

June 1, 2024

DEMOGRAPHIC ANALYSIS

Residential Target Market Analysis

Prepared for the
**Marquette County
Intergovernmental
Housing Task Force**

Coordinated by the
Lake Superior Community Partnership
and
Marquette County Land Bank Authority

Prepared by:



LandUseUSA
UrbanStrategies



Demographic Analysis

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Acknowledgements

This Residential Target Market Analysis (TMA) is the result of a collaborative effort among public and private stakeholders led by the Lake Superior Community Partnership, Marquette County, and eight (8) cities and census designated places (CDP's). Acknowledgement of the leadership team is provided below:

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As part of this TMA, LandUseUSA | Urban Strategies has been engaged to conduct a Residential Target Market Analysis for Marquette County overall, plus each of eight communities that contributed funds to the initiative. The analytic results for all of these places are intentionally combined into shared documents to encourage discussion among ambassadors and stakeholders for those contributing communities.

Comparing the results between these places also provides regional perspectives that might otherwise be overlooked if each was reviewed in isolation. The county and eight communities are listed on the following page.

<i>Market Potential (Document 01)</i>	<i>Geography and Place</i>
Section 1-B	Marquette County
Section 1-C	The City of Marquette
Section 1-D	Trowbridge Park CDP
Section 1-E	Harvey CDP
Section 1-F	West Ishpeming CDP
Section 1-G	The City of Ishpeming
Section 1-H	The City of Negaunee
Section 1-I	K. I. Sawyer AFB CDP
Section 1-J	Gwinn CDP

This narrative focuses on the Demographic Analysis (Document 03), which complements the Housing Market Analysis (Document 01) and is supplemented by a separate Real Estate Analysis (Document 02).

<i>Three Documents</i>	<i>Short Description</i>
01 Housing Market Analysis	Residential TMA
02 Real Estate Analysis	Prices per Square Foot
03 Demographic Analysis	Market Parameters

All three of the analyses have been prepared by Sharon Woods, President of LandUseUSA | Urban Strategies. The firm was founded in 2008 in the Greater Lansing Metropolitan Area, which also is home to the state's capital, department of treasury, land bank authority, economic development corporation (MEDC), housing and development authority (MSHDA), and community and economic development association (CEDAM). LandUseUSA's contact information is provided below:

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Introduction

This narrative focuses on results from the Demographic Analysis for Marquette County and the eight places included in the study. The tables within each of the attached sections are organized by geography. Marquette County is paired with the City of Marquette, Trowbridge Park is paired with Harvey, West Ishpeming is paired with Ishpeming; Negaunee is paired with Ishpeming (intentionally duplicated for two pairings); and K. I. Sawyer AFB is paired with Gwinn. Maps delineating these places are included in the last section of this document.

The Demographic Analysis also includes comparisons between Marquette County and ten (10) other counties located throughout the Upper Midwest. Half of the comparisons are located in Michigan (Chippewa, Houghton, Mecosta, Isabella, Grand Traverse counties); two are in Wisconsin (Douglas and Wood counties); two are in Minnesota (Clay and St. Louis counties); and one is in North Dakota (Cass County).

The comparison geographies were carefully selected by the were selected by the LSCP and Marquette County Land Bank Authority. They were chosen because they were perceived to have some economic similarities to Marquette County, and to provide a sense of perspective with some highs and lows. However, they were not intended to serve as direct “comparables” to Marquette County. Even so, the hope is to provide some comparisons that are more relevant than downstate Michigan.

This Demographic Analysis is intended as a supplemental resource with a focus on supply and demand variables that are essential to the Housing Market Analysis and Target Market Analysis (TMA). Although most stakeholders will not need this level of detailed information, some investors, developers, and city leaders might find it informative and insightful. With that caveat in mind, this narrative uses Marquette County as a guide for navigating the attachments.

Population Growth

Section 3-B

Section 3-B Population and Growth – Population and growth is provided mainly to link or “ground” Marquette County and each place to the most recent 2020 Decennial Census. To begin, the census reported a population of 66,017 for Marquette County, which indicates a decline since the census population of 67,077 in 2010.

Data for other years are based on the U. S. Census' American Community Survey (ACS). Recently released 2023 ACS data indicates the County has essentially recovered to the 2010 population level of about 67,000 residents.

Assuming that the county and its places are successful in building a meaningful number of new housing choices that attract and retain the target market households and residents, then they should be able to achieve renewed growth. The best-case scenario and goal for the county overall is to strive for a population of about 71,000 residents by 2025 – or within a few years shortly after. For additional reference, the population forecasts for the county and each of the eight places are summarized below.

<i>County and Places</i>	<i>Forecast 2025</i>
<i>Existing Population</i>	<i>Total</i>
Marquette County	71,000
The City of Marquette	22,500
Trowbridge Park CDP	2,500
Harvey CDP	3,550
West Ishpeming CDP	3,000
The City of Ishpeming	6,550
The City of Negaunee	5,050
K. I. Sawyer AFB CDP	3,250
Gwinn CDP	2,000

Section 3-C Population Median Age – Owner head-of-householders in Marquette County tend to be significantly older than renter head-of-households, which is typical for the nation and the State of Michigan. Locally, over 20% of all owner head-of-householders are between 65 and 74 years of age, which is twice that of the renters.

Inversely, less than 10% of all owner head-of-householders are between 25 to 34 years of age, which is half that of the renters. In general, age also correlates with family composition, income, movership rates, and inclination to choose Missing Middle and attached housing formats in urban places in cities of all sizes.

Section 3-D Population Migration – When new households migrate into Marquette County, many arrive from other counties in the Upper Peninsula, but most arrive from the mainland and other states and countries. Delta, Houghton, Alger, Baraga, Dickinson, Luce, Gogebic, and Menominee counties are the biggest contributors from within the Upper Peninsula.

Some counties in downstate Michigan have significantly larger populations, so naturally they tend to contribute more residents to Marquette County's in-migration. Examples include Washtenaw, Oakland, Jackson, Wayne, Macomb, Lapeer, Kent, and Ingham counties.

When Marquette County's residents move from one place to another within that same county, most are arriving from the cities of Marquette and Ishpeming. Smaller numbers are moving from Negaunee, Forsyth, Marquette, and Chocolay townships.

Section 3-E Climate Receiver Places – Similar to most of northern Michigan and the Upper Peninsula, Marquette County has a favorably low risk score for climatic events like extreme heat, high humidity, sea level rise, wildfires, water stress, extreme rainfall, and hurricanes. These and related risks are expected to motivate climate migration that could generate growth for Marquette County and the State of Michigan. This has been taken into consideration when conducting the Residential Target Market Analysis, through a modest bolstering or boost in forecast movership rates.

Section 3-F Population Worker Flow – Within Marquette County, the City of Marquette has the strongest gravity pull for worker and commuter in-flow, followed by the cities of Ishpeming and Negaunee (in that order). Almost all (99%) of Marquette County's employed labor force is both living and working somewhere within Marquette County. The county has a worker inflow of +1,580 commuter and a worker outflow of -1,305 of its employed labor force, for a net inflow of +275 jobs.

Section 3-G Population Employment – Almost 60% of Marquette County's residents 16 years or more of age are participating in the workforce, and less than 6% of that labor force is unemployed. If new jobs are created, then the county could increase its labor force participation rate to 63% to 64%; and could reduce its unemployment rate to 4% or 5%.

Work and Residential Places – Based on place visits by subscribers using Google search engines with handheld devices, Marquette County's residents have not completely returned to conventional workplaces. Googling from workplaces is still -10% lower than trends prior to the recent Covid-19 health pandemic and economic crisis. For the state of Michigan, Googling activity is still -15% to -20% lower than it had been before the pandemic.

In comparison, Googling from residential places in Marquette County has returned to pre-pandemic levels; and about 5% higher for statewide averages. Deduction suggests that when subscribers are not at work, they aren't necessarily at home. They could be at any other number of other locations, such as public parks, libraries, co-working space, cafes, or other non-conventional workplaces.

Working from Home – Based on 2019 pre-pandemic data provided by the American Community Survey, only 3% of Marquette County's workers reported that they were working from home rather than commuting to a conventional place of work. After the pandemic and in the year 2021, that figure increased to about 8 percent. However, it probably has settled back down to about 5% by year-end 2023.

Section 3-H Total Households – Although this Demographic Analysis includes a study of population, it is households that buy and rent housing units. Therefore, households is the more important variable when conducting residential supply-demand studies. According to the U.S. Census, Marquette County had 27,175 households in the 2020 Decennial Census, which is higher than 25,640 in the 2010 Decennial Census.

In other words, although Marquette County lost -1,060 residents over that decade, it gained +1,535 households. This suggests that the county's average household size decreased between 2010 and 2020 – which is consistent with national and statewide trends. For additional perspective, single head-of-households (single for any reason) now represent a clear majority across the nation, outnumbering married couples.

Assuming that Marquette County's places are successful in building new housing choices for both owners and renters, then its total number of households could reach 29,200 by the year 2025 – or with a few short years after. For additional reference, the household forecasts for the county and each of the eight places are summarized below.

<i>County and Places</i>	<i>Forecast 2025</i>
<i>Existing Households</i>	<i>Total</i>
Marquette County	29,200
The City of Marquette	9,250
Trowbridge Park CDP	1,135
Harvey CDP	1,480
West Ishpeming CDP	1,260
The City of Ishpeming	2,875
The City of Negaunee	2,220
K. I. Sawyer AFB CDP	1,120
Gwinn CDP	805

Section 3-I Households by Tenure – Marquette County's owner-occupied households out-number renter-occupied households by two-to-one. The county is forecast to have about 20,250 owner-occupied households and 8,950 renter-occupied households by the year 2025 (or shortly after).

<i>County and Places</i>	<i>Forecast 2025</i>	<i>Forecast 2025</i>
<i>Households by Tenure</i>	<i>Owners</i>	<i>Renters</i>
Marquette County	20,250	8,950
The City of Marquette	4,350	4,900
Trowbridge Park CDP	690	445
Harvey CDP	1,185	295
West Ishpeming CDP	1,010	250
The City of Ishpeming	2,025	850
The City of Negaunee	1,735	485
K. I. Sawyer AFB CDP	320	800
Gwinn CDP	670	135

Section 3-J Income by Tenure – Marquette County's owner-occupied households are forecast to achieve a median income of about \$85,000 by the year 2025, which is significantly higher than \$37,000 for the renter households. Owner incomes have been growing at a faster rate and are expected to continue doing so. This will continue widening the income disparity between owners and renters over time.

<i>County and Places</i>	<i>Forecast 2025</i>	<i>Forecast 2025</i>
<i>MedHHInc by Tenure</i>	<i>Owners</i>	<i>Renters</i>
Marquette County	\$85,000	\$37,000
The City of Marquette	\$90,000	\$37,000
Trowbridge Park CDP	\$87,500	\$49,000
Harvey CDP	\$92,000	\$29,000
West Ishpeming CDP	\$86,000	\$36,500
The City of Ishpeming	\$72,500	\$36,500
The City of Negaunee	\$76,500	\$38,000
K. I. Sawyer AFB CDP	\$82,000	\$48,500
Gwinn CDP	\$90,000	\$33,500

Section 3-K Movership by Tenure – In general, owners tend to be locked into mortgages; they have two wage-earners and therefore two jobs; they have families with children enrolled in schools; and they have houses with more material and consumer goods that are cumbersome to move. For these and other reasons, they tend to be relatively settled and disinclined to migrate.

Nationwide, about 6% of all owner-occupied households move in any given year, compared to about 35% for all renter households. In comparison, about 7% of Marquette County's owner households move each year; and its renter movership rate had been approaching 39% in 2020 (however, it did slow to 35.1% in 2021).

<i>County and Places Mover Rate by Tenure</i>	<i>Actual 2021 Owners</i>	<i>Actual 2021 Renters</i>
Marquette County	7.0%	35.1%
The City of Marquette	9.9%	40.1%
Trowbridge Park CDP	9.9%	27.2%
Harvey CDP	3.6%	9.1%
West Ishpeming CDP	4.9%	5.5%
The City of Ishpeming	5.7%	23.6%
The City of Negaunee	9.1%	33.6%
K. I. Sawyer AFB CDP	1.4%	19.4%
Gwinn CDP	3.1%	13.7%

Section 3-L Total Housing Units – Assuming that Marquette County's places are successful in developing new-build housing choices that attract migrating households, then it's number of housing units could grow to about 37,400 units by the year 2025 – or in within a few years shortly after. Compared to trends between 2010 and 2020, this would represent modest but improved growth.

<i>County and Places</i>	<i>Forecast 2025</i>
<i>Existing Housing Units</i>	<i>Total</i>
Marquette County	37,400
The City of Marquette	10,000
Trowbridge Park CDP	1,100
Harvey CDP	1,600
West Ishpeming CDP	1,340
The City of Ishpeming	3,380
The City of Negaunee	2,330
K. I. Sawyer AFB CDP	1,440
Gwinn CDP	810

Section 3-M Units by Building Size – Nationwide, owner-occupied housing units are more likely to be detached houses, and Marquette County is no exception. About 95% of the county's owners are living in detached units, which may include houses, cottages, and mobile homes.

Interestingly, about 25% of the county's renters also are living in detached units, which again may include some cottages, mobile homes, entire or subdivided houses, and accessory dwellings / studios / suites. Townhouses with private entrances are split about 50-50 between owners and renters, whereas duplexes with shared entrances are far more likely to be occupied by renters.

Section 3-N University Enrollment – Given that Marquette County is home to Northern Michigan University (NMU), it is prudent to consider the influence of student enrollment on the local housing market. To begin, the university has reported that student enrollment in Fall 2023 included 4,275 off-campus “commuters”; 2,615 students in the on-campus resident halls; and 500 students in on-campus apartments. In summary, about 40% of the students live on-campus, and the other 60% live off-campus.

Although the university has plans to expand and grow its student enrollment, it did experience a decline during the recent health pandemic. Assuming that the university achieves its goals with the enrichment of on-campus living and student retention, then total enrollment should be able to recover to 2014 and 2015 levels over the next five years.

In particular, the university would like to develop about +400 new apartment beds to meet the needs of 200 upperclassmen currently living in hybrid apartments at Spooner and Spalding Halls. The other +200 new beds could enable the university to grow its enrollment, while also providing some relief on the city's rental choices for year-round residents (i.e., non-students).

Group Quarters – The American Community Survey reports that Marquette County's population living in group quarters has gradually declined since 2016. Although this is consistent with gradual declines in student enrollment, only half of the county's population living in group quarters can be attributed to college and university dormitories. Local stakeholders report that reductions among inmates at adult correctional facilities also could explain the county's overall decline in group quarter population.

Section 3-O Values and Rents – Similar to national and statewide averages, home values and rents for Marquette County have increased significantly since 2015. Some of the increases between 2015 and 2020 may be attributed to a correction or recovery from stagnant prices that had persisted during and after the Great Recession.

Most recent price increases can be attributed to a combination of high construction costs (especially materials and labor); high rates of inflation; and high domestic movership rates. They are all interdependent and related to the economic crisis that ensued during and after the recent Covid-19 health pandemic.

In general, home values in Marquette County are gaining at a rate of about +\$5,000 per year; and the median home value is expected to be about \$180,000 by the year 2025. Similarly, monthly contract rents are gaining at a rate of +\$25 per month annually; and the median contract rent is forecast to be about \$800 per month by 2025. These prices are moderate and reflect the age and condition of the county's existing housing stock.

<i>County and Places Median Prices</i>	<i>Forecast 2025 Values</i>	<i>Forecast 2025 Contract Rent</i>
Marquette County	\$180,000	\$ 800
The City of Marquette	\$210,000	\$ 875
Trowbridge Park CDP	\$220,000	\$1,175
Harvey CDP	\$205,000	\$ 675
West Ishpeming CDP	\$170,000	\$ 625
The City of Ishpeming	\$115,000	\$ 600
The City of Negaunee	\$145,000	\$ 725
K. I. Sawyer AFB CDP	\$ 80,000	\$ 575
Gwinn CDP	\$130,000	\$ 575

Section 3-P Income vs. Prices – The last section of the Demographic Analysis provides a comparison between income and price brackets for a one-year snapshot, split by tenure. On each page, the top histogram shows the income brackets, and the bottom histogram shows the price brackets. The two histograms can be compared to identify mismatches between incomes and prices.

For example, most owners in Marquette County have a median household income of \$50,000 or more. However, most of the existing owner-occupied housing units are priced at \$250,000 or less. This suggests that owning a home in Marquette is relatively affordable. However, it is not adjusted for the age or condition of housing stock and the absence of new-builds to meet the preferences of new buyers.

As another example, most renters in Marquette County have a median household income of \$75,000 or less; and most of the existing renter-occupied units have prices of \$800 or less. There is a segment of renter households earning \$25,000 to \$75,000 that could afford at least \$800 per month – and there is a mismatch in unit availability in that same price range.

In contrast, only 13% of the county's renter households are earning \$75,000 or more, whereas 18% of the renter-occupied units have monthly contract rents of \$1,000 or more. Again, caution is recommended against building too many luxury for-lease units while ignoring the price tolerances of renters who are seeking relatively moderate choices.

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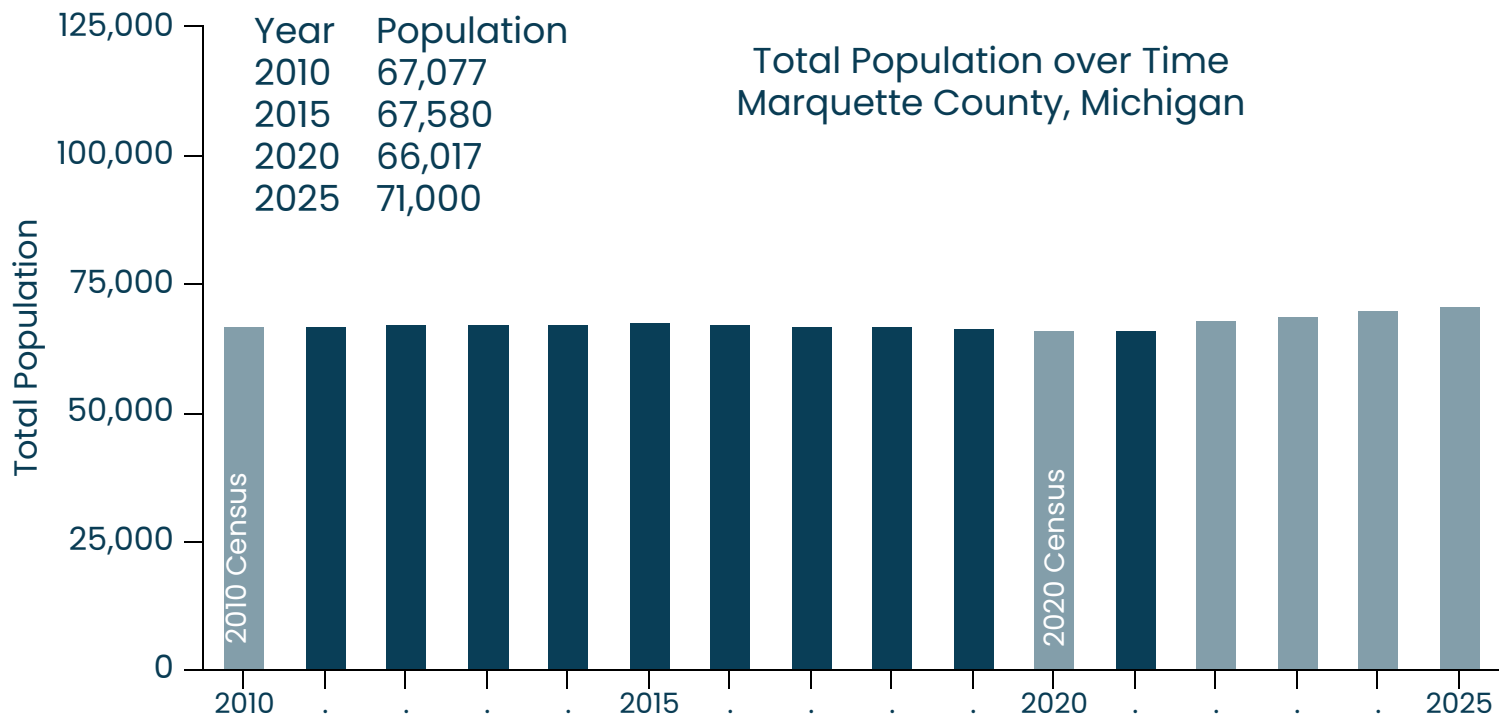
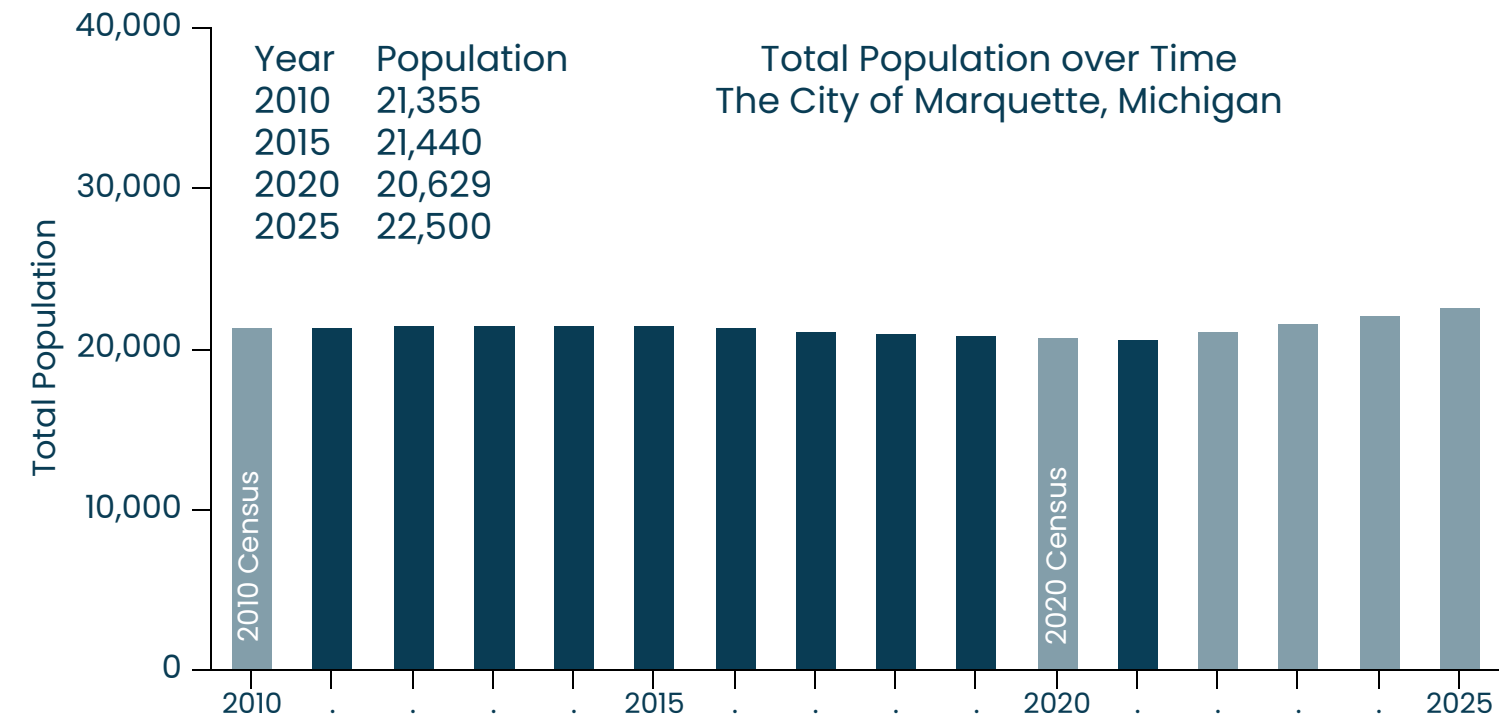
End of Narrative Report

April 4, 2024

Section 3-B

Population Growth | Marquette City & County

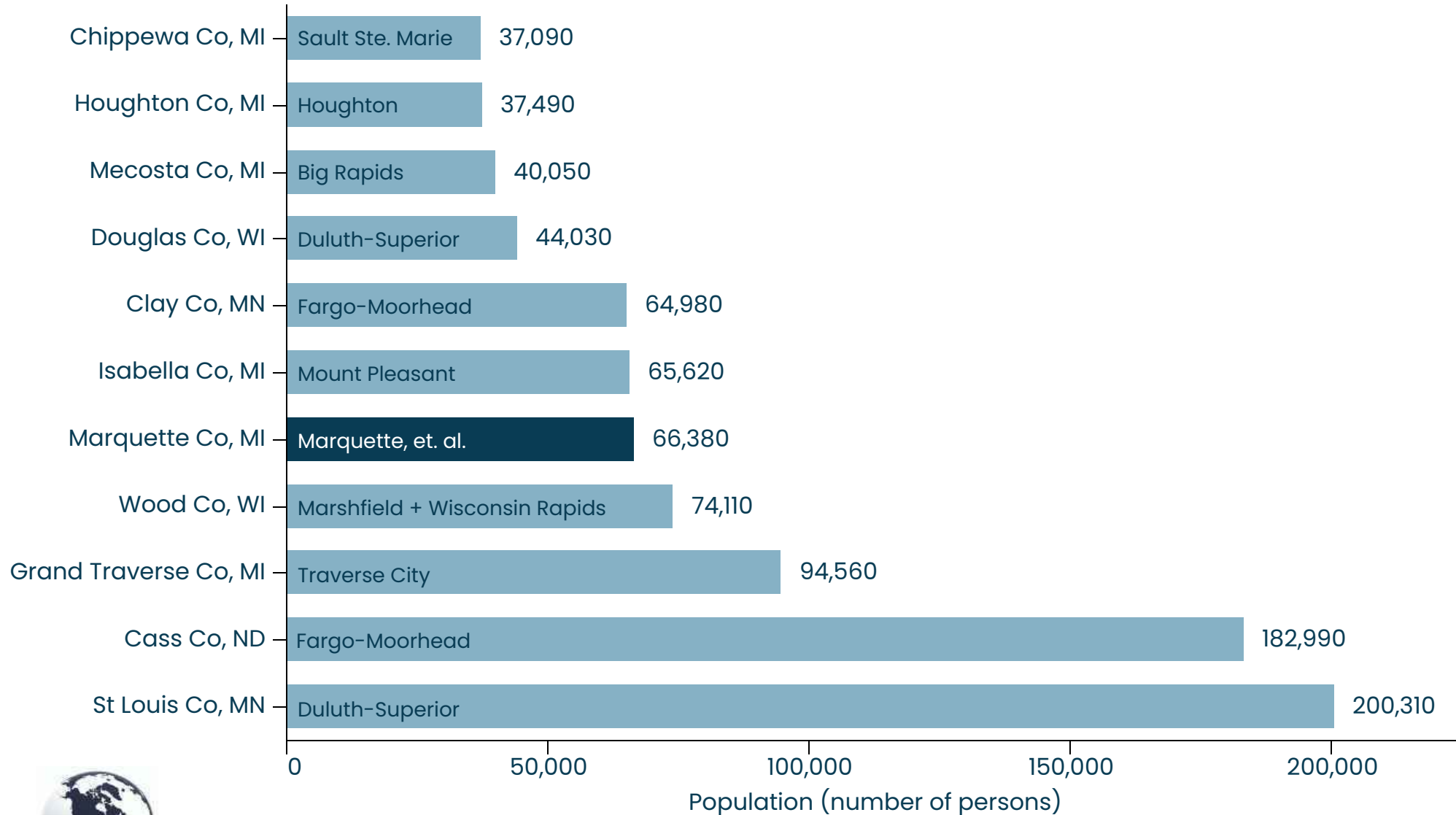
Used to gauge economic stability since the 2010 Census and the Great Recession.
Also used to forecast the retail expenditure potential of resident shoppers.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



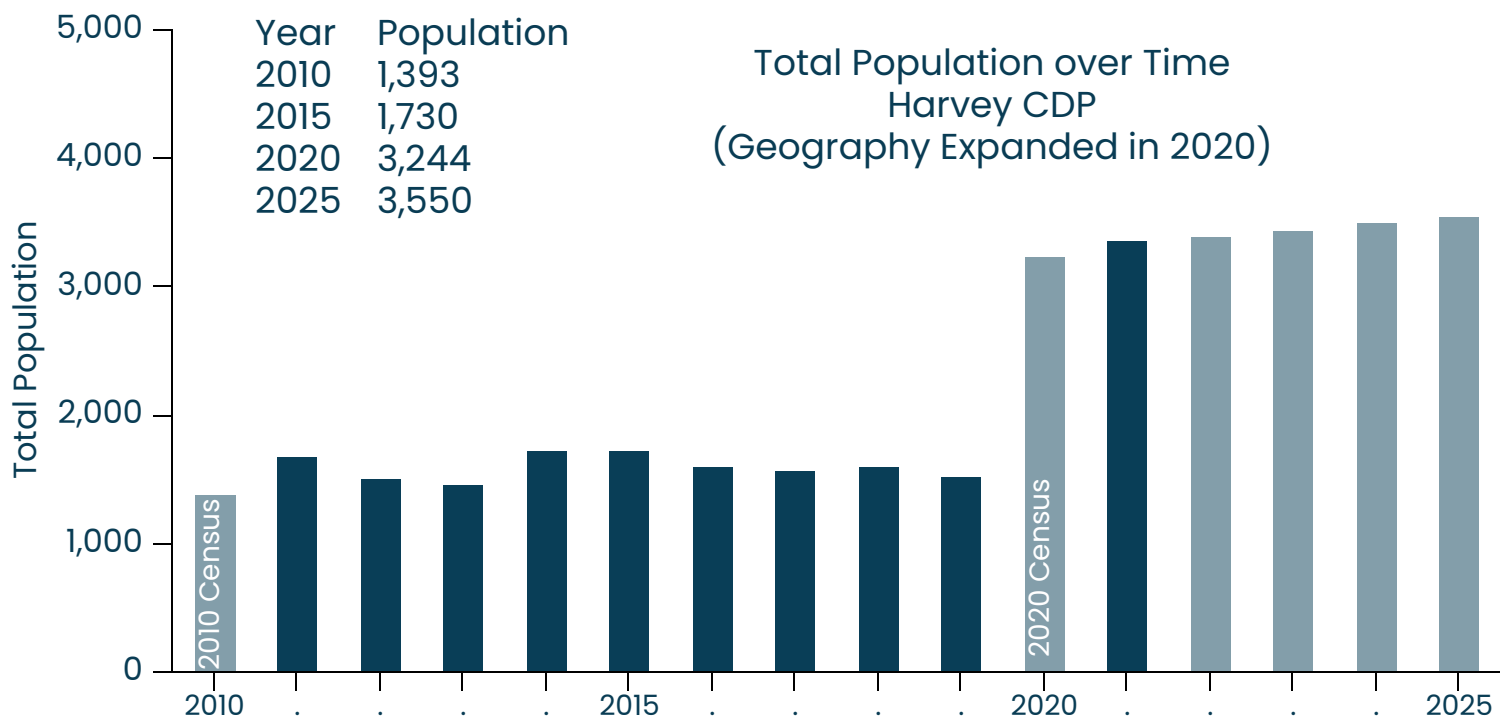
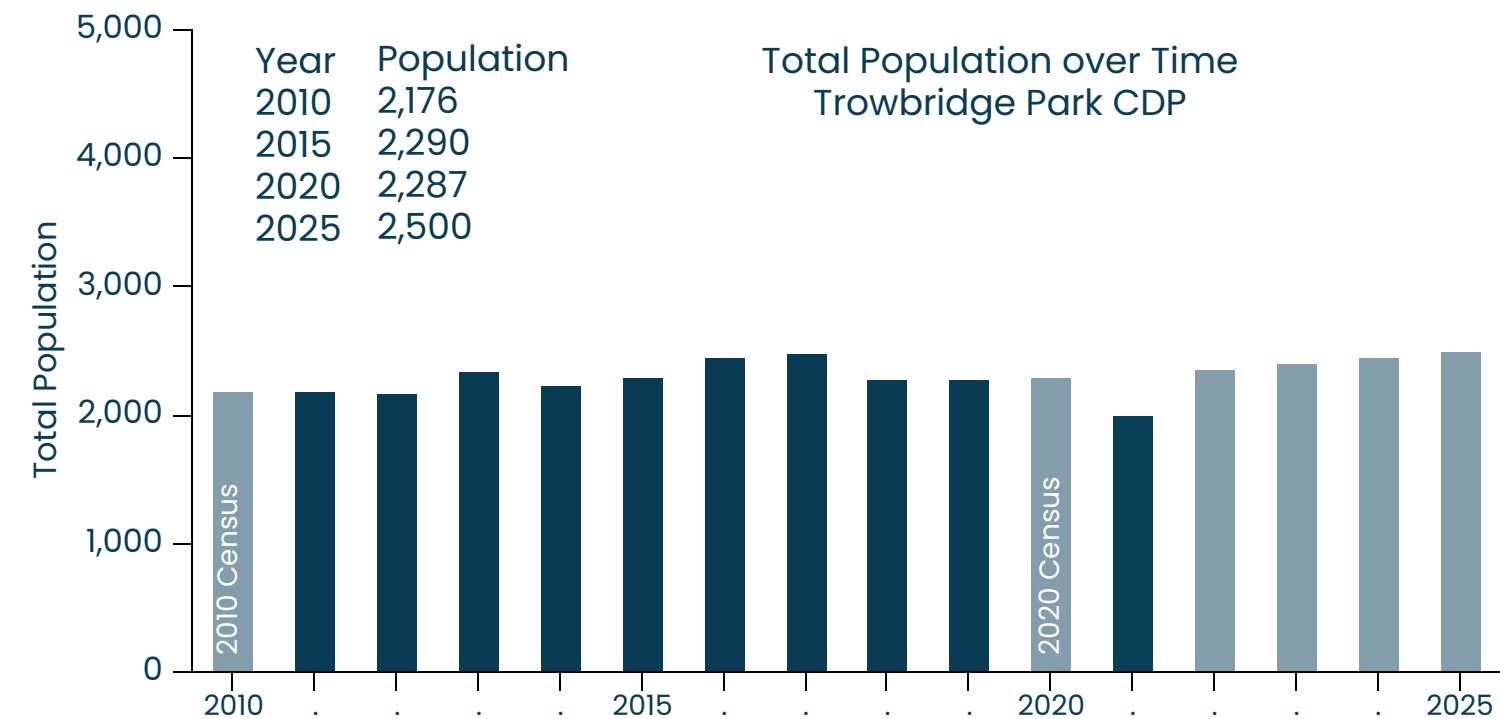
Total Population (# of Persons) Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Population Growth | Trowbridge Pk & Harvey

Used to gauge economic stability since the 2010 Census and the Great Recession.
Also used to forecast the retail expenditure potential of resident shoppers.

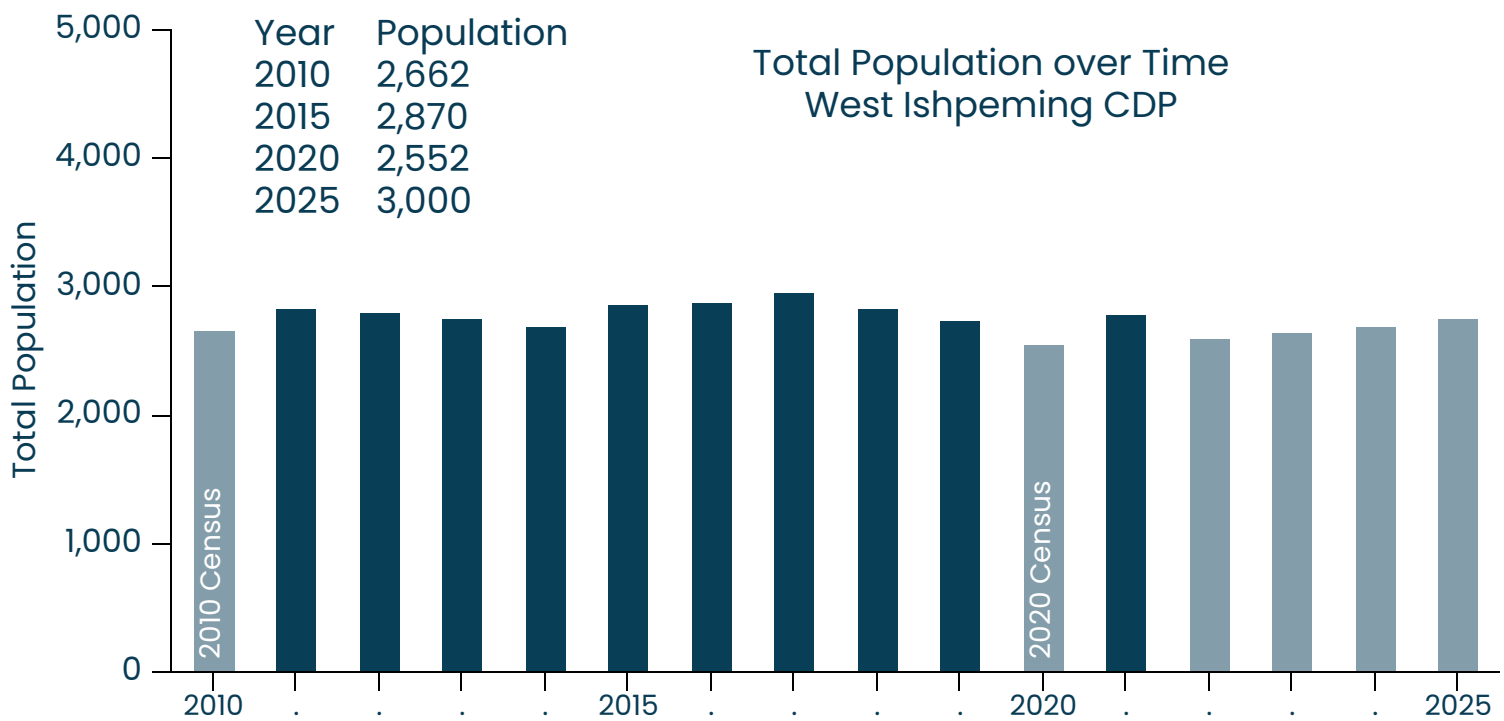
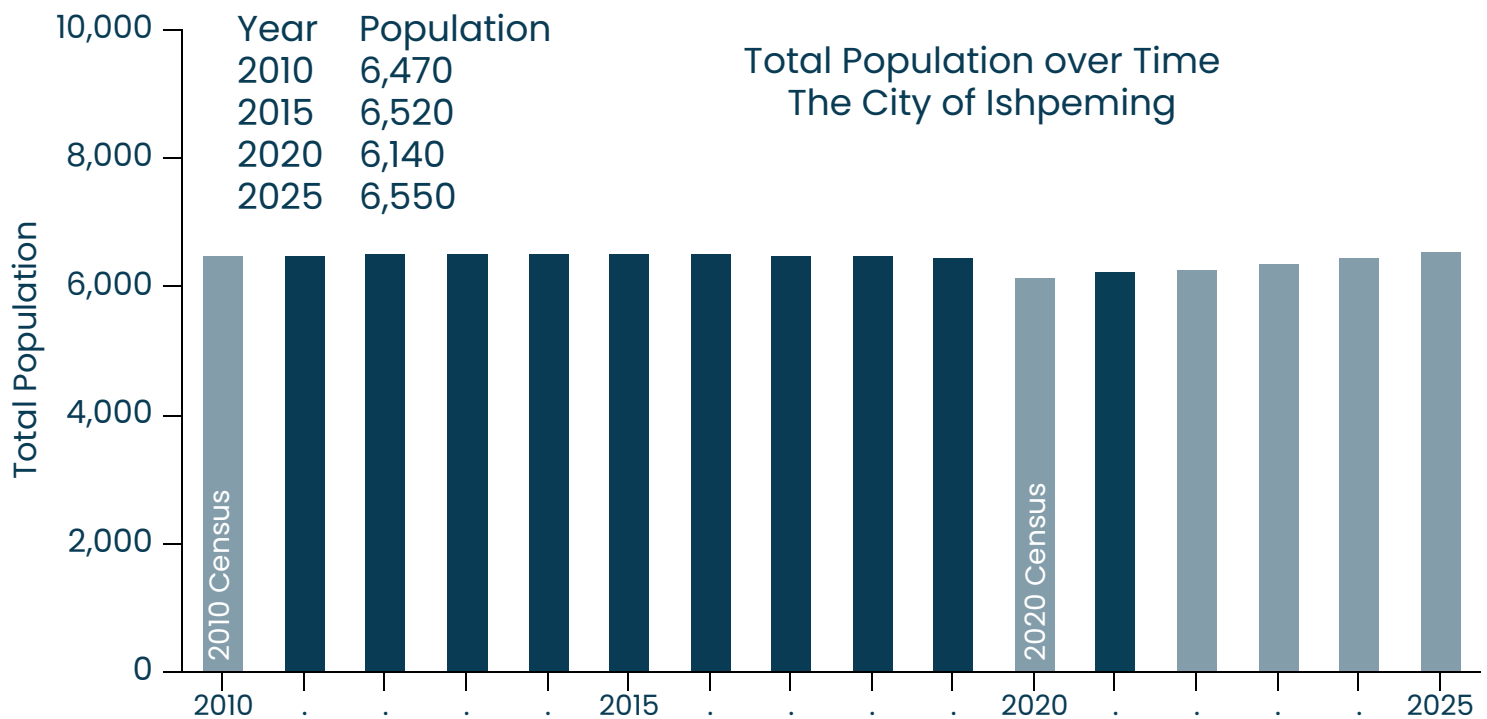


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Population Growth | Ishpeming & West

