.2	\$49.1	\$104.4	\$22.7

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Section 4-F



Van Buren County Hazard Mitigation Plan

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Township & Range Section				12	12	11	11	11
Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Total	Daytime Pop Ages 16+	1-yr	2022	6,270	3,130	8,375	2,140	1,500
Total	Drives Alone to Work (%)	1-yr	2022	79%	67%	82%	83%	84%
Total	Works Beyond Home Co (%)	1-yr	2022	45%	35%	48%	46%	41%
Total	Mean Commute (Minutes)	1-yr	2022	23	21	22	23	21
Total	Commutes <30 Minutes (%)	1-yr	2022	65%	72%	72%	73%	70%
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>35%</u>	<u>28%</u>	<u>28%</u>	<u>27%</u>	<u>30%</u>
Total	Summation	1-yr	2022	100%	100%	100%	100%	100%
Total	Commutes 30+ Minutes (%)	1-yr	2022	35%	28%	28%	27%	30%
Total	Commutes 45+ Minutes (%)	1-yr	2022	9%	7%	8%	9%	9%
Total	Commutes 60+ Minutes (%)	1-yr	2022	3%	1%	3%	5%	2%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Renter	Renter Share (%)	1 yr	2019	39%	56%	16%	30%	32%
Renter	Renter Share (%)	1 yr	2020	35%	48%	17%	27%	32%
Renter	Renter Share (%)	1 yr	2021	35%	48%	16%	26%	32%
Renter	Renter Share (%)	1 yr	2022	38%	52%	18%	29%	36%
Renter	Renter Share (%)	1 yr	2023	38%	56%	20%	29%	40%
Renter	Renter Share (%)	1 yr	2024	38%	60%	22%	29%	44%
Renter	Renter Share (%)	1 yr	2025	38%	63%	24%	29%	47%
Renter	Renter Share (%)	1 yr	2030	38%	65%	26%	29%	49%
Renter	Households	1 yr	2019	1,160	820	780	285	225
Renter	Households	1 yr	2020	980	620	790	285	230
Renter	Households	1 yr	2021	980	655	800	280	240
Renter	Households	1 yr	2022	1,150	810	975	330	295
Renter	Households	1 yr	2023	1,179	983	1,167	338	356
Renter	Households	1 yr	2024	1,202	1,169	1,371	345	421
Renter	Households	1 yr	2025	1,220	1,362	1,581	350	489
Renter	Households	1 yr	2030	1,239	1,523	1,754	355	545

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Owner	Households	1 yr	2019	1,805	640	3,960	670	475
Owner	Households	1 yr	2020	1,820	680	3,935	760	490
Owner	Households	1 yr	2021	1,840	720	4,295	790	510
Owner	Households	1 yr	2022	1,860	755	4,480	800	520
Owner	Households	1 yr	2023	1,907	774	4,654	820	533
Owner	Households	1 yr	2024	1,945	789	4,814	836	544
Owner	Households	1 yr	2025	1,974	801	4,959	849	552
Owner	Households	1 yr	2030	2,003	813	5,066	862	560
Total	Households	1 yr	2019	2,965	1,460	4,740	955	700
Total	Households	1 yr	2020	2,800	1,300	4,725	1,045	720
Total	Households	1 yr	2021	2,820	1,375	5,095	1,070	750
Total	Households	1 yr	2022	3,010	1,565	5,455	1,130	815
Total	Households	1 yr	2023	3,085	1,756	5,821	1,158	889
Total	Households	1 yr	2024	3,147	1,958	6,185	1,181	965
Total	Households	1 yr	2025	3,194	2,163	6,540	1,199	1,040
Total	Households	1 yr	2030	3,242	2,336	6,820	1,217	1,105

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Owner	Median Hhld Income	1-yr	2019	\$81,000	\$80,000	\$84,000	\$56,000	\$56,000
Owner	Median Hhld Income	1-yr	2020	\$88,000	\$82,000	\$90,000	\$70,000	\$58,000
Owner	Median Hhld Income	1-yr	2021	\$89,000	\$83,000	\$96,000	\$75,000	\$64,000
Owner	Median Hhld Income	1-yr	2022	\$90,000	\$84,000	\$101,000	\$80,000	\$69,000
Owner	Median Hhld Income	1-yr	2023	\$91,000	\$85,000	\$106,000	\$85,000	\$74,000
Owner	Median Hhld Income	1-yr	2024	\$92,000	\$86,000	\$110,000	\$90,000	\$79,000
Owner	Median Hhld Income	1-yr	2025	\$93,000	\$87,000	\$113,000	\$93,000	\$82,000
Owner	Median Hhld Income	1-yr	2030	\$96,000	\$90,000	\$129,000	\$110,000	\$99,000
Renter	Median Hhld Income	1-yr	2019	\$33,000	\$31,000	\$40,000	\$33,000	\$26,000
Renter	Median Hhld Income	1-yr	2020	\$34,000	\$32,000	\$43,000	\$55,000	\$36,000
Renter	Median Hhld Income	1-yr	2021	\$35,000	\$33,000	\$44,000	\$67,000	\$37,000
Renter	Median Hhld Income	1-yr	2022	\$36,000	\$34,000	\$48,000	\$71,000	\$38,000
Renter	Median Hhld Income	1-yr	2023	\$37,000	\$35,000	\$52,000	\$75,000	\$39,000
Renter	Median Hhld Income	1-yr	2024	\$38,000	\$36,000	\$56,000	\$79,000	\$40,000
Renter	Median Hhld Income	1-yr	2025	\$39,000	\$37,000	\$59,000	\$82,000	\$41,000
Renter	Median Hhld Income	1-yr	2030	\$42,000	\$40,000	\$74,000	\$95,000	\$44,000
Weighted	Median Hhld Income	1-yr	2019	\$53,000	\$46,000	\$79,000	\$52,000	\$51,000
Weighted	Median Hhld Income	1-yr	2020	\$56,000	\$52,000	\$83,000	\$65,000	\$53,000
Weighted	Median Hhld Income	1-yr	2021	\$60,000	\$53,000	\$88,000	\$75,000	\$55,000
Weighted	Median Hhld Income	1-yr	2022	\$65,000	\$54,000	\$93,000	\$80,000	\$60,000
Weighted	Median Hhld Income	1-yr	2023	\$70,000	\$55,000	\$98,000	\$85,000	\$65,000
Weighted	Median Hhld Income	1-yr	2024	\$75,000	\$56,000	\$102,000	\$90,000	\$70,000
Weighted	Median Hhld Income	1-yr	2025	\$79,000	\$57,000	\$105,000	\$93,000	\$74,000
Weighted	Median Hhld Income	1-yr	2030	\$97,000	\$60,000	\$121,000	\$110,000	\$93,000

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Total Hhlds	Total Movership Rate		2019-22	8.8%	9.4%	11.0%	26.4%	6.1%
Owner Hhlds	Total Movership Rate		2019-22	6.6%	4.2%	10.1%	21.7%	5.8%
Renter Hhlds	Total Movership Rate		2019-22	14.4%	17.5%	17.7%	42.1%	6.9%
Total Hhlds	Moved within Same Place		2019-22	4.9%	5.4%	4.5%	5.9%	2.4%
Owner Hhlds	Moved within Same Place		2019-22	3.3%	2.8%	3.7%	0.8%	1.4%
Renter Hhlds	Moved within Same Place		2019-22	9.1%	9.3%	9.5%	23.0%	4.8%
Total Hhlds	Moved from Beyond		2019-22	3.9%	4.0%	6.6%	20.5%	3.7%
Owner Hhlds	Moved from Beyond		2019-22	3.3%	1.4%	6.3%	20.9%	4.4%
Renter Hhlds	Moved from Beyond		2019-22	5.3%	8.1%	8.2%	19.2%	2.0%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Owner	Detached Houses	5-yr	2022	100.0%	100.0%	99.0%	96.3%	99.4%
Owner	Attached Private Entrance	5-yr	2022	0.0%	0.0%	0.8%	2.9%	0.6%
Owner	Attached Shared Entrance	5-yr	2022	<u>0.0%</u>	<u>0.0%</u>	<u>0.1%</u>	<u>0.8%</u>	<u>0.0%</u>
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%
Renter	Detached Houses	5-yr	2022	39.2%	19.8%	65.0%	58.5%	31.0%
Renter	Attached Private Entrance	5-yr	2022	0.0%	0.0%	1.0%	3.0%	0.0%
Renter	Attached Shared Entrance	5-yr	2022	<u>60.8%</u>	<u>80.2%</u>	<u>34.0%</u>	<u>38.5%</u>	<u>69.0%</u>
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%
Housing	Total Housing Units	5-yr	2019	3,498	1,641	4,777	1,002	707
Housing	Total Housing Units	5-yr	2020	3,252	1,479	4,687	998	684
Housing	Total Housing Units	5-yr	2021	3,234	1,495	5,202	1,070	728
Housing	Total Housing Units	5-yr	2022	3,312	1,547	5,302	1,082	772