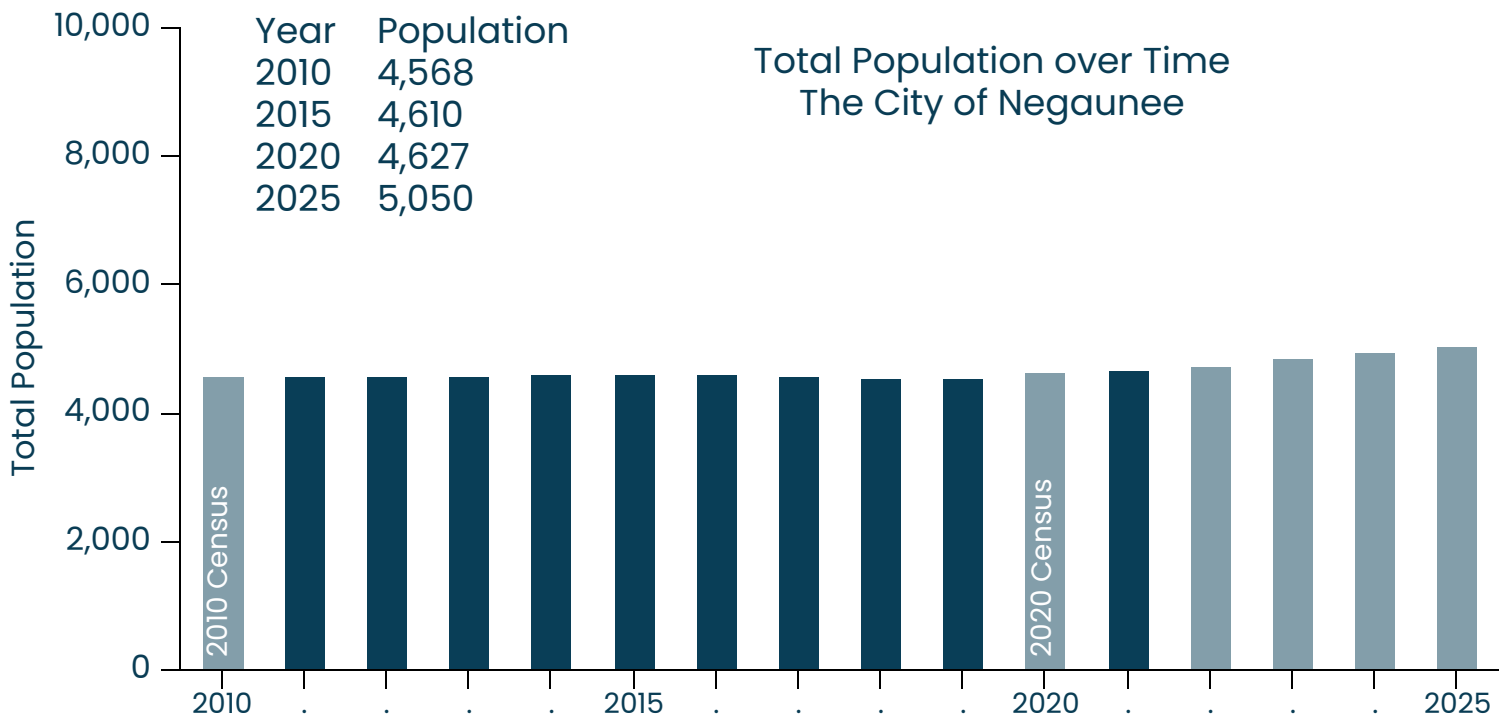
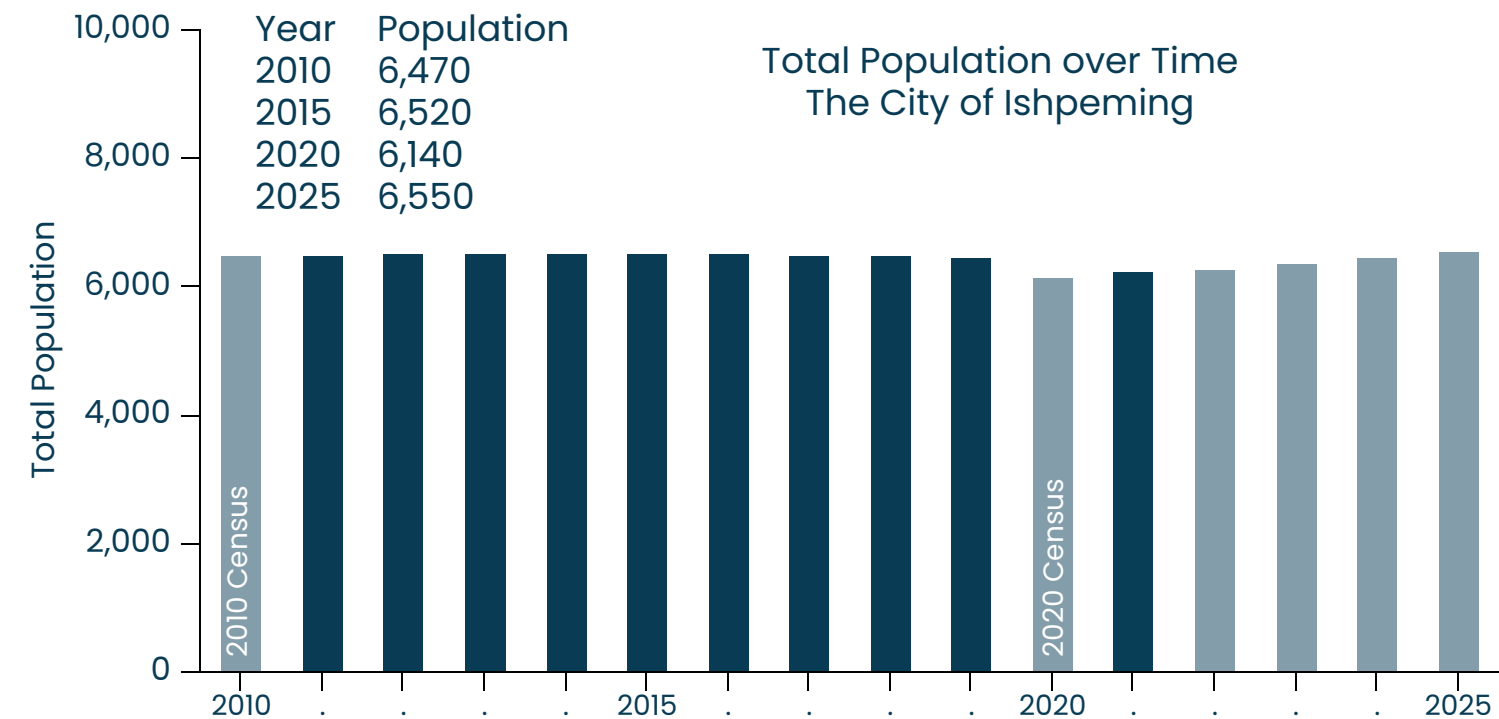
Used to gauge economic stability since the 2010 Census and the Great Recession.
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Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Population Growth | Ishpeming & Negaunee

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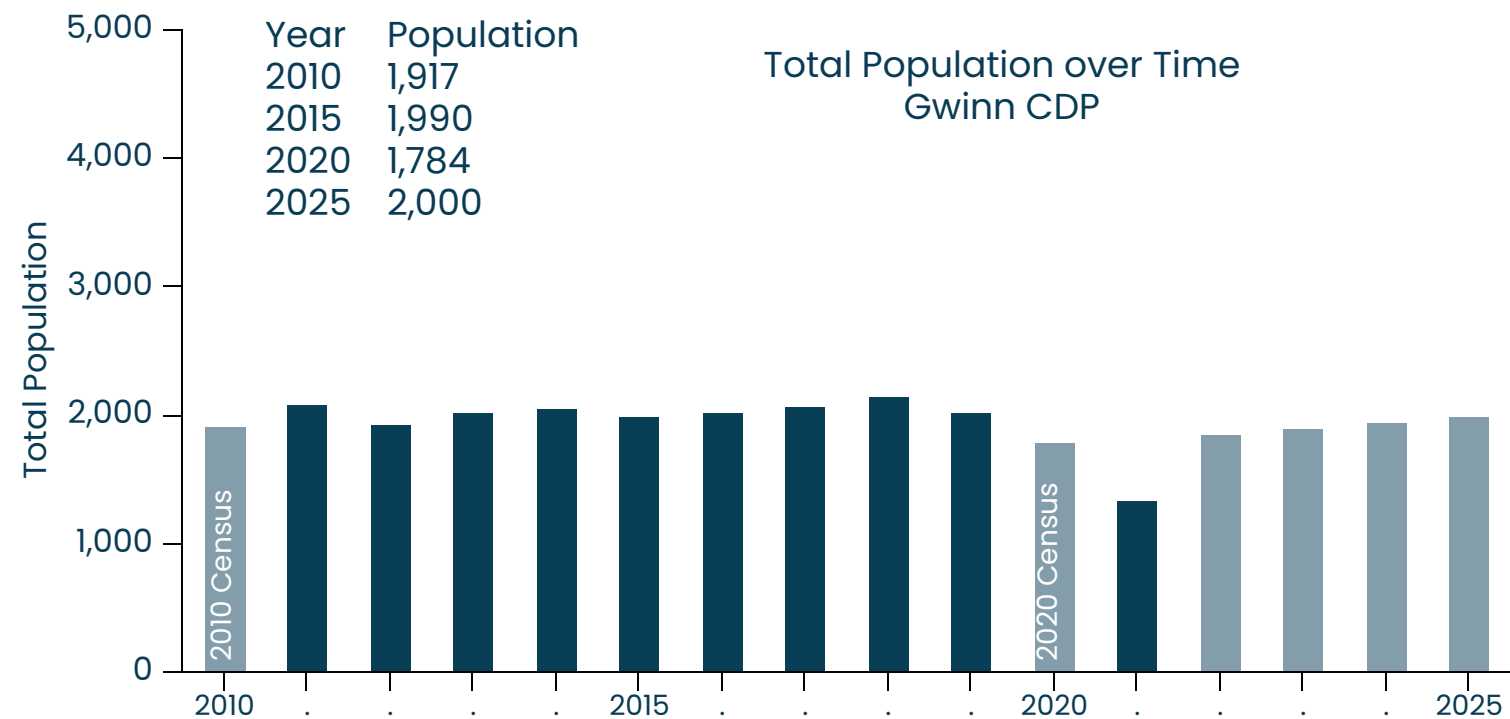
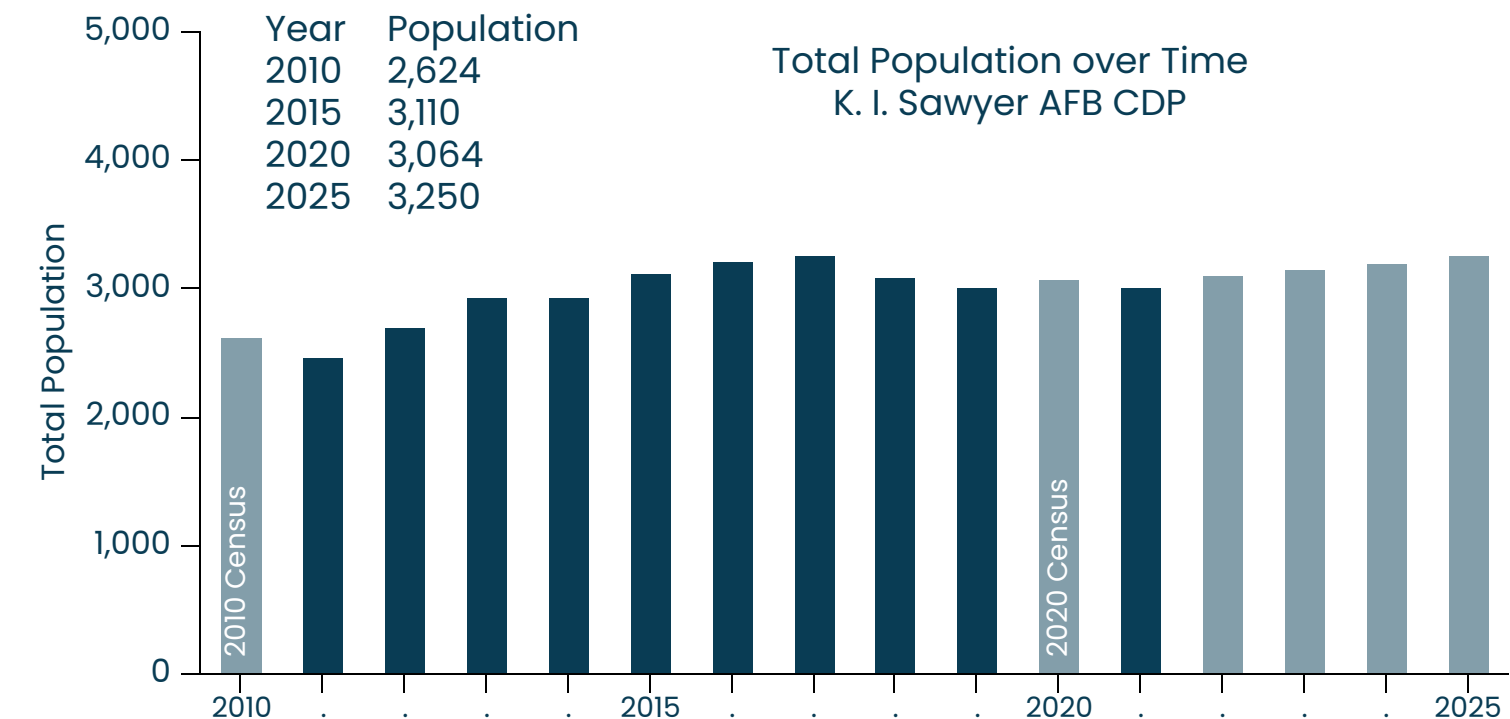


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Population Growth | K. I. Sawyer AFB & Gwinn

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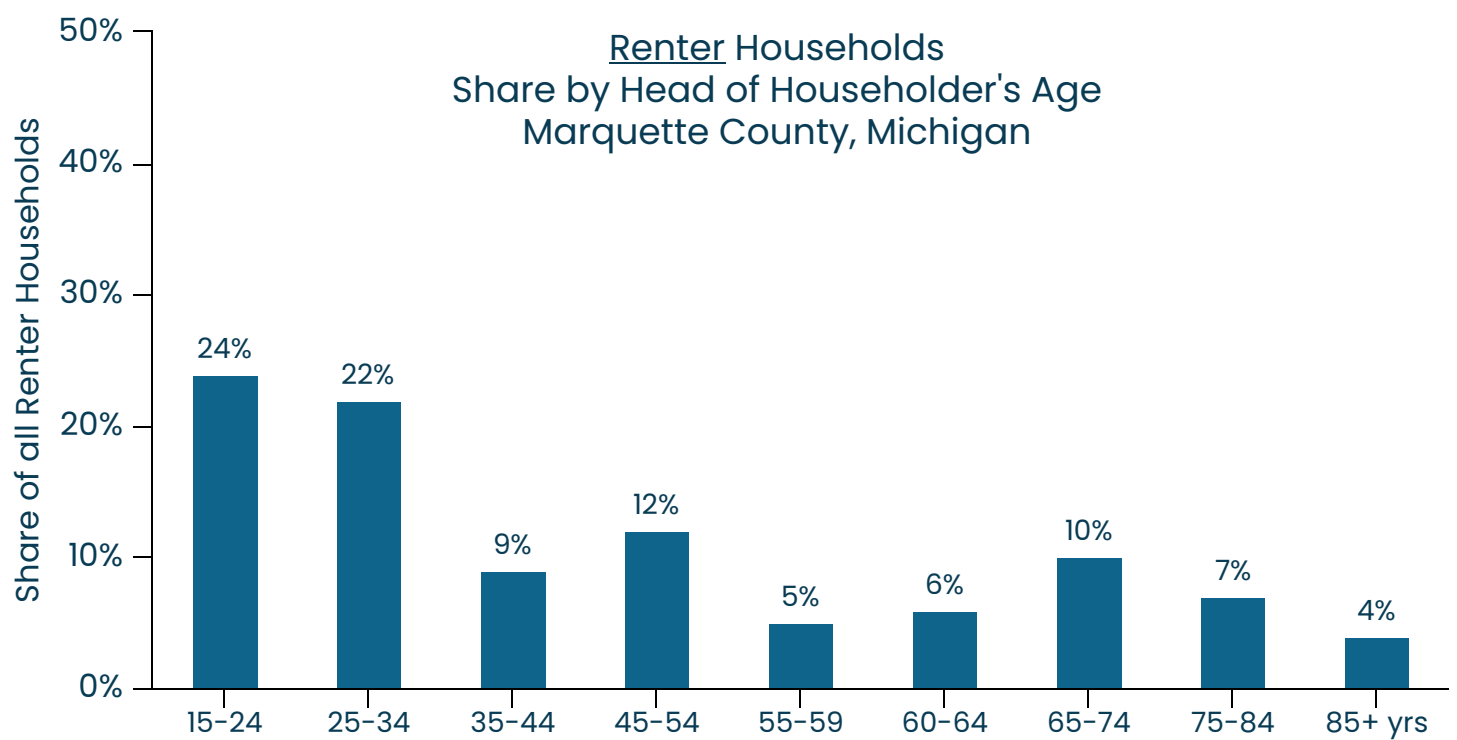
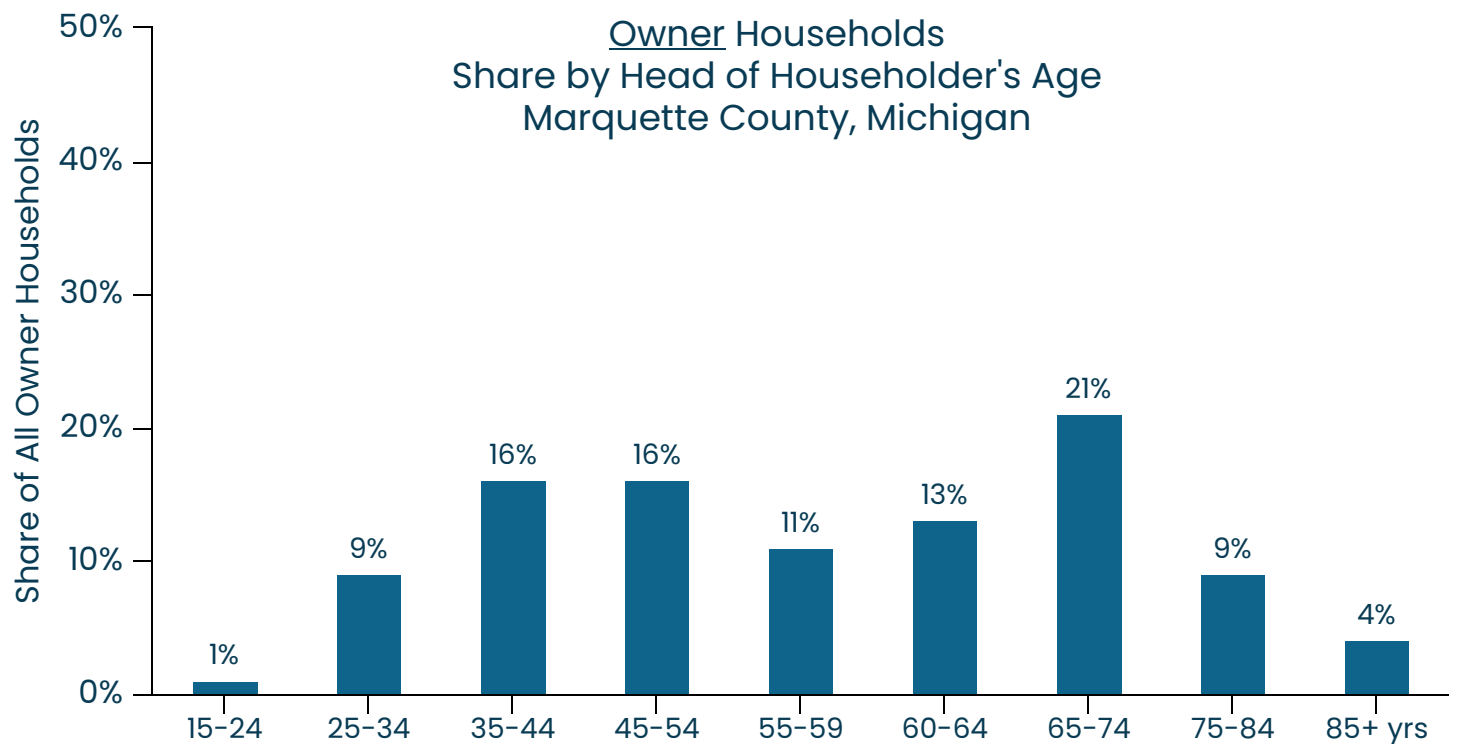


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

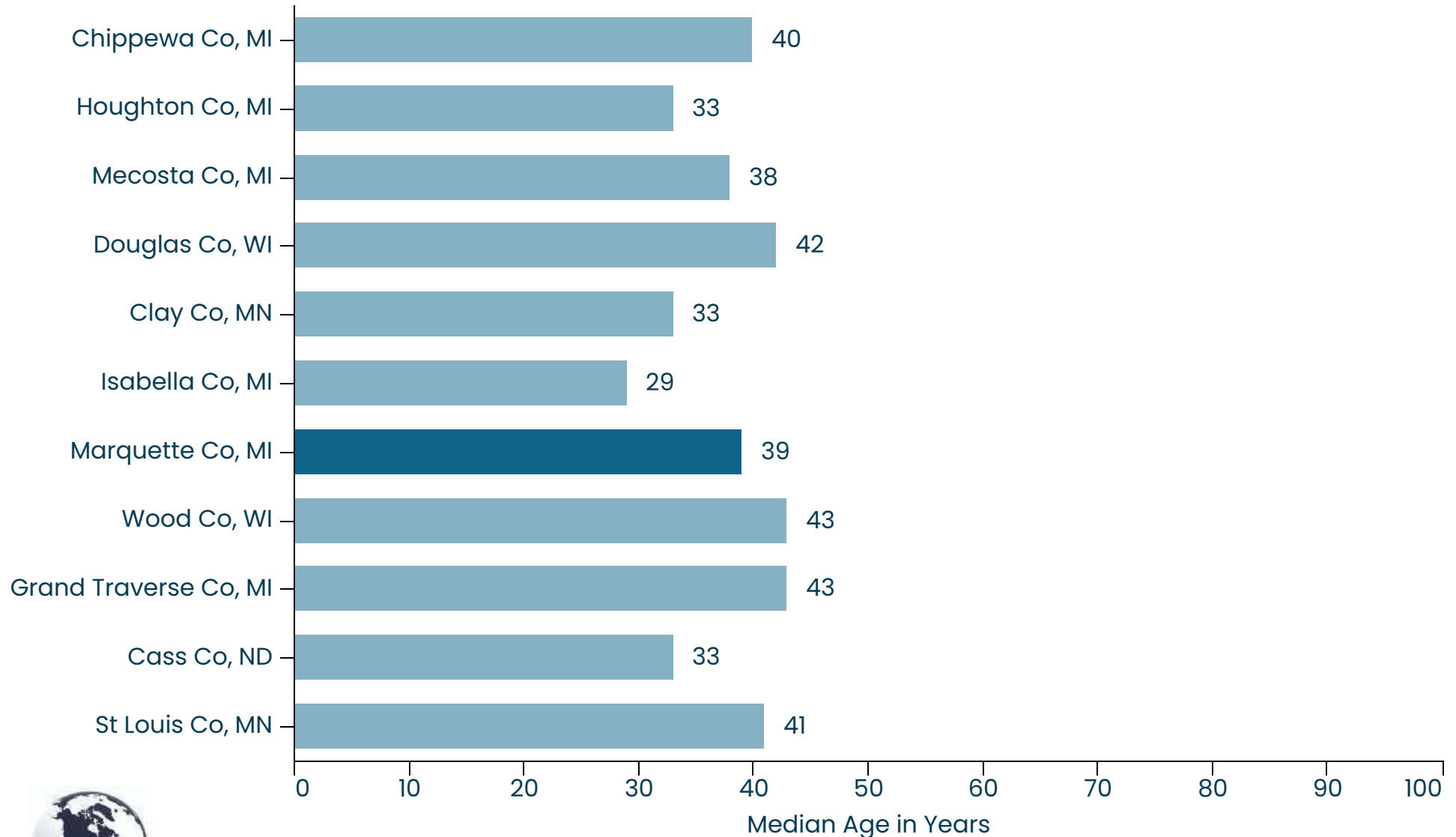
Section 3-C

Householder Age by Tenure | Marquette Co

The share of existing households by the head-of-householder's by age, by tenure.



Median Age in Years of the Resident Population Comparison Places for Marquette County

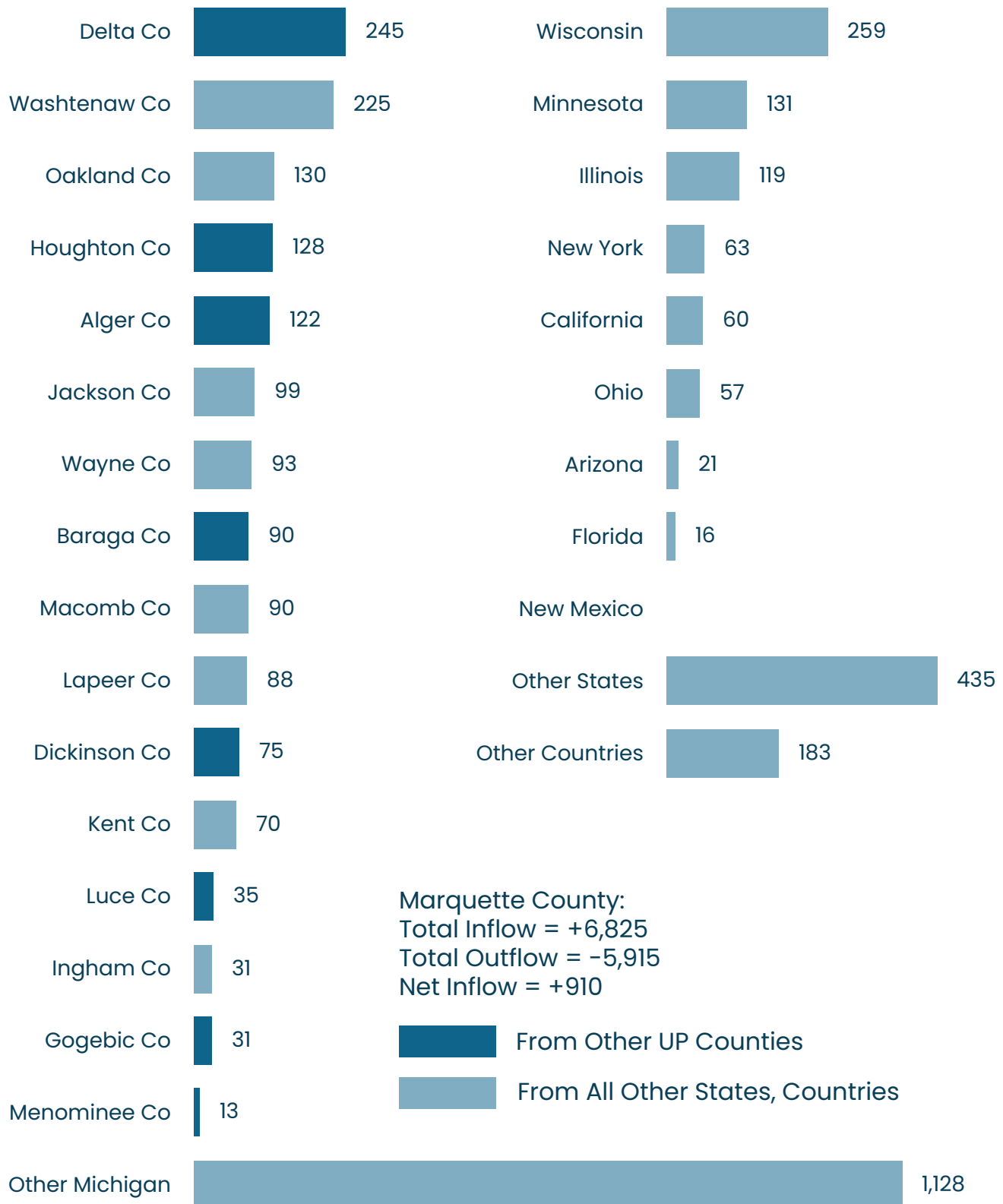


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-D

Origins of Pop Inflow | Marquette Co

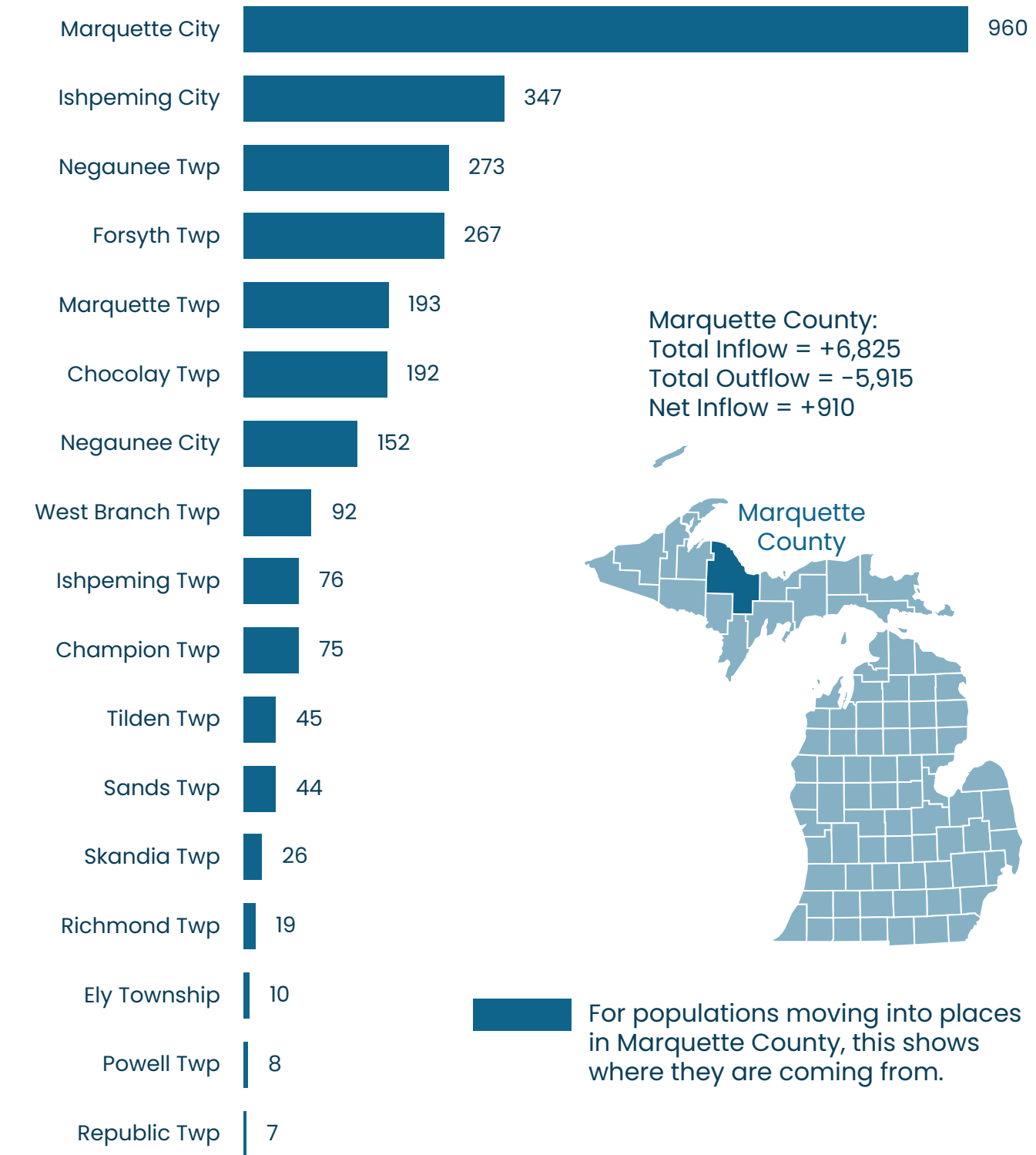
Origins of migration by populations moving into Marquette County's places.



Underlying data based on individual tax returns as reported by the IRS between 2016 and 2020. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Origins of Pop Inflow | Marquette Co

Origins of migration by populations moving into Marquette County's places.

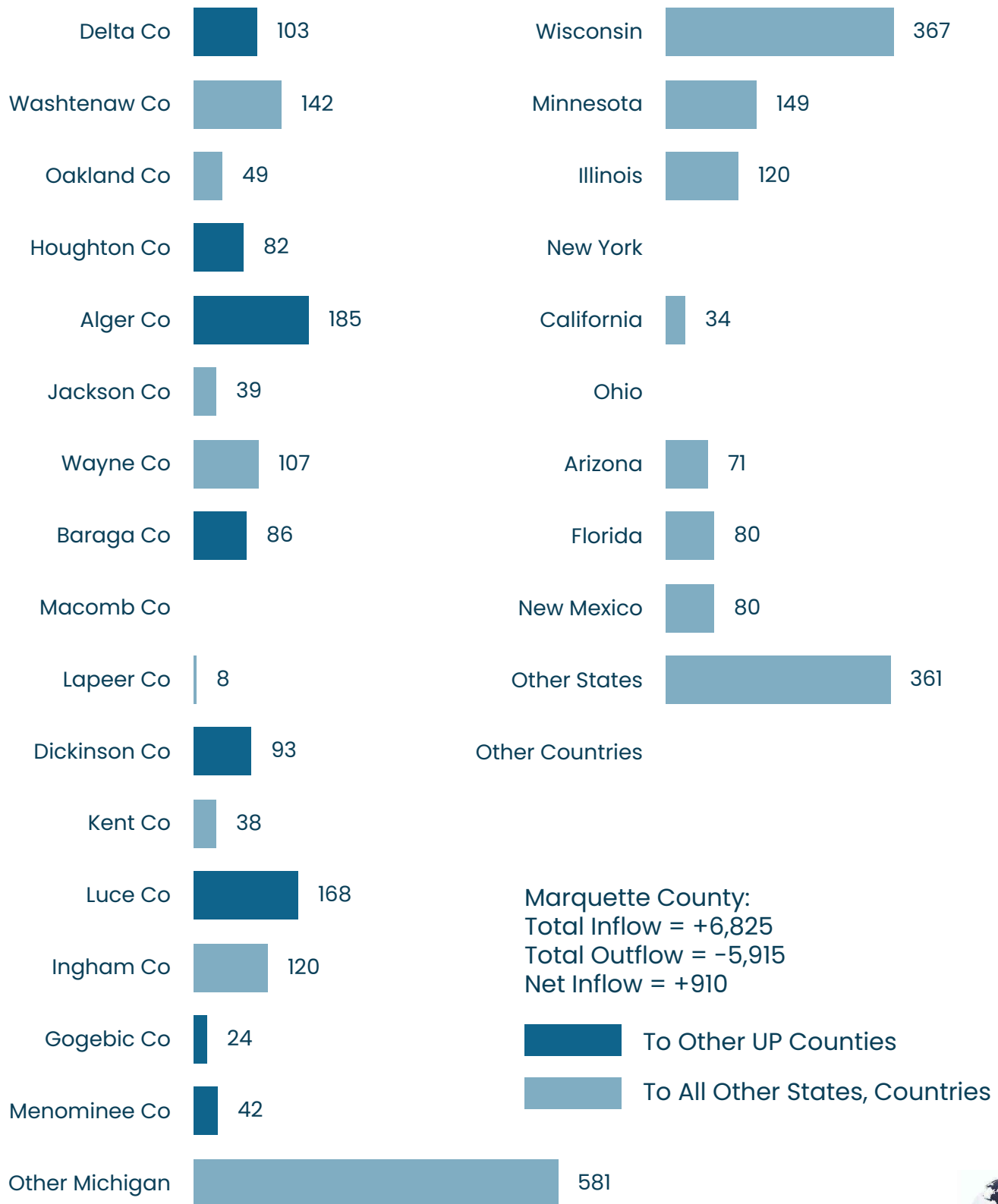


Other Marquette Co

Underlying data based on individual tax returns as reported by the IRS between 2016 and 2020. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Destinations of Pop Outflow | Marquette Co

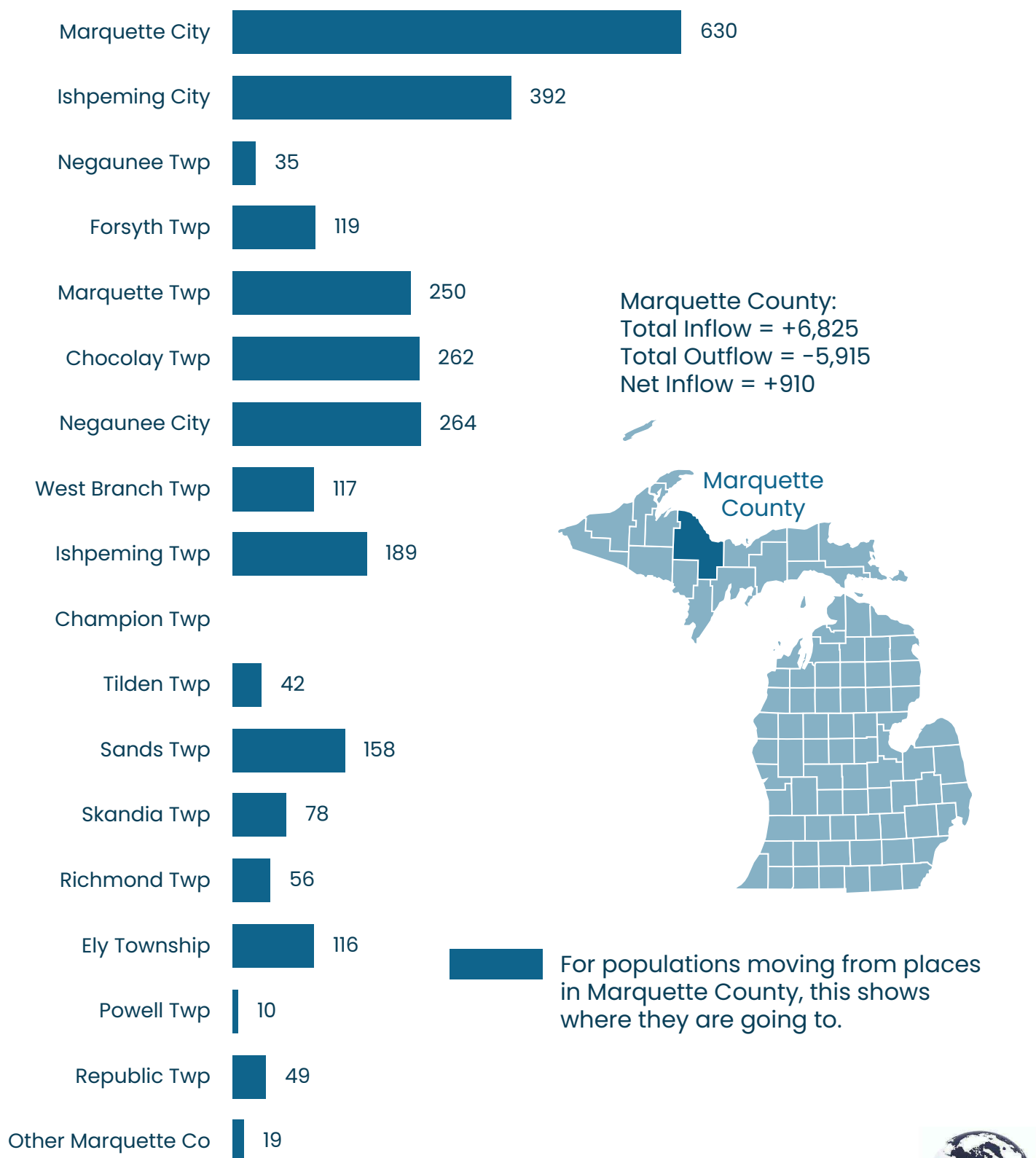
Destinations of migration by populations moving from Marquette County's places.



Underlying data based on individual tax returns as reported by the IRS between 2016 and 2020. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Destinations of Pop Outflow | Marquette Co

Destinations of migration by populations moving from Marquette County's places.



Underlying data based on individual tax returns as reported by the IRS between 2016 and 2020. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-E

RECEIVING GEOGRAPHY GUIDE

EDITION 2, MAY 2023



CLIMATE RECEIVER PLACES PROJECT AT THE

PLACE INITIATIVE

Overview

Receiving Geography Guide

The Receiving Geography Guide is the first in a series of [several resources](#) that make up the Climate Receiver Places Guide. [This document sets the stage for our second document, the Community Principles Guide, which is the centerpiece of the Climate Receiver Places Project.](#)

Through a meta-analysis, we have determined regions with relatively low climate change risk exposure in the [contiguous](#) United States, though this same approach can and should be applied to a global context. From here, we factored in localized flooding risk and well-connected infrastructure systems that lend themselves well to building resilient communities. Places with low localized flood risk and the right spatial structure, sitting within low-risk regions, were added to this project's list of climate receiver places. Within PLACE Initiative's [Resiliency & Adaptation Resource Sheet](#), these communities mostly fall under category one, and sometimes under category two.

These selected geographies are not necessarily already adapting successfully to climate change. Rather, they are geographies with the [strong](#) potential to successfully do so, provided they follow our [Community Principles Guide](#).

We depict receiver regions, receiver places, and methodology in this document. As there is too much data to display directly in this document, we provide supplementary materials on this project's website.

Our geographic analysis is imperfect and incomplete, and is an ever-changing work-in-progress starting point for this project to organize and prioritize its efforts. Our determined receiving geography includes some of the most promising long-term climate receiver places, so we can create the greatest impact for the most people over the longest period of time with the lowest level of risk possible, preserving the strength of the most viable places of the future for generations to come. However, intermediate, short-term and medium-term receiver places exist as well. Receiver zones may also become places of refuge within otherwise non-receiving and sending places. Intermediate receiver places and receiver zones are just as important, and we encourage other groups to focus on these types of places.

Overall, the Climate Receiver Places Project can benefit most communities, not limited to the places that fit our criteria for low climate risks. This is true for long-term receiver places, intermediate receiver places, receiver zones, places that we may have unintentionally missed on our list, and other communities.

Beyond climate receiver places themselves, other communities may face even greater challenges due to climate change. Sending places can manage the process of retreat with dignity to reduce suffering. Migration is a constant fact of our changing world. Sending places are not the primary focus of the Climate Receiver Places Project, though they are quite important. We encourage other groups to make sending places a central focus of their work and to collaborate with us across these intertwined topics.

Disclaimer: The informational materials produced by PLACE Initiative, such as guides, maps, and assessment tools, are not intended to be authoritative. All information, content, and materials created by or otherwise provided by PLACE Initiative are intended for general informational purposes only. This information, content, and materials may not constitute the most up-to-date data; it represents an initial iteration of tools for use in reviewing and evaluating the potential impacts of climate change on human settlements, as well as developing related planning protocols for the future. All information, content, and materials provided by PLACE Initiative, whether through websites, publication or any other distribution source, are provided "as is." Neither PLACE Initiative nor any of its contributors, employees, or agents makes any warranties, representations, or claims of any kind concerning the information, content, materials, data, tools, or metrics provided.

B. Climate Risk

Introduction to Climate Risk

The receiver places that we've determined sit within counties that have relatively low levels of climate change risk. The risk factors that we've included in a weighted meta-analysis from two sources to determine county-level climate risk scores are listed below.

B.1 CLIMATE RISK FACTORS

Risk Factors from Propublica^{1,2}

1. **Extreme heat** can stress both health and infrastructure.
2. **High wet bulb temperatures**, as a combination of heat and high humidity levels, can lead to heat illness and death.
3. **Reduced farm crop yields** can put strain on local food supplies, which are necessary for self-sufficient communities and resilience.
4. **Sea level rise** is a slow-moving risk compared to some others listed here, but is one of the more difficult factors to mitigate.
5. **Wildfires** can threaten the existence of communities and their surroundings, while causing air quality issues.
6. **Economic damages** are important to consider for the viability of a community, the prosperity of its residents, and an ability to fund adaptation to other climate risk factors.

Risk Factors from Four Twenty Seven³

7. **Water stress** is an existential threat, as many communities cease to exist when once-reliable water sources dry up temporarily, seasonally, or permanently.
8. **Extreme rainfall** can cause flooding, landslides, and other issues.
9. **Hurricanes** can abruptly destroy large swaths of infrastructure while putting lives at risk, especially as these storms intensify and move further north.

B.2 RATING SYSTEM

The climate risk score for places weights the nine considered climate risks, on a scale of 0 to 14. A higher score constitutes more risk. Each factor is assigned a maximum number of points, with thresholds that we've determined which correspond to the data from Four Twenty Seven's 0-4 scale and Propublica's 1-10 scale.

Counties with a risk score of 0 to 2 are considered to be receiving geographies. A score of 3 is a marginal receiving geography. A score of 4 or more is a sending geography.

1. **Extreme Heat:** 1 point
1 point if Propublica score is 5+.
2. **High Wet Bulb Temperatures:** 1 point.
1 point if Propublica score is 5+.
3. **Reduced Farm Crop Yields:** 1 point.
1 point if Propublica score is 5+.
4. **Sea Level Rise:** 3 points.
3 points if Propublica score is 5+, 2 points if Propublica score is 4+, 1 point if Propublica score is 2+.



5. Wildfires: 2 points.

2 points if Propublica score is 5+, 1 point if Propublica score is 1.

6. Economic Damages: 1 point.

1 point if Propublica score is 5+.

7. Water Stress: 4 points.

4 points if 427 score is 4, 3 points if 427 score is 3, 1 point if 427 score is 2.