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
For Rent	For Rent, Not Yet Occupied	5-yr	2019	3.0%	2.8%	0.9%	3.4%	1.6%
For Rent	For Rent, Not Yet Occupied	5-yr	2020	2.7%	2.5%	1.0%	3.5%	1.5%
For Rent	For Rent, Not Yet Occupied	5-yr	2021	1.5%	0.0%	1.4%	4.9%	2.6%
For Rent	For Rent, Not Yet Occupied	5-yr	2022	1.3%	0.0%	1.1%	4.4%	1.3%
For Sale	For Sale, Not Yet Occupied	5-yr	2019	1.2%	2.5%	0.9%	1.7%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2020	1.4%	3.0%	0.6%	0.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2021	1.6%	3.5%	0.7%	0.0%	0.0%
For Sale	For Sale, Not Yet Occupied	5-yr	2022	1.5%	3.2%	0.7%	0.0%	0.0%
Seasonal	Seasonal, Occasional Use	5-yr	2019	13.0%	5.2%	0.3%	0.0%	1.8%
Seasonal	Seasonal, Occasional Use	5-yr	2020	11.2%	4.5%	0.3%	0.0%	1.8%
Seasonal	Seasonal, Occasional Use	5-yr	2021	14.8%	5.6%	1.7%	0.0%	0.0%
Seasonal	Seasonal, Occasional Use	5-yr	2022	12.6%	4.5%	2.0%	0.0%	0.0%
All Others	All Other Vacancies	5-yr	2019	2.7%	5.7%	3.3%	4.5%	2.4%
All Others	All Other Vacancies	5-yr	2020	1.2%	2.6%	1.8%	4.0%	2.2%
All Others	All Other Vacancies	5-yr	2021	3.8%	3.4%	1.7%	4.8%	1.4%
All Others	All Other Vacancies	5-yr	2022	3.4%	3.8%	1.2%	1.2%	3.9%
Total	All Vacancies, All Reasons	5-yr	2019	19.8%	16.2%	5.5%	9.6%	5.8%
Total	All Vacancies, All Reasons	5-yr	2020	16.5%	12.6%	3.6%	7.5%	5.4%
Total	All Vacancies, All Reasons	5-yr	2021	21.8%	12.4%	5.5%	9.6%	4.0%
Total	All Vacancies, All Reasons	5-yr	2022	18.9%	11.5%	5.0%	5.6%	5.2%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
For Rent	For Rent, Not Yet Occupied	5-yr	2019	106	46	45	34	11
For Rent	For Rent, Not Yet Occupied	5-yr	2020	88	37	45	35	10
For Rent	For Rent, Not Yet Occupied	5-yr	2021	49	0	71	52	19
For Rent	For Rent, Not Yet Occupied	5-yr	2022	43	0	58	48	10
For Sale	For Sale, Not Yet Occupied	5-yr	2019	41	41	45	17	0
For Sale	For Sale, Not Yet Occupied	5-yr	2020	45	45	26	0	0
For Sale	For Sale, Not Yet Occupied	5-yr	2021	52	52	38	0	0
For Sale	For Sale, Not Yet Occupied	5-yr	2022	50	50	39	0	0
Seasonal	Seasonal, Occasional Use	5-yr	2019	453	86	13	0	13
Seasonal	Seasonal, Occasional Use	5-yr	2020	364	66	12	0	12
Seasonal	Seasonal, Occasional Use	5-yr	2021	479	83	90	0	0
Seasonal	Seasonal, Occasional Use	5-yr	2022	418	69	104	0	0
All Others	All Other Vacancies	5-yr	2019	93	93	160	45	17
All Others	All Other Vacancies	5-yr	2020	38	38	84	40	15
All Others	All Other Vacancies	5-yr	2021	124	51	89	51	10
All Others	All Other Vacancies	5-yr	2022	114	59	62	13	30
Total	All Vacancies, All Reasons	5-yr	2019	693	266	263	96	41
Total	All Vacancies, All Reasons	5-yr	2020	535	186	167	75	37
Total	All Vacancies, All Reasons	5-yr	2021	704	186	288	103	29
Total	All Vacancies, All Reasons	5-yr	2022	625	178	263	61	40

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Owner	Median Home Value	1-yr	2019	\$135,000	\$105,000	\$180,000	\$115,000	\$115,000
Owner	Median Home Value	1-yr	2020	\$150,000	\$110,000	\$185,000	\$130,000	\$125,000
Owner	Median Home Value	1-yr	2021	\$150,000	\$110,000	\$190,000	\$135,000	\$140,000
Owner	Median Home Value	1-yr	2022	\$190,000	\$135,000	\$225,000	\$160,000	\$155,000
Owner	Median Home Value	1-yr	2023	\$230,000	\$160,000	\$270,000	\$190,000	\$175,000
Owner	Median Home Value	1-yr	2024	\$280,000	\$185,000	\$310,000	\$215,000	\$195,000
Owner	Median Home Value	1-yr	2025	\$320,000	\$205,000	\$345,000	\$235,000	\$210,000
Owner	Median Home Value	1-yr	2030	\$405,000	\$260,000	\$445,000	\$300,000	\$265,000
Renter	Med. Contract Rent	1-yr	2019	\$625	\$625	\$700	\$775	\$575
Renter	Med. Contract Rent	1-yr	2020	\$750	\$750	\$700	\$850	\$600
Renter	Med. Contract Rent	1-yr	2021	\$750	\$775	\$750	\$950	\$650
Renter	Med. Contract Rent	1-yr	2022	\$775	\$800	\$800	\$1,025	\$675
Renter	Med. Contract Rent	1-yr	2023	\$800	\$825	\$850	\$1,100	\$700
Renter	Med. Contract Rent	1-yr	2024	\$800	\$850	\$925	\$1,200	\$750
Renter	Med. Contract Rent	1-yr	2025	\$825	\$850	\$950	\$1,250	\$775
Renter	Med. Contract Rent	1-yr	2030	\$1,050	\$1,100	\$1,225	\$1,600	\$975
Renter	Median Gross Rent	1-yr	2019	\$700	\$725	\$950	\$975	\$675
Renter	Median Gross Rent	1-yr	2020	\$825	\$800	\$875	\$1,000	\$725
Renter	Median Gross Rent	1-yr	2021	\$900	\$850	\$950	\$1,125	\$800
Renter	Median Gross Rent	1-yr	2022	\$925	\$900	\$1,000	\$1,175	\$850
Renter	Median Gross Rent	1-yr	2023	\$950	\$950	\$1,050	\$1,200	\$900
Renter	Median Gross Rent	1-yr	2024	\$975	\$1,000	\$1,100	\$1,225	\$950
Renter	Median Gross Rent	1-yr	2025	\$975	\$1,025	\$1,125	\$1,250	\$975
Renter	Median Gross Rent	1-yr	2030	\$1,250	\$1,300	\$1,425	\$1,600	\$1,250

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Total	Population (Census)	1-yr	2010	7,041	3,534	12,182	1,997	1,900
Total	Population (Census)	1-yr	2020	6,881	3,362	13,425	2,550	1,850
Total	Population	5-yr	2019	6,850	3,390	12,170	2,335	1,570
Total	Population	5-yr	2020	6,825	3,415	12,205	2,565	1,535
Total	Population	5-yr	2021	6,850	3,390	13,320	2,480	1,805
Total	Population	5-yr	2022	6,890	3,320	13,395	2,565	1,870
Total	Population	5-yr	2023	7,050	3,655	14,160	2,590	2,045
Total	Population	5-yr	2024	7,180	3,995	14,910	2,600	2,230
Total	Population	5-yr	2025	7,275	4,325	15,620	2,600	2,415
Total	Population	5-yr	2030	7,370	4,575	16,135	2,595	2,580
Average	Persons per Household	5-yr	2019	2.31	2.32	2.57	2.44	2.24
Average	Persons per Household	5-yr	2020	2.44	2.63	2.58	2.46	2.13
Average	Persons per Household	5-yr	2021	2.43	2.47	2.61	2.32	2.41
Average	Persons per Household	5-yr	2022	2.29	2.12	2.46	2.27	2.29
Average	Persons per Household	5-yr	2023	2.29	2.08	2.43	2.24	2.30
Average	Persons per Household	5-yr	2024	2.28	2.04	2.41	2.20	2.31
Average	Persons per Household	5-yr	2025	2.28	2.00	2.39	2.17	2.32
Average	Persons per Household	5-yr	2030	2.27	1.96	2.37	2.13	2.33

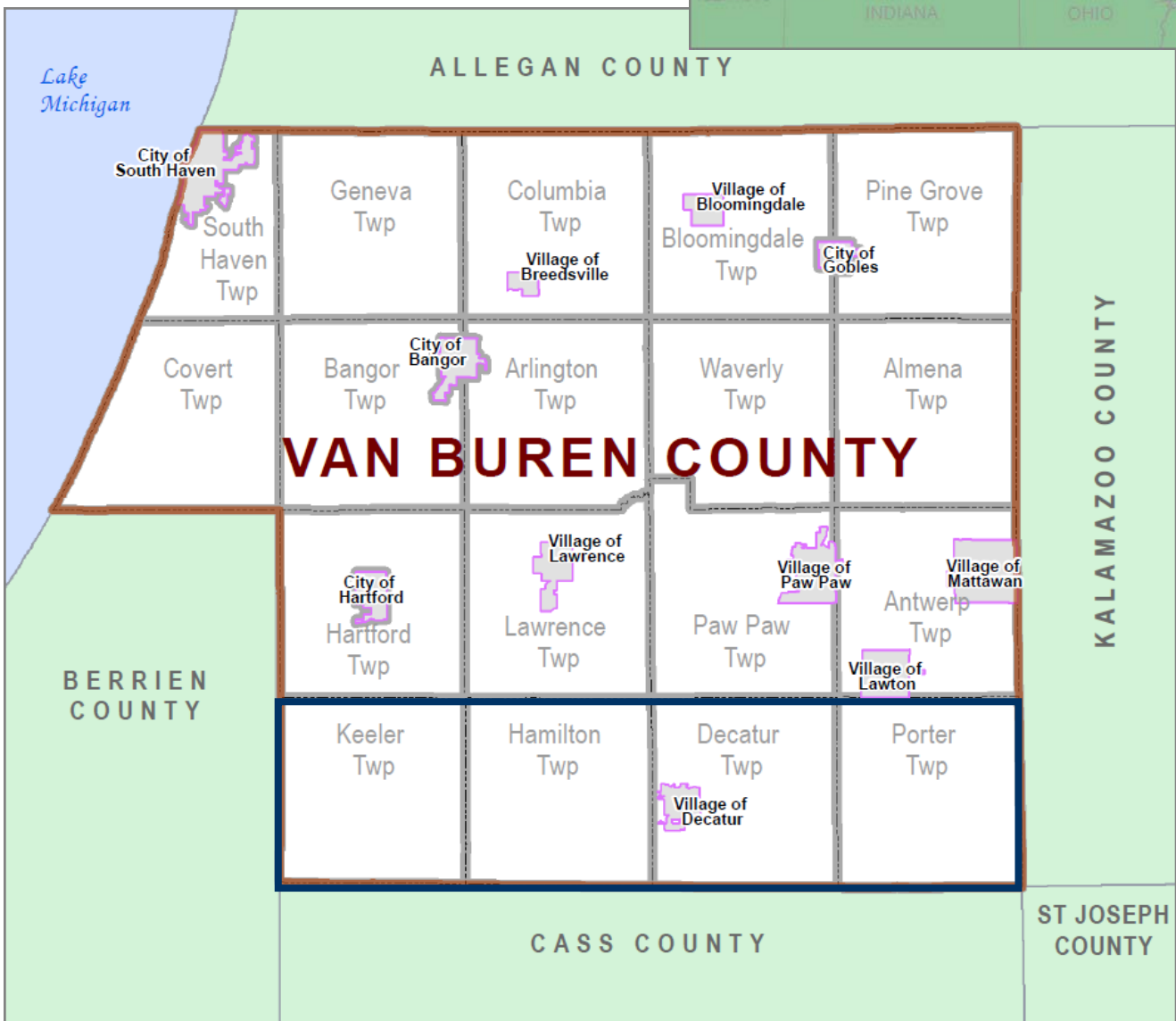
Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 12, 11

Tenure	Variable	Term	Year	Paw Paw Twp (with Paw Paw Village)	The Village of Paw Paw	Antwerp Twp (with Mattawan, Lawton Villages)	The Village of Mattawan	The Village of Lawton
Average	Per Capita Income	5-yr	2019	\$29,100	\$23,800	\$30,300	\$23,500	\$24,000
Average	Per Capita Income	5-yr	2020	\$29,400	\$20,500	\$31,100	\$25,900	\$25,300
Average	Per Capita Income	5-yr	2021	\$28,900	\$22,300	\$32,800	\$29,000	\$26,400
Average	Per Capita Income	5-yr	2022	\$30,900	\$24,100	\$34,600	\$31,800	\$27,600
Average	Per Capita Income	5-yr	2023	\$33,300	\$24,500	\$36,500	\$33,800	\$29,900
Average	Per Capita Income	5-yr	2024	\$35,700	\$24,900	\$38,000	\$35,800	\$32,200
Average	Per Capita Income	5-yr	2025	\$37,600	\$25,300	\$39,100	\$37,000	\$34,000
Average	Per Capita Income	5-yr	2030	\$46,200	\$26,600	\$45,100	\$43,800	\$42,700
Total	Total Personal Inc (\$Mil.)	5-yr	2019	\$199.3	\$80.7	\$368.8	\$54.8	\$37.7
Total	Total Personal Inc (\$Mil.)	5-yr	2020	\$200.7	\$70.0	\$379.5	\$66.5	\$38.8
Total	Total Personal Inc (\$Mil.)	5-yr	2021	\$198.0	\$75.6	\$437.0	\$71.9	\$47.7
Total	Total Personal Inc (\$Mil.)	5-yr	2022	\$213.0	\$80.0	\$463.5	\$81.6	\$51.6
Total	Total Personal Inc (\$Mil.)	5-yr	2023	\$234.8	\$89.5	\$516.9	\$87.6	\$61.2
Total	Total Personal Inc (\$Mil.)	5-yr	2024	\$256.3	\$99.4	\$566.6	\$93.1	\$71.9
Total	Total Personal Inc (\$Mil.)	5-yr	2025	\$273.5	\$109.4	\$610.8	\$96.2	\$82.2
Total	Total Personal Inc (\$Mil.)	5-yr	2030	\$340.5	\$121.7	\$727.7	\$113.7	\$110.1

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Section 4-G



Van Buren County Hazard Mitigation Plan

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Township & Range Section				15	16	17	17	18
Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Total	Daytime Pop Ages 16+	1-yr	2022	955	545	1,945	995	1,435
Total	Drives Alone to Work (%)	1-yr	2022	77%	78%	76%	.	79%
Total	Works Beyond Home Co (%)	1-yr	2022	51%	33%	30%	.	49%
Total	Mean Commute (Minutes)	1-yr	2022	25	25	23	.	25
Total	Commutes <30 Minutes (%)	1-yr	2022	75%	65%	65%	.	57%
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>25%</u>	<u>35%</u>	<u>35%</u>	.	<u>43%</u>
Total	Summation	1-yr	2022	100%	100%	100%	.	100%
Total	Commutes 30+ Minutes (%)	1-yr	2022	25%	35%	35%	.	43%
Total	Commutes 45+ Minutes (%)	1-yr	2022	8%	15%	9%	.	10%
Total	Commutes 60+ Minutes (%)	1-yr	2022	7%	6%	4%	.	3%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Renter	Renter Share (%)	1 yr	2019	20%	11%	24%	33%	8%
Renter	Renter Share (%)	1 yr	2020	18%	10%	22%	33%	10%
Renter	Renter Share (%)	1 yr	2021	18%	9%	21%	33%	14%
Renter	Renter Share (%)	1 yr	2022	18%	9%	21%	33%	14%
Renter	Renter Share (%)	1 yr	2023	18%	9%	21%	34%	14%
Renter	Renter Share (%)	1 yr	2024	18%	9%	21%	33%	15%
Renter	Renter Share (%)	1 yr	2025	18%	9%	21%	34%	15%
Renter	Renter Share (%)	1 yr	2030	18%	9%	21%	34%	15%
Renter	Households	1 yr	2019	195	55	385	200	85
Renter	Households	1 yr	2020	175	55	355	200	100
Renter	Households	1 yr	2021	175	55	355	205	160
Renter	Households	1 yr	2022	175	55	355	205	170
Renter	Households	1 yr	2023	179	56	364	210	180
Renter	Households	1 yr	2024	183	58	371	210	189
Renter	Households	1 yr	2025	186	58	377	215	197
Renter	Households	1 yr	2030	188	59	382	215	203

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Owner	Households	1 yr	2019	785	465	1,230	410	925
Owner	Households	1 yr	2020	790	515	1,275	410	950
Owner	Households	1 yr	2021	795	525	1,325	410	990
Owner	Households	1 yr	2022	805	535	1,365	415	1,030
Owner	Households	1 yr	2023	825	548	1,399	415	1,067
Owner	Households	1 yr	2024	842	559	1,427	420	1,102
Owner	Households	1 yr	2025	854	568	1,449	420	1,133
Owner	Households	1 yr	2030	867	576	1,470	425	1,156
Total	Households	1 yr	2019	980	520	1,615	610	1,010
Total	Households	1 yr	2020	965	570	1,630	610	1,050
Total	Households	1 yr	2021	970	580	1,680	615	1,150
Total	Households	1 yr	2022	980	590	1,720	620	1,200
Total	Households	1 yr	2023	1,005	605	1,763	625	1,247
Total	Households	1 yr	2024	1,025	617	1,798	630	1,290
Total	Households	1 yr	2025	1,040	626	1,825	635	1,330
Total	Households	1 yr	2030	1,056	635	1,853	640	1,359

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Owner	Median Hhld Income	1-yr	2019	\$69,000	\$60,000	\$53,000	\$41,000	\$74,000
Owner	Median Hhld Income	1-yr	2020	\$70,000	\$68,000	\$62,000	\$44,000	\$76,000
Owner	Median Hhld Income	1-yr	2021	\$71,000	\$78,000	\$71,000	\$45,000	\$78,000
Owner	Median Hhld Income	1-yr	2022	\$72,000	\$83,000	\$76,000	\$48,000	\$83,000
Owner	Median Hhld Income	1-yr	2023	\$73,000	\$88,000	\$81,000	\$51,000	\$88,000
Owner	Median Hhld Income	1-yr	2024	\$74,000	\$93,000	\$86,000	\$54,000	\$93,000
Owner	Median Hhld Income	1-yr	2025	\$75,000	\$96,000	\$89,000	\$56,000	\$96,000
Owner	Median Hhld Income	1-yr	2030	\$78,000	\$113,000	\$106,000	\$66,000	\$113,000
Renter	Median Hhld Income	1-yr	2019	\$30,000	\$27,000	\$23,000	\$19,000	\$40,000
Renter	Median Hhld Income	1-yr	2020	\$32,000	\$40,000	\$28,000	\$20,000	\$45,000
Renter	Median Hhld Income	1-yr	2021	\$34,000	\$46,000	\$29,000	\$21,000	\$51,000
Renter	Median Hhld Income	1-yr	2022	\$38,000	\$47,000	\$31,000	\$23,000	\$55,000
Renter	Median Hhld Income	1-yr	2023	\$42,000	\$48,000	\$33,000	\$25,000	\$59,000
Renter	Median Hhld Income	1-yr	2024	\$46,000	\$49,000	\$35,000	\$28,000	\$63,000
Renter	Median Hhld Income	1-yr	2025	\$49,000	\$50,000	\$36,000	\$30,000	\$66,000
Renter	Median Hhld Income	1-yr	2030	\$65,000	\$53,000	\$43,000	\$38,000	\$80,000
Weighted	Median Hhld Income	1-yr	2019	\$54,000	\$58,000	\$47,000	\$35,100	\$73,000
Weighted	Median Hhld Income	1-yr	2020	\$55,000	\$65,000	\$55,000	\$36,900	\$74,000
Weighted	Median Hhld Income	1-yr	2021	\$56,000	\$71,000	\$63,000	\$38,700	\$75,000
Weighted	Median Hhld Income	1-yr	2022	\$59,000	\$76,000	\$68,000	\$41,700	\$76,000
Weighted	Median Hhld Income	1-yr	2023	\$62,000	\$81,000	\$73,000	\$44,700	\$77,000
Weighted	Median Hhld Income	1-yr	2024	\$65,000	\$86,000	\$78,000	\$47,700	\$78,000
Weighted	Median Hhld Income	1-yr	2025	\$67,000	\$89,000	\$81,000	\$49,500	\$79,000
Weighted	Median Hhld Income	1-yr	2030	\$77,000	\$106,000	\$99,000	\$59,800	\$82,000