8. Extreme Rainfall: 1 point.

1 point if 427 score is 2+.

9. Hurricanes: 1 point.

1 point if 427 score is 2+.

B.3 ADDITIONAL LOCAL CRITERIA**Quality Urban Form**

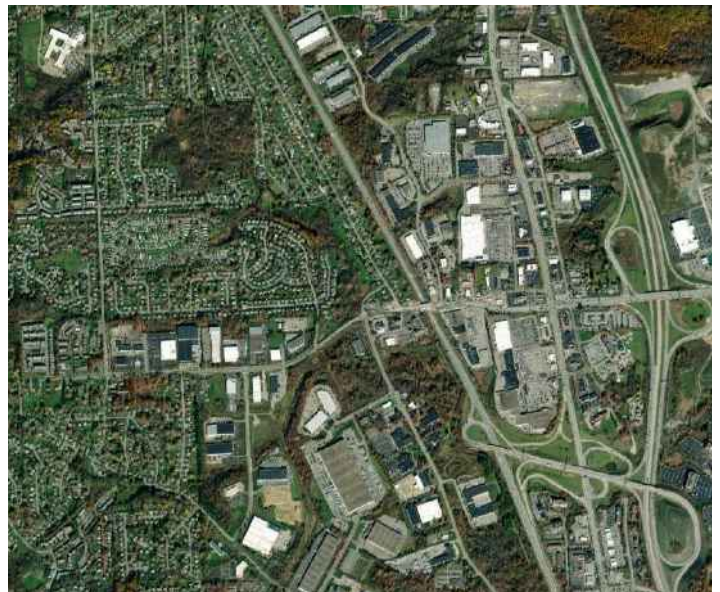
Once county risk levels are assessed, and receiving geographies are determined, additional local criteria must be considered to narrow down receiving places from larger receiving geography regions. These criteria are urban form and local flooding, which cannot be assessed on the county level.

Extant quality urban form is necessary as a prerequisite of resilience and capacity for growth. The development pattern of a place can be best adapted for the future if its structure is interconnected and flexible, the opposite of chaotic, disjointed sprawl. Ideally, the place is also mixed-use and compact to some degree, making efficient use of land while supporting multi-modal transportation options.

Below, a compact, interconnected receiver place is shown at the same scale beside a sprawling, disconnected, fragile place that sits within a receiving county but does not meet the criteria of a receiver place. For reasons of urban form, Washington, PA is on our list, and Cranberry Township, PA is not.



Washington, PA⁴: Receiver Place



Cranberry Township, PA⁵: Poor Urban Form

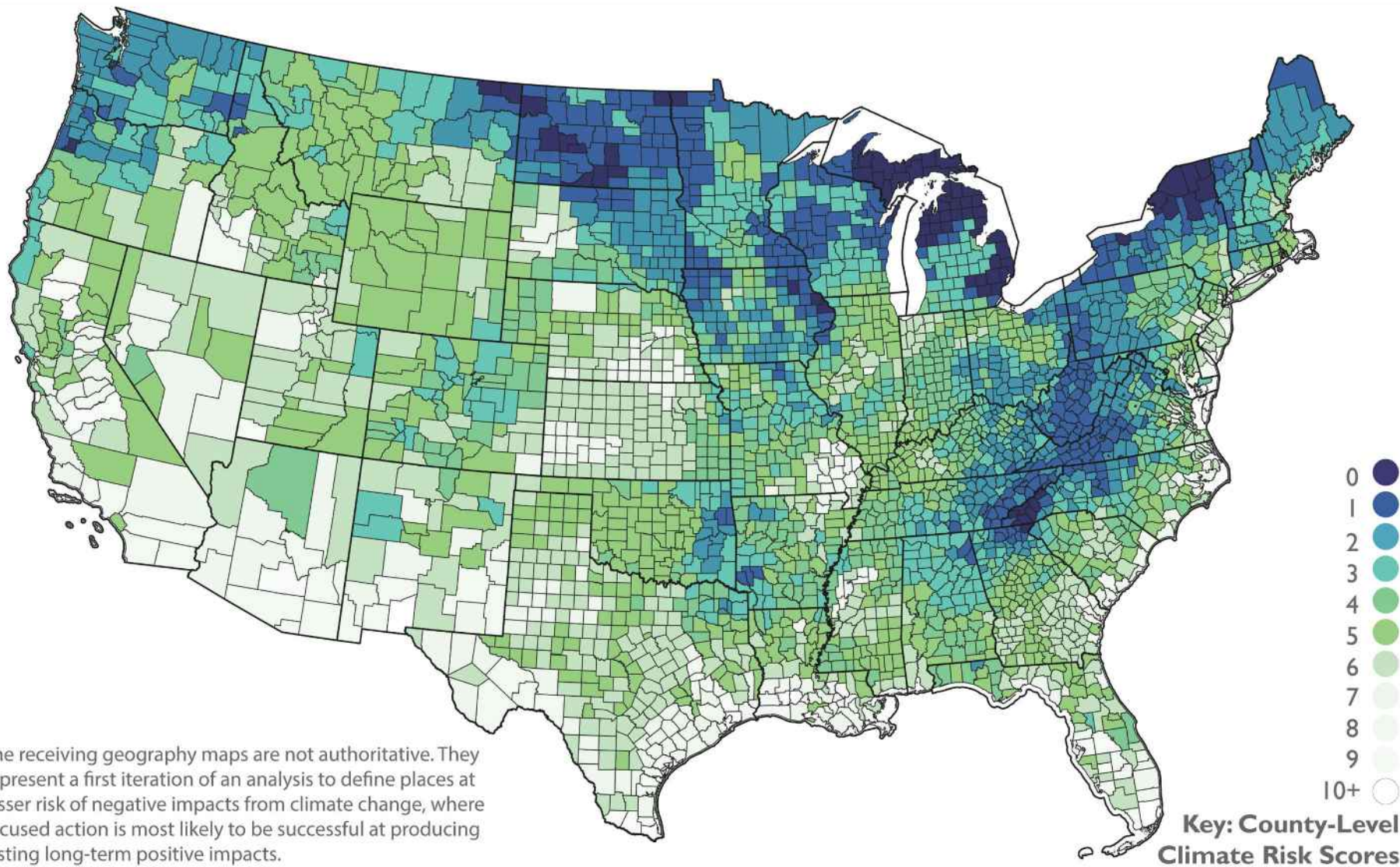


Climate Receiver Place County Risk Scores

Climate Receiver Places Project at PLACE Initiative



RECEIVING GEOGRAPHY

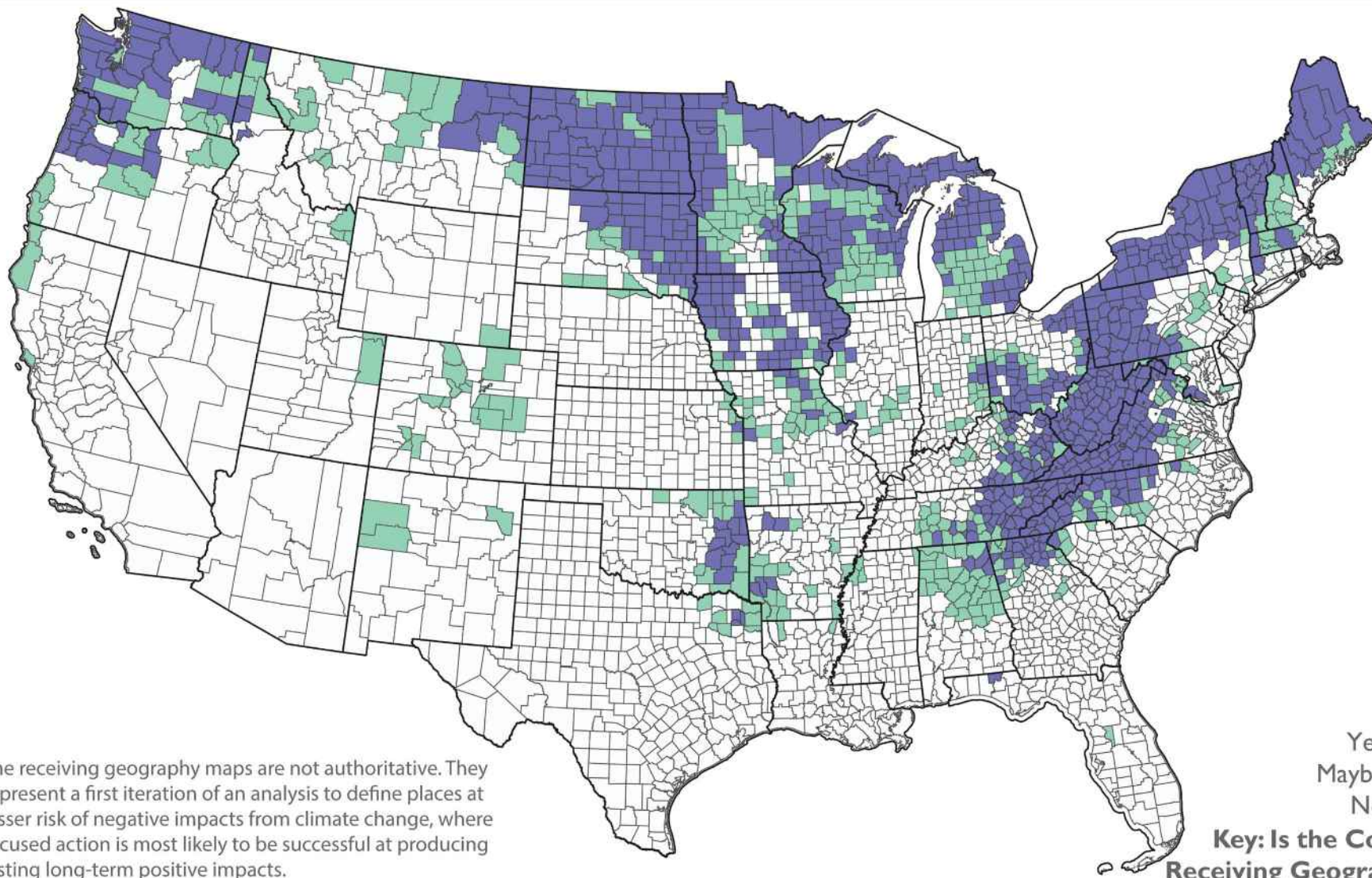
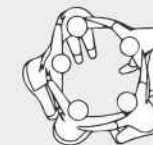


RECEIVING GEOGRAPHY GUIDE

Map Version 2.0. Meta-analysis based on data from Four Twenty Seven and ProPublica, July 2022. This map displays receiver places selected by PLACE Initiative. Places are color coded based on county-level climate risk score on a scale of 0-14 (14 being the highest risk), and sized based on municipal population. Greyed out counties follow the receiving geographies outlined in the County Map of Receiving Geography. Risk score does not include local flood risk.

Climate Receiver Counties

Climate Receiver Places Project at PLACE Initiative



Map Version 2.0. Meta-analysis based on data from Four Twenty Seven and ProPublica, July 2022. This map displays receiver places selected by PLACE Initiative. Places are color coded based on county-level climate risk score on a scale of 0-14 (14 being the highest risk), and sized based on municipal population. Greyed out counties follow the receiving geographies outlined in the County Map of Receiving Geography. Risk score does not include local flood risk.

Section 3-F

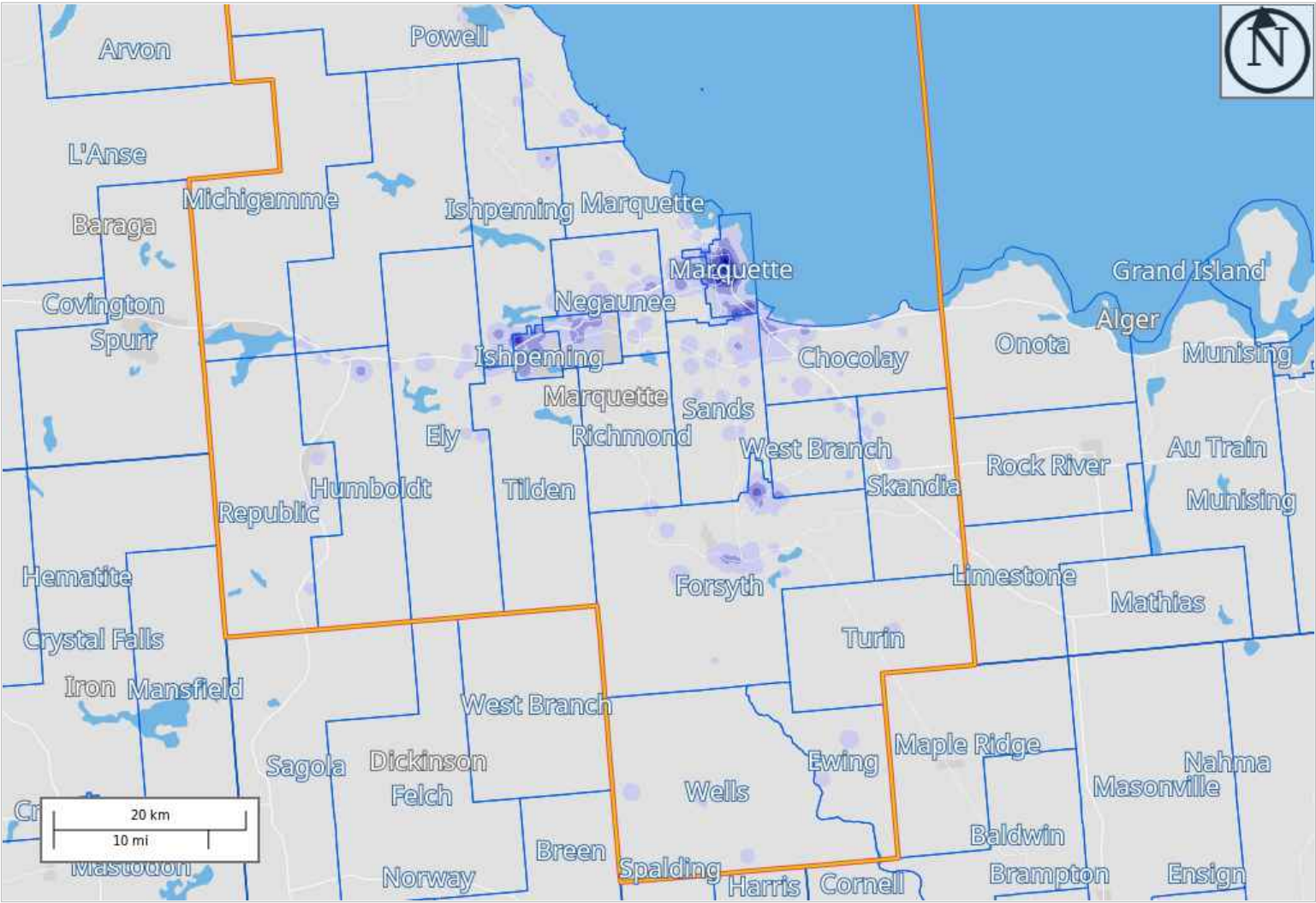
Work Area Profile Report

All Jobs for All Workers in 2020

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 09/04/2023

Density of All Jobs in Work Selection Area in 2020

All Workers



Map Legend

- Job Density [Jobs/Sq. Mile]**
- 5 - 216
 - 217 - 851
 - 852 - 1,910
 - 1,911 - 3,392
 - 3,393 - 5,298

- Selection Areas**
- Work Area

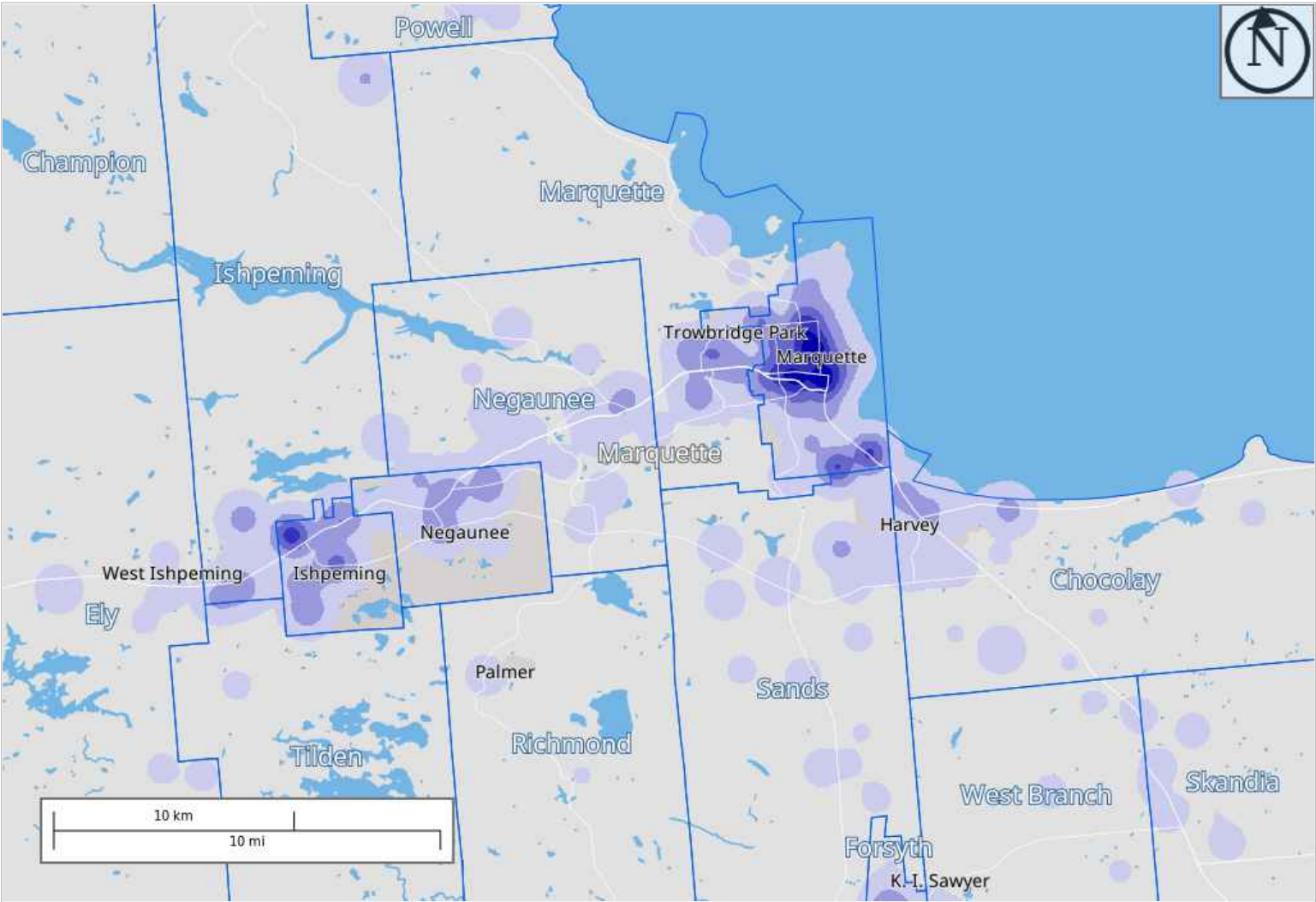
Work Area Profile Report

All Jobs for All Workers in 2020

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 09/04/2023

Density of All Jobs in Work Selection Area in 2020

All Workers



Map Legend

- Job Density [Jobs/Sq. Mile]**
- 5 - 216
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 - 3,393 - 5,298

- Selection Areas**
- Work Area

Net Worker In-Flow | Marquette County

Workers commuting to and from Marquette Co between the years 2016 and 2020.

Marquette Co

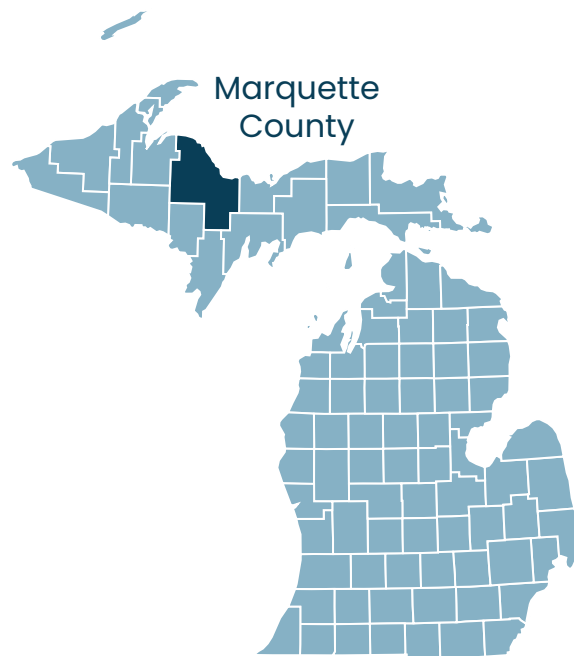
Retention

28,646

Alger Co	583	273
Delta Co	187	207
Baraga Co	163	61
Dickinson Co	102	187
Houghton Co	74	46
Luce Co	50	3
Iron Co	45	12
Menominee Co	43	41
Ontonagon Co	26	1
Chippewa Co	20	24
Schoolcraft Co	15	29
Keweenaw Co	0	21
Other Michigan	132	103
Wisconsin	54	109
Minnesota	11	29
Illinois	29	
Other States	77	128



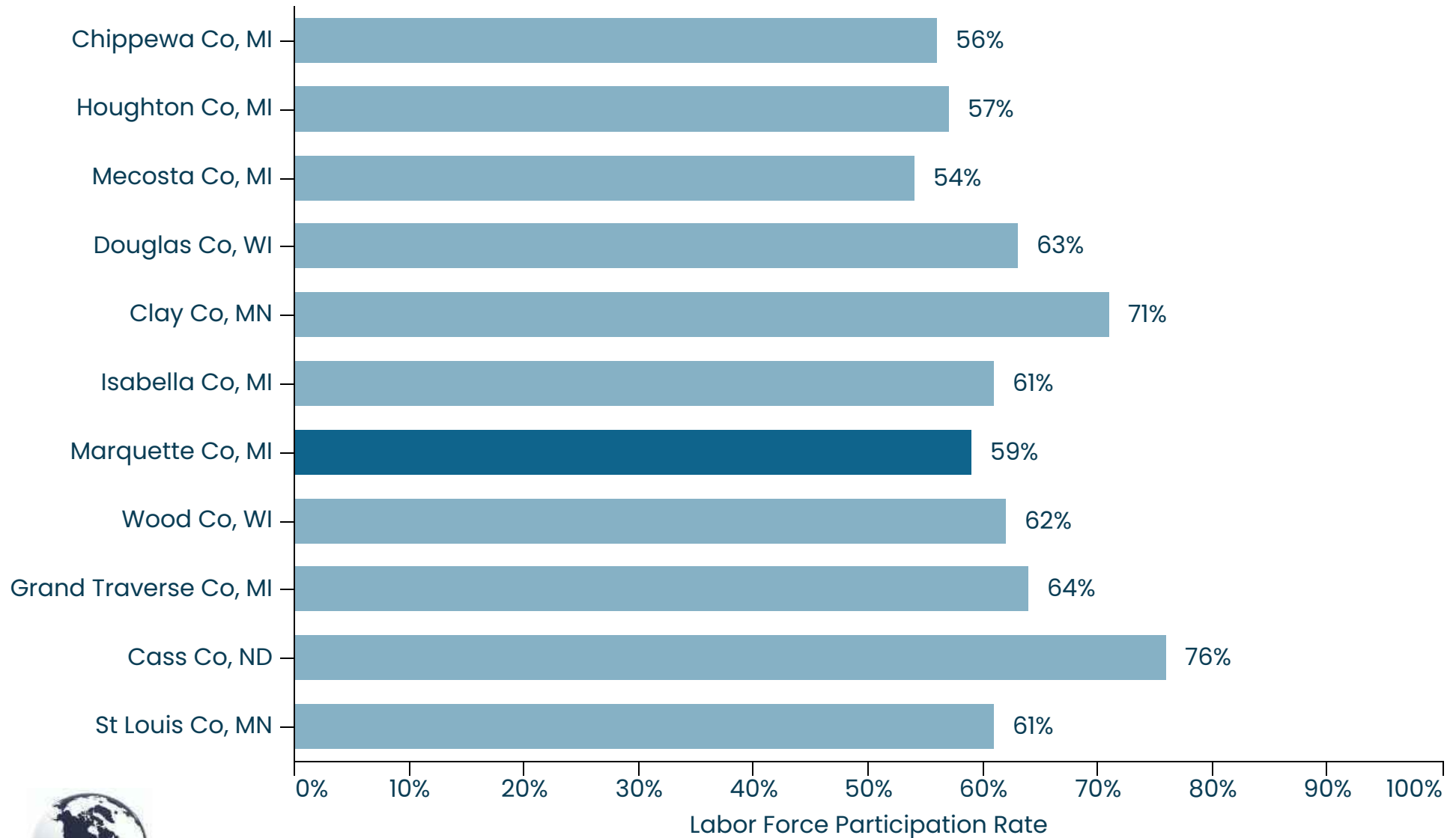
Total Worker Retention	28,645	99%
Total Commuter Inflow	+ 1,580	1%
Total Commuter Outflow	- 1,305	.
Net Worker Inflow	+ 275	.
Total Daily Workers	28,920	100%



Underlying data by the American Community Survey with 5-year estimates through 2020. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-G

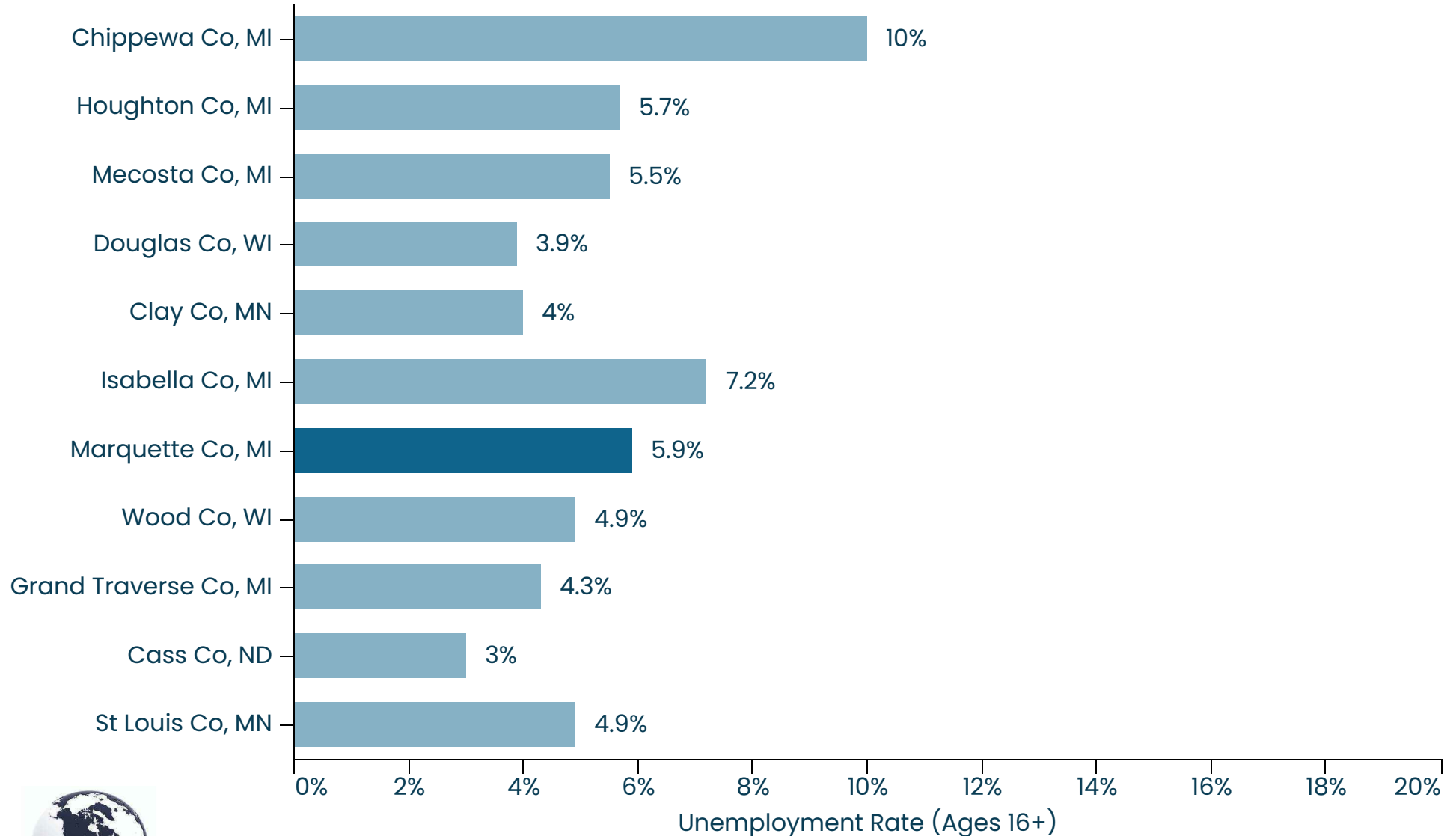
Share of Pop Ages 16+ Participating in the Labor Force Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

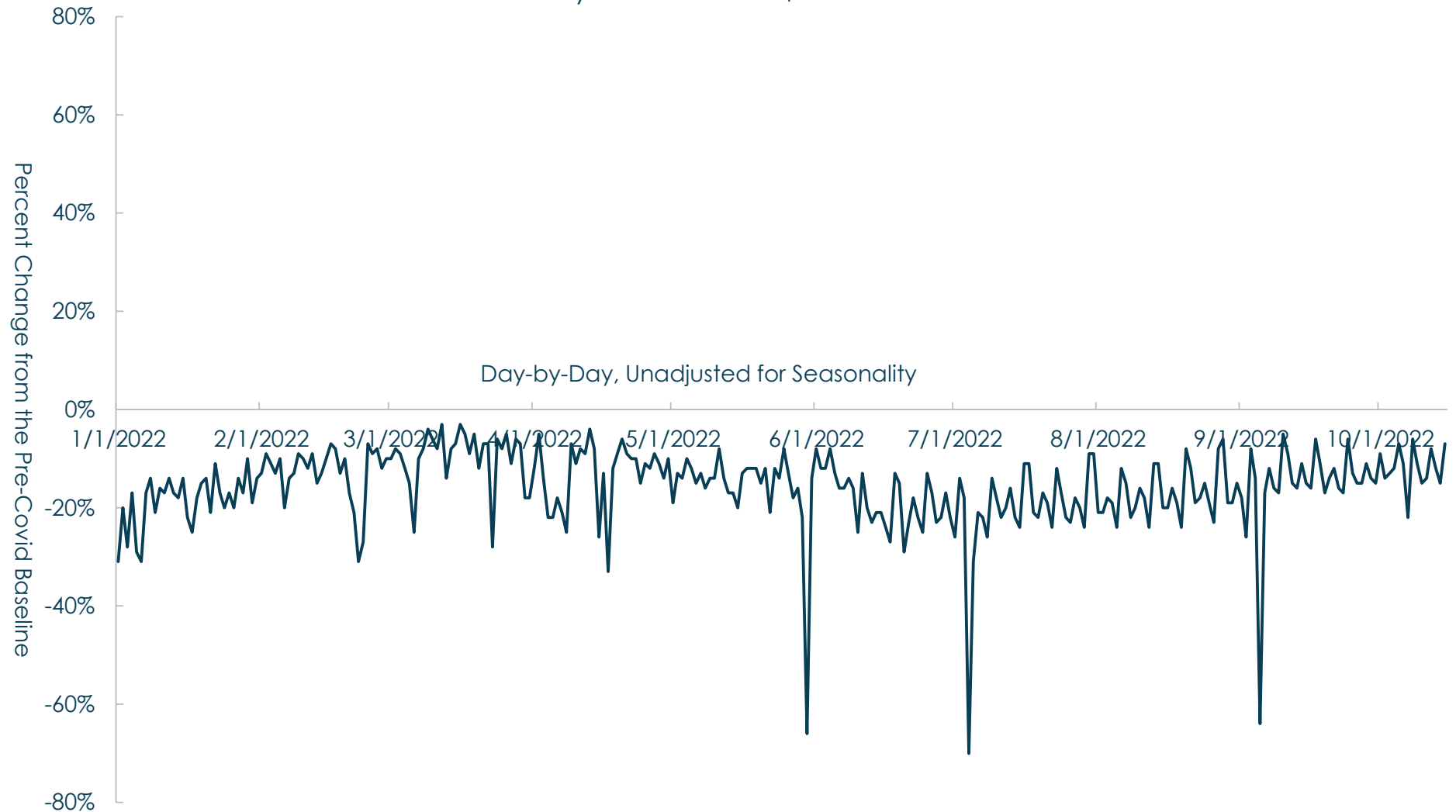
Share of the Labor Force (Ages 16+) that is Unemployed

Comparison Places for Marquette County



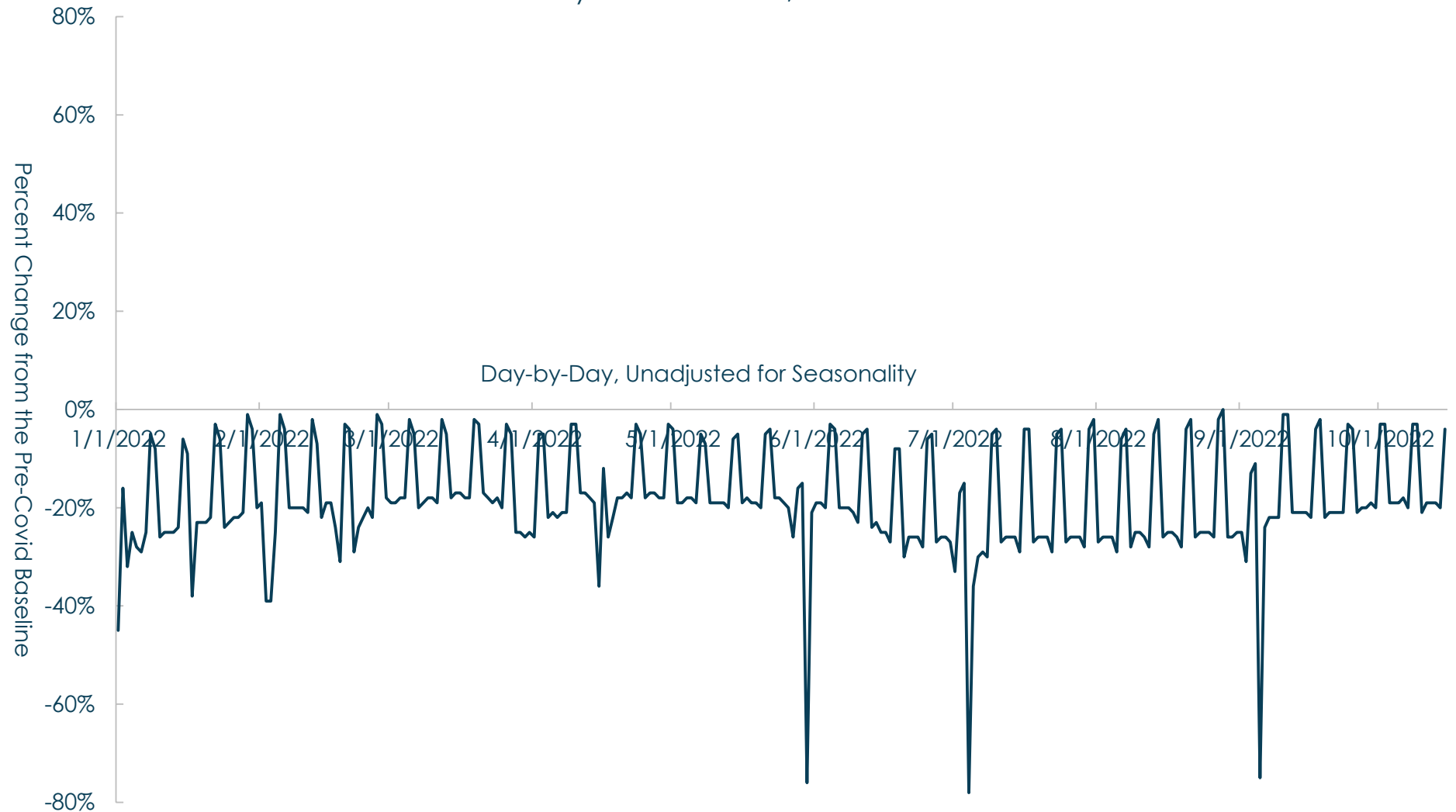
Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Workplaces
Change in Place Visits v. Pre-Covid Baseline
Marquette County, Michigan
January 1 - October 15, 2022



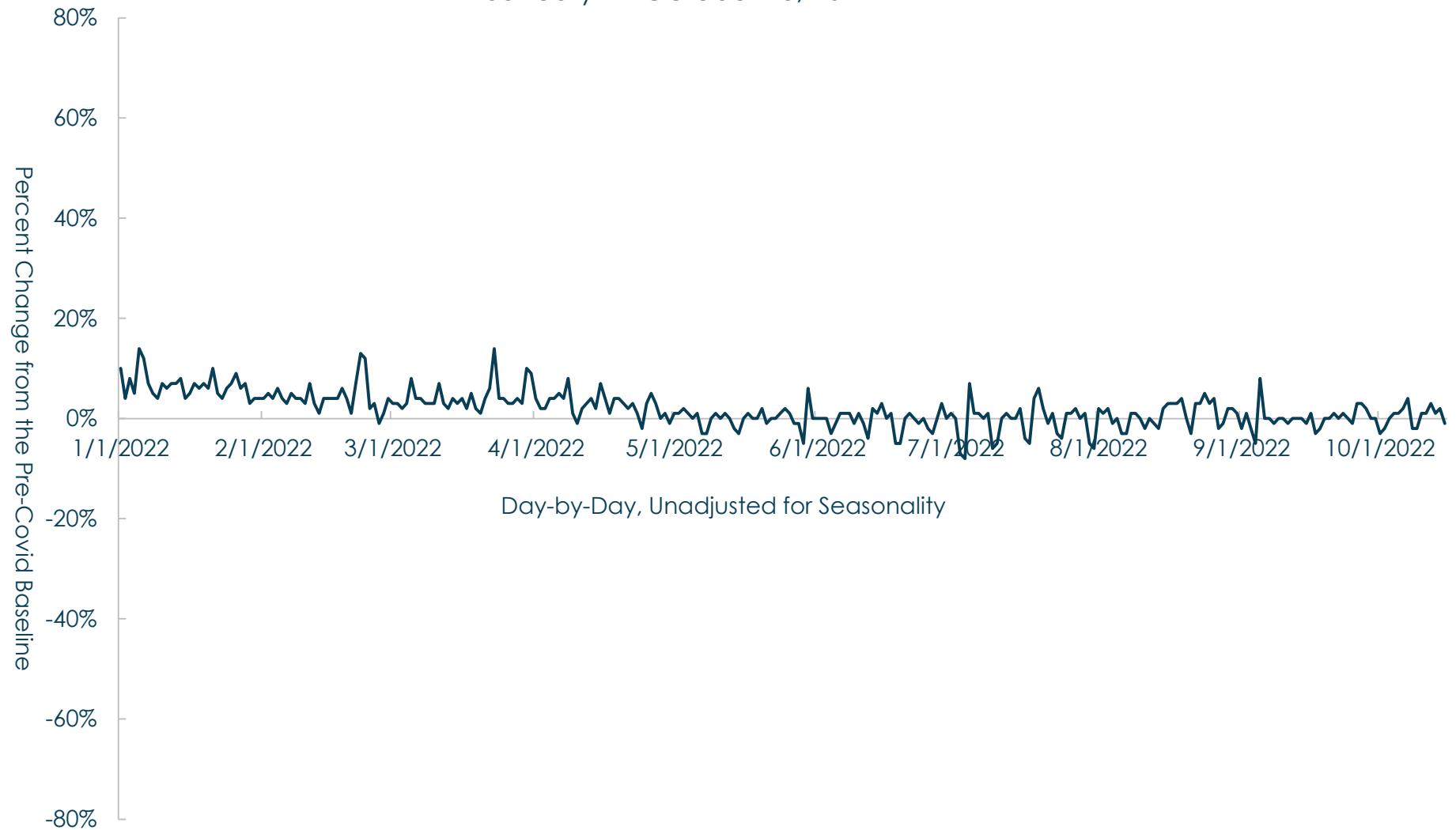
This data shows how visitors spent time in workplaces compared to the baseline days, and based on data that Google garners from handheld devices like mobile phones and ipads. The baseline day is based on the normal or median time spent between January 3 and February 6, 2020 (i.e., over five weeks preceding the economic crisis brought on by the Covid-19 pandemic). Source: Google Community Mobility Reports through October 2022; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Workplaces
Change in Place Visits v. Pre-Covid Baseline
Michigan State Averages
January 1 - October 15, 2022



This data shows how visitors spent time in workplaces compared to the baseline days, and based on data that Google garners from handheld devices like mobile phones and ipads. The baseline day is based on the normal or median time spent between January 3 and February 6, 2020 (i.e., over five weeks preceding the economic crisis brought on by the Covid-19 pandemic). Source: Google Community Mobility Reports through October 2022; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Residential Places
Change in Place Visits v. Pre-Covid Baseline
Marquette County, Michigan
January 1 - October 15, 2022



This data shows how visitors spent time in residential places compared to the baseline days, and based on data that Google garners from handheld devices like mobile phones and ipads. The baseline day is based on the normal or median time spent between January 3 and February 6, 2020 (i.e., over five weeks preceding the economic crisis brought on by the Covid-19 pandemic). Source: Google Community Mobility Reports through October 2022; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

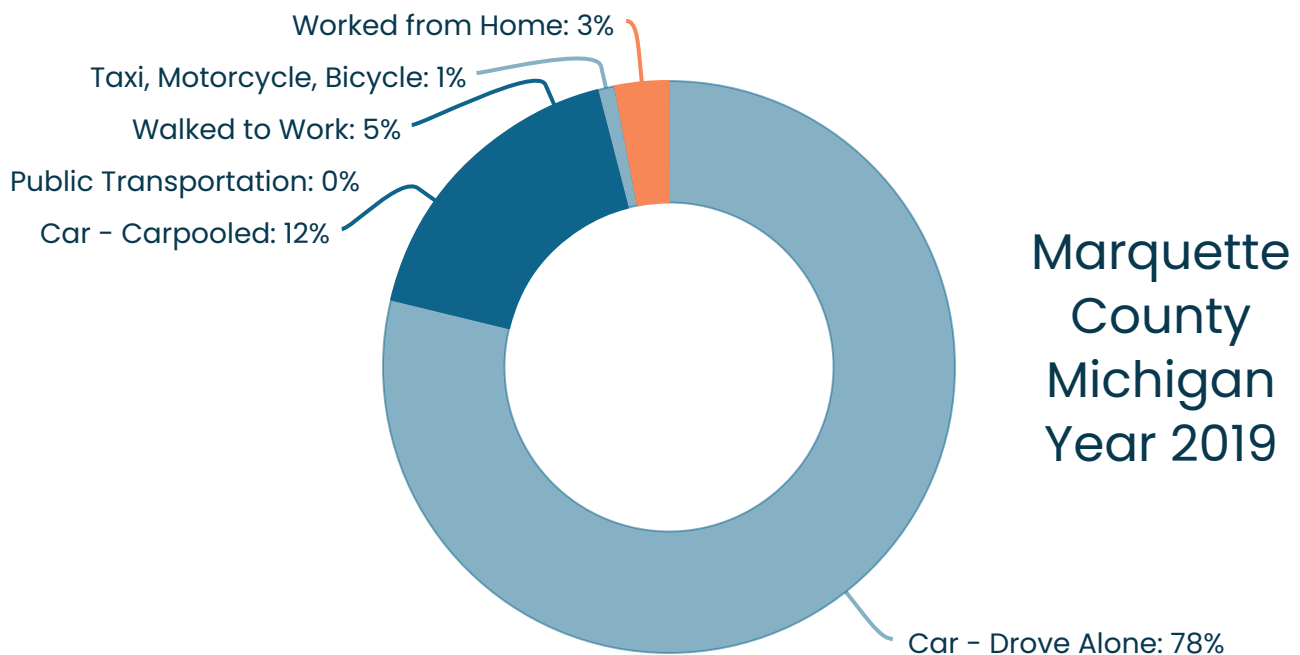
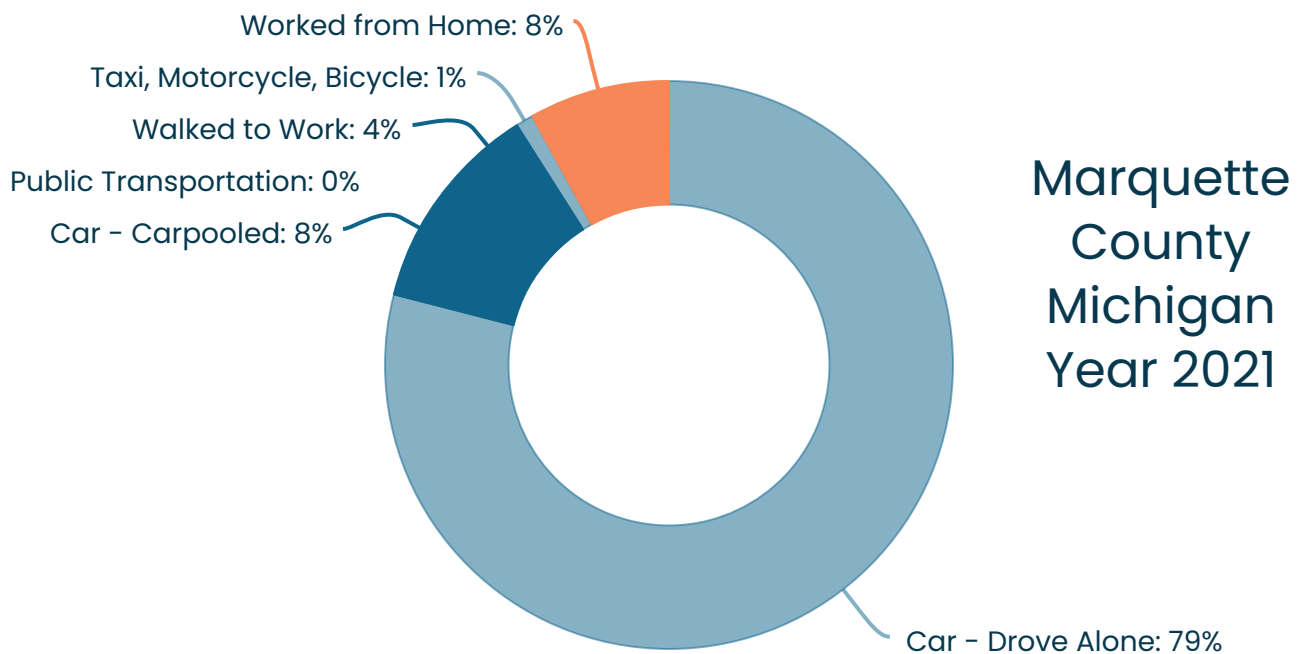
Residential Places
Change in Place Visits v. Pre-Covid Baseline
Michigan State Averages
January 1 - October 15, 2022



This data shows how visitors spent time in residential places compared to the baseline days, and based on data that Google garners from handheld devices like mobile phones and ipads. The baseline day is based on the normal or median time spent between January 3 and February 6, 2020 (i.e., over five weeks preceding the economic crisis brought on by the Covid-19 pandemic). Source: Google Community Mobility Reports through October 2022; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

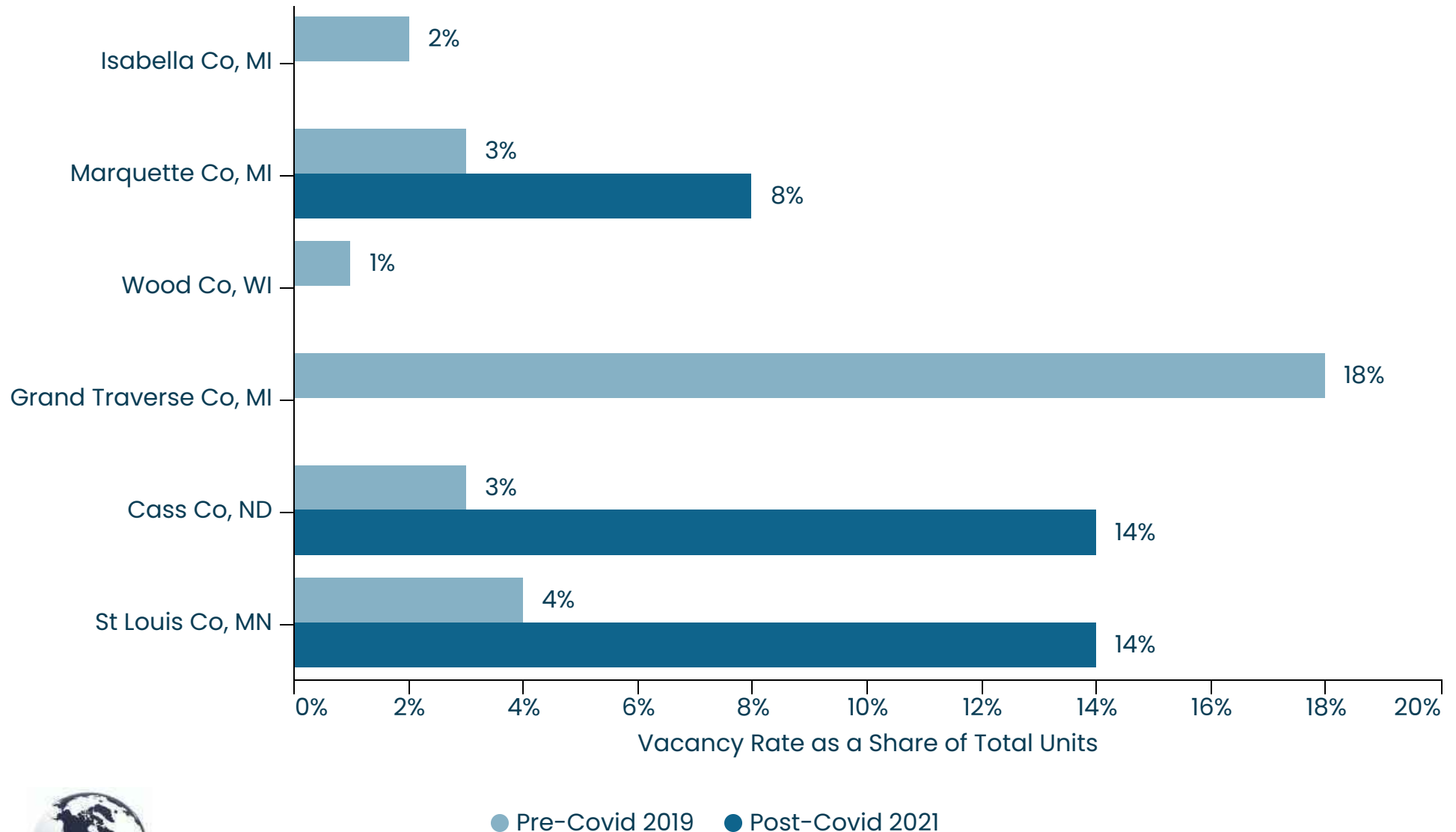
Working from Home | Marquette County

Working from home is one indicator of the social and place impact of Covid-19.



Underlying data provided by the American Community Survey with five-year estimates through 2021. Represents the share of workers ages 16 and older. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Share of Workers that Worked from Home Comparison Places for Marquette County

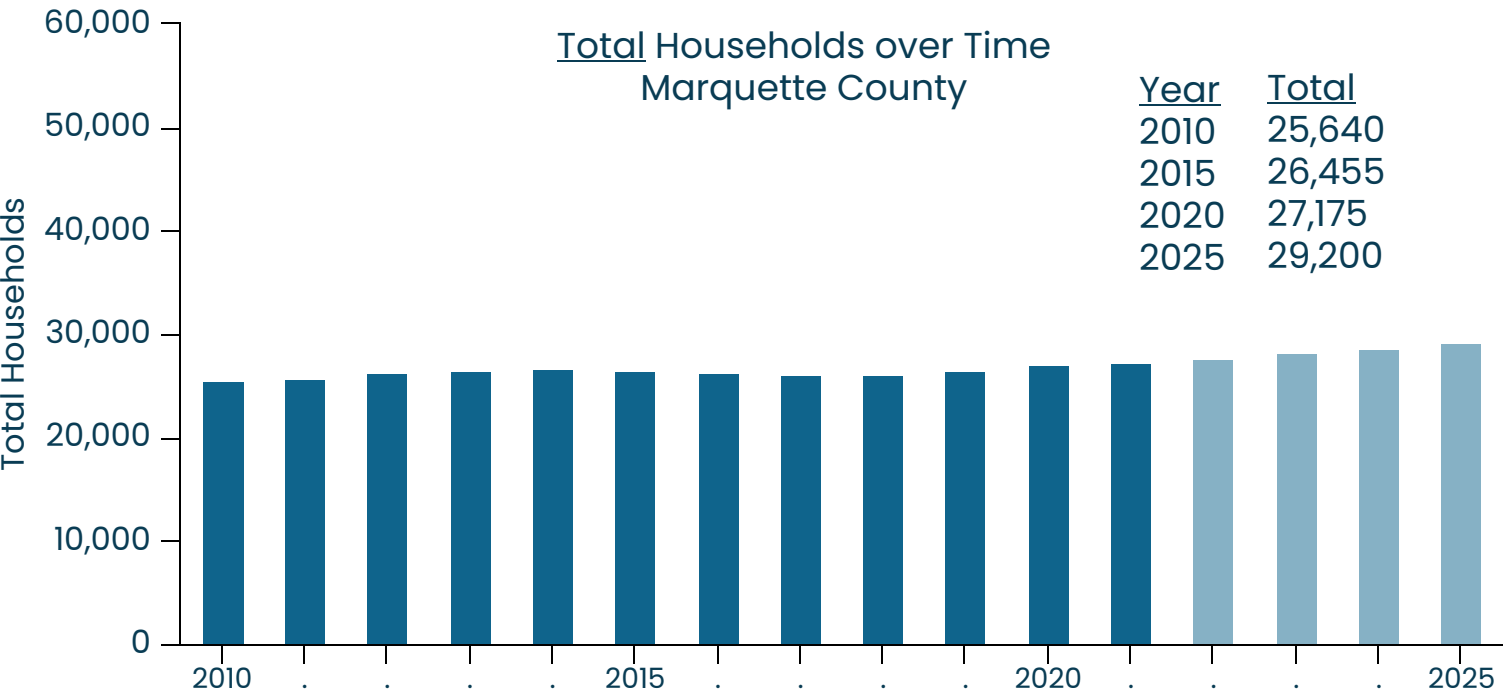
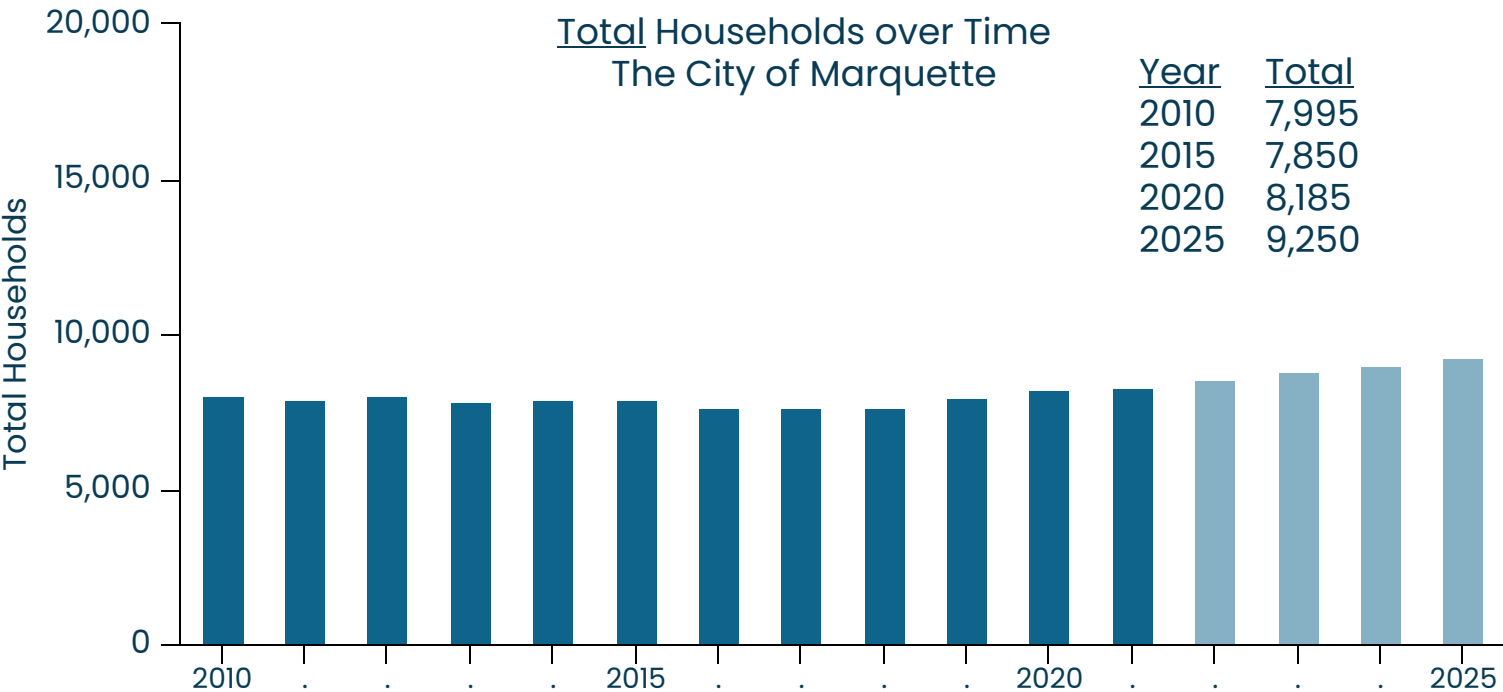


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-H

Total Households | Marquette City & County

Households by tenure is used as a basis when forecasting demand for housing units.

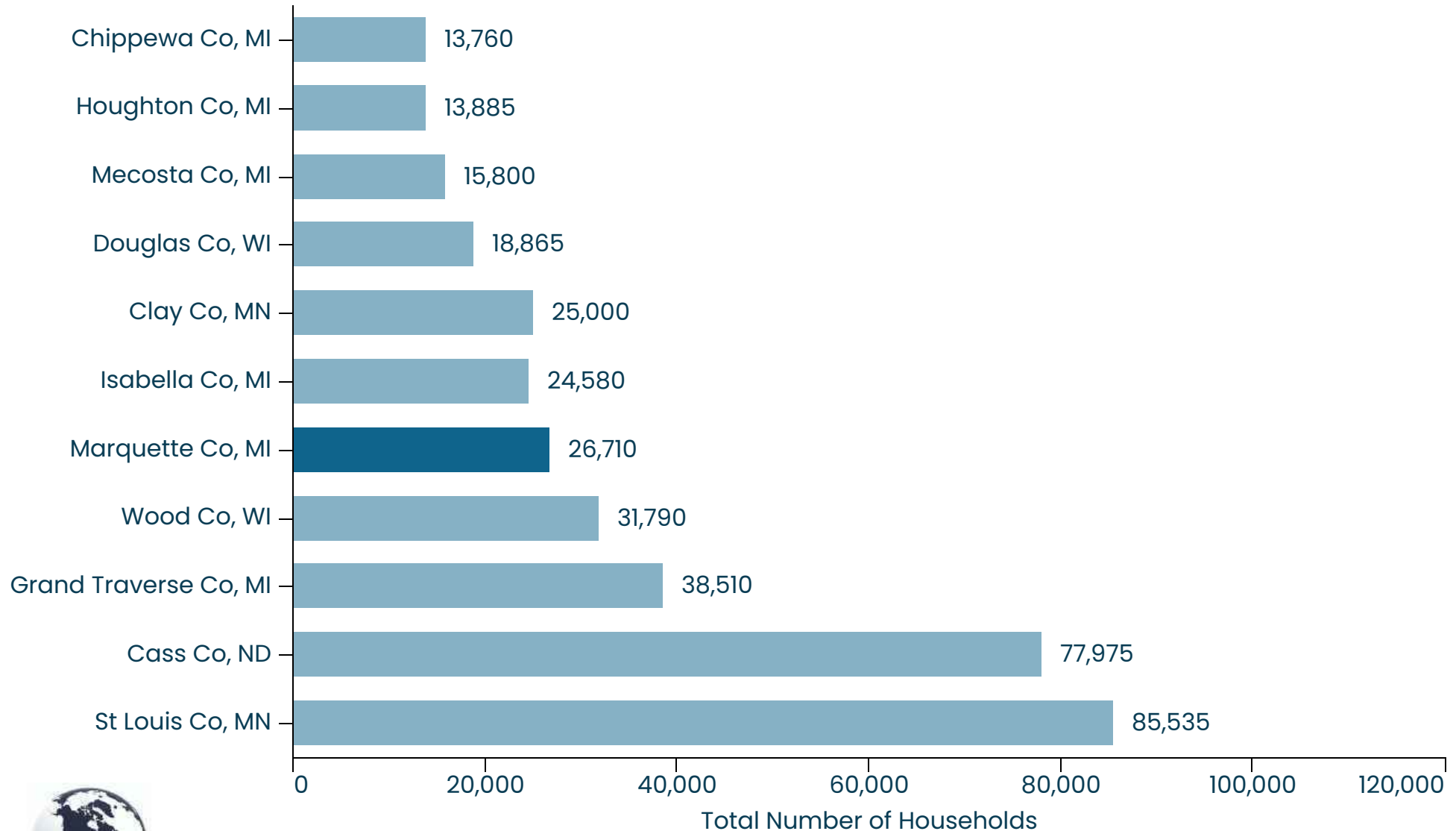


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Total Number of Households

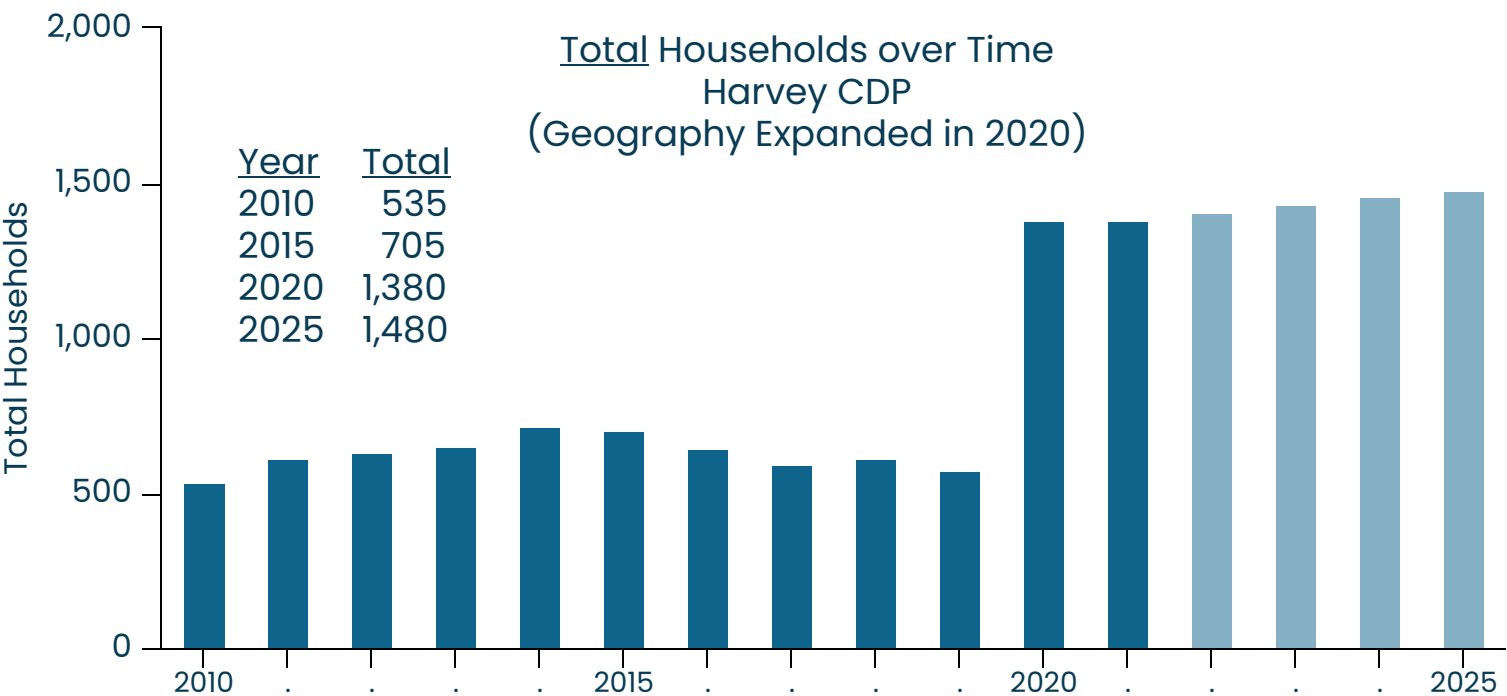
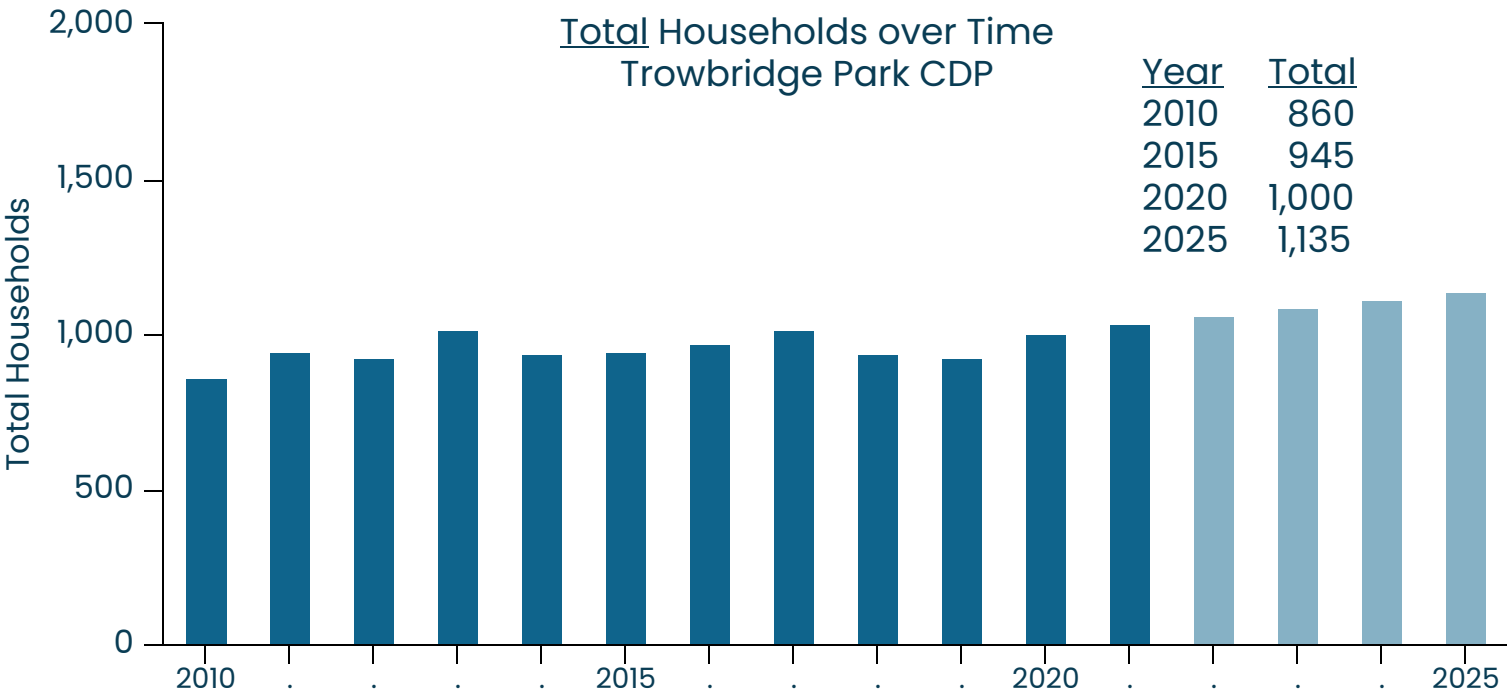
Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Total Households | Trowbridge Pk & Harvey

Households by tenure is used as a basis when forecasting demand for housing units.

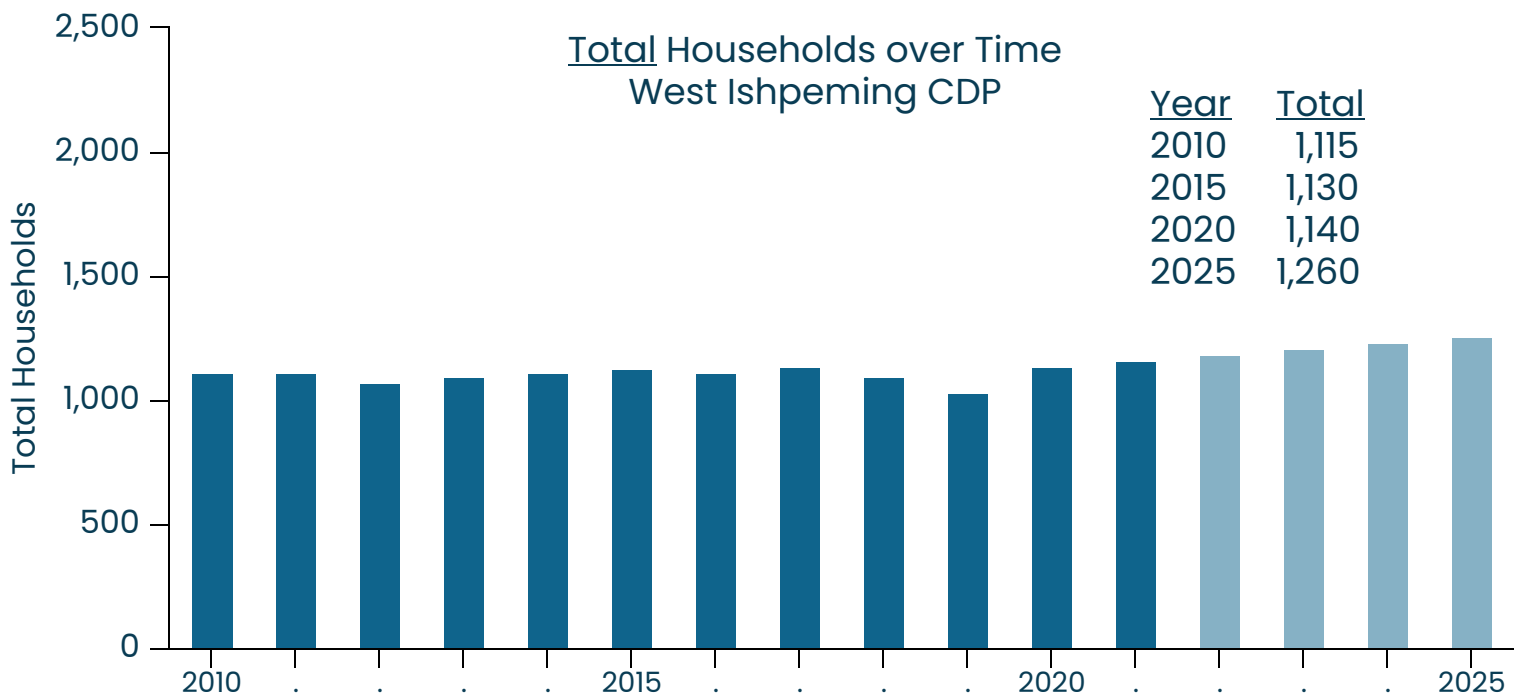
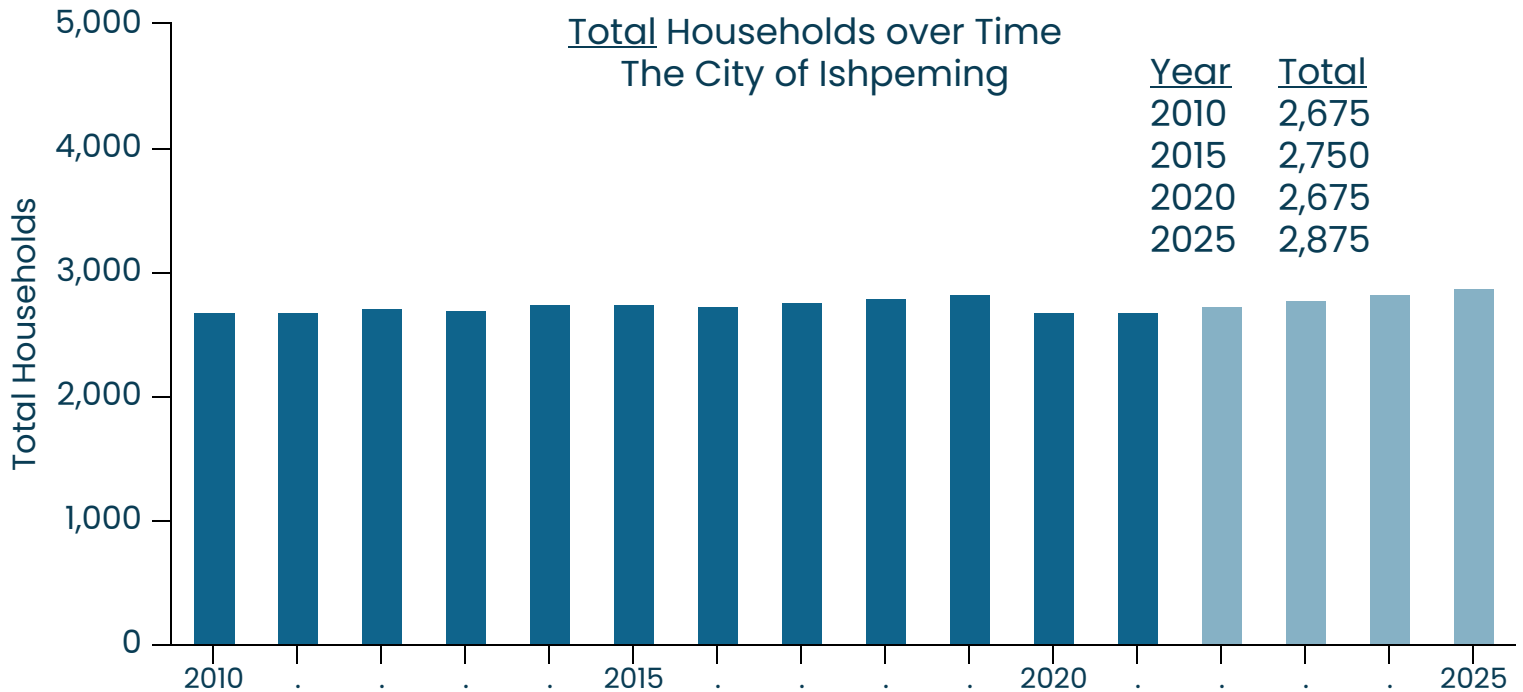


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Total Households | Ishpeming & West

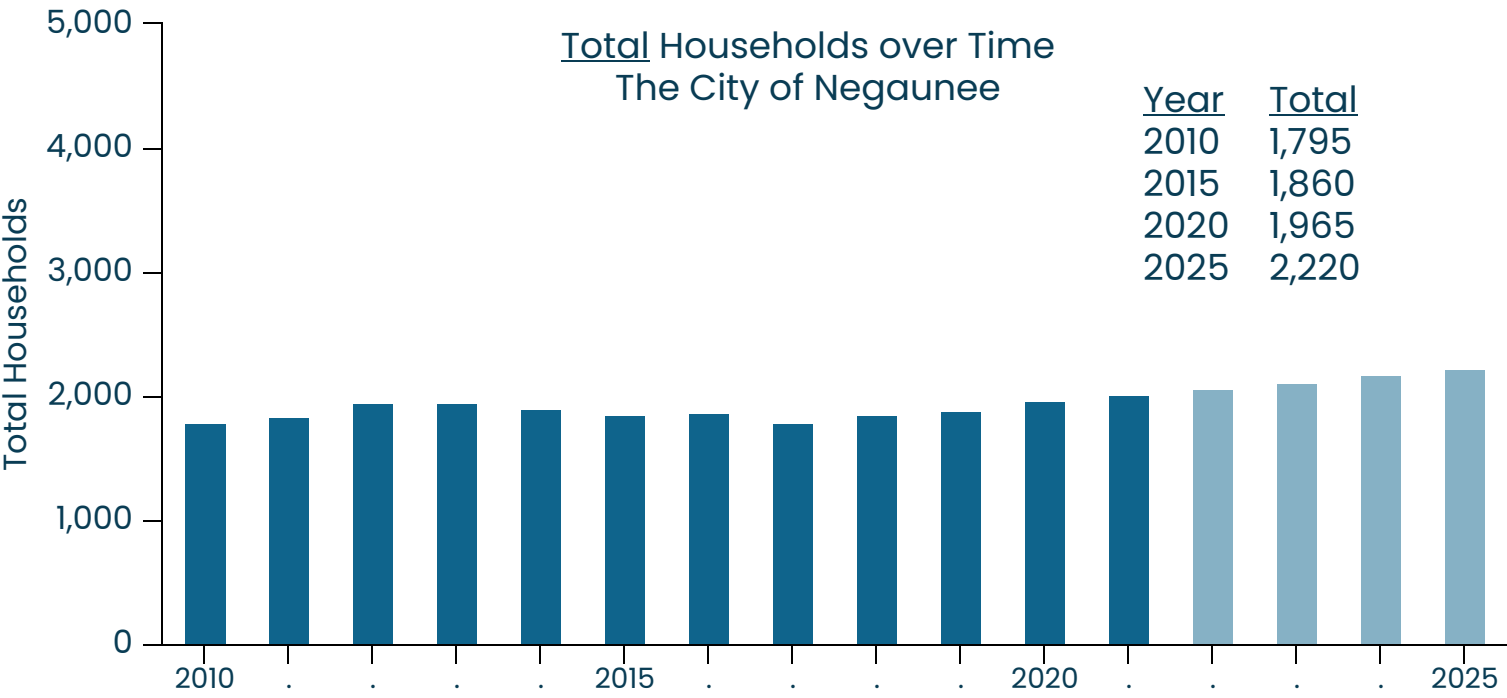
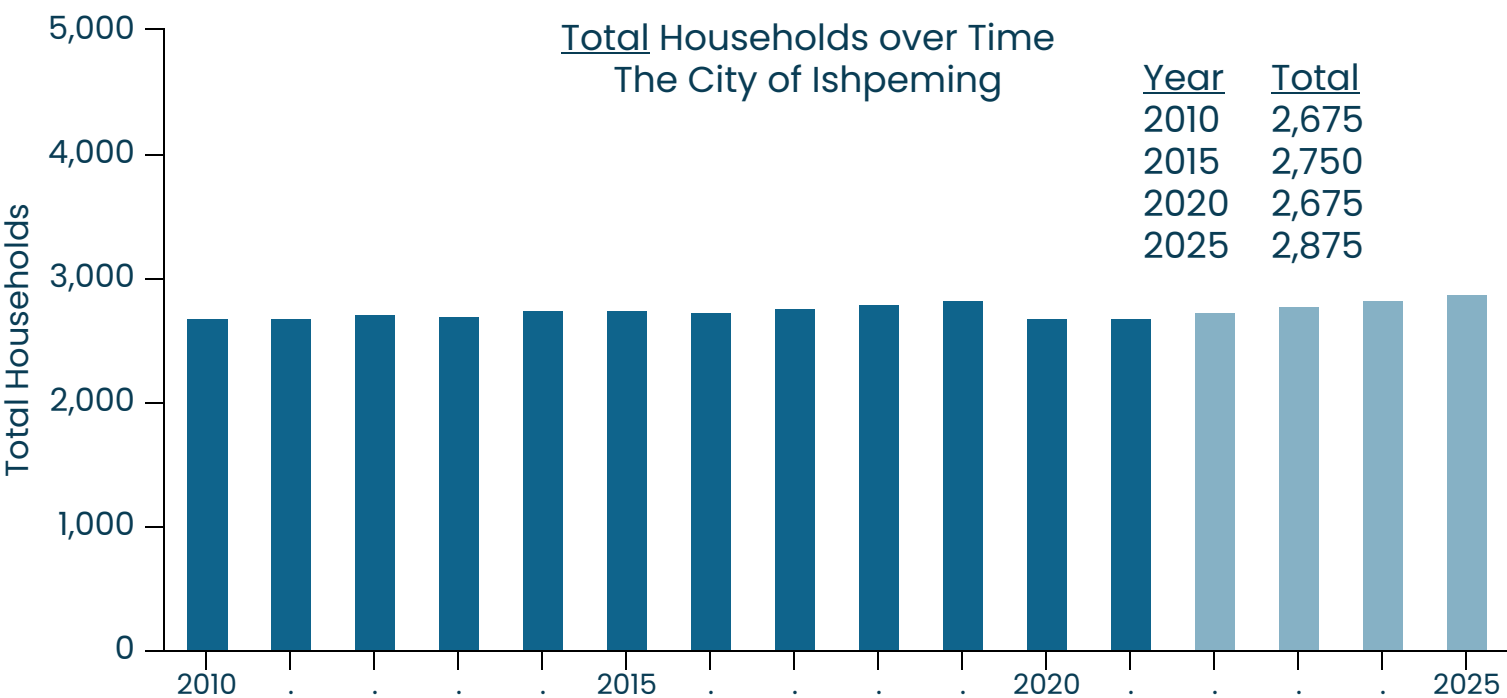
Households by tenure is used as a basis when forecasting demand for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Total Households | Ishpeming & Negaunee

Households by tenure is used as a basis when forecasting demand for housing units.

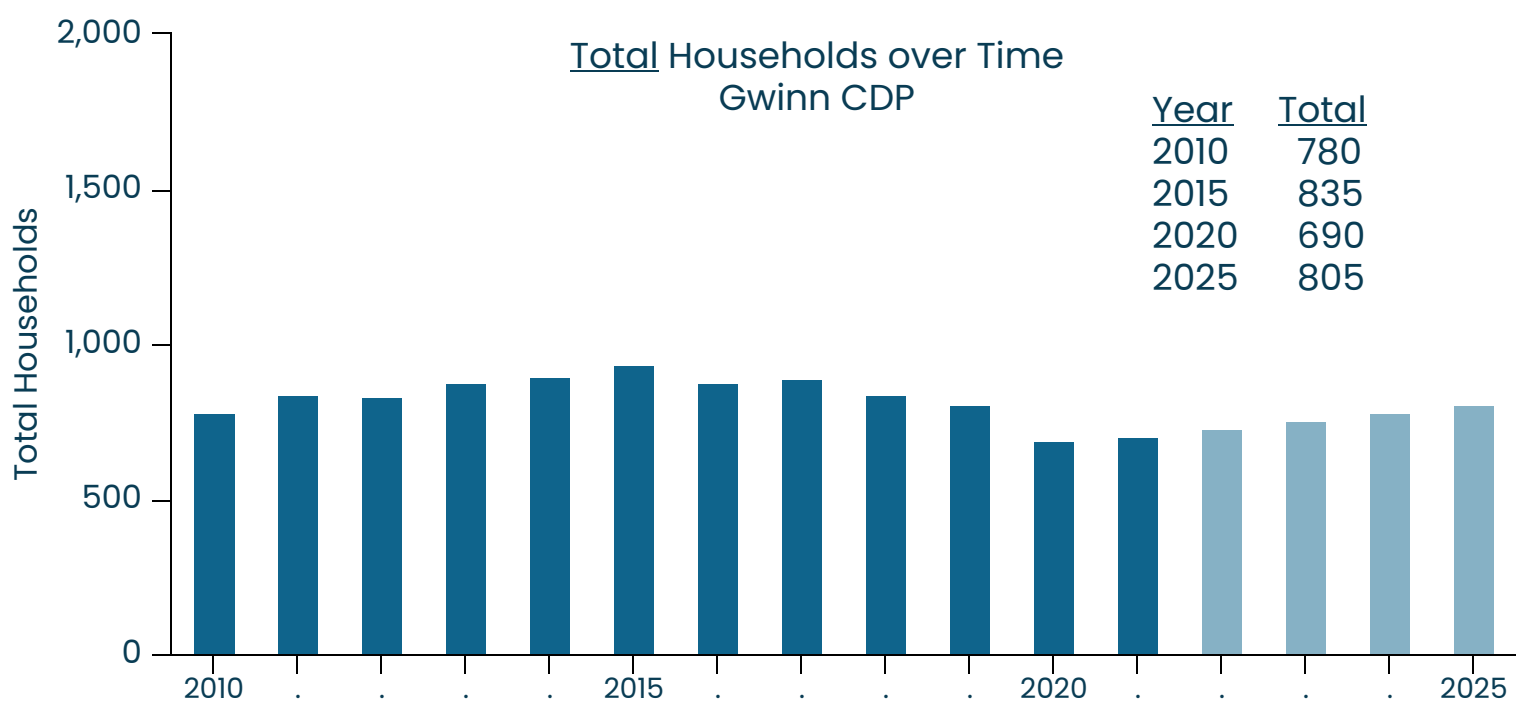
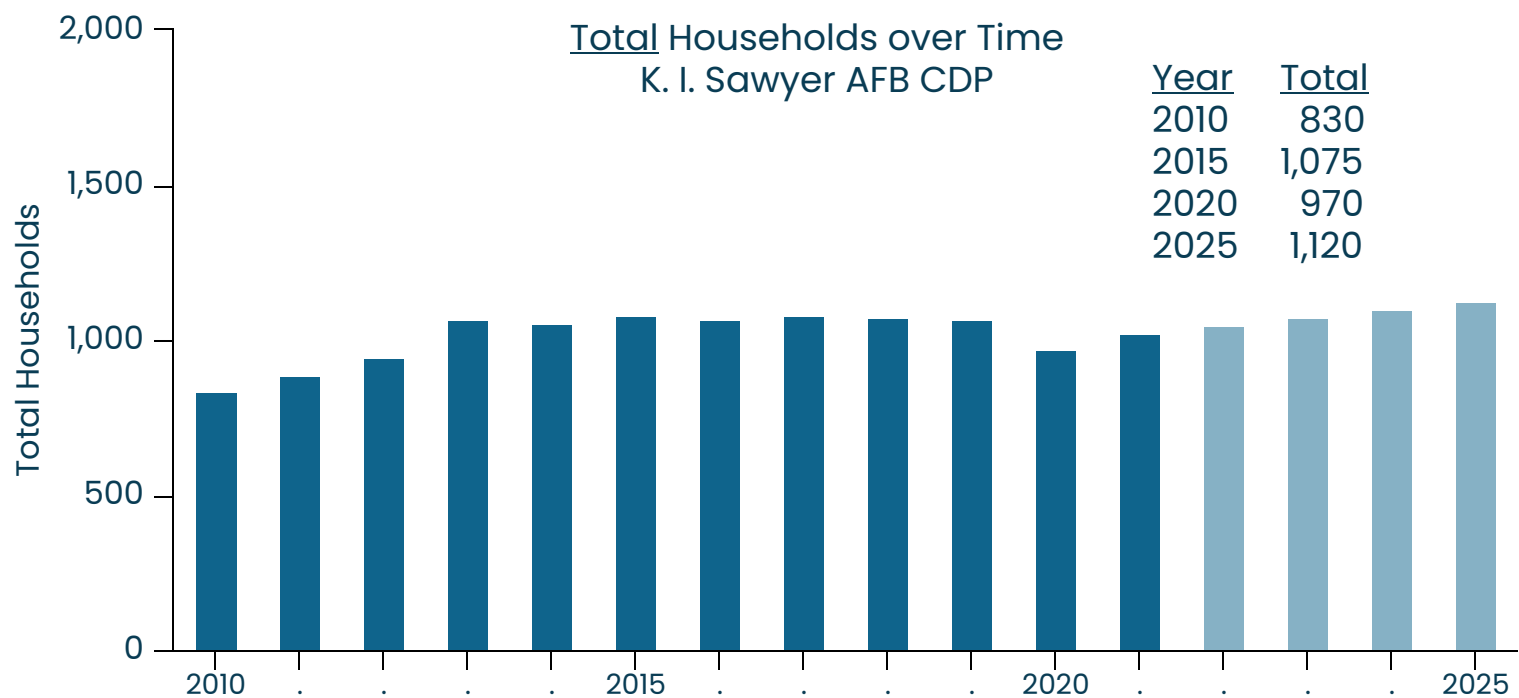


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Total Households | K. I. Sawyer AFB & Gwinn

Households by tenure is used as a basis when forecasting demand for housing units.