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Total Hhlds	Total Movership Rate		2019-22	10.4%	5.7%	9.7%	.	3.6%
Owner Hhlds	Total Movership Rate		2019-22	9.0%	6.1%	8.3%	.	2.7%
Renter Hhlds	Total Movership Rate		2019-22	16.7%	0.0%	15.7%	.	9.7%
Total Hhlds	Moved within Same Place		2019-22	4.0%	0.3%	3.0%	.	1.5%
Owner Hhlds	Moved within Same Place		2019-22	2.9%	0.3%	2.0%	.	1.8%
Renter Hhlds	Moved within Same Place		2019-22	9.2%	0.0%	6.9%	.	0.0%
Total Hhlds	Moved from Beyond		2019-22	6.4%	5.3%	6.7%	.	2.0%
Owner Hhlds	Moved from Beyond		2019-22	6.1%	5.8%	6.2%	.	0.9%
Renter Hhlds	Moved from Beyond		2019-22	7.5%	0.0%	8.8%	.	9.7%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Owner	Detached Houses	5-yr	2022	99.1%	100.0%	98.9%	.	100.0%
Owner	Attached Private Entrance	5-yr	2022	0.9%	0.0%	0.0%	.	0.0%
Owner	Attached Shared Entrance	5-yr	2022	<u>0.0%</u>	<u>0.0%</u>	<u>1.1%</u>	.	<u>0.0%</u>
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	.	100.0%
Renter	Detached Houses	5-yr	2022	78.7%	100.0%	55.9%	.	88.1%
Renter	Attached Private Entrance	5-yr	2022	0.0%	0.0%	0.0%	.	7.4%
Renter	Attached Shared Entrance	5-yr	2022	<u>21.3%</u>	<u>0.0%</u>	<u>44.1%</u>	.	<u>4.4%</u>
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	.	100.0%
Housing	Total Housing Units	5-yr	2019	1,591	745	1,671	.	1,562
Housing	Total Housing Units	5-yr	2020	1,549	794	1,858	.	1,615
Housing	Total Housing Units	5-yr	2021	1,476	777	1,837	.	1,673
Housing	Total Housing Units	5-yr	2022	1,470	715	1,743	825	1,686

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
For Rent	For Rent, Not Yet Occupied	5-yr	2019	1.5%	0.0%	2.3%	.	1.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2020	1.5%	0.0%	3.4%	.	0.9%
For Rent	For Rent, Not Yet Occupied	5-yr	2021	1.0%	0.0%	3.4%	.	1.0%
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0.0%	0.0%	3.3%	.	0.9%
For Sale	For Sale, Not Yet Occupied	5-yr	2019	2.9%	1.2%	0.0%	.	1.3%
For Sale	For Sale, Not Yet Occupied	5-yr	2020	3.0%	1.3%	0.0%	.	1.1%
For Sale	For Sale, Not Yet Occupied	5-yr	2021	2.9%	1.0%	0.9%	.	0.8%
For Sale	For Sale, Not Yet Occupied	5-yr	2022	1.3%	0.0%	0.7%	.	0.7%
Seasonal	Seasonal, Occasional Use	5-yr	2019	32.7%	19.2%	2.8%	.	32.7%
Seasonal	Seasonal, Occasional Use	5-yr	2020	35.1%	17.0%	2.3%	.	37.6%
Seasonal	Seasonal, Occasional Use	5-yr	2021	35.5%	16.1%	8.5%	.	30.8%
Seasonal	Seasonal, Occasional Use	5-yr	2022	34.5%	20.6%	8.7%	.	29.2%
All Others	All Other Vacancies	5-yr	2019	4.3%	12.8%	3.4%	.	3.1%
All Others	All Other Vacancies	5-yr	2020	2.9%	10.7%	2.9%	.	1.4%
All Others	All Other Vacancies	5-yr	2021	4.4%	9.3%	2.3%	.	2.0%
All Others	All Other Vacancies	5-yr	2022	2.9%	7.1%	1.8%	.	3.0%
Total	All Vacancies, All Reasons	5-yr	2019	41.4%	33.2%	8.4%	.	38.1%
Total	All Vacancies, All Reasons	5-yr	2020	42.5%	29.0%	8.6%	.	40.9%
Total	All Vacancies, All Reasons	5-yr	2021	43.8%	26.4%	15.2%	.	34.5%
Total	All Vacancies, All Reasons	5-yr	2022	38.6%	27.7%	14.5%	16%	33.9%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
For Rent	For Rent, Not Yet Occupied	5-yr	2019	24	0	38	.	15
For Rent	For Rent, Not Yet Occupied	5-yr	2020	24	0	63	.	14
For Rent	For Rent, Not Yet Occupied	5-yr	2021	15	0	63	.	16
For Rent	For Rent, Not Yet Occupied	5-yr	2022	0	0	57	.	16
For Sale	For Sale, Not Yet Occupied	5-yr	2019	46	9	0	.	20
For Sale	For Sale, Not Yet Occupied	5-yr	2020	47	10	0	.	17
For Sale	For Sale, Not Yet Occupied	5-yr	2021	43	8	16	.	13
For Sale	For Sale, Not Yet Occupied	5-yr	2022	19	0	12	.	12
Seasonal	Seasonal, Occasional Use	5-yr	2019	521	143	46	.	511
Seasonal	Seasonal, Occasional Use	5-yr	2020	543	135	42	.	607
Seasonal	Seasonal, Occasional Use	5-yr	2021	524	125	157	.	515
Seasonal	Seasonal, Occasional Use	5-yr	2022	507	147	151	.	493
All Others	All Other Vacancies	5-yr	2019	68	95	56	.	49
All Others	All Other Vacancies	5-yr	2020	45	85	54	.	23
All Others	All Other Vacancies	5-yr	2021	65	72	43	.	33
All Others	All Other Vacancies	5-yr	2022	42	51	32	.	50
Total	All Vacancies, All Reasons	5-yr	2019	659	247	140	.	595
Total	All Vacancies, All Reasons	5-yr	2020	659	230	159	.	661
Total	All Vacancies, All Reasons	5-yr	2021	647	205	279	.	577
Total	All Vacancies, All Reasons	5-yr	2022	568	198	252	130	571

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Owner	Median Home Value	1-yr	2019	\$185,000	\$180,000	\$100,000	\$90,000	\$200,000
Owner	Median Home Value	1-yr	2020	\$185,000	\$190,000	\$115,000	\$95,000	\$250,000
Owner	Median Home Value	1-yr	2021	\$190,000	\$205,000	\$135,000	\$100,000	\$250,000
Owner	Median Home Value	1-yr	2022	\$195,000	\$240,000	\$150,000	\$110,000	\$285,000
Owner	Median Home Value	1-yr	2023	\$200,000	\$275,000	\$165,000	\$120,000	\$320,000
Owner	Median Home Value	1-yr	2024	\$205,000	\$310,000	\$180,000	\$130,000	\$355,000
Owner	Median Home Value	1-yr	2025	\$210,000	\$340,000	\$190,000	\$140,000	\$385,000
Owner	Median Home Value	1-yr	2030	\$270,000	\$435,000	\$245,000	\$180,000	\$490,000
Renter	Med. Contract Rent	1-yr	2019	\$525	\$475	\$525	\$450	\$675
Renter	Med. Contract Rent	1-yr	2020	\$550	\$550	\$550	\$450	\$700
Renter	Med. Contract Rent	1-yr	2021	\$625	\$800	\$550	\$450	\$725
Renter	Med. Contract Rent	1-yr	2022	\$675	\$825	\$600	\$475	\$750
Renter	Med. Contract Rent	1-yr	2023	\$725	\$850	\$650	\$500	\$775
Renter	Med. Contract Rent	1-yr	2024	\$775	\$875	\$700	\$500	\$800
Renter	Med. Contract Rent	1-yr	2025	\$800	\$900	\$725	\$525	\$800
Renter	Med. Contract Rent	1-yr	2030	\$1,025	\$1,150	\$950	\$675	\$1,025
Renter	Median Gross Rent	1-yr	2019	\$625	\$825	\$650	\$575	\$1,075
Renter	Median Gross Rent	1-yr	2020	\$700	\$900	\$750	\$575	\$925
Renter	Median Gross Rent	1-yr	2021	\$800	\$925	\$800	\$600	\$975
Renter	Median Gross Rent	1-yr	2022	\$900	\$950	\$825	\$625	\$1,000
Renter	Median Gross Rent	1-yr	2023	\$975	\$975	\$850	\$650	\$1,025
Renter	Median Gross Rent	1-yr	2024	\$1,075	\$1,000	\$875	\$650	\$1,050
Renter	Median Gross Rent	1-yr	2025	\$1,150	\$1,000	\$875	\$675	\$1,050
Renter	Median Gross Rent	1-yr	2030	\$1,475	\$1,300	\$1,125	\$875	\$1,350

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Total	Population (Census)	1-yr	2010	2,169	1,489	3,726	1,803	2,466
Total	Population (Census)	1-yr	2020	1,968	1,370	3,575	1,688	2,568
Total	Population	5-yr	2019	2,340	1,250	3,635	1,730	2,345
Total	Population	5-yr	2020	2,290	1,360	3,620	1,690	2,245
Total	Population	5-yr	2021	2,110	1,465	3,580	1,680	2,535
Total	Population	5-yr	2022	2,150	1,310	3,565	1,665	2,545
Total	Population	5-yr	2023	2,165	1,325	3,590	1,655	2,595
Total	Population	5-yr	2024	2,170	1,325	3,600	1,645	2,635
Total	Population	5-yr	2025	2,160	1,325	3,590	1,635	2,665
Total	Population	5-yr	2030	2,150	1,320	3,575	1,625	2,670
Average	Persons per Household	5-yr	2019	2.39	2.41	2.25	2.84	2.32
Average	Persons per Household	5-yr	2020	2.37	2.39	2.22	2.77	2.14
Average	Persons per Household	5-yr	2021	2.18	2.53	2.13	2.73	2.20
Average	Persons per Household	5-yr	2022	2.19	2.22	2.07	2.69	2.12
Average	Persons per Household	5-yr	2023	2.15	2.19	2.04	2.65	2.08
Average	Persons per Household	5-yr	2024	2.12	2.15	2.00	2.61	2.04
Average	Persons per Household	5-yr	2025	2.08	2.11	1.97	2.57	2.00
Average	Persons per Household	5-yr	2030	2.04	2.08	1.93	2.54	1.96