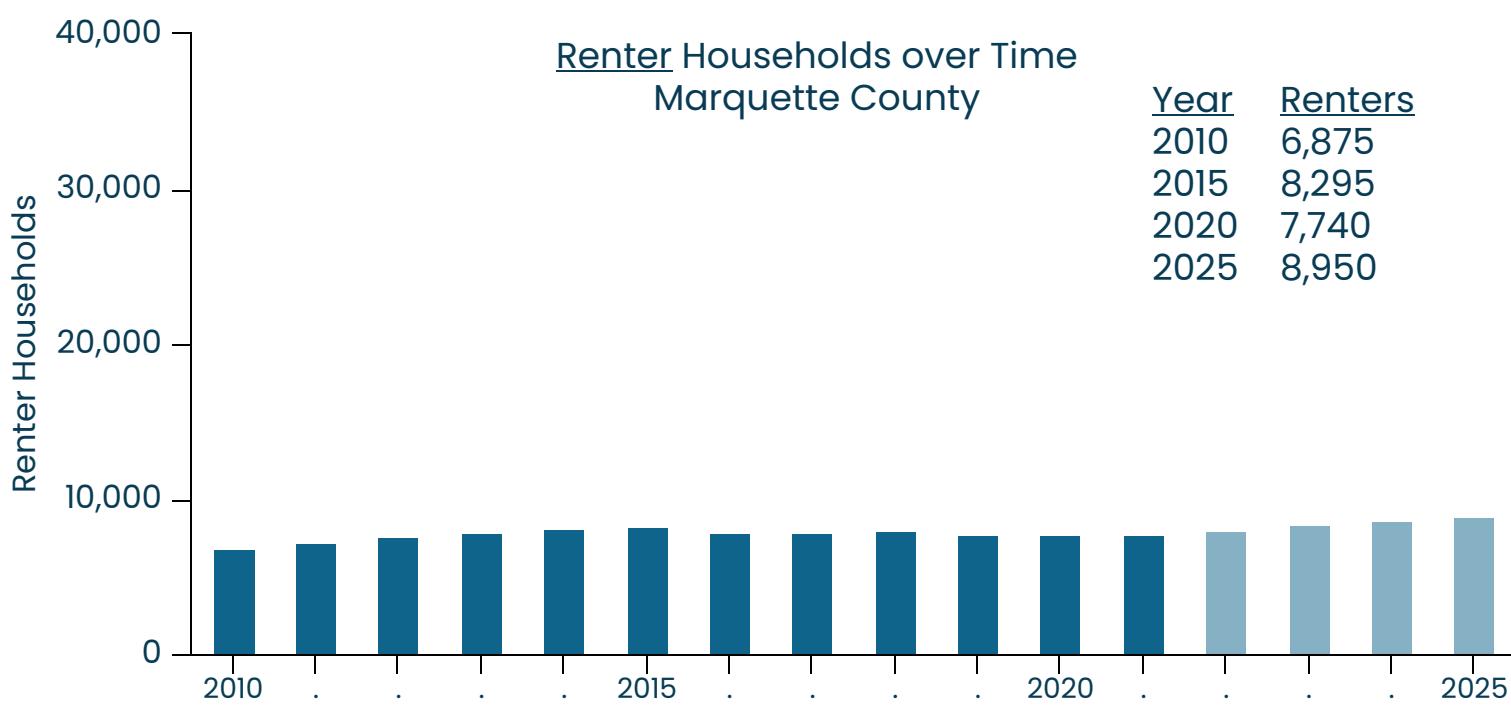
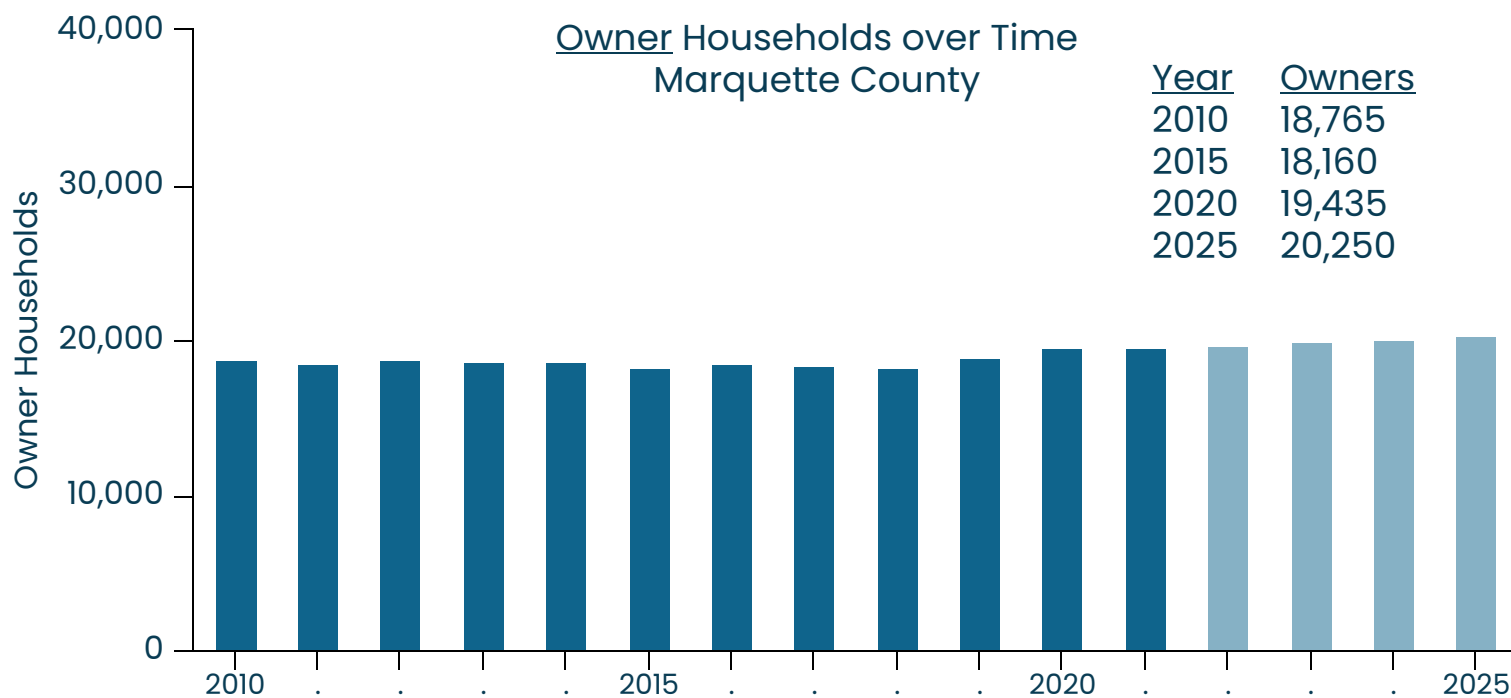
Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Section 3-I

Household by Tenure | Marquette County

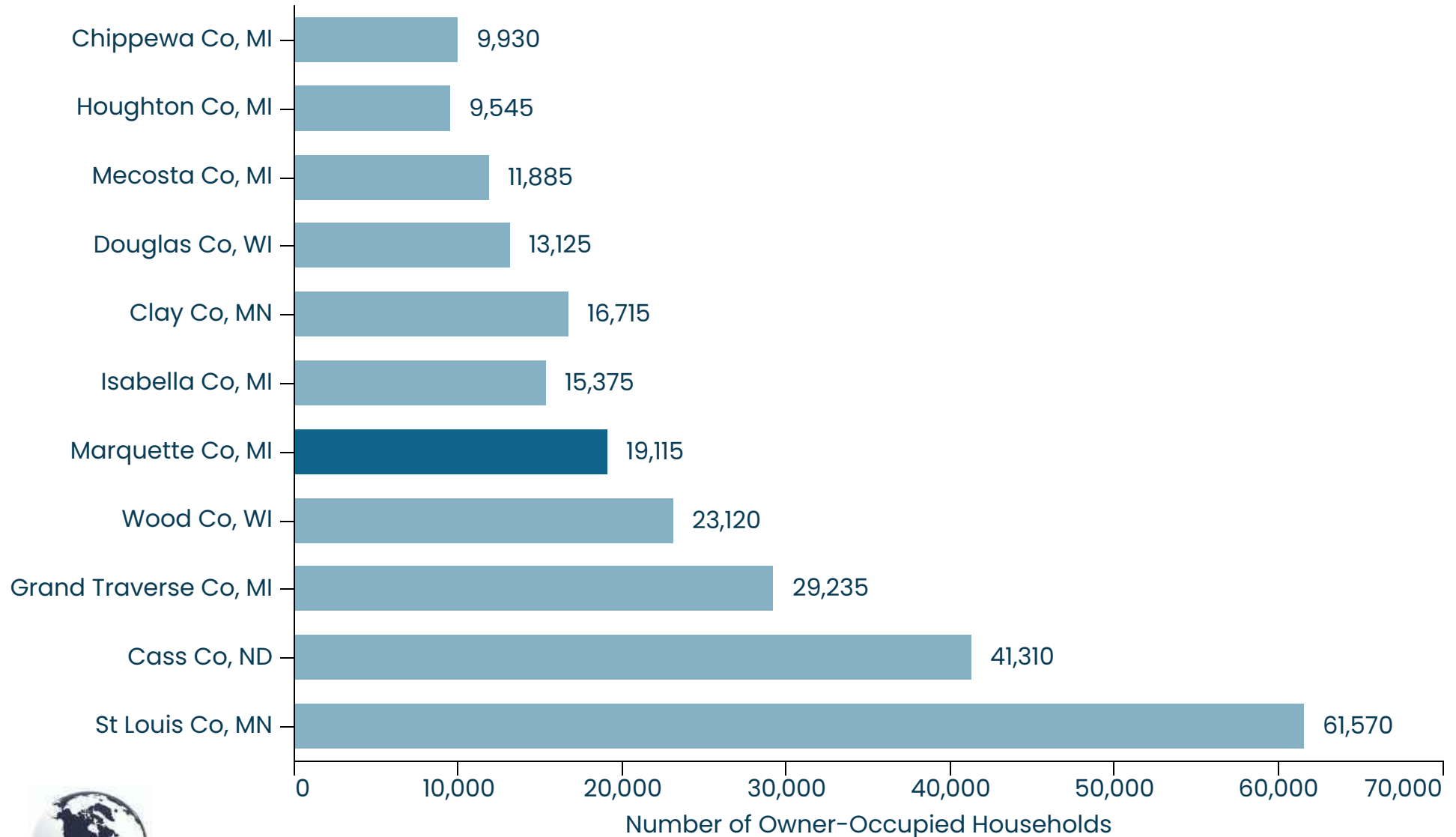
Households by tenure is used as a basis when forecasting demand for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

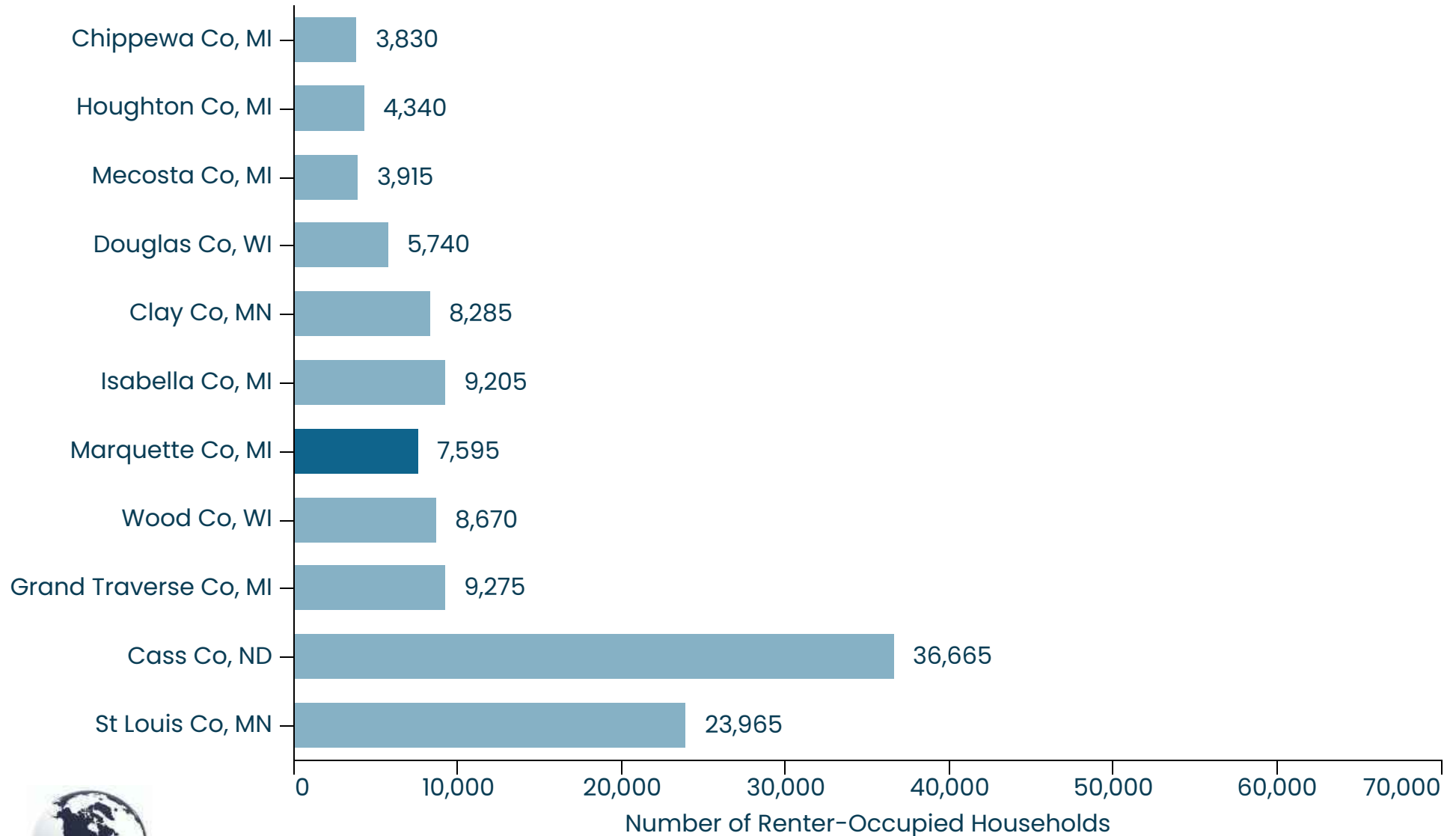


Owner-Occupied Households Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

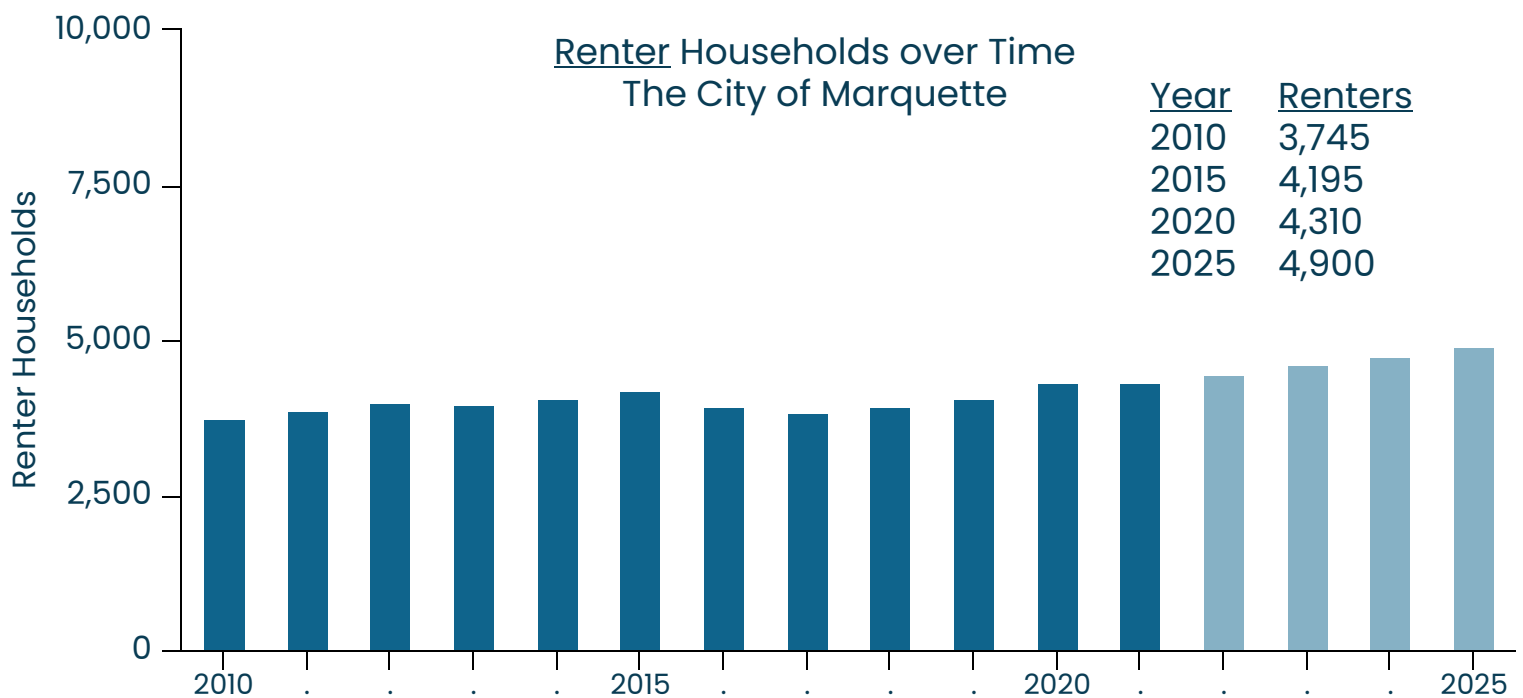
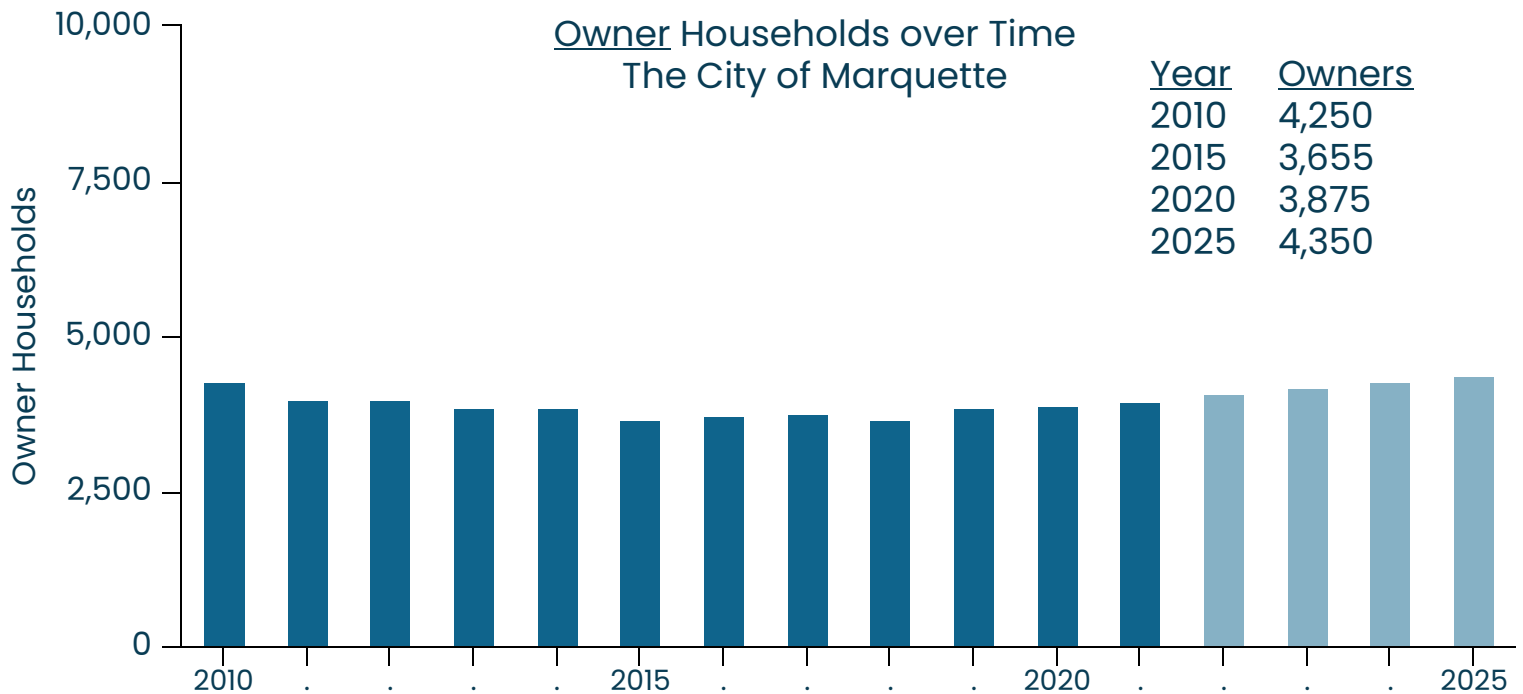
Renter-Occupied Households Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Households by Tenure | Marquette City

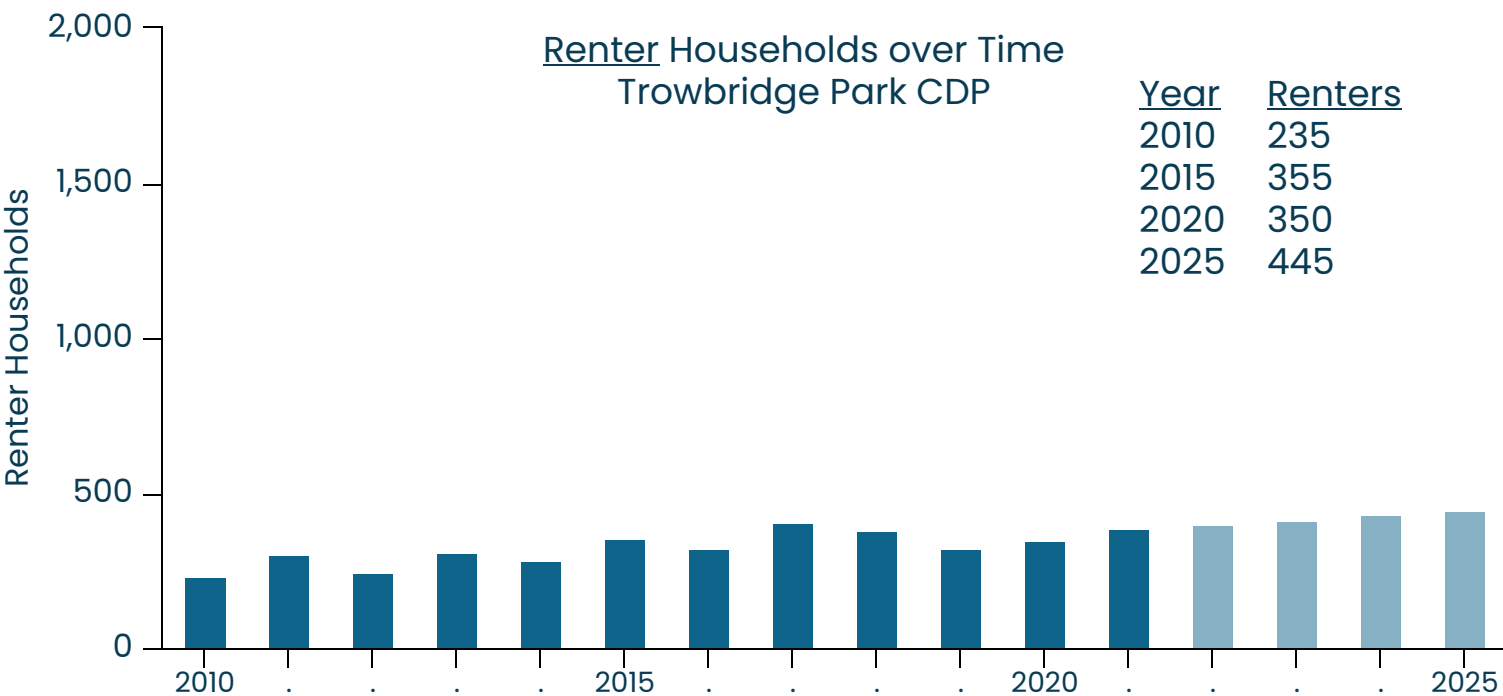
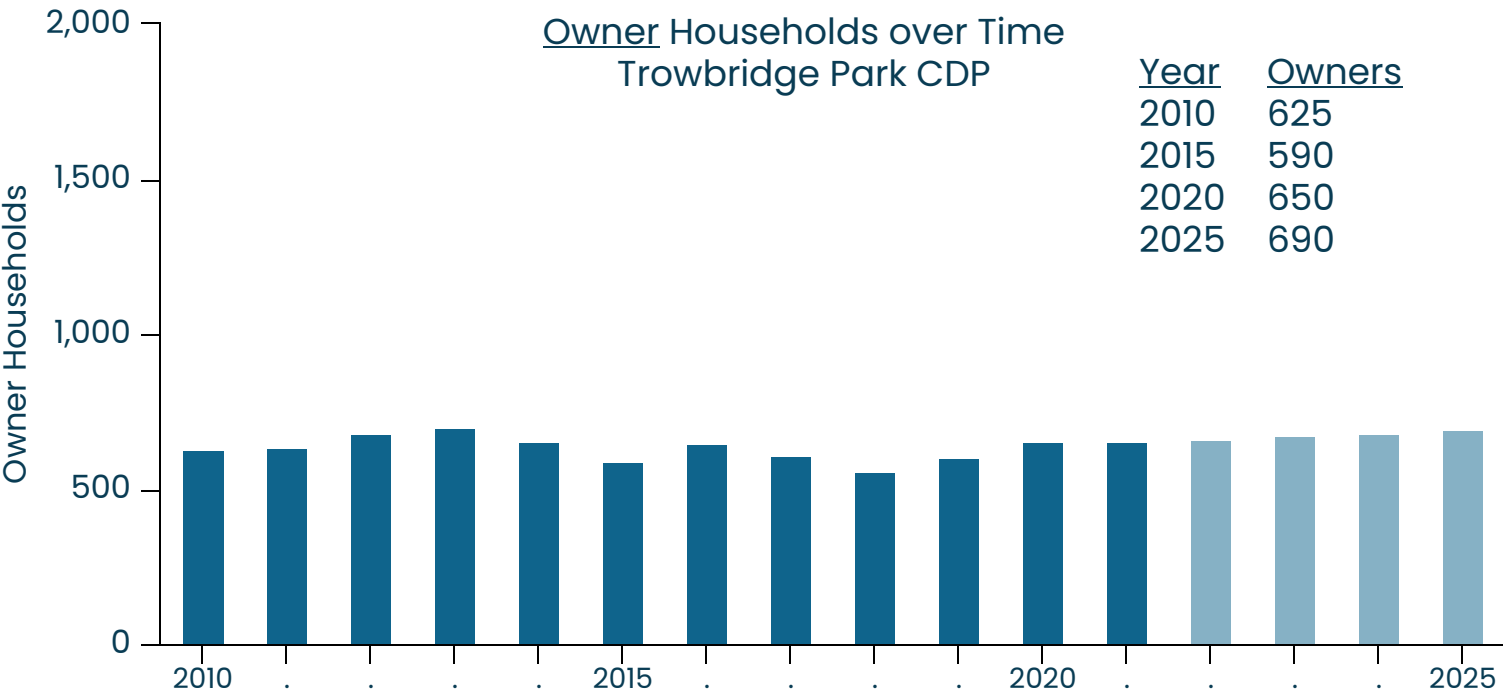
Households by tenure is used as a basis when forecasting demand for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Households by Tenure | Trowbridge Park CDP

Households by tenure is used as a basis when forecasting demand for housing units.

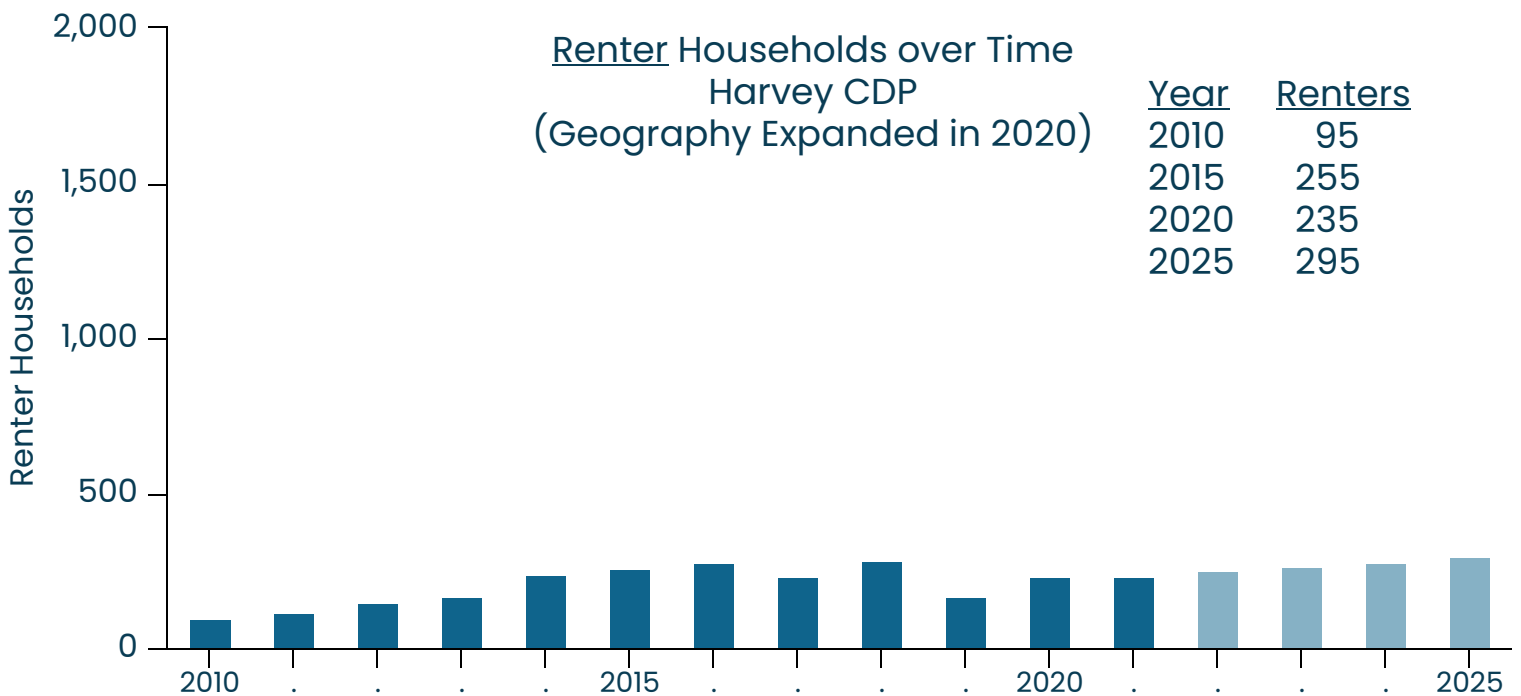
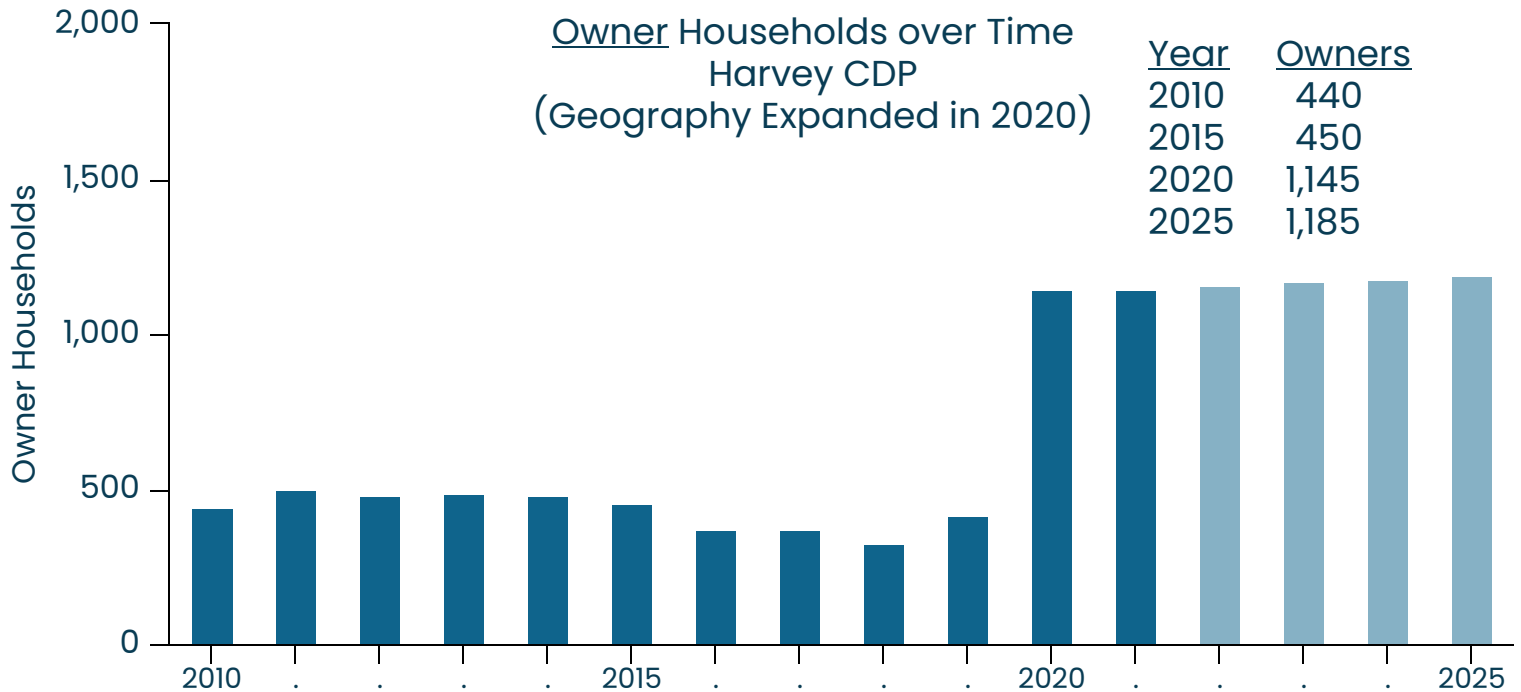


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Households by Tenure | Harvey CDP

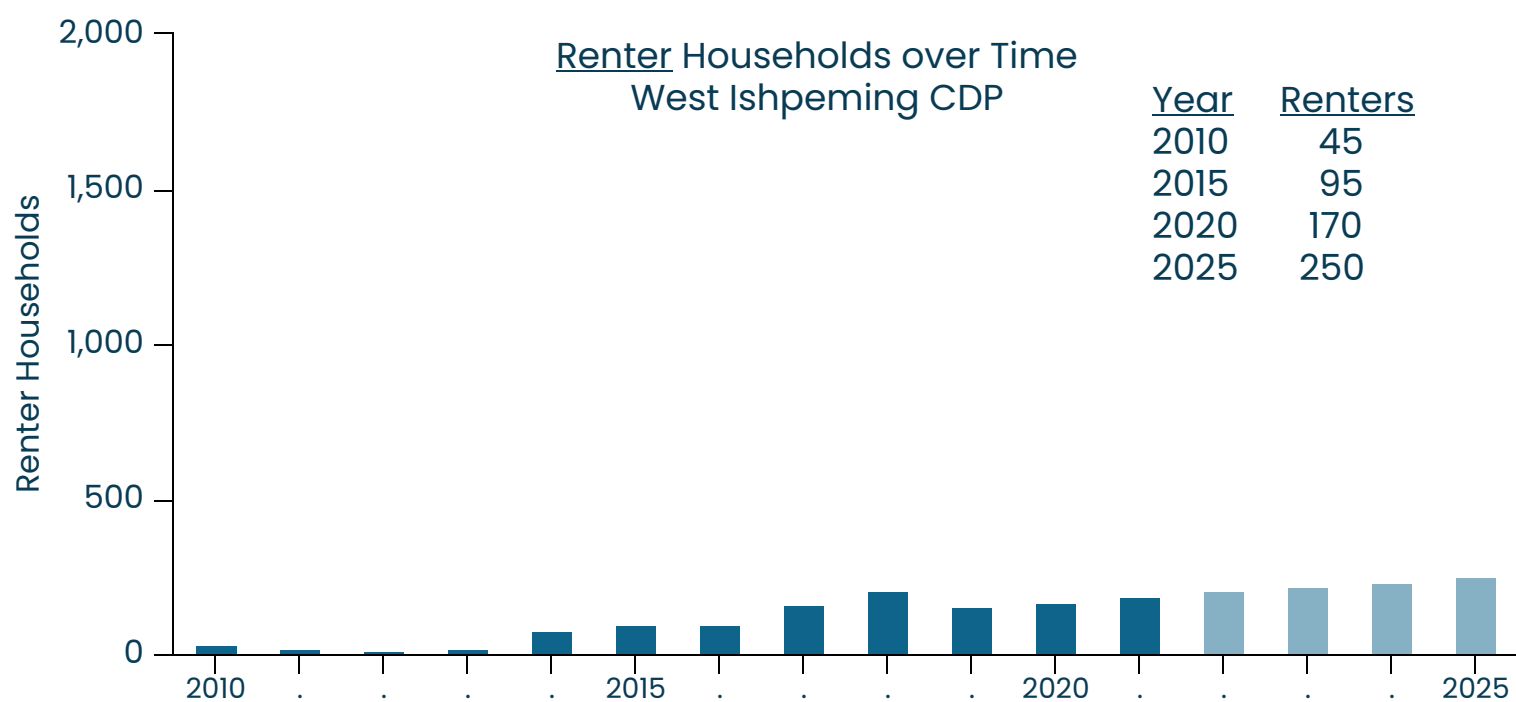
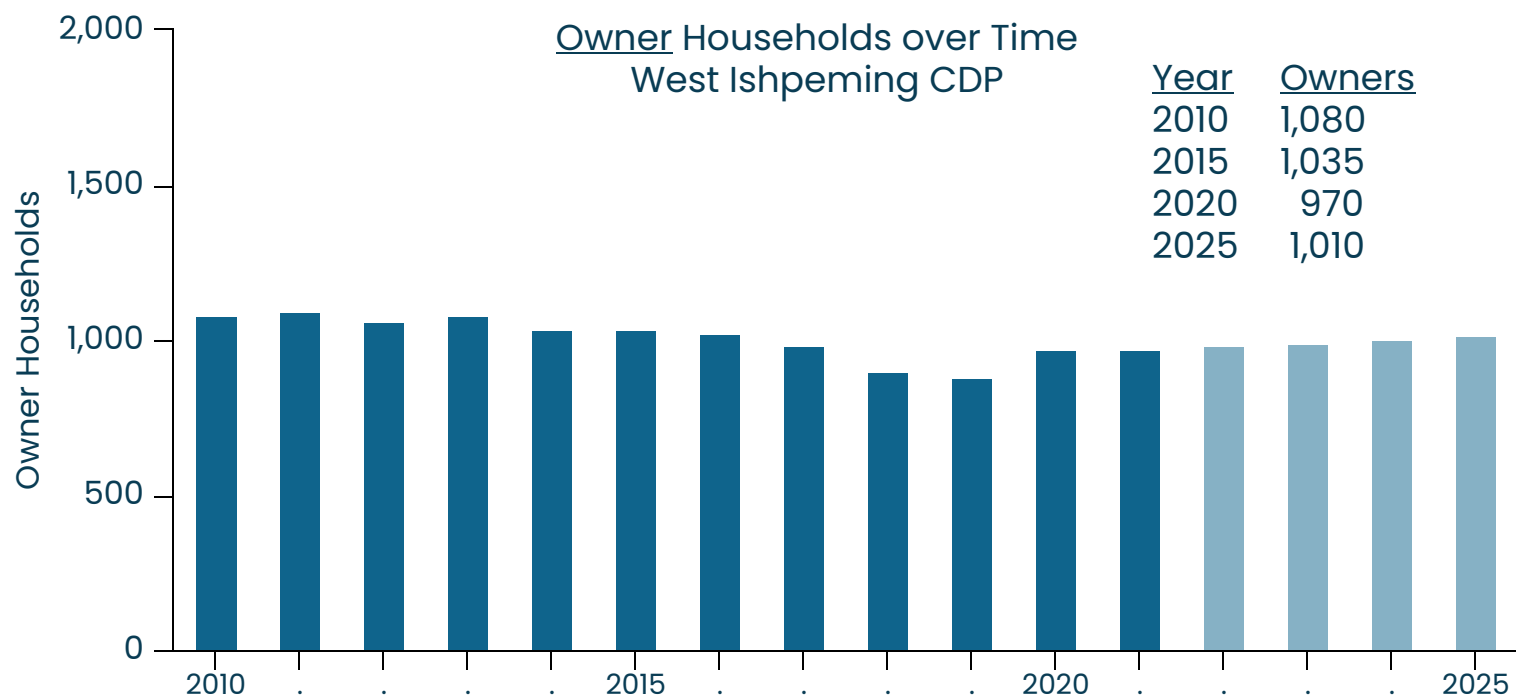
Households by tenure is used as a basis when forecasting demand for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Households by Tenure | West Ishpeming CDP

Households by tenure is used as a basis when forecasting demand for housing units.