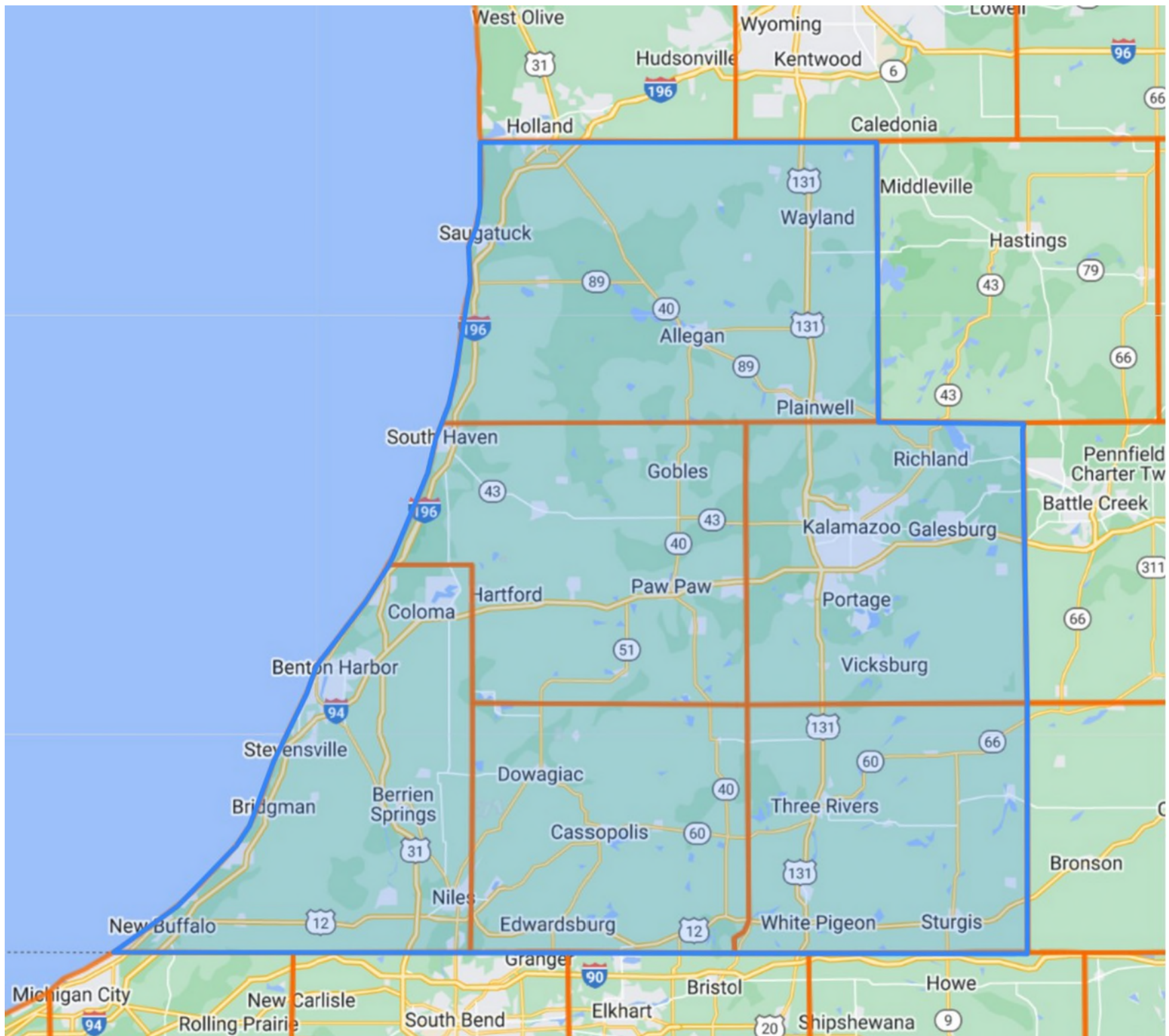
Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Places in Van Buren Co | Sections 15 - 18

Tenure	Variable	Term	Year	Keeler Twp (no villages)	Hamilton Twp (no villages)	Decatur Twp (with Decatur Village)	The Village of Decatur	Porter Twp (no villages)
Average	Per Capita Income	5-yr	2019	\$30,400	\$28,100	\$27,400	\$21,700	\$33,000
Average	Per Capita Income	5-yr	2020	\$30,100	\$32,900	\$32,500	\$23,400	\$37,400
Average	Per Capita Income	5-yr	2021	\$32,500	\$33,600	\$26,400	\$22,500	\$38,700
Average	Per Capita Income	5-yr	2022	\$37,100	\$43,500	\$29,300	\$23,500	\$41,300
Average	Per Capita Income	5-yr	2023	\$39,000	\$46,400	\$31,500	\$24,900	\$41,800
Average	Per Capita Income	5-yr	2024	\$40,900	\$49,300	\$33,700	\$26,400	\$42,300
Average	Per Capita Income	5-yr	2025	\$42,200	\$51,000	\$35,000	\$27,300	\$42,800
Average	Per Capita Income	5-yr	2030	\$48,500	\$60,700	\$42,800	\$32,300	\$44,400
Total	Total Personal Inc (\$Mil.)	5-yr	2019	\$71.2	\$35.2	\$99.6	\$37.5	\$77.3
Total	Total Personal Inc (\$Mil.)	5-yr	2020	\$68.9	\$44.8	\$117.6	\$39.5	\$83.9
Total	Total Personal Inc (\$Mil.)	5-yr	2021	\$68.6	\$49.3	\$94.5	\$37.8	\$98.1
Total	Total Personal Inc (\$Mil.)	5-yr	2022	\$79.8	\$57.1	\$104.5	\$39.1	\$105.1
Total	Total Personal Inc (\$Mil.)	5-yr	2023	\$84.4	\$61.4	\$113.1	\$41.2	\$108.5
Total	Total Personal Inc (\$Mil.)	5-yr	2024	\$88.7	\$65.4	\$121.3	\$43.4	\$111.5
Total	Total Personal Inc (\$Mil.)	5-yr	2025	\$91.1	\$67.5	\$125.6	\$44.6	\$114.0
Total	Total Personal Inc (\$Mil.)	5-yr	2030	\$104.3	\$80.1	\$153.0	\$52.5	\$118.5

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Section 4-H



Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Total	Daytime Pop Ages 16+	1-yr	2022	46,405	79,360	229,405	28,730	112,925
Total	Drives Alone to Work (%)	1-yr	2022	78%	81%	79%	81%	78%
Total	Works Beyond Home Co (%)	1-yr	2022	43%	50%	15%	23%	8%
Total	Mean Commute (Minutes)	1-yr	2022	24	24	20	25	22
Total	Commutes <30 Minutes (%)	1-yr	2022	67%	68%	79%	64%	77%
Total	Commutes 30+ Minutes (%)	1-yr	2022	<u>33%</u>	<u>32%</u>	<u>21%</u>	<u>36%</u>	<u>24%</u>
Total	Summation	1-yr	2022	100%	100%	100%	100%	100%
Total	Commutes 30+ Minutes (%)	1-yr	2022	33%	32%	21%	36%	24%
Total	Commutes 45+ Minutes (%)	1-yr	2022	12%	10%	7%	12%	9%
Total	Commutes 60+ Minutes (%)	1-yr	2022	5%	4%	4%	5%	5%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Renter	Renter Share (%)	1 yr	2019	24%	20%	38%	18%	26%
Renter	Renter Share (%)	1 yr	2020	24%	19%	38%	17%	27%
Renter	Renter Share (%)	1 yr	2021	24%	18%	37%	18%	28%
Renter	Renter Share (%)	1 yr	2022	23%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2023	22%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2024	22%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2025	21%	18%	37%	19%	28%
Renter	Renter Share (%)	1 yr	2030	21%	18%	37%	19%	28%
Renter	Households	1 yr	2019	7,300	8,655	39,605	3,630	16,110
Renter	Households	1 yr	2020	7,300	8,655	39,700	3,755	17,195
Renter	Households	1 yr	2021	7,300	8,655	39,800	3,835	18,280
Renter	Households	1 yr	2022	7,300	8,655	40,000	4,250	19,000
Renter	Households	1 yr	2023	7,483	8,871	41,000	4,356	19,475
Renter	Households	1 yr	2024	7,632	9,049	41,820	4,443	19,865
Renter	Households	1 yr	2025	7,747	9,185	42,447	4,510	20,162
Renter	Households	1 yr	2030	7,863	9,322	43,084	4,578	20,465

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Households	1 yr	2019	23,665	35,010	63,590	17,075	45,700
Owner	Households	1 yr	2020	23,665	37,085	65,375	17,745	46,590
Owner	Households	1 yr	2021	23,665	39,160	67,160	17,745	47,485
Owner	Households	1 yr	2022	25,000	39,545	68,955	17,745	47,930
Owner	Households	1 yr	2023	26,269	40,534	70,679	18,189	49,128
Owner	Households	1 yr	2024	27,455	41,344	72,092	18,552	50,111
Owner	Households	1 yr	2025	28,539	41,964	73,174	18,831	50,862
Owner	Households	1 yr	2030	29,344	42,594	74,271	19,113	51,625
Total	Households	1 yr	2019	30,965	43,665	103,195	20,705	61,810
Total	Households	1 yr	2020	30,965	45,740	105,075	21,500	63,785
Total	Households	1 yr	2021	30,965	47,815	106,960	21,580	65,765
Total	Households	1 yr	2022	32,300	48,200	108,955	21,995	66,930
Total	Households	1 yr	2023	33,752	49,405	111,679	22,545	68,603
Total	Households	1 yr	2024	35,087	50,393	113,912	22,996	69,975
Total	Households	1 yr	2025	36,286	51,149	115,621	23,341	71,025
Total	Households	1 yr	2030	37,207	51,916	117,355	23,691	72,090

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Median Hhld Income	1-yr	2019	\$68,000	\$74,000	\$81,000	\$67,000	\$67,000
Owner	Median Hhld Income	1-yr	2020	\$72,000	\$78,000	\$86,000	\$71,000	\$69,000
Owner	Median Hhld Income	1-yr	2021	\$75,000	\$83,000	\$91,000	\$74,000	\$74,000
Owner	Median Hhld Income	1-yr	2022	\$80,000	\$88,000	\$96,000	\$79,000	\$79,000
Owner	Median Hhld Income	1-yr	2023	\$85,000	\$93,000	\$101,000	\$84,000	\$84,000
Owner	Median Hhld Income	1-yr	2024	\$90,000	\$97,000	\$105,000	\$89,000	\$89,000
Owner	Median Hhld Income	1-yr	2025	\$93,000	\$100,000	\$108,000	\$92,000	\$92,000
Owner	Median Hhld Income	1-yr	2030	\$110,000	\$116,000	\$124,000	\$109,000	\$109,000
Renter	Median Hhld Income	1-yr	2019	\$32,000	\$40,000	\$36,000	\$33,000	\$31,000
Renter	Median Hhld Income	1-yr	2020	\$33,000	\$41,000	\$37,000	\$34,000	\$32,000
Renter	Median Hhld Income	1-yr	2021	\$34,000	\$42,000	\$38,000	\$35,000	\$33,000
Renter	Median Hhld Income	1-yr	2022	\$38,000	\$43,000	\$42,000	\$39,000	\$37,000
Renter	Median Hhld Income	1-yr	2023	\$42,000	\$44,000	\$46,000	\$43,000	\$41,000
Renter	Median Hhld Income	1-yr	2024	\$46,000	\$45,000	\$50,000	\$47,000	\$45,000
Renter	Median Hhld Income	1-yr	2025	\$49,000	\$46,000	\$53,000	\$50,000	\$48,000
Renter	Median Hhld Income	1-yr	2030	\$63,000	\$49,000	\$68,000	\$64,000	\$61,000
Weighted	Median Hhld Income	1-yr	2019	\$58,000	\$67,000	\$60,000	\$58,000	\$54,000
Weighted	Median Hhld Income	1-yr	2020	\$61,000	\$70,000	\$63,000	\$61,000	\$56,000
Weighted	Median Hhld Income	1-yr	2021	\$64,000	\$75,000	\$67,000	\$64,000	\$59,000
Weighted	Median Hhld Income	1-yr	2022	\$69,000	\$80,000	\$72,000	\$69,000	\$64,000
Weighted	Median Hhld Income	1-yr	2023	\$74,000	\$85,000	\$77,000	\$74,000	\$69,000
Weighted	Median Hhld Income	1-yr	2024	\$79,000	\$90,000	\$82,000	\$79,000	\$74,000
Weighted	Median Hhld Income	1-yr	2025	\$82,000	\$93,000	\$85,000	\$82,000	\$78,000
Weighted	Median Hhld Income	1-yr	2030	\$99,000	\$110,000	\$102,000	\$99,000	\$96,000

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Total Hhlds	Total Movership Rate		2019-22	10.2%	7.9%	13.6%	12.4%	12.3%
Owner Hhlds	Total Movership Rate		2019-22	8.4%	6.5%	8.7%	9.8%	8.7%
Renter Hhlds	Total Movership Rate		2019-22	21.5%	16.6%	24.7%	25.7%	23.1%
Total Hhlds	Moved within Same Place		2019-22	5.4%	3.3%	9.4%	4.2%	6.9%
Owner Hhlds	Moved within Same Place		2019-22	4.8%	2.6%	6.3%	2.6%	5.0%
Renter Hhlds	Moved within Same Place		2019-22	13.1%	7.6%	18.9%	12.5%	12.8%
Total Hhlds	Moved from Beyond		2019-22	4.8%	4.6%	4.3%	8.2%	5.3%
Owner Hhlds	Moved from Beyond		2019-22	4.2%	3.9%	3.3%	7.2%	3.7%
Renter Hhlds	Moved from Beyond		2019-22	8.4%	9.1%	7.6%	13.2%	10.3%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Detached Houses	5-yr	2022	98.2%	95.5%	94.5%	98.6%	96.8%
Owner	Attached Private Entrance	5-yr	2022	0.5%	3.3%	3.5%	1.2%	1.6%
Owner	Attached Shared Entrance	5-yr	2022	<u>1.3%</u>	<u>1.2%</u>	<u>2.0%</u>	<u>0.3%</u>	<u>1.6%</u>
Owner	Total Owner Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%
Renter	Detached Houses	5-yr	2022	55.9%	52.8%	22.6%	62.6%	40.8%
Renter	Attached Private Entrance	5-yr	2022	2.6%	2.9%	4.0%	2.2%	3.7%
Renter	Attached Shared Entrance	5-yr	2022	<u>41.6%</u>	<u>44.3%</u>	<u>73.3%</u>	<u>35.3%</u>	<u>55.5%</u>
Renter	Total Renter Occupied	5-yr	2022	100.0%	100.0%	100.0%	100.0%	100.0%
Housing	Total Housing Units	5-yr	2019	37,255	51,177	112,108	26,295	77,514
Housing	Total Housing Units	5-yr	2020	37,394	51,551	112,585	26,406	77,645
Housing	Total Housing Units	5-yr	2021	36,944	51,536	113,570	25,415	76,829
Housing	Total Housing Units	5-yr	2022	37,076	51,880	114,093	25,458	76,948

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
For Rent	For Rent, Not Yet Occupied	5-yr	2019	1.4%	0.6%	2.5%	0.8%	1.5%
For Rent	For Rent, Not Yet Occupied	5-yr	2020	1.4%	0.6%	2.8%	0.9%	1.4%
For Rent	For Rent, Not Yet Occupied	5-yr	2021	1.2%	0.8%	2.7%	1.1%	1.3%
For Rent	For Rent, Not Yet Occupied	5-yr	2022	1.2%	0.7%	2.7%	1.3%	1.3%
For Sale	For Sale, Not Yet Occupied	5-yr	2019	1.2%	1.6%	0.6%	2.8%	1.7%
For Sale	For Sale, Not Yet Occupied	5-yr	2020	0.9%	1.3%	0.5%	1.9%	1.5%
For Sale	For Sale, Not Yet Occupied	5-yr	2021	0.9%	1.1%	0.4%	1.7%	1.3%
For Sale	For Sale, Not Yet Occupied	5-yr	2022	0.8%	0.9%	0.4%	1.6%	1.2%
Seasonal	Seasonal, Occasional Use	5-yr	2019	12.9%	9.4%	1.3%	12.3%	9.9%
Seasonal	Seasonal, Occasional Use	5-yr	2020	12.6%	9.3%	1.1%	12.5%	11.1%
Seasonal	Seasonal, Occasional Use	5-yr	2021	13.4%	9.2%	1.1%	11.9%	10.5%
Seasonal	Seasonal, Occasional Use	5-yr	2022	13.2%	9.1%	1.1%	11.8%	10.7%
All Others	All Other Vacancies	5-yr	2019	5.6%	3.6%	3.3%	4.1%	4.7%
All Others	All Other Vacancies	5-yr	2020	5.3%	3.5%	3.0%	4.3%	4.7%
All Others	All Other Vacancies	5-yr	2021	5.6%	3.1%	3.2%	3.8%	4.4%
All Others	All Other Vacancies	5-yr	2022	5.0%	3.3%	3.1%	3.7%	4.3%
Total	All Vacancies, All Reasons	5-yr	2019	21.1%	15.2%	7.7%	20.1%	17.9%
Total	All Vacancies, All Reasons	5-yr	2020	20.1%	14.8%	7.4%	19.6%	18.7%
Total	All Vacancies, All Reasons	5-yr	2021	21.1%	14.2%	7.3%	18.5%	17.5%
Total	All Vacancies, All Reasons	5-yr	2022	20.1%	14.0%	7.3%	18.4%	17.5%

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
For Rent	For Rent, Not Yet Occupied	5-yr	2019	529	303	2,766	218	1,198
For Rent	For Rent, Not Yet Occupied	5-yr	2020	518	324	3,149	248	1,095
For Rent	For Rent, Not Yet Occupied	5-yr	2021	436	426	3,022	282	1,017
For Rent	For Rent, Not Yet Occupied	5-yr	2022	438	389	3,081	332	995
For Sale	For Sale, Not Yet Occupied	5-yr	2019	450	804	728	724	1,322
For Sale	For Sale, Not Yet Occupied	5-yr	2020	325	687	513	492	1,167
For Sale	For Sale, Not Yet Occupied	5-yr	2021	339	561	446	436	988
For Sale	For Sale, Not Yet Occupied	5-yr	2022	282	457	472	417	897
Seasonal	Seasonal, Occasional Use	5-yr	2019	4,792	4,820	1,443	3,246	7,681
Seasonal	Seasonal, Occasional Use	5-yr	2020	4,696	4,818	1,224	3,306	8,627
Seasonal	Seasonal, Occasional Use	5-yr	2021	4,947	4,721	1,203	3,018	8,042
Seasonal	Seasonal, Occasional Use	5-yr	2022	4,905	4,707	1,249	2,993	8,210
All Others	All Other Vacancies	5-yr	2019	2,073	1,834	3,726	1,088	3,648
All Others	All Other Vacancies	5-yr	2020	1,973	1,795	3,421	1,134	3,620
All Others	All Other Vacancies	5-yr	2021	2,074	1,588	3,600	975	3,379
All Others	All Other Vacancies	5-yr	2022	1,842	1,706	3,494	937	3,334
Total	All Vacancies, All Reasons	5-yr	2019	7,844	7,761	8,663	5,276	13,849
Total	All Vacancies, All Reasons	5-yr	2020	7,512	7,624	8,307	5,180	14,509
Total	All Vacancies, All Reasons	5-yr	2021	7,796	7,296	8,271	4,711	13,426
Total	All Vacancies, All Reasons	5-yr	2022	7,467	7,259	8,296	4,679	13,436