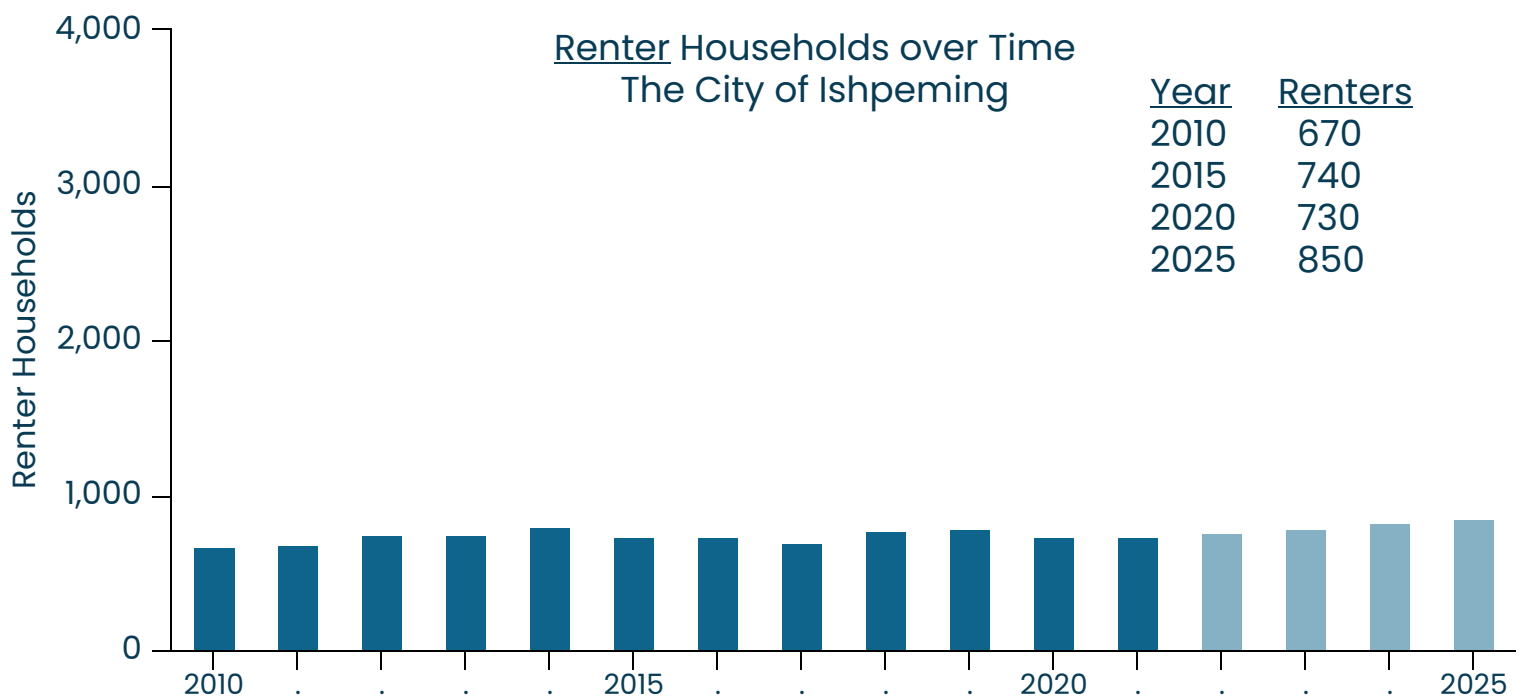
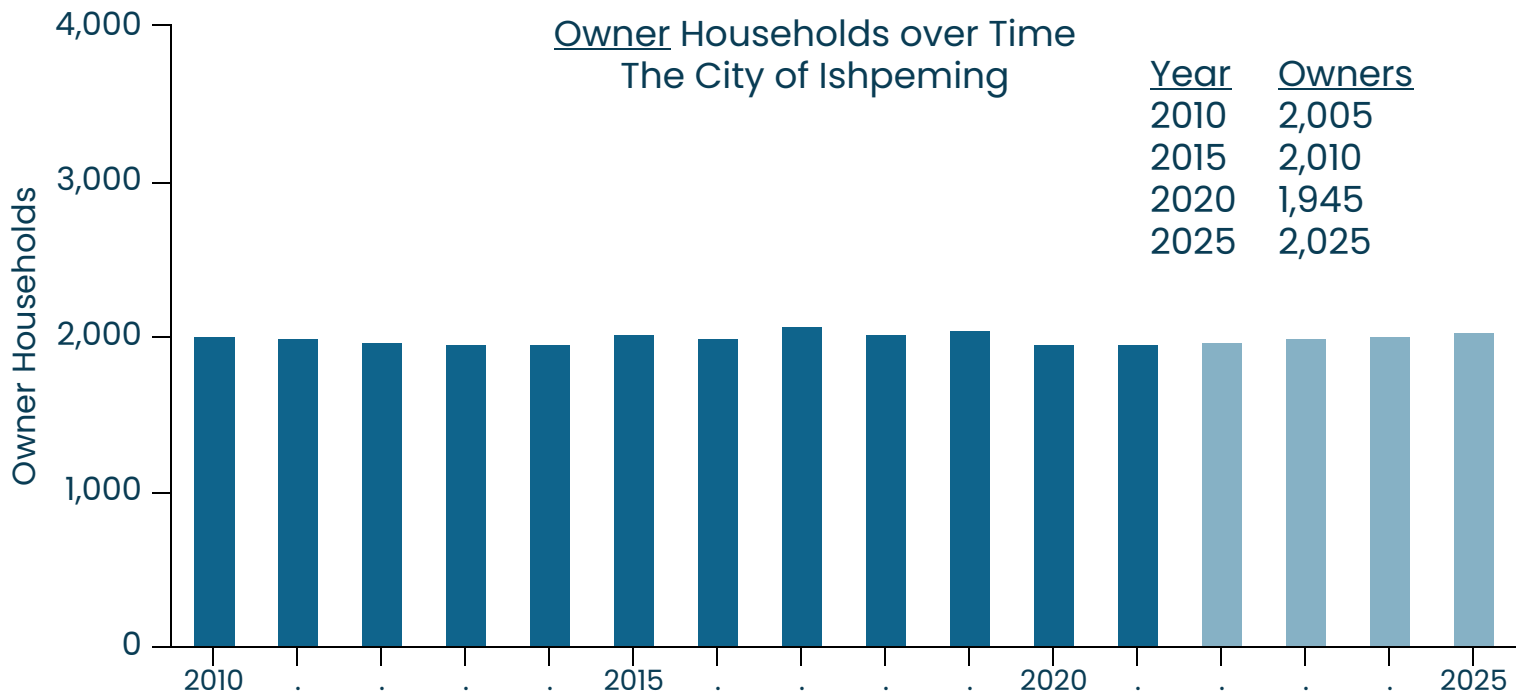


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Households by Tenure | Ishpeming City

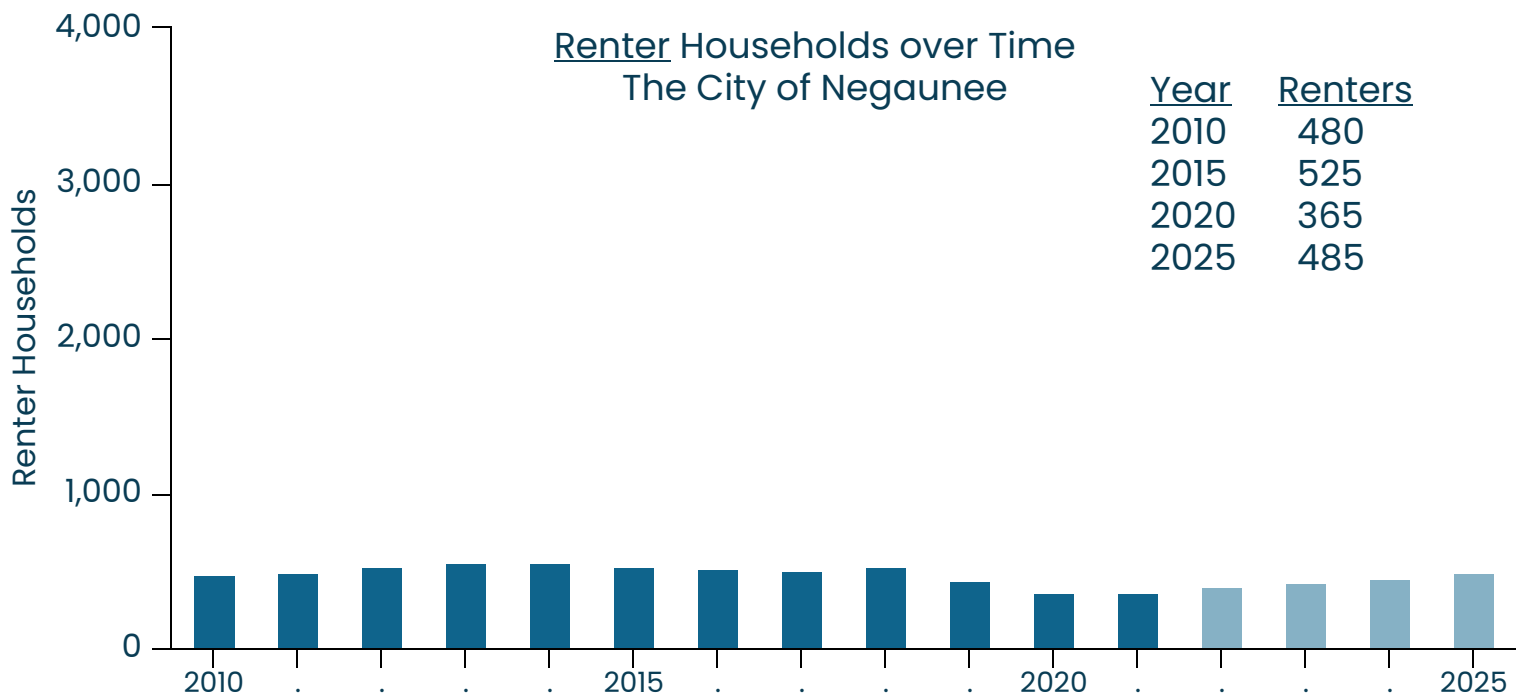
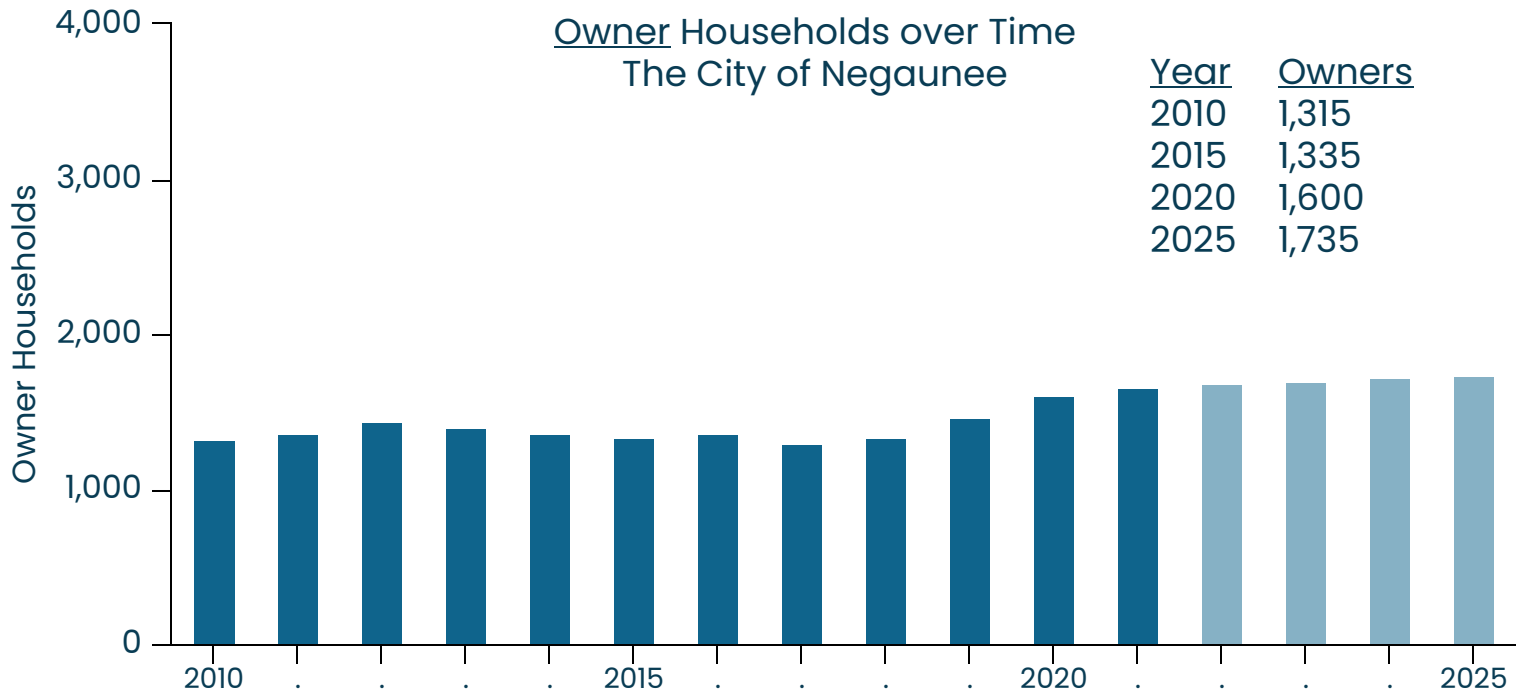
Households by tenure is used as a basis when forecasting demand for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Households by Tenure | Negaunee City

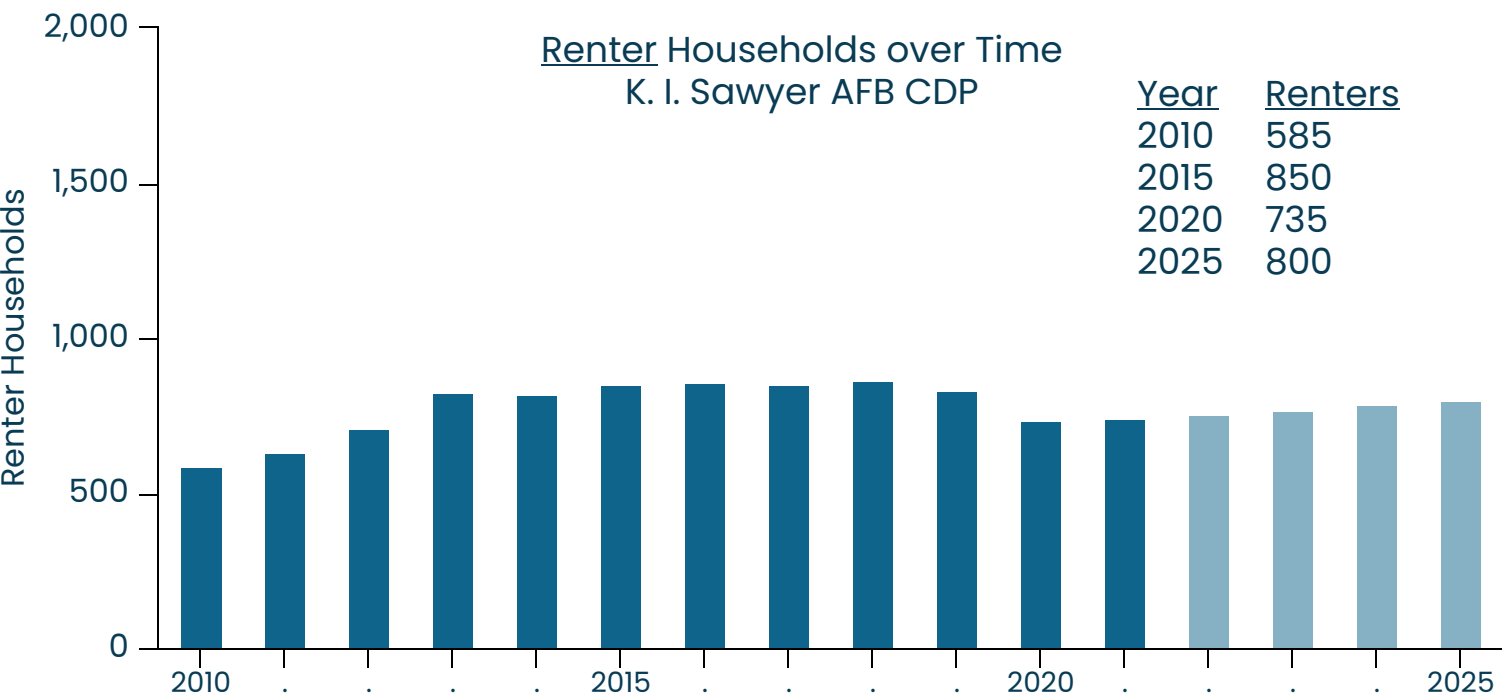
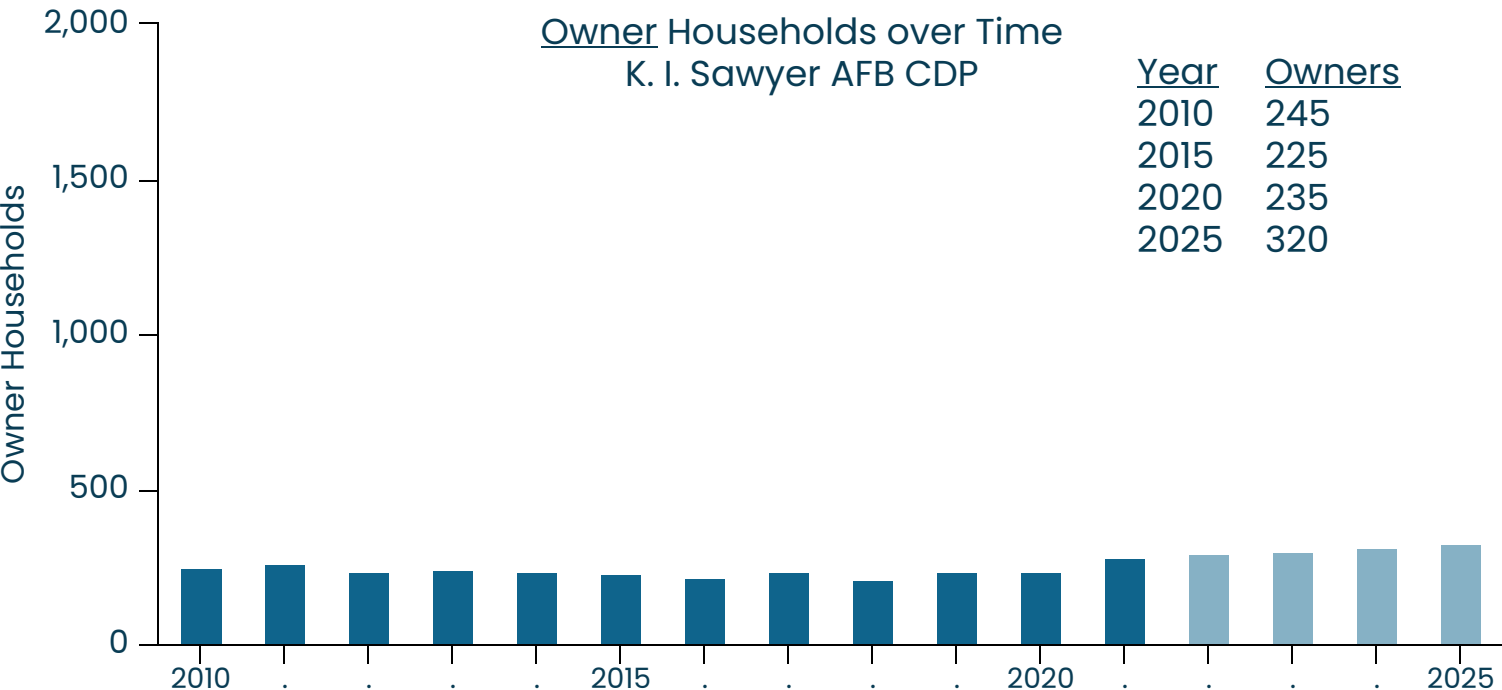
Households by tenure is used as a basis when forecasting demand for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Households by Tenure | K. I. Sawyer AFB CDP

Households by tenure is used as a basis when forecasting demand for housing units.

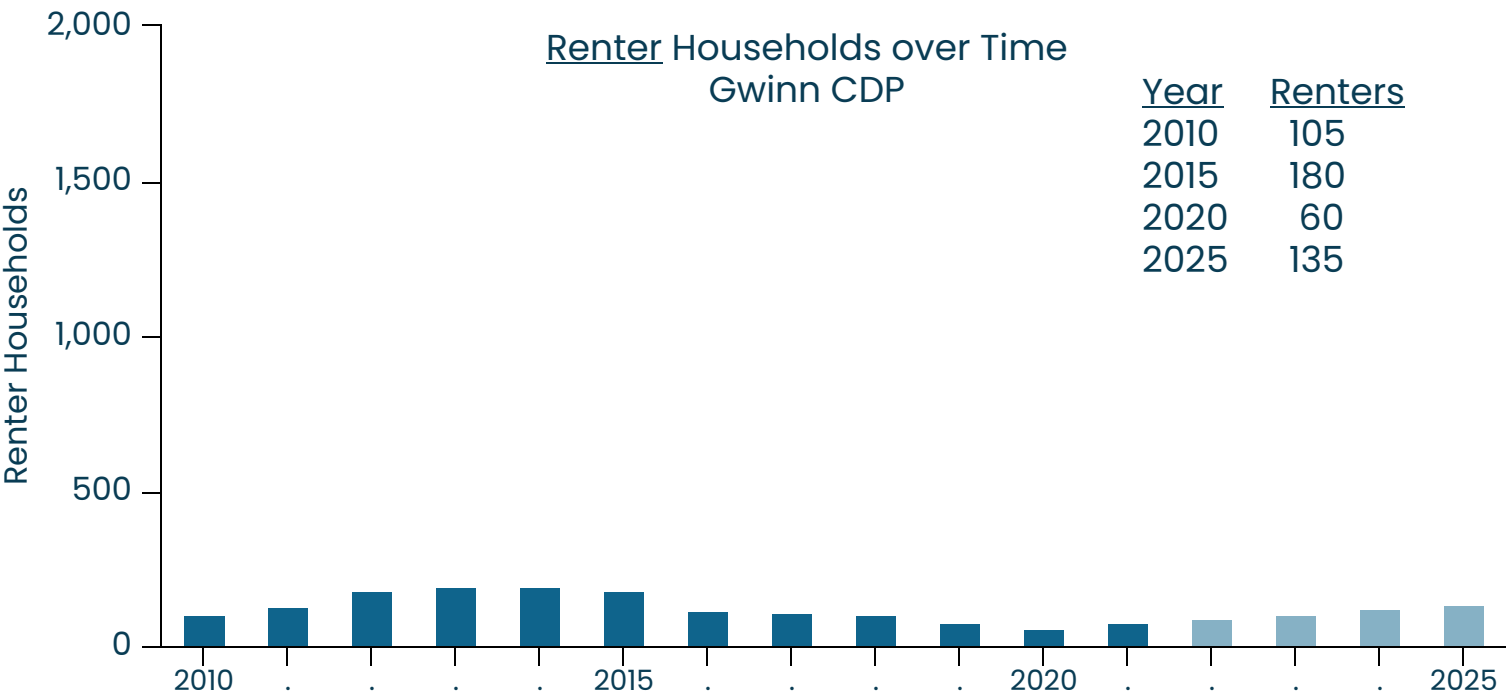
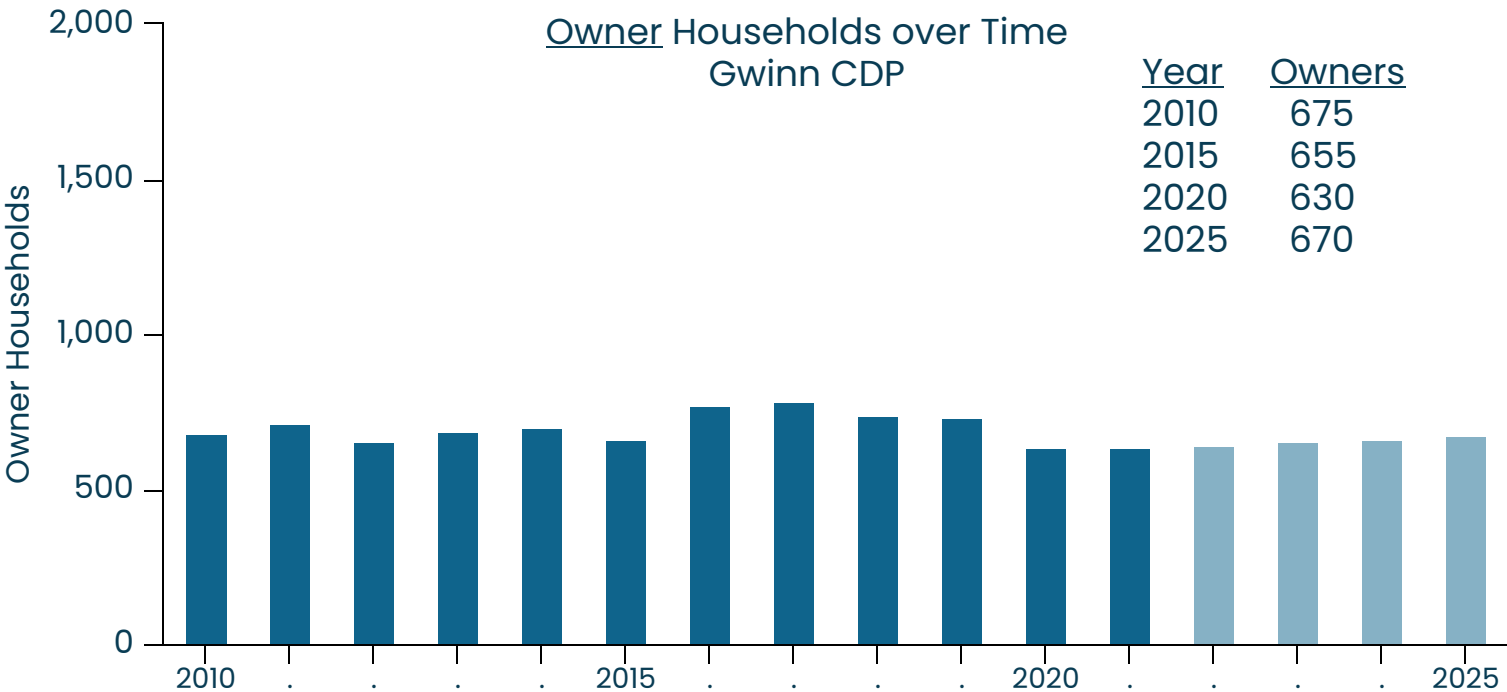


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Households by Tenure | Gwinn CDP

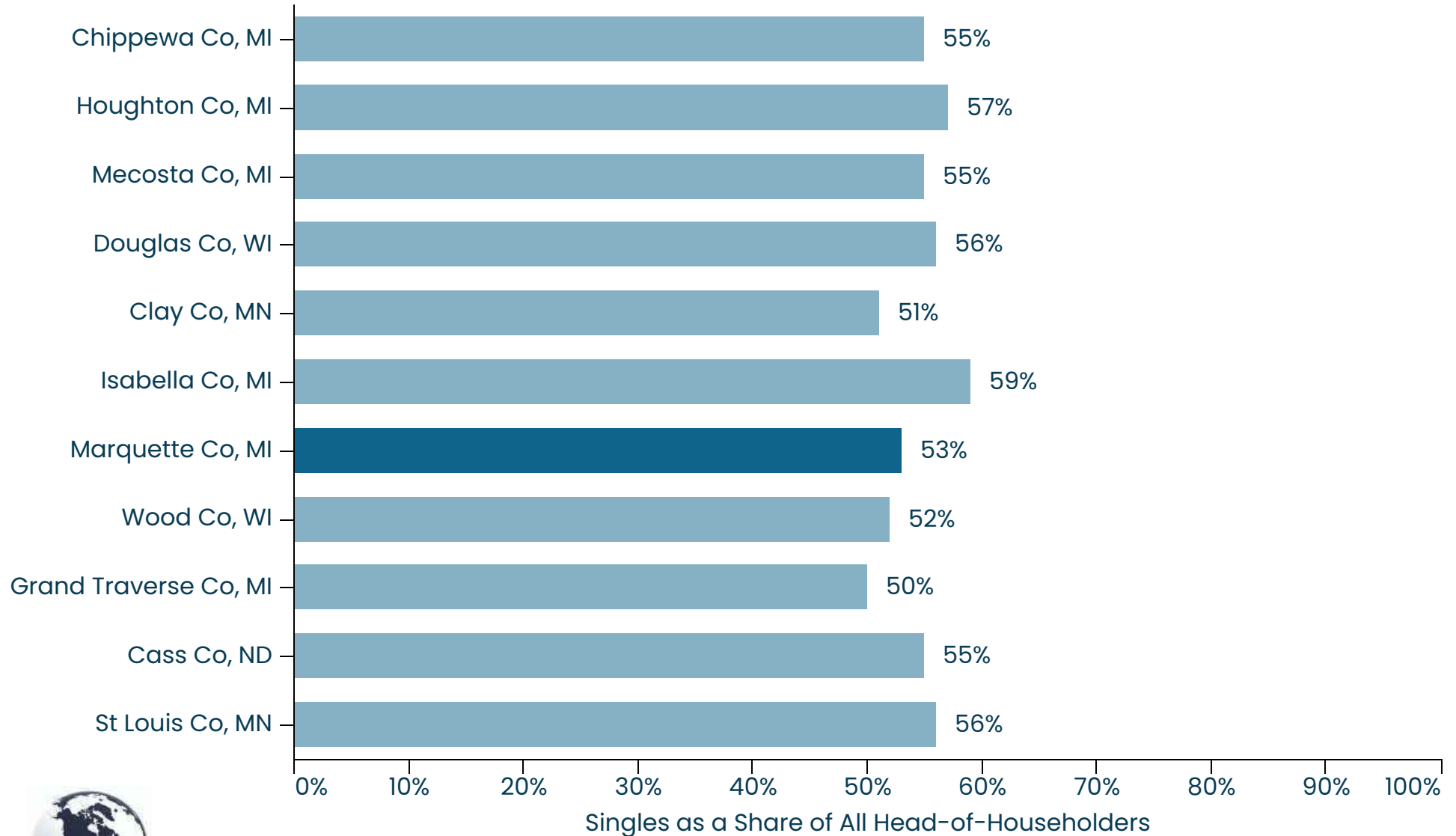
Households by tenure is used as a basis when forecasting demand for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



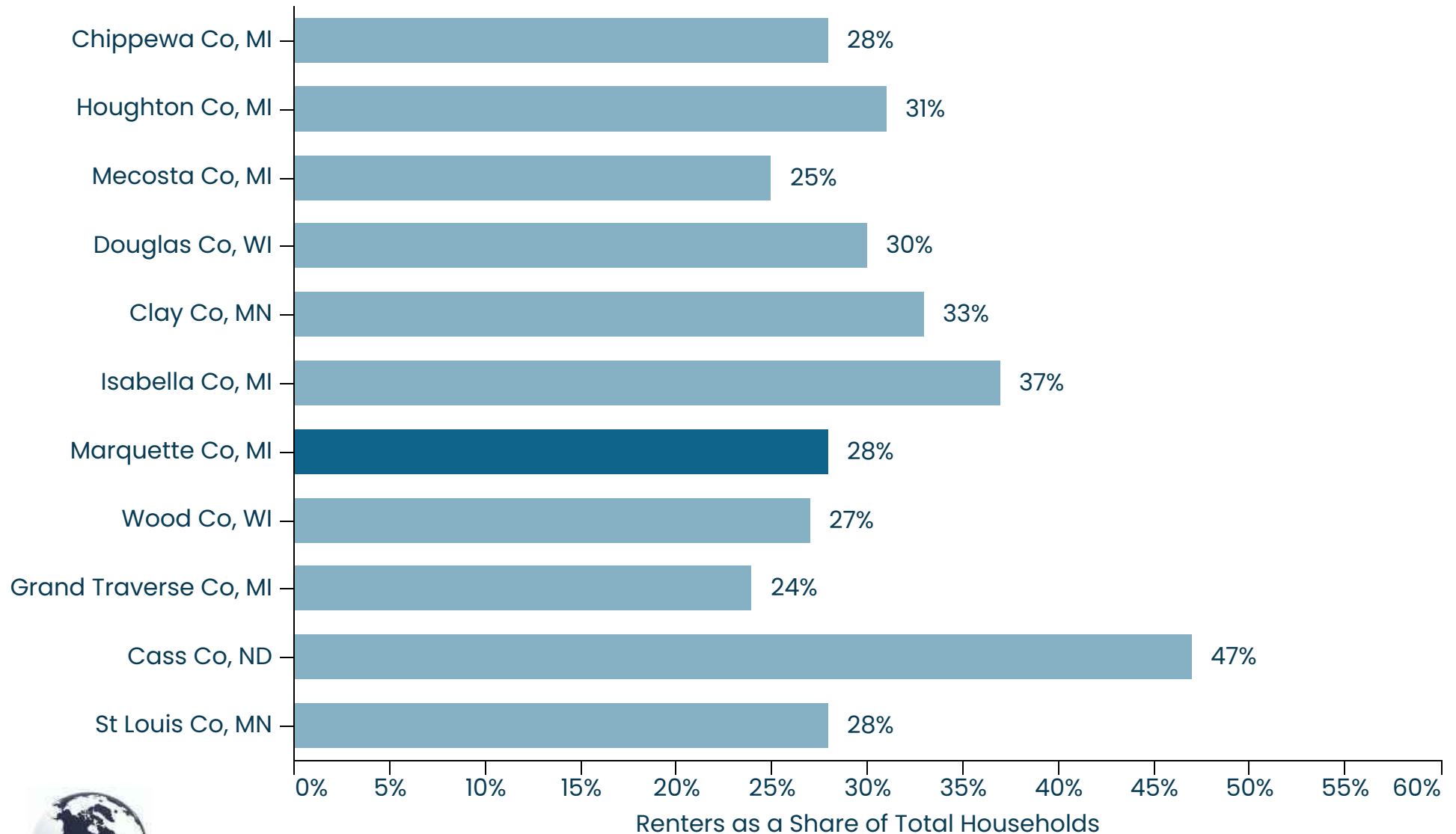
Single Head-of-Householders (with or without children) Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

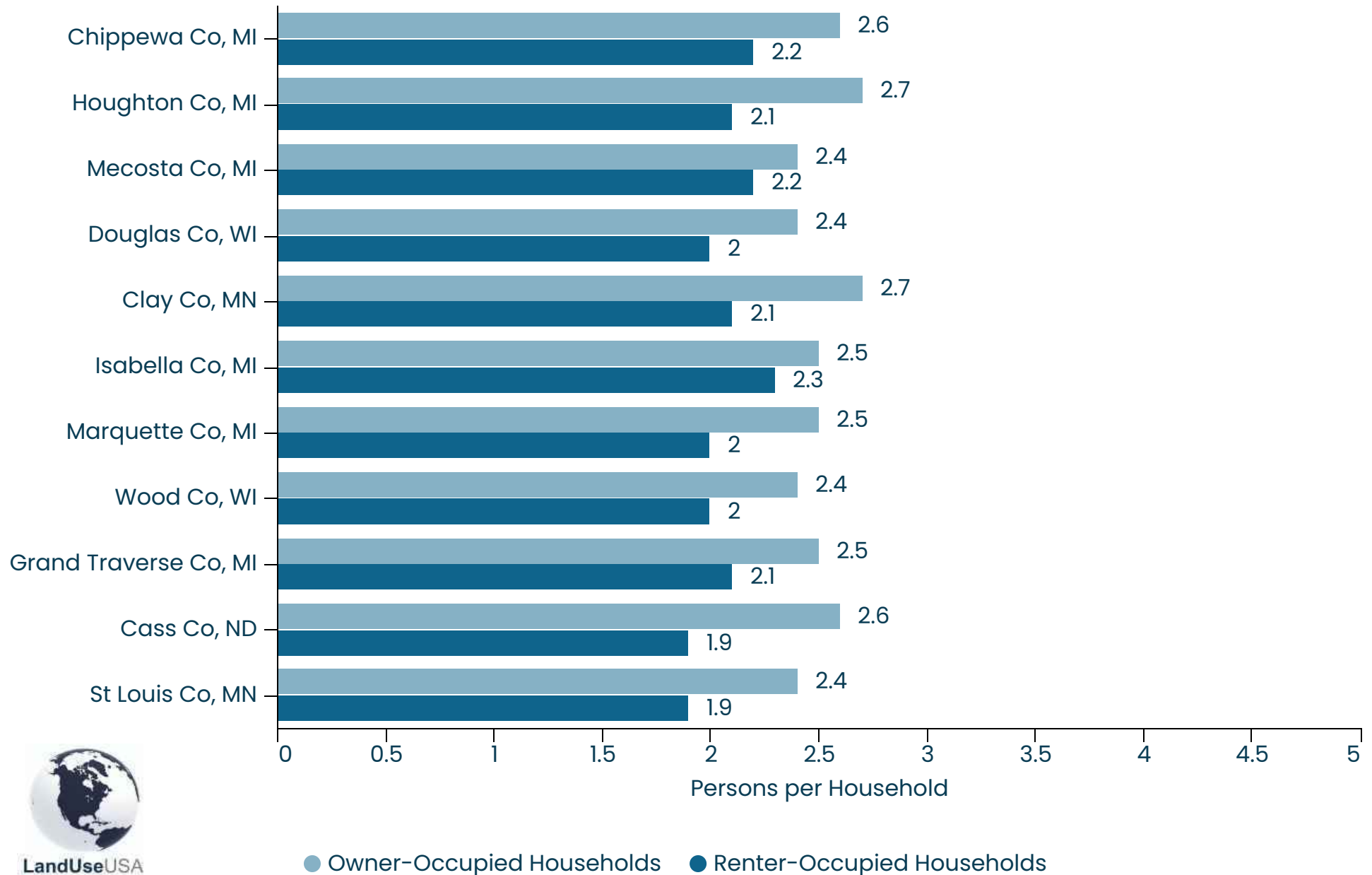
Renters as a Share of Total Households

Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

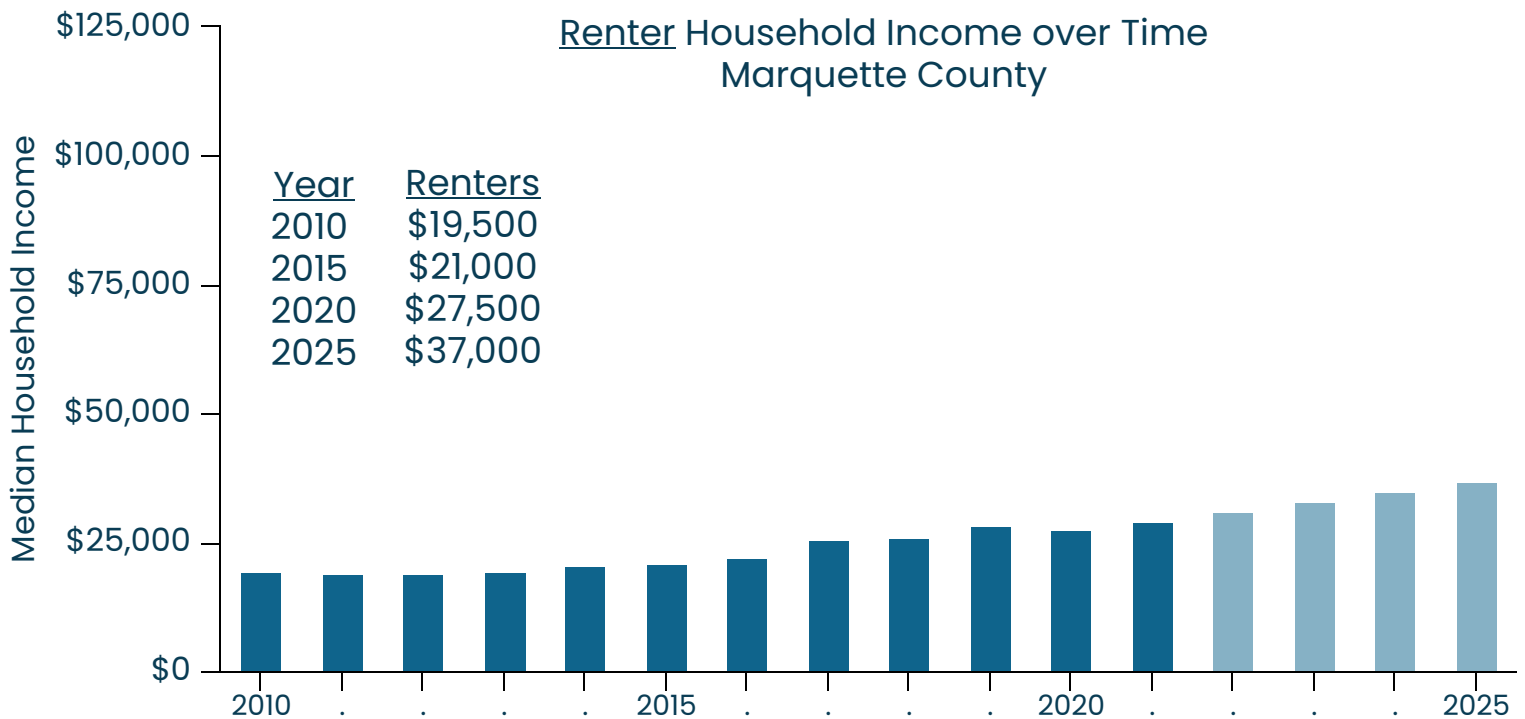
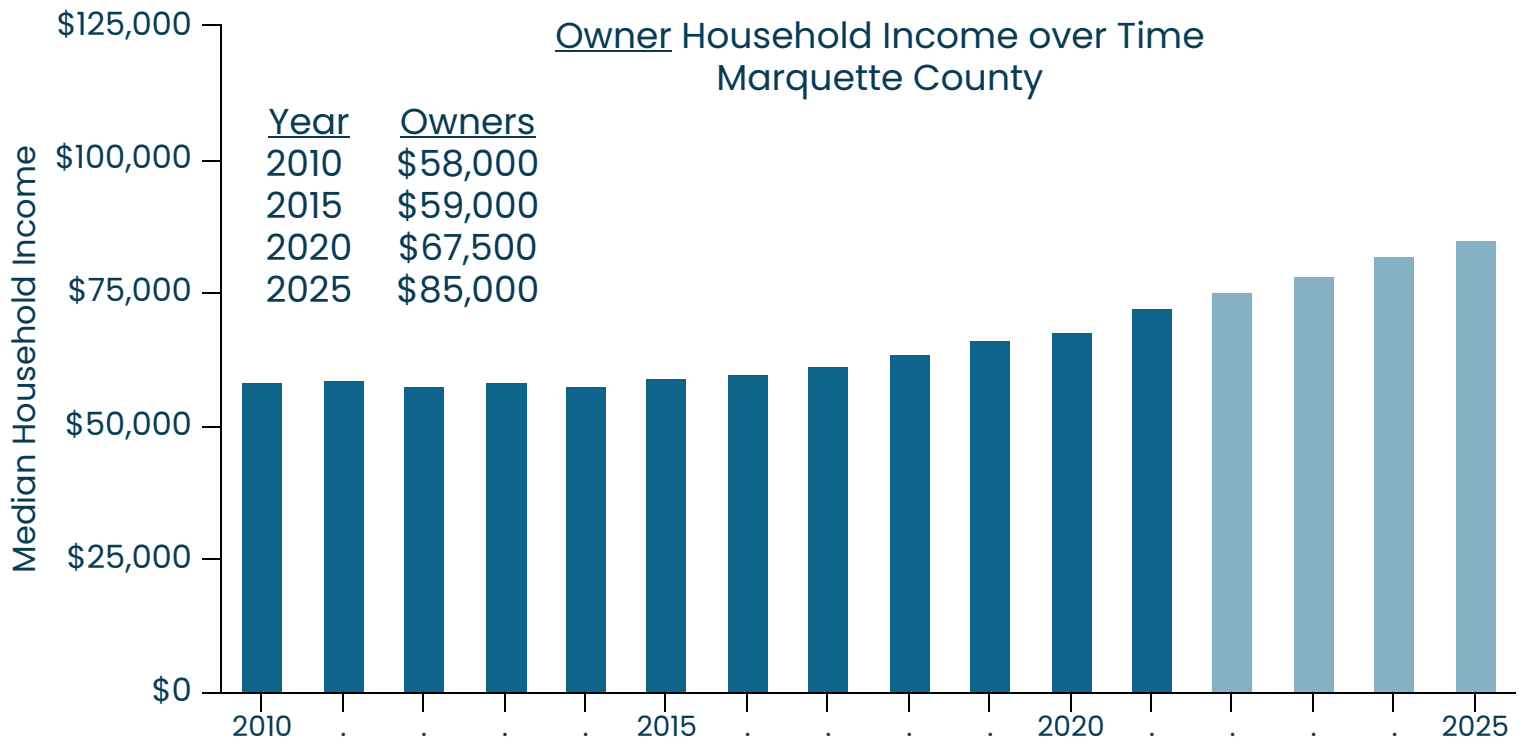
Household Size (Persons per Household) by Tenure Comparison Places for Marquette County