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Residential Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Owner	Median Home Value	1-yr	2019	\$155,000	\$185,000	\$180,000	\$160,000	\$165,000
Owner	Median Home Value	1-yr	2020	\$165,000	\$195,000	\$190,000	\$175,000	\$175,000
Owner	Median Home Value	1-yr	2021	\$175,000	\$210,000	\$200,000	\$180,000	\$185,000
Owner	Median Home Value	1-yr	2022	\$190,000	\$250,000	\$235,000	\$200,000	\$215,000
Owner	Median Home Value	1-yr	2023	\$210,000	\$290,000	\$275,000	\$225,000	\$250,000
Owner	Median Home Value	1-yr	2024	\$225,000	\$335,000	\$315,000	\$245,000	\$285,000
Owner	Median Home Value	1-yr	2025	\$240,000	\$370,000	\$345,000	\$260,000	\$310,000
Owner	Median Home Value	1-yr	2030	\$305,000	\$470,000	\$440,000	\$330,000	\$395,000
Renter	Med. Contract Rent	1-yr	2019	\$575	\$725	\$775	\$575	\$650
Renter	Med. Contract Rent	1-yr	2020	\$625	\$750	\$800	\$600	\$650
Renter	Med. Contract Rent	1-yr	2021	\$625	\$825	\$850	\$625	\$700
Renter	Med. Contract Rent	1-yr	2022	\$675	\$900	\$950	\$700	\$750
Renter	Med. Contract Rent	1-yr	2023	\$725	\$975	\$1,050	\$775	\$825
Renter	Med. Contract Rent	1-yr	2024	\$775	\$1,050	\$1,150	\$850	\$875
Renter	Med. Contract Rent	1-yr	2025	\$825	\$1,125	\$1,225	\$900	\$925
Renter	Med. Contract Rent	1-yr	2030	\$1,050	\$1,425	\$1,575	\$1,150	\$1,175
Renter	Median Gross Rent	1-yr	2019	\$750	\$875	\$900	\$800	\$800
Renter	Median Gross Rent	1-yr	2020	\$800	\$900	\$950	\$775	\$800
Renter	Median Gross Rent	1-yr	2021	\$850	\$975	\$1,000	\$800	\$850
Renter	Median Gross Rent	1-yr	2022	\$900	\$1,075	\$1,100	\$900	\$950
Renter	Median Gross Rent	1-yr	2023	\$950	\$1,175	\$1,225	\$1,000	\$1,025
Renter	Median Gross Rent	1-yr	2024	\$1,000	\$1,275	\$1,325	\$1,100	\$1,100
Renter	Median Gross Rent	1-yr	2025	\$1,050	\$1,350	\$1,425	\$1,200	\$1,175
Renter	Median Gross Rent	1-yr	2030	\$1,350	\$1,700	\$1,800	\$1,525	\$1,500

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Commercial Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Total	Population (Census)	1-yr	2010	76,258	111,408	250,331	52,293	156,813
Total	Population (Census)	1-yr	2020	75,587	120,502	261,670	51,589	154,316
Total	Population	5-yr	2019	75,360	116,145	262,745	51,525	154,135
Total	Population	5-yr	2020	75,415	117,105	264,320	51,615	153,795
Total	Population	5-yr	2021	75,550	119,420	261,280	51,630	154,265
Total	Population	5-yr	2022	75,635	120,190	261,425	51,605	153,940
Total	Population	5-yr	2023	78,415	121,550	264,685	52,255	155,130
Total	Population	5-yr	2024	80,870	122,305	266,635	52,645	155,520
Total	Population	5-yr	2025	82,965	122,440	267,245	52,770	155,105
Total	Population	5-yr	2030	84,390	122,550	267,810	52,885	154,635
Average	Persons per Household	5-yr	2019	2.43	2.66	2.55	2.49	2.49
Average	Persons per Household	5-yr	2020	2.44	2.56	2.52	2.40	2.41
Average	Persons per Household	5-yr	2021	2.44	2.50	2.44	2.39	2.35
Average	Persons per Household	5-yr	2022	2.34	2.49	2.40	2.35	2.30
Average	Persons per Household	5-yr	2023	2.32	2.46	2.37	2.32	2.26
Average	Persons per Household	5-yr	2024	2.30	2.43	2.34	2.29	2.22
Average	Persons per Household	5-yr	2025	2.29	2.39	2.31	2.26	2.18
Average	Persons per Household	5-yr	2030	2.27	2.36	2.28	2.23	2.15

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Demographic Market Parameters - Commercial Van Buren with Adjacent Counties in Michigan

Updated 09/15/24

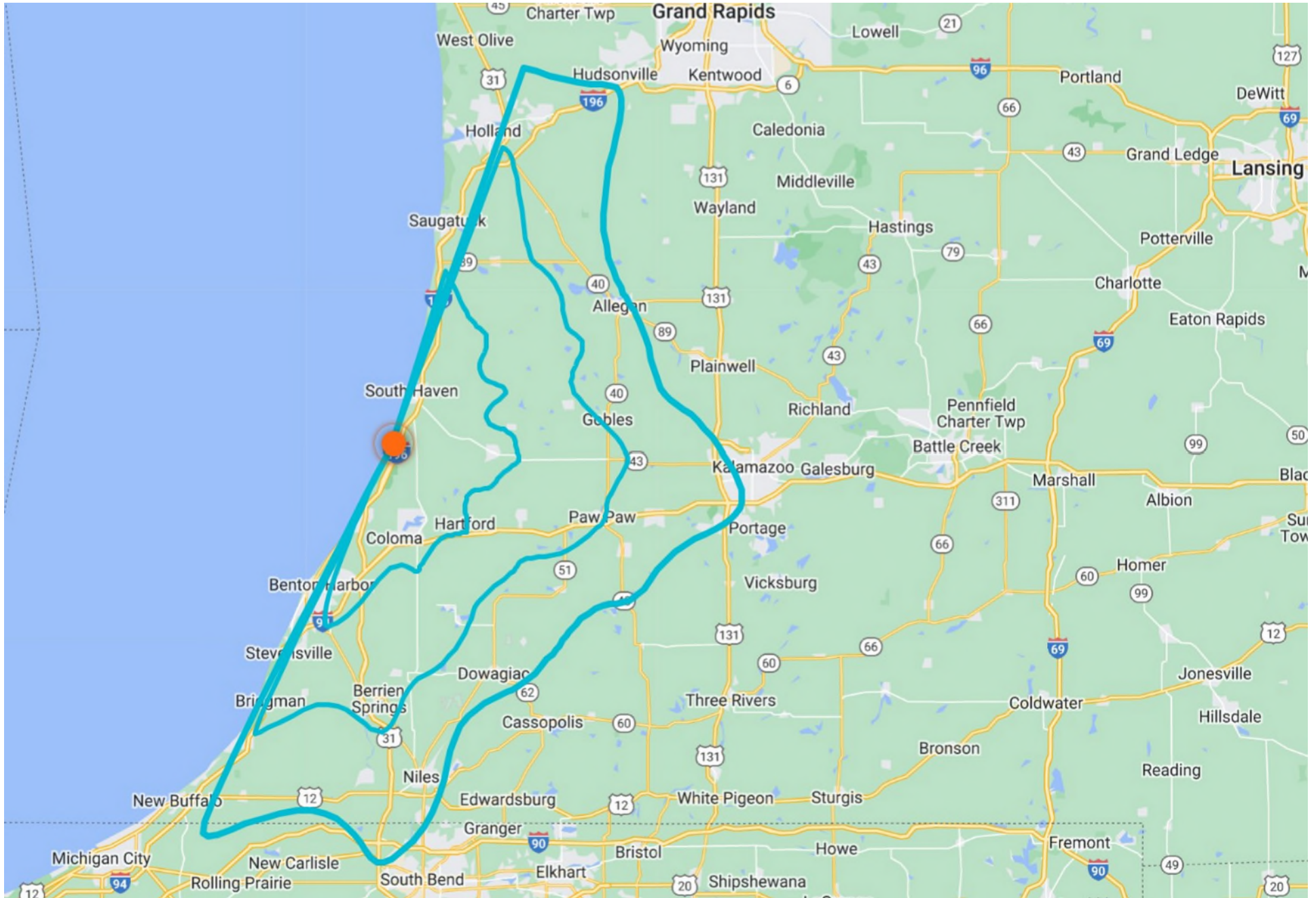
Tenure	Variable	Term	Year	Van Buren County Michigan	Allegan County Michigan	Kalamazoo County Michigan	Cass County Michigan	Berrien County Michigan
Average	Per Capita Income	5-yr	2019	\$28,100	\$29,200	\$32,000	\$31,300	\$30,900
Average	Per Capita Income	5-yr	2020	\$28,800	\$30,100	\$33,500	\$32,800	\$30,800
Average	Per Capita Income	5-yr	2021	\$29,400	\$32,100	\$34,900	\$34,900	\$33,400
Average	Per Capita Income	5-yr	2022	\$32,400	\$35,200	\$37,900	\$36,900	\$36,800
Average	Per Capita Income	5-yr	2023	\$34,700	\$37,400	\$40,500	\$39,600	\$39,700
Average	Per Capita Income	5-yr	2024	\$37,000	\$39,600	\$43,100	\$42,300	\$42,600
Average	Per Capita Income	5-yr	2025	\$38,400	\$40,900	\$44,700	\$43,900	\$44,900
Average	Per Capita Income	5-yr	2030	\$46,400	\$48,400	\$53,600	\$53,000	\$55,300
Total	Total Personal Inc (\$Mil.)	5-yr	2019	\$2,117.6	\$3,391.4	\$8,407.8	\$1,612.7	\$4,762.7
Total	Total Personal Inc (\$Mil.)	5-yr	2020	\$2,172.0	\$3,524.8	\$8,854.8	\$1,692.9	\$4,736.9
Total	Total Personal Inc (\$Mil.)	5-yr	2021	\$2,221.2	\$3,833.3	\$9,118.7	\$1,802.0	\$5,152.4
Total	Total Personal Inc (\$Mil.)	5-yr	2022	\$2,450.6	\$4,230.7	\$9,908.0	\$1,904.2	\$5,664.9
Total	Total Personal Inc (\$Mil.)	5-yr	2023	\$2,721.0	\$4,546.0	\$10,719.7	\$2,069.2	\$6,158.6
Total	Total Personal Inc (\$Mil.)	5-yr	2024	\$2,992.2	\$4,843.3	\$11,492.0	\$2,226.8	\$6,625.2
Total	Total Personal Inc (\$Mil.)	5-yr	2025	\$3,185.9	\$5,007.7	\$11,945.8	\$2,316.6	\$6,964.1
Total	Total Personal Inc (\$Mil.)	5-yr	2030	\$3,915.6	\$5,931.3	\$14,354.5	\$2,803.0	\$8,551.4

Source: Underlying data provided by DemographicsNow, the U.S. Decennial Census, and the American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; September 2024.

Section 4-1

Palisades Power Plant | Covert Township

30, 45, 60 Minute Drive Time Distances



Demographic Market Parameters - Residential Palisades Power Plant, Covert Township, Michigan

Tenure	Variable	Year	Palisades 30 Minute Drive Time	Palisades 45 Minute Drive Time	Palisades 60 Minute Drive Time
Total	Daytime Pop Ages 16+	2022	35,385	87,496	279,773
Renter	Renter Share (%)	2019	32%	27%	29%
Renter	Renter Share (%)	2020	32%	27%	29%
Renter	Renter Share (%)	2021	32%	27%	29%
Renter	Renter Share (%)	2022	31%	26%	28%
Renter	Renter Share (%)	2023	30%	25%	27%
Renter	Renter Share (%)	2024	30%	25%	27%
Renter	Renter Share (%)	2025	29%	24%	26%
Renter	Renter Share (%)	2030	29%	24%	26%
Owner	Households	2019	13,270	38,345	103,320
Owner	Households	2020	13,270	38,345	103,320
Owner	Households	2021	13,270	38,345	103,320
Owner	Households	2022	14,020	40,510	109,150
Owner	Households	2023	14,730	42,565	114,690
Owner	Households	2024	15,395	44,490	119,870
Owner	Households	2025	16,005	46,245	124,600
Owner	Households	2030	16,455	47,550	128,115
Renter	Households	2019	6,220	14,035	41,640
Renter	Households	2020	6,220	14,035	41,640
Renter	Households	2021	6,220	14,035	41,640
Renter	Households	2022	6,220	14,035	41,640
Renter	Households	2023	6,375	14,385	42,680
Renter	Households	2024	6,505	14,675	43,535
Renter	Households	2025	6,600	14,895	44,190
Renter	Households	2030	6,700	15,115	44,850
Total	Households	2019	19,405	52,290	144,560
Total	Households	2020	19,405	52,290	144,560
Total	Households	2021	19,405	52,290	144,560
Total	Households	2022	20,240	54,545	150,790
Total	Households	2023	21,150	56,995	157,570
Total	Households	2024	21,985	59,250	163,800
Total	Households	2025	22,735	61,275	169,395
Total	Households	2030	23,315	62,830	173,695

Source: Underlying data provided by DemographicsNow and U.S. Decennial Census, and American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Palisades Power Plant, Covert Township, Michigan

Tenure	Variable	Year	Palisades 30 Minute Drive Time	Palisades 45 Minute Drive Time	Palisades 60 Minute Drive Time
Owner	Med. Household Income	2019	\$42,000	\$48,000	\$54,000
Owner	Med. Household Income	2020	\$44,000	\$51,000	\$57,000
Owner	Med. Household Income	2021	\$46,000	\$53,000	\$59,000
Owner	Med. Household Income	2022	\$49,000	\$57,000	\$63,000
Owner	Med. Household Income	2023	\$52,000	\$60,000	\$67,000
Owner	Med. Household Income	2024	\$56,000	\$64,000	\$71,000
Owner	Med. Household Income	2025	\$57,000	\$66,000	\$73,000
Owner	Med. Household Income	2030	\$68,000	\$78,000	\$87,000
Renter	Med. Household Income	2019	\$20,000	\$23,000	\$25,000
Renter	Med. Household Income	2020	\$20,000	\$23,000	\$26,000
Renter	Med. Household Income	2021	\$21,000	\$24,000	\$27,000
Renter	Med. Household Income	2022	\$23,000	\$27,000	\$30,000
Renter	Med. Household Income	2023	\$26,000	\$30,000	\$33,000
Renter	Med. Household Income	2024	\$28,000	\$33,000	\$36,000
Renter	Med. Household Income	2025	\$30,000	\$35,000	\$39,000
Renter	Med. Household Income	2030	\$39,000	\$45,000	\$50,000
Weighted	Med. Household Income	2019	\$36,000	\$41,000	\$46,000
Weighted	Med. Household Income	2020	\$38,000	\$43,000	\$48,000
Weighted	Med. Household Income	2021	\$40,000	\$46,000	\$50,000
Weighted	Med. Household Income	2022	\$42,600	\$49,100	\$54,400
Weighted	Med. Household Income	2023	\$46,000	\$53,000	\$58,000
Weighted	Med. Household Income	2024	\$49,000	\$56,000	\$62,000
Weighted	Med. Household Income	2025	\$51,000	\$58,000	\$65,000
Weighted	Med. Household Income	2030	\$61,000	\$70,000	\$78,000

Source: Underlying data provided by DemographicsNow and U.S. Decennial Census, and American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Residential Palisades Power Plant, Covert Township, Michigan

Tenure	Variable	Year	Palisades 30 Minute Drive Time	Palisades 45 Minute Drive Time	Palisades 60 Minute Drive Time
Housing	Total Housing Units	2022	26,885	68,195	174,440
Total	All Vacancies, All Reasons	2022	24.7%	20.0%	13.6%
Total	All Vacancies, All Reasons	2022	6,644	13,648	23,650
Owner	Median Home Value	2019	\$120,000	\$140,000	\$150,000
Owner	Median Home Value	2020	\$130,000	\$150,000	\$160,000
Owner	Median Home Value	2021	\$140,000	\$155,000	\$170,000
Owner	Median Home Value	2022	\$150,000	\$170,000	\$185,000
Owner	Median Home Value	2023	\$165,000	\$190,000	\$205,000
Owner	Median Home Value	2024	\$180,000	\$200,000	\$220,000
Owner	Median Home Value	2025	\$190,000	\$215,000	\$235,000
Owner	Median Home Value	2030	\$240,000	\$275,000	\$295,000
Renter	Med. Contract Rent	2019	\$450	\$525	\$550
Renter	Med. Contract Rent	2020	\$500	\$550	\$600
Renter	Med. Contract Rent	2021	\$500	\$550	\$600
Renter	Med. Contract Rent	2022	\$525	\$600	\$650
Renter	Med. Contract Rent	2023	\$575	\$650	\$700
Renter	Med. Contract Rent	2024	\$600	\$700	\$750
Renter	Med. Contract Rent	2025	\$650	\$750	\$800
Renter	Med. Contract Rent	2030	\$825	\$950	\$1,025
Renter	Median Gross Rent	2019	\$600	\$675	\$725
Renter	Median Gross Rent	2020	\$625	\$725	\$775
Renter	Median Gross Rent	2021	\$675	\$750	\$825
Renter	Median Gross Rent	2022	\$700	\$800	\$875
Renter	Median Gross Rent	2023	\$750	\$850	\$925
Renter	Median Gross Rent	2024	\$800	\$900	\$975
Renter	Median Gross Rent	2025	\$825	\$950	\$1,025
Renter	Median Gross Rent	2030	\$1,075	\$1,200	\$1,325

Source: Underlying data provided by DemographicsNow and U.S. Decennial Census, and American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Palisades Power Plant, Covert Township, Michigan

Tenure	Variable	Year	Palisades 30 Minute Drive Time	Palisades 45 Minute Drive Time	Palisades 60 Minute Drive Time
Total	Population (Census)	2010	55,370	149,570	361,375
Total	Population (Census)	2020	51,685	143,720	376,040
Total	Population	2019	51,245	142,325	382,955
Total	Population	2020	51,285	142,435	383,250
Total	Population	2021	51,375	142,690	383,930
Total	Population	2022	51,435	142,850	384,370
Total	Population	2023	53,325	148,095	398,495
Total	Population	2024	54,990	152,735	410,975
Total	Population	2025	56,415	156,695	421,620
Total	Population	2030	57,390	159,380	428,845
Average	Persons per Household	2019	2.64	2.72	2.65
Average	Persons per Household	2020	2.64	2.72	2.65
Average	Persons per Household	2021	2.65	2.73	2.66
Average	Persons per Household	2022	2.54	2.62	2.55
Average	Persons per Household	2023	2.52	2.60	2.53
Average	Persons per Household	2024	2.50	2.58	2.51
Average	Persons per Household	2025	2.48	2.56	2.49
Average	Persons per Household	2030	2.46	2.54	2.47

Source: Underlying data provided by DemographicsNow and U.S. Decennial Census, and American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

Demographic Market Parameters - Commercial Palisades Power Plant, Covert Township, Michigan

Tenure	Variable	Year	Palisades 30 Minute Drive Time	Palisades 45 Minute Drive Time	Palisades 60 Minute Drive Time
Average	Per Capita Income	2019	\$21,200	\$23,100	\$25,800
Average	Per Capita Income	2020	\$21,700	\$23,600	\$26,500
Average	Per Capita Income	2021	\$22,100	\$24,100	\$27,000
Average	Per Capita Income	2022	\$24,400	\$26,600	\$29,800
Average	Per Capita Income	2023	\$26,300	\$28,700	\$31,800
Average	Per Capita Income	2024	\$28,000	\$30,300	\$34,000
Average	Per Capita Income	2025	\$29,100	\$31,400	\$35,600
Average	Per Capita Income	2030	\$34,800	\$37,900	\$42,700
Average	Total Personal Inc (\$Mil.)	2019	\$1,086.4	\$3,287.7	\$9,880.2
Average	Total Personal Inc (\$Mil.)	2020	\$1,112.9	\$3,361.5	\$10,156.1
Average	Total Personal Inc (\$Mil.)	2021	\$1,135.4	\$3,438.8	\$10,366.1
Average	Total Personal Inc (\$Mil.)	2022	\$1,255.0	\$3,799.9	\$11,454.2
Average	Total Personal Inc (\$Mil.)	2023	\$1,402.4	\$4,250.4	\$12,672.2
Average	Total Personal Inc (\$Mil.)	2024	\$1,539.7	\$4,627.9	\$13,973.1
Average	Total Personal Inc (\$Mil.)	2025	\$1,641.6	\$4,920.3	\$15,009.7
Average	Total Personal Inc (\$Mil.)	2030	\$1,997.1	\$6,040.5	\$18,311.8

Source: Underlying data provided by DemographicsNow and U.S. Decennial Census, and American Community Survey. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; March 2024.