Section 3-J

Household Income | Marquette County

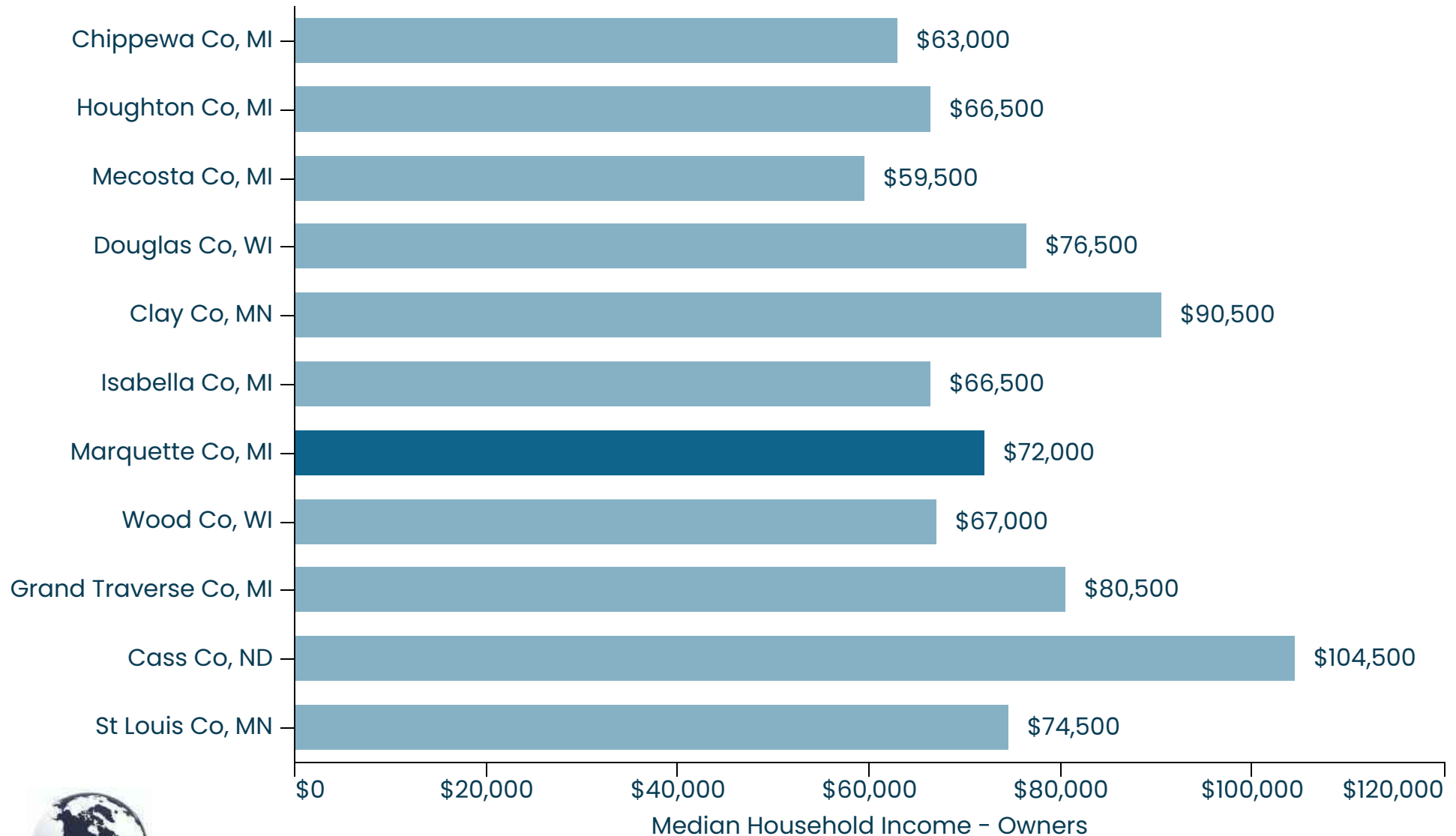
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

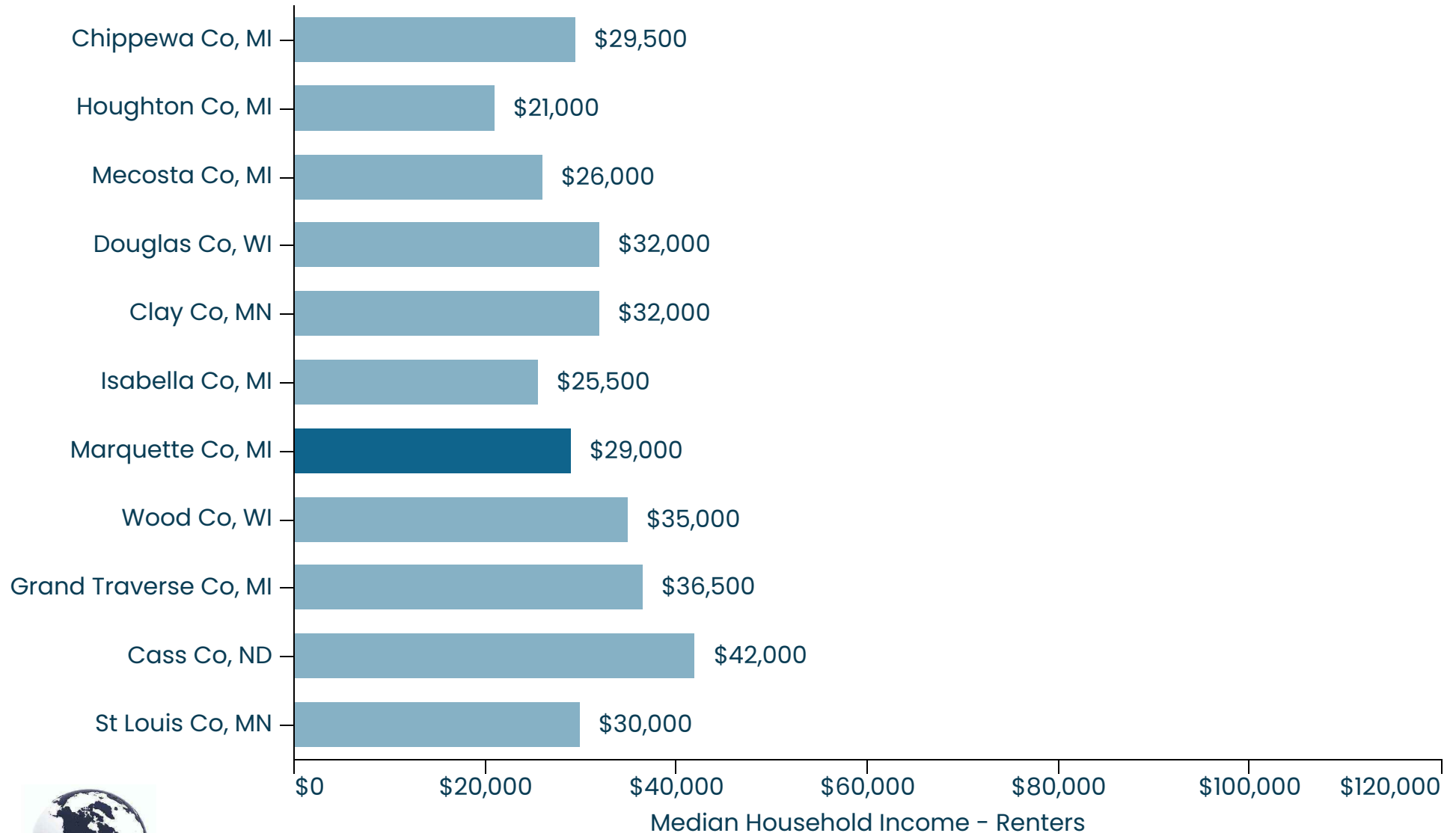
Median Household Income - Owners

Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

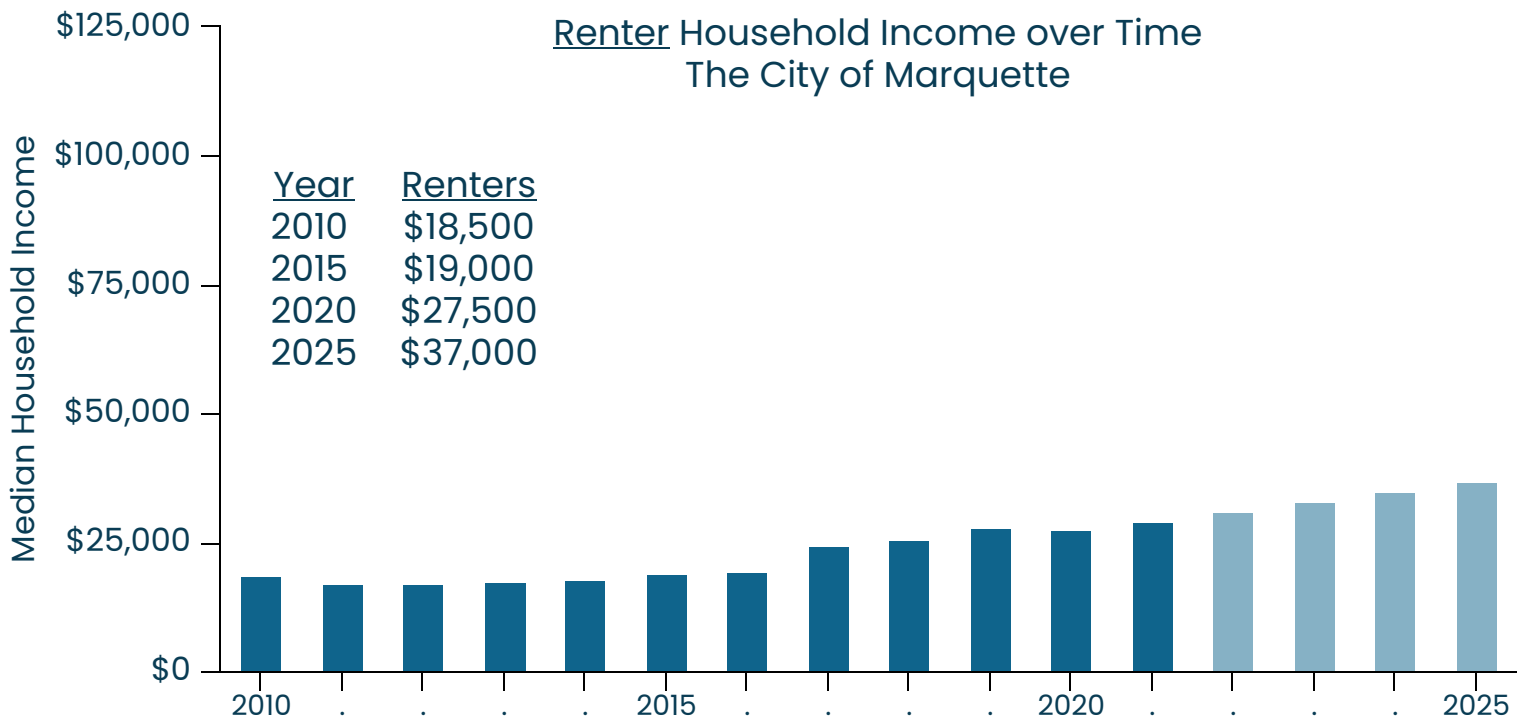
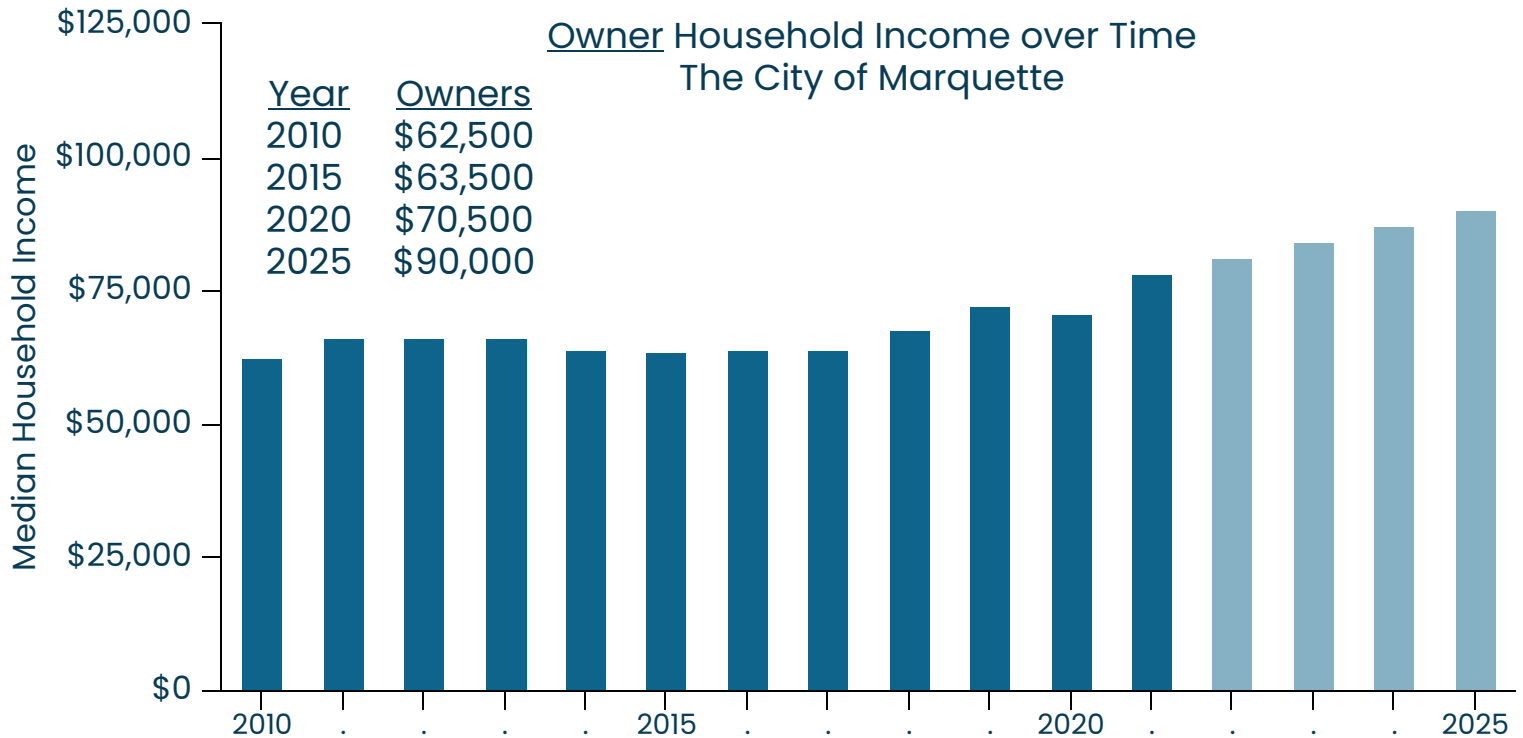
Median Household Income – Renters Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | Marquette City

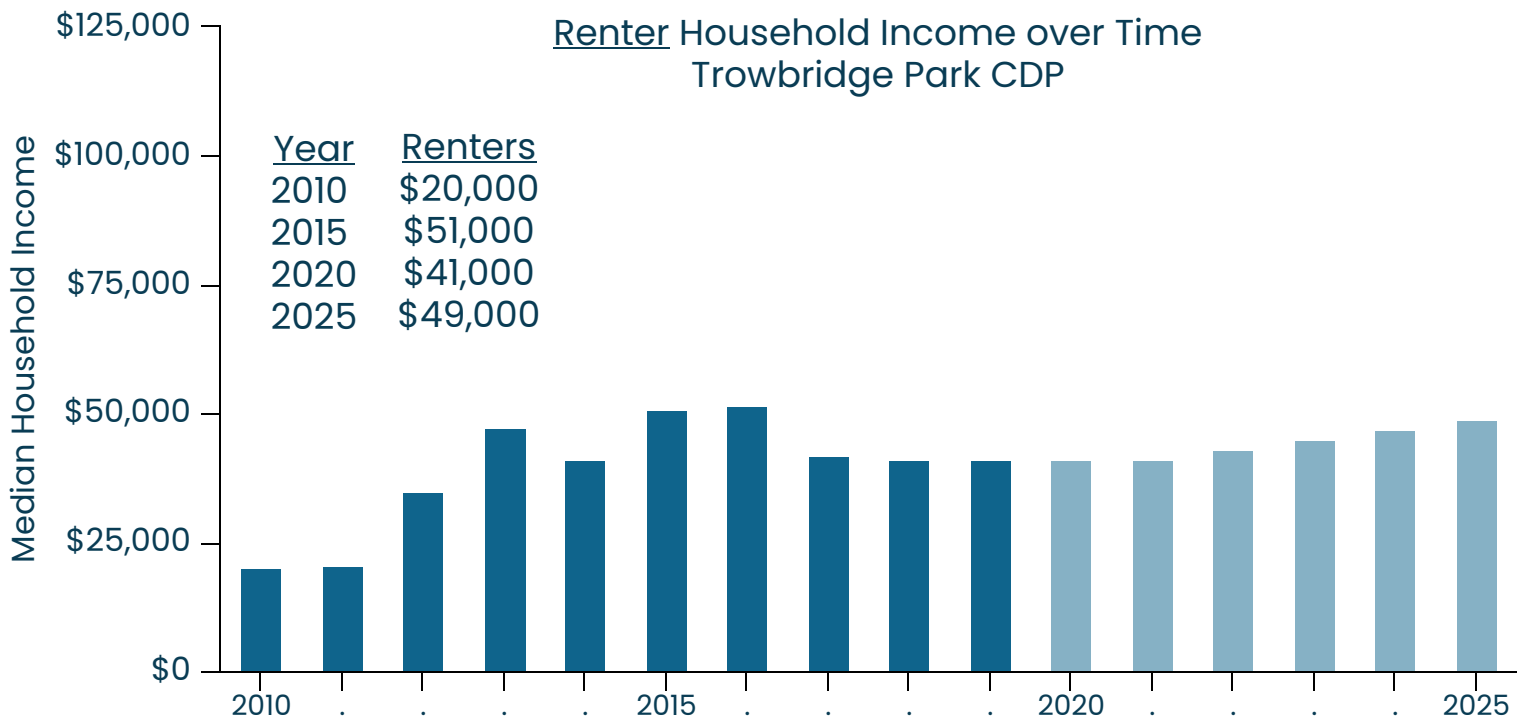
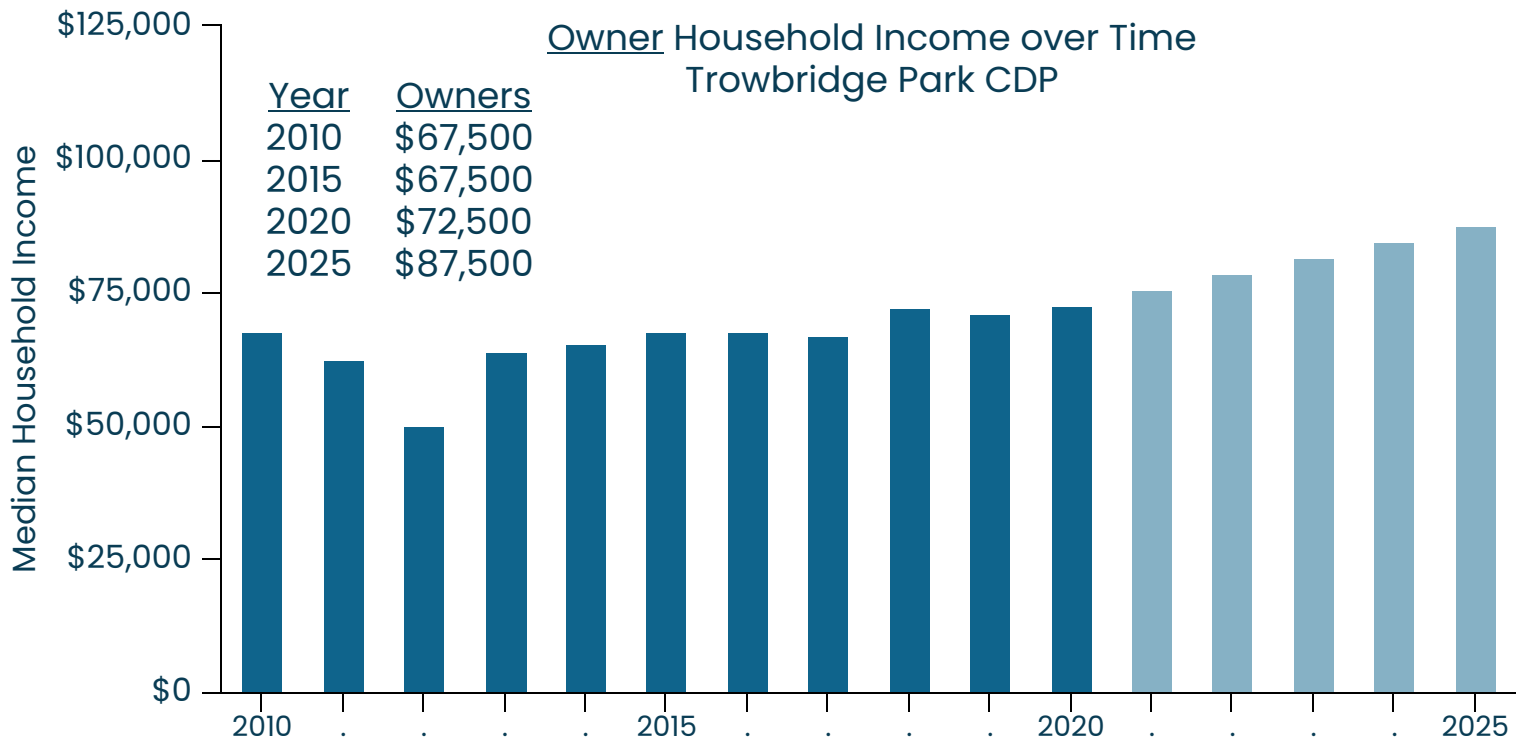
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | Trowbridge Park CDP

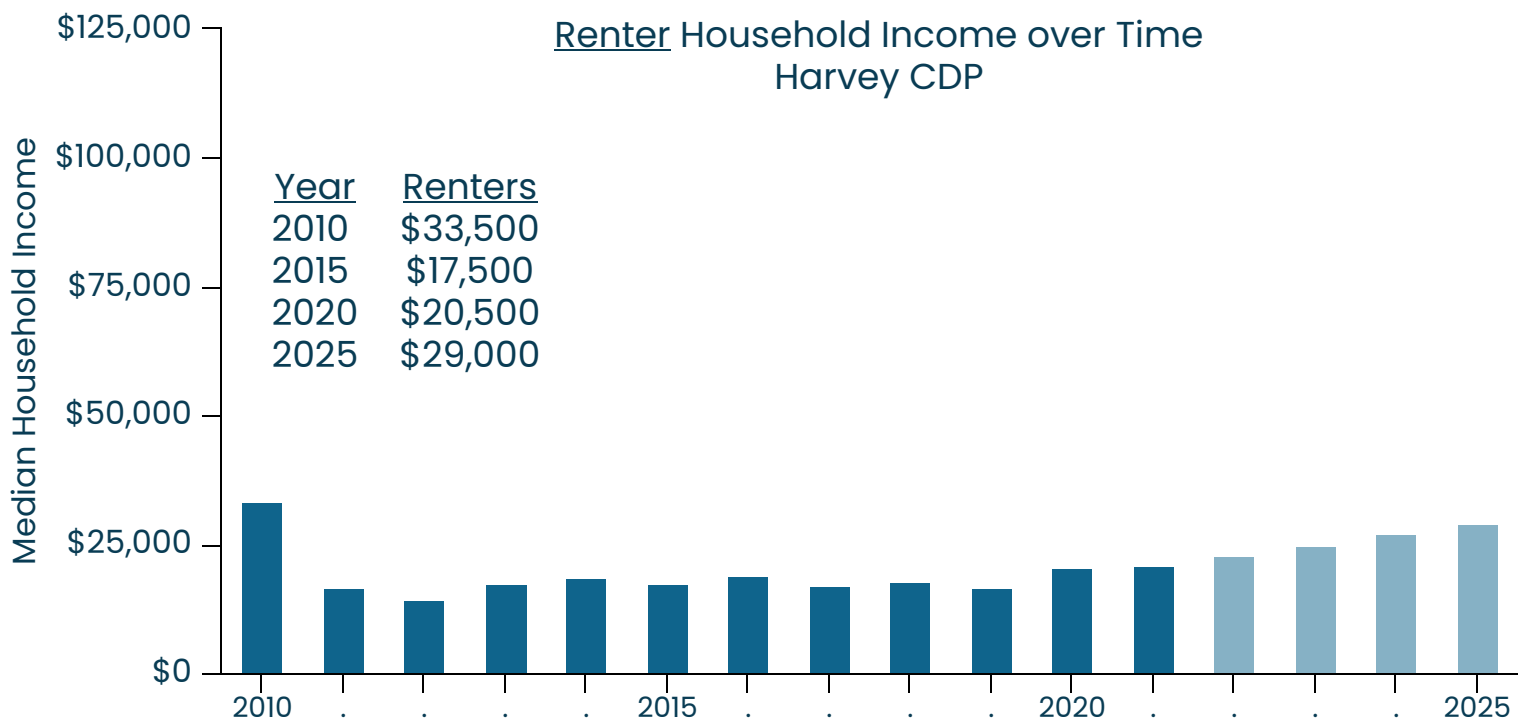
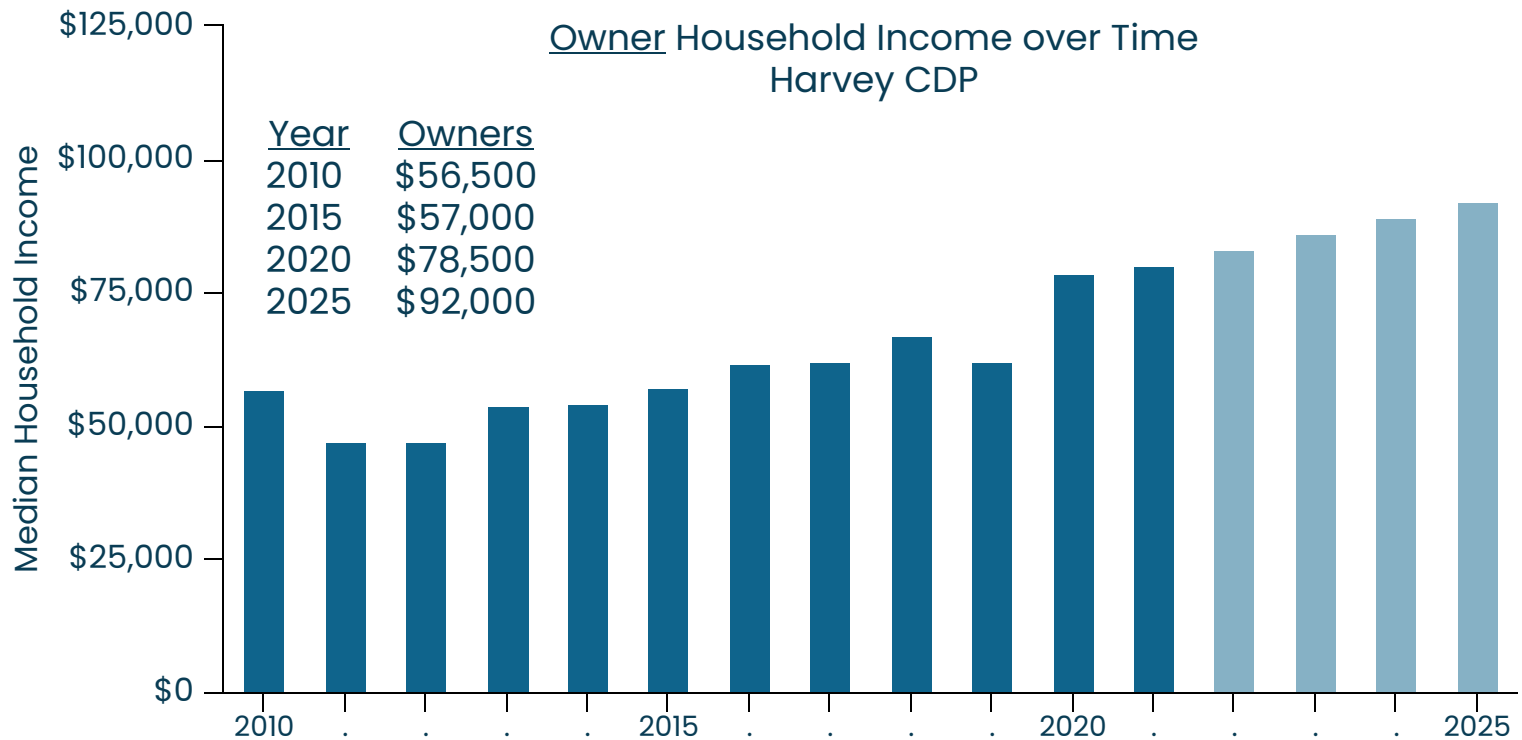
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | Harvey CDP

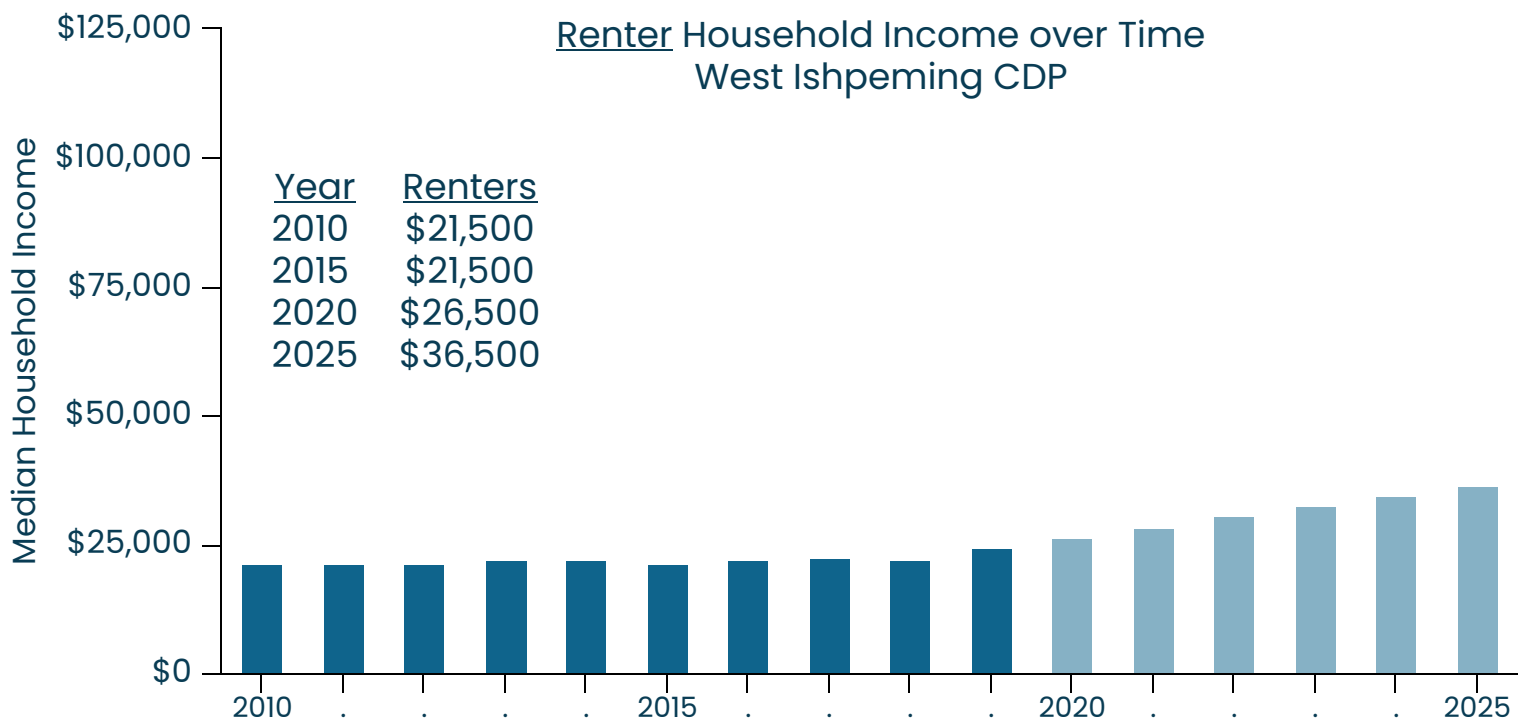
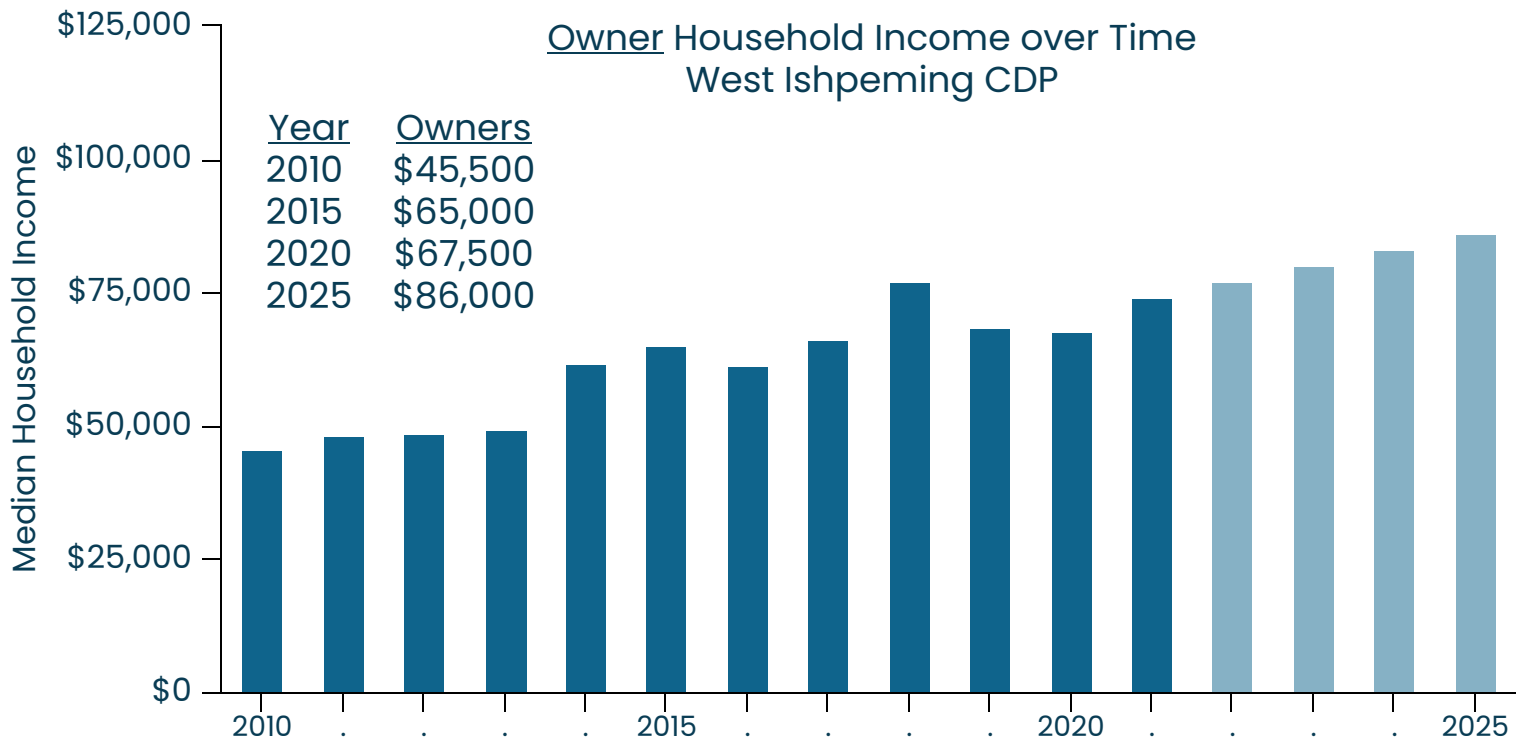
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | West Ishpeming CDP

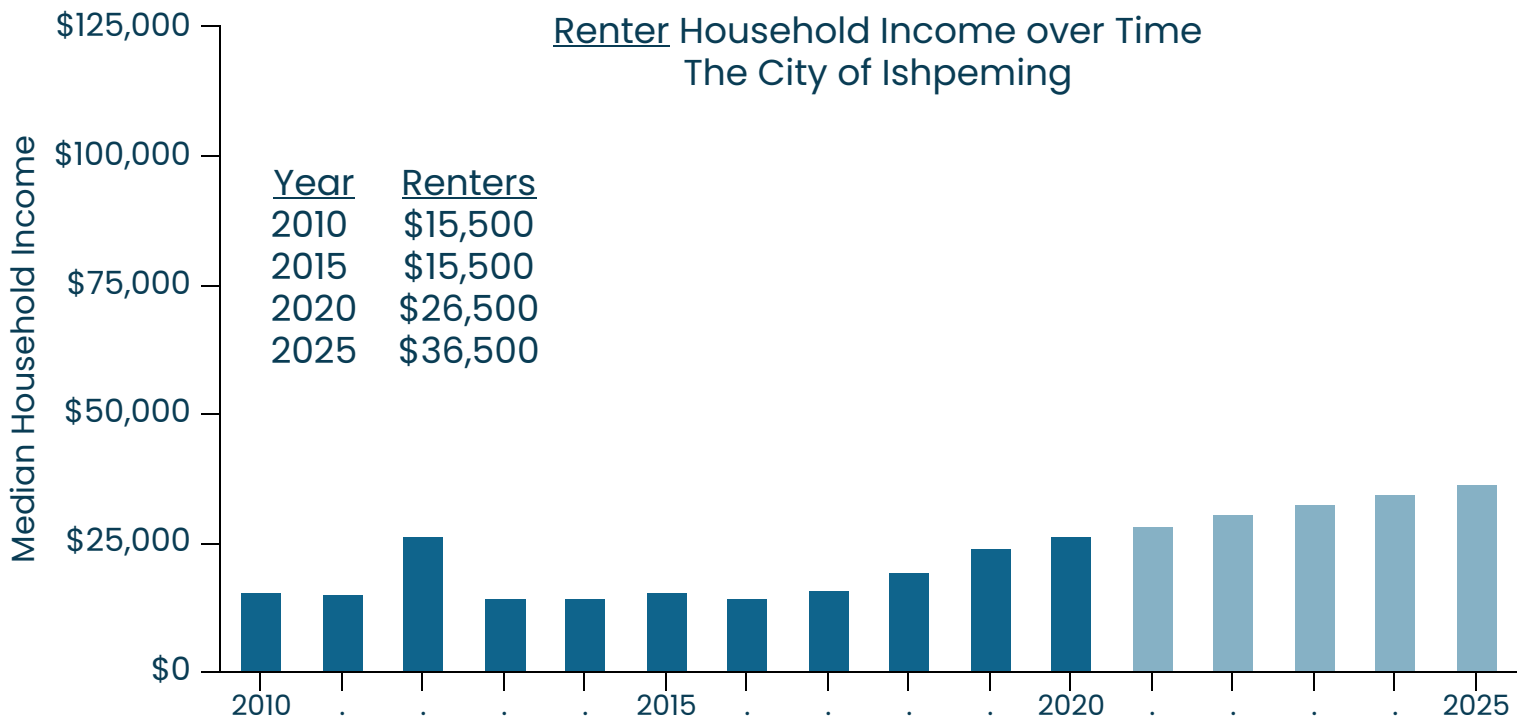
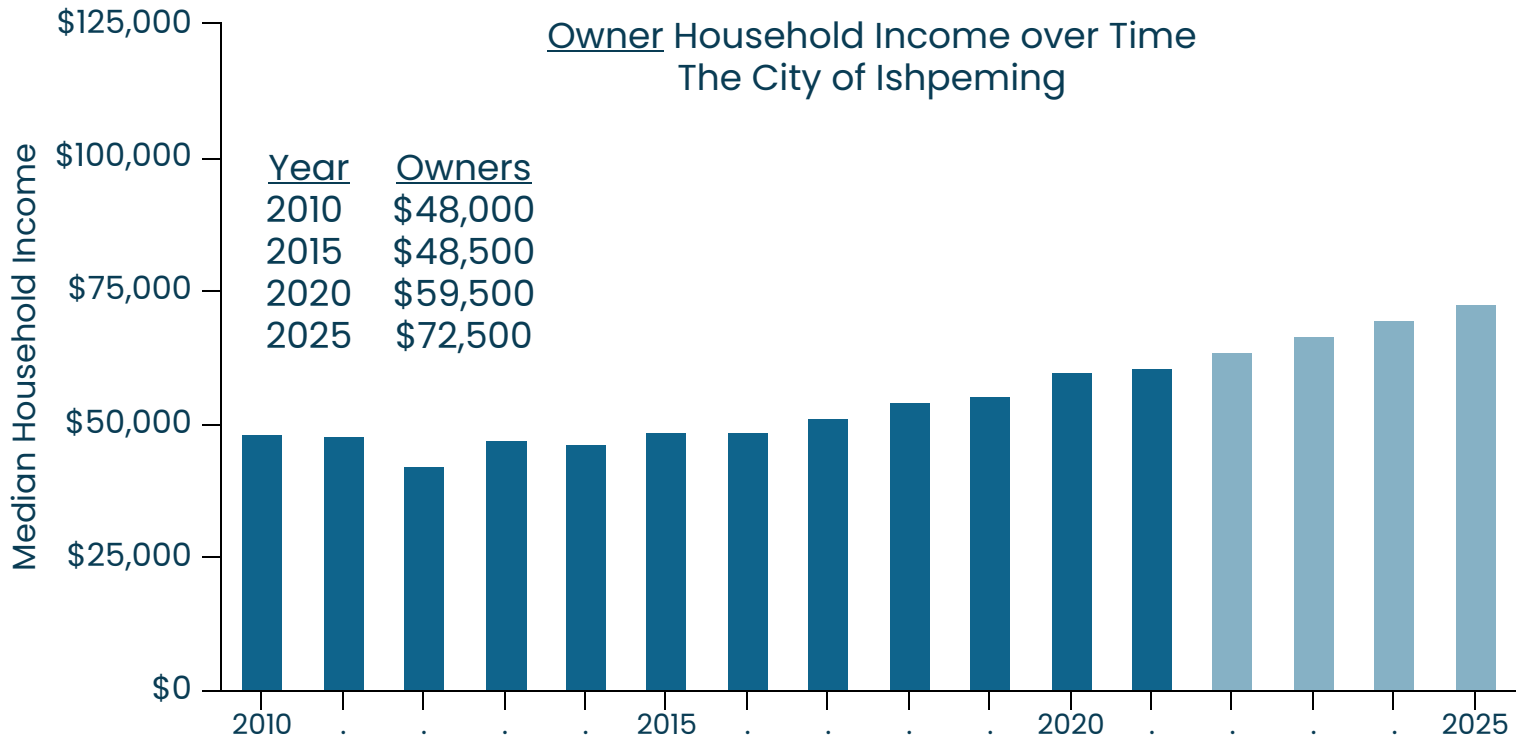
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | Ishpeming City

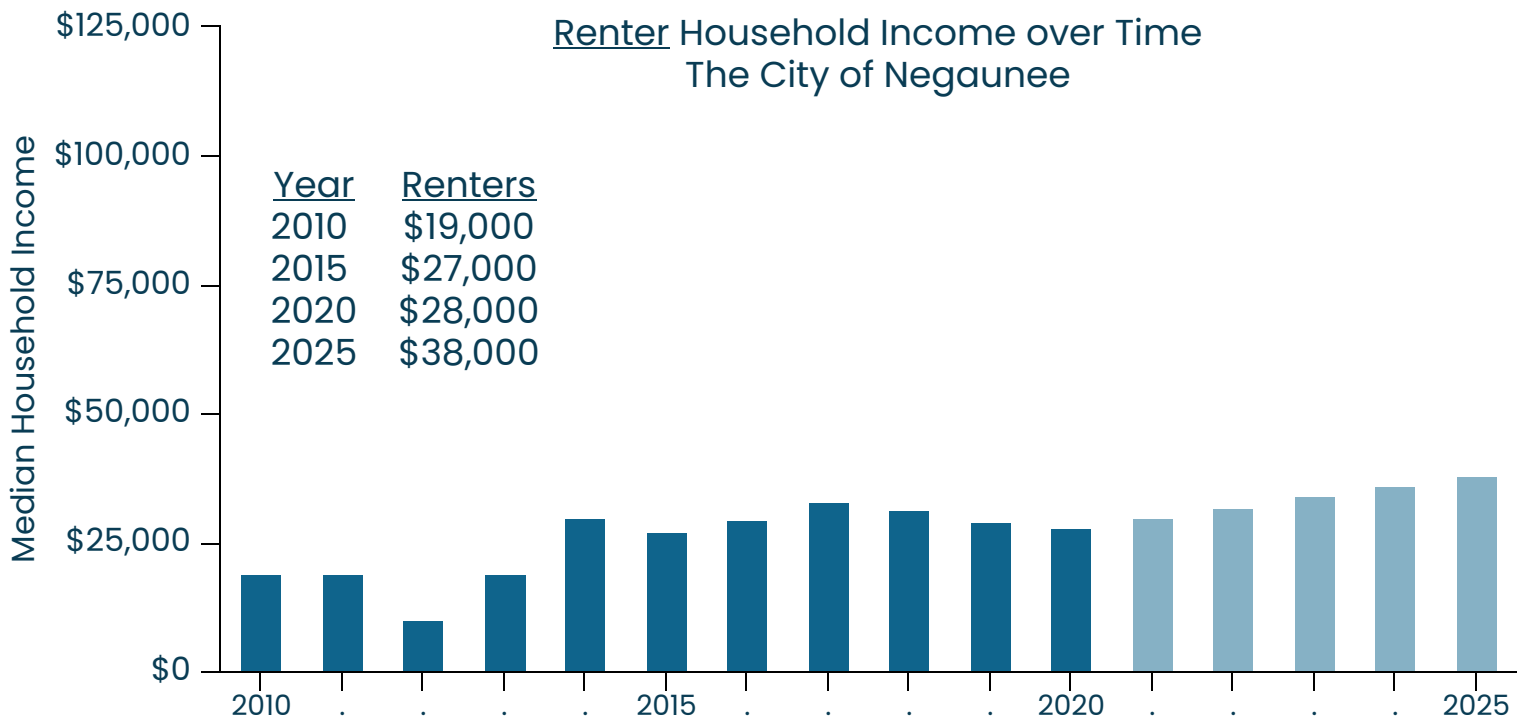
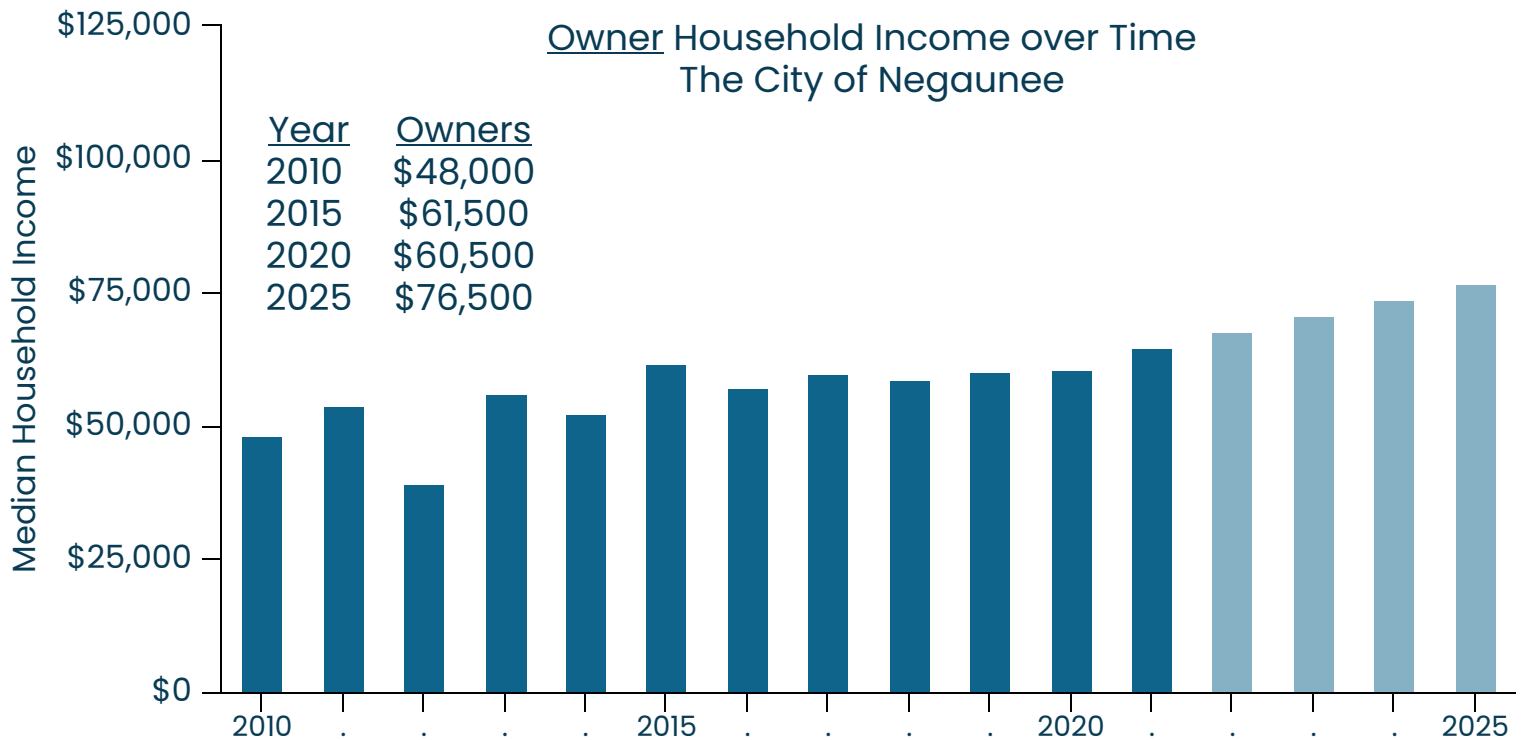
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | Negaunee City

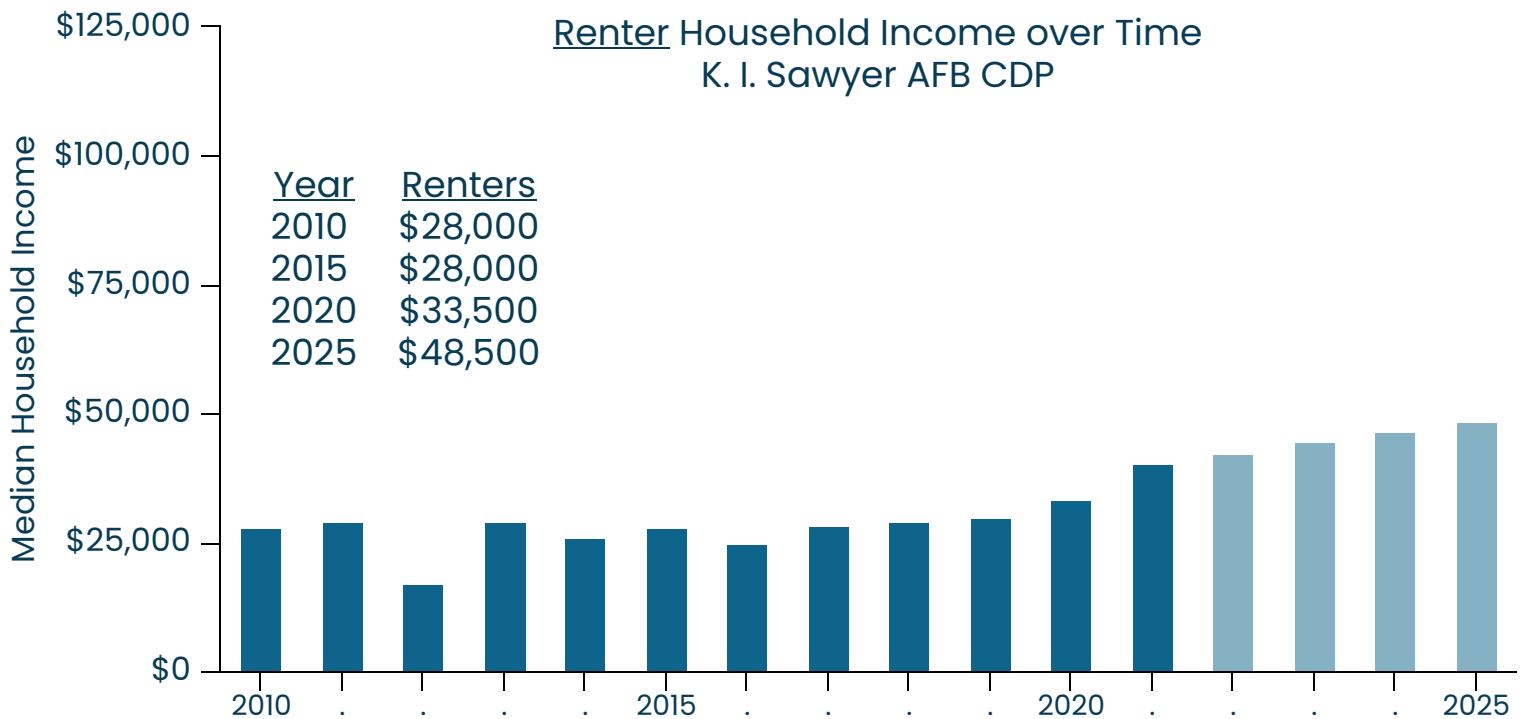
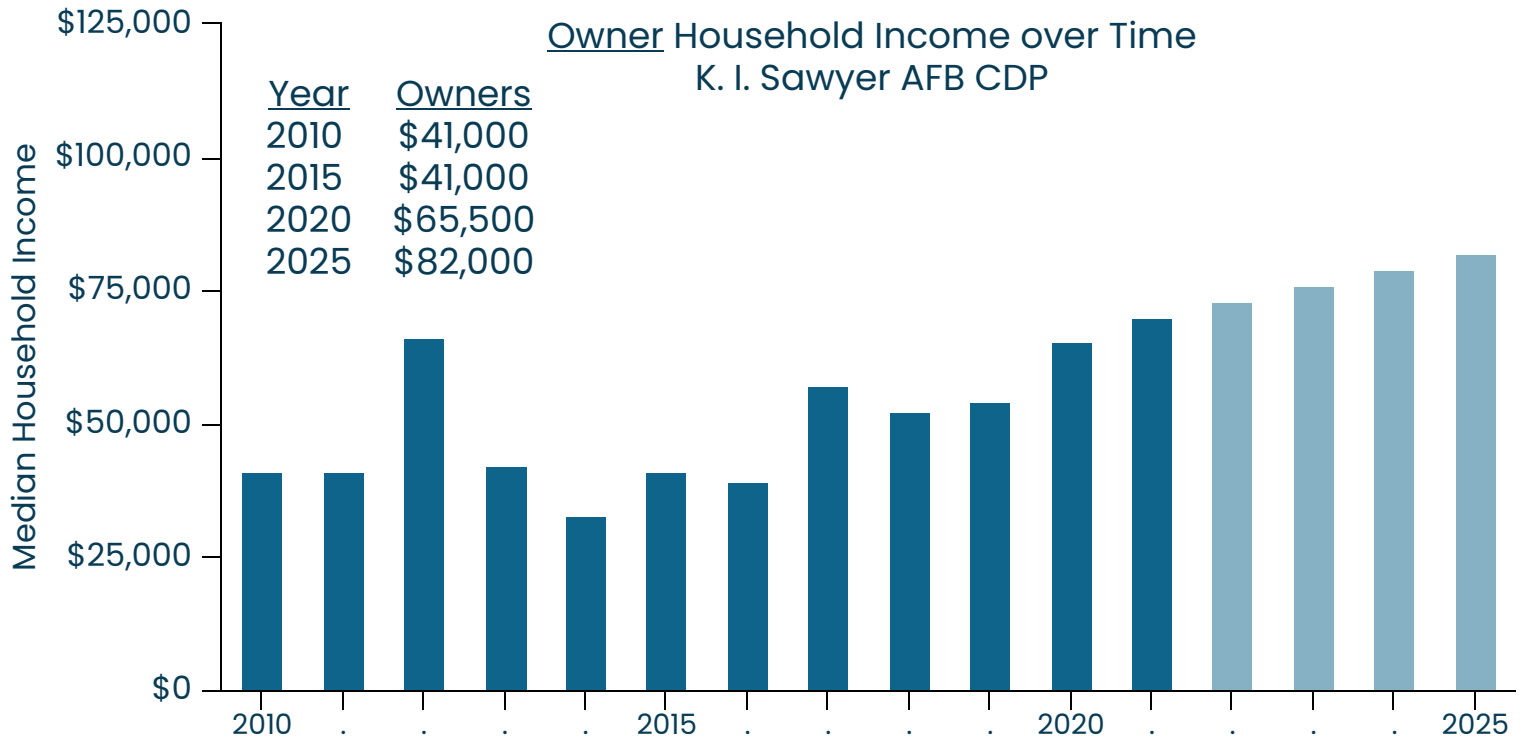
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | K. I. Sawyer AFB CDP

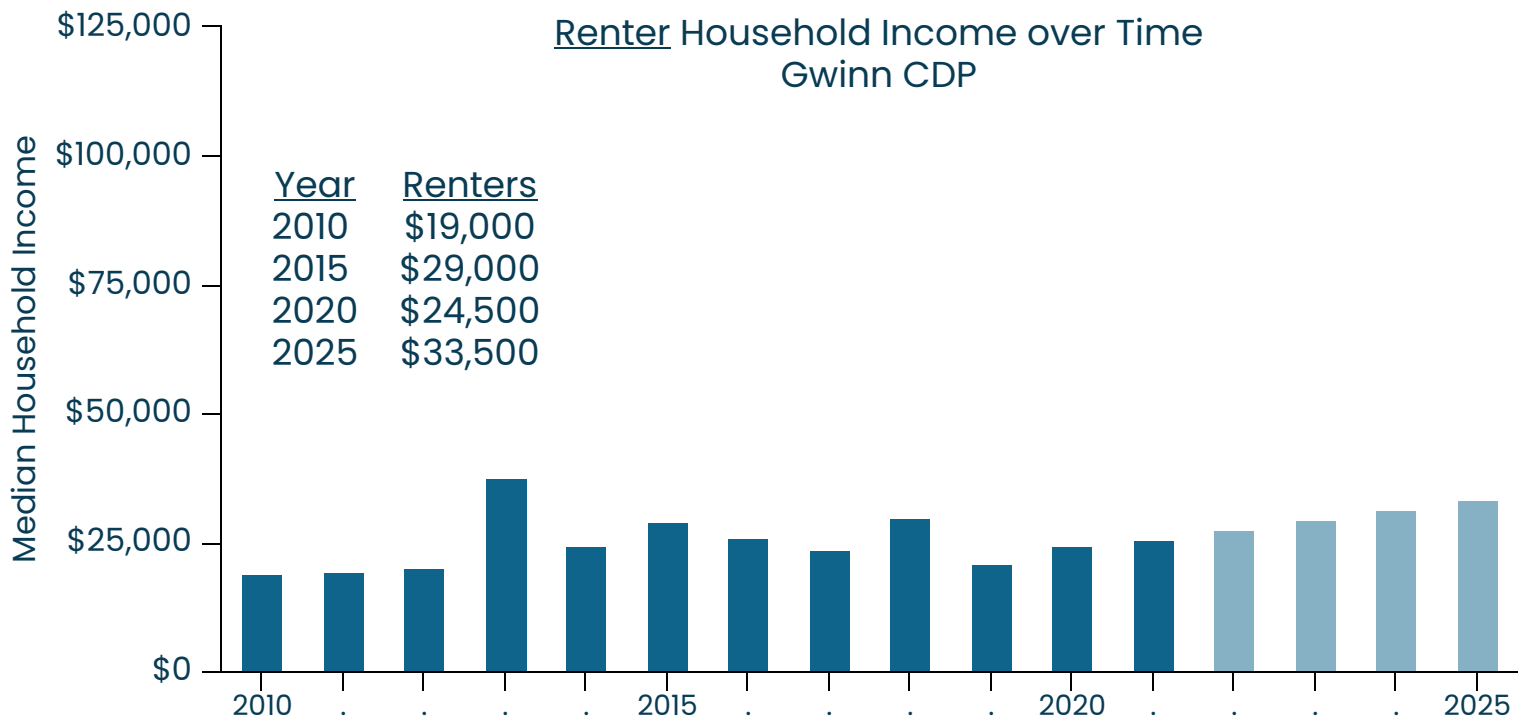
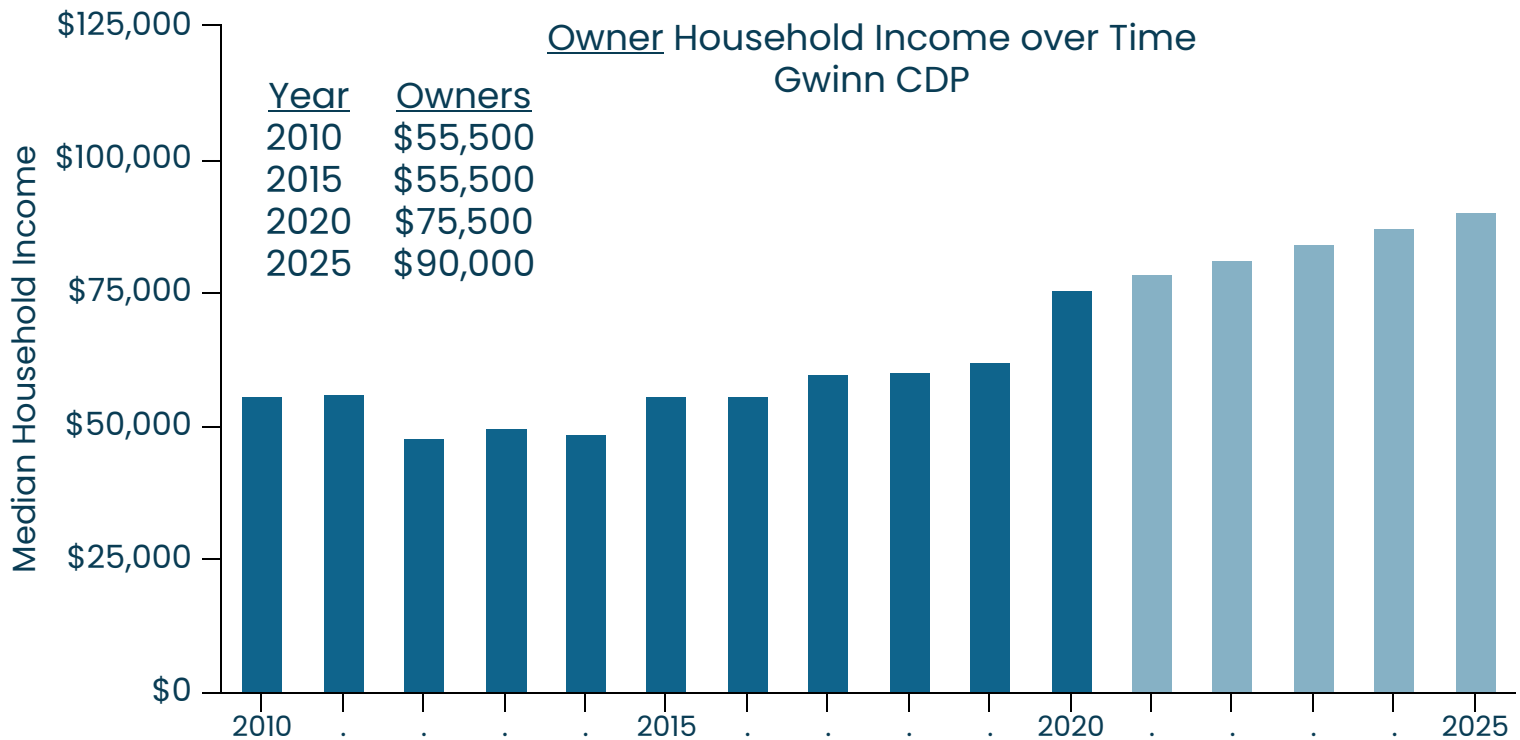
Household income by tenure is used to forecast price tolerances for housing units.



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Household Income | Gwinn CDP

Household income by tenure is used to forecast price tolerances for housing units.

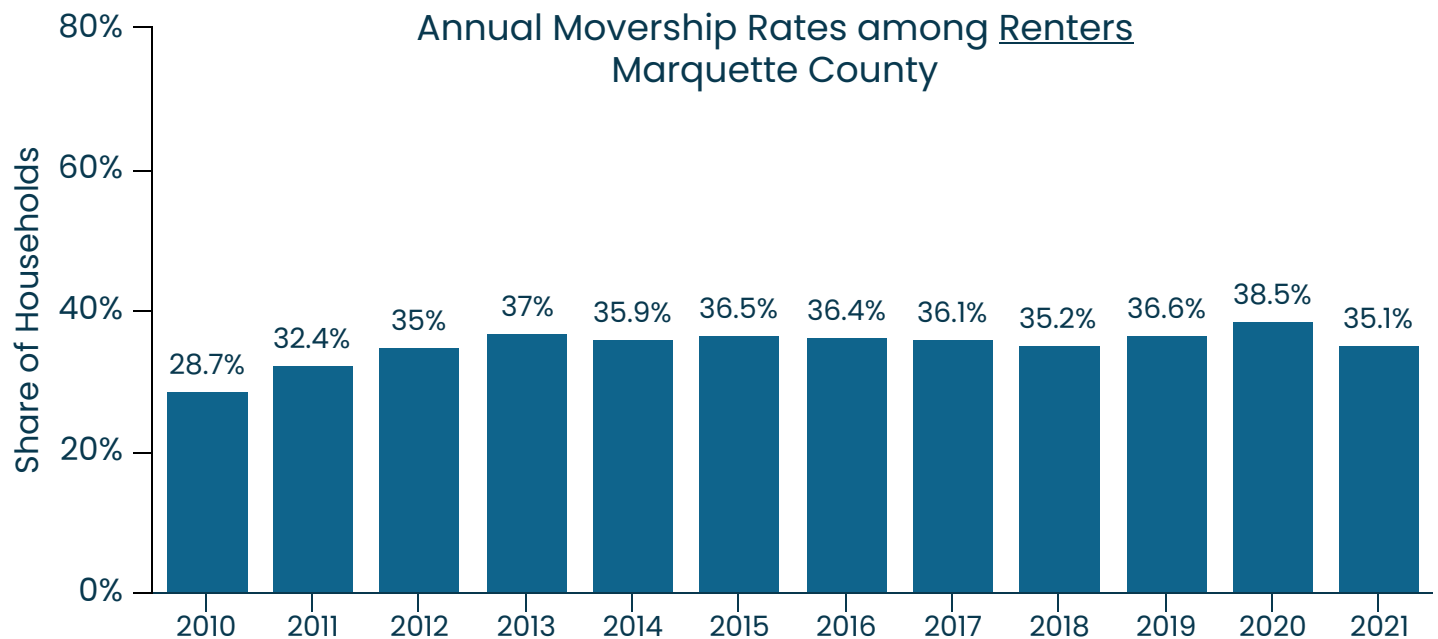
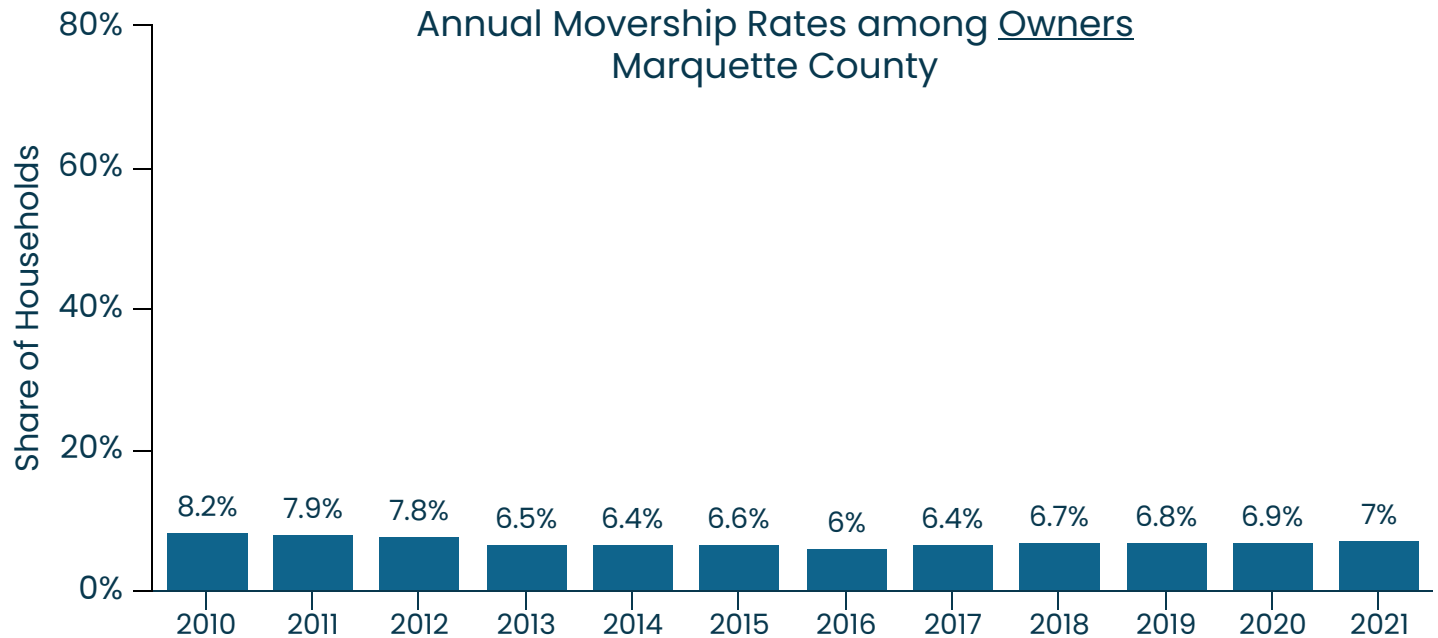


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-K

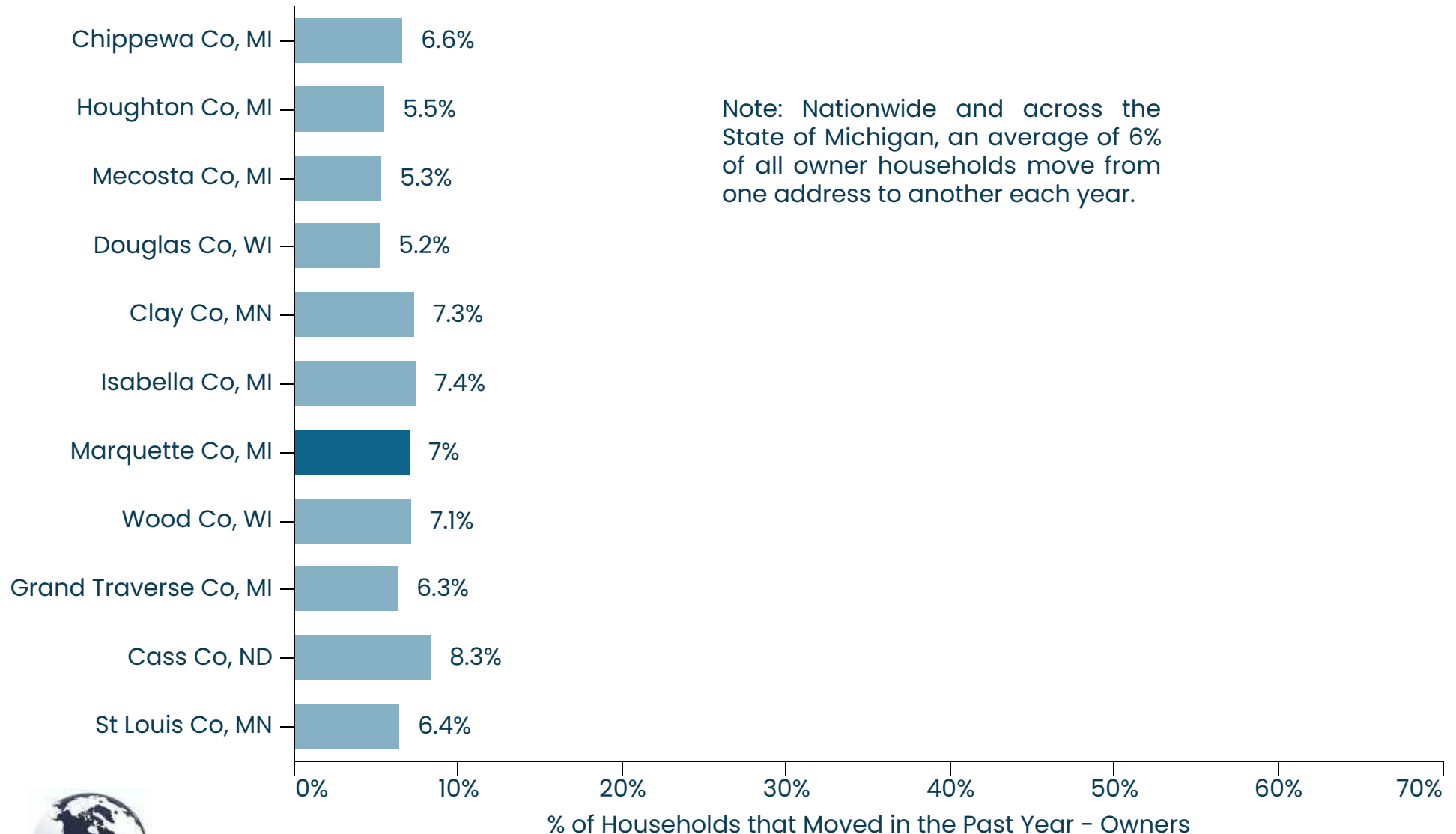
Movership by Tenure | Marquette County

Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)



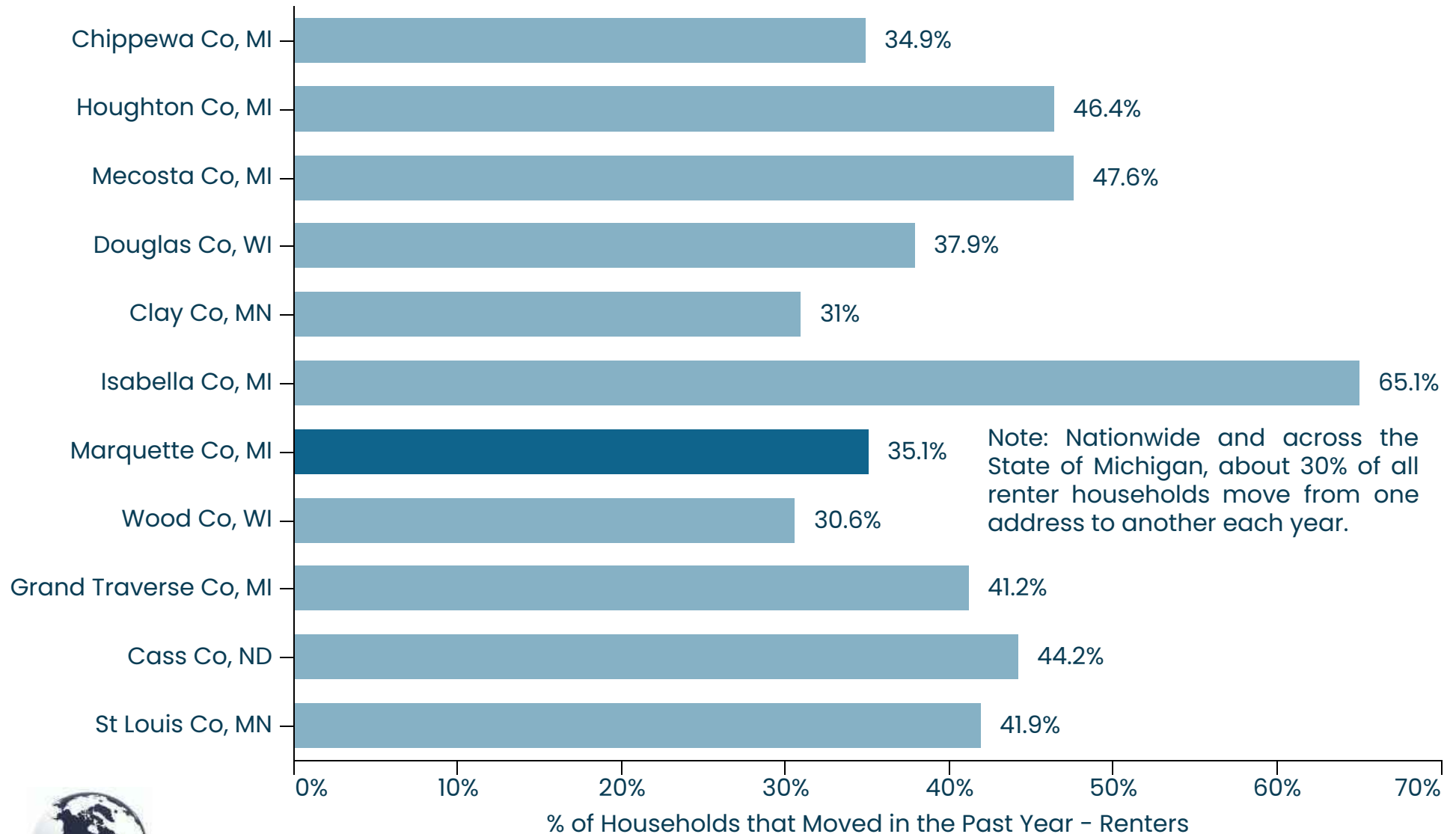
Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

% of Households that Moved in the Past Year – Owners Marquette County with Others in the Upper Midwest



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

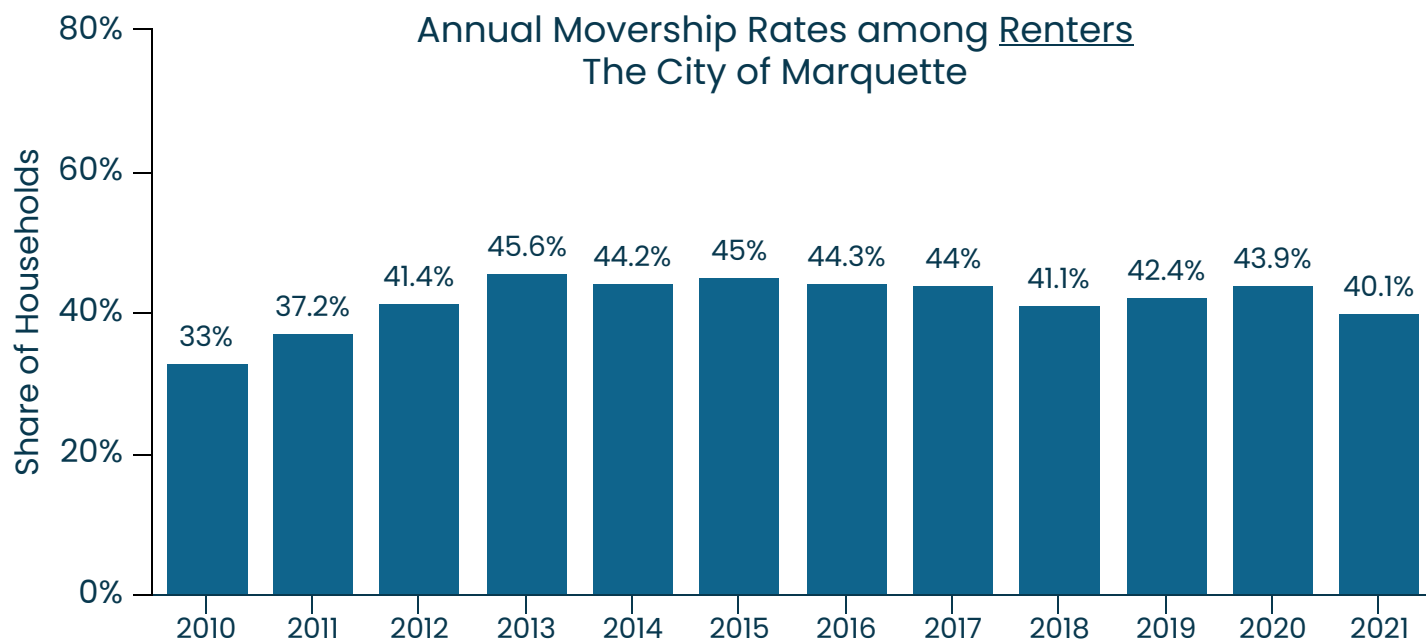
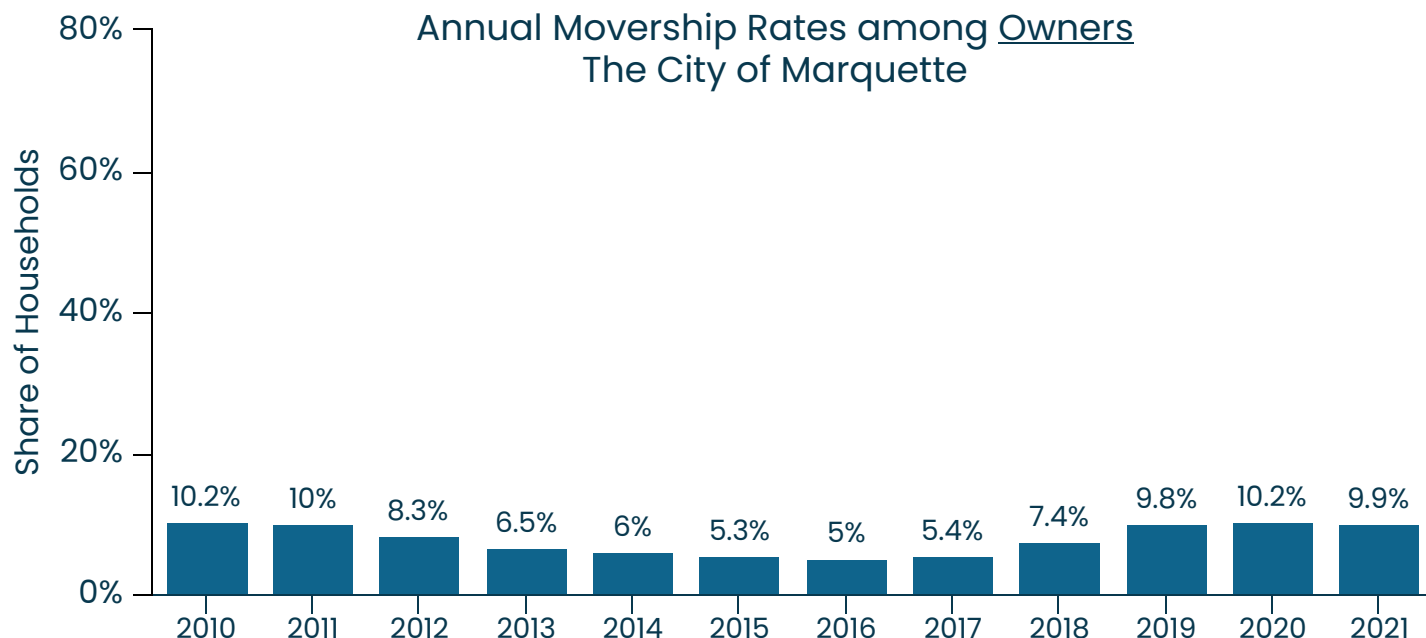
% of Households that Moved in the Past Year – Renters Marquette County with Others in the Upper Midwest



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Movership by Tenure | Marquette City

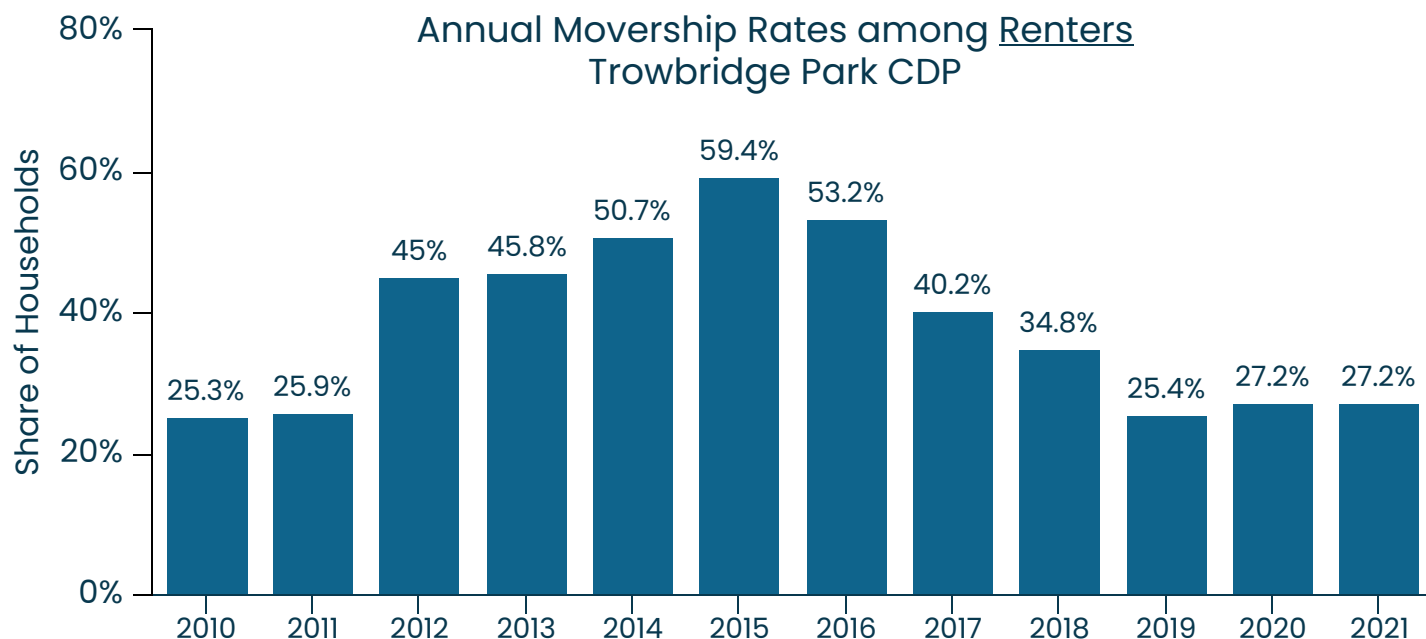
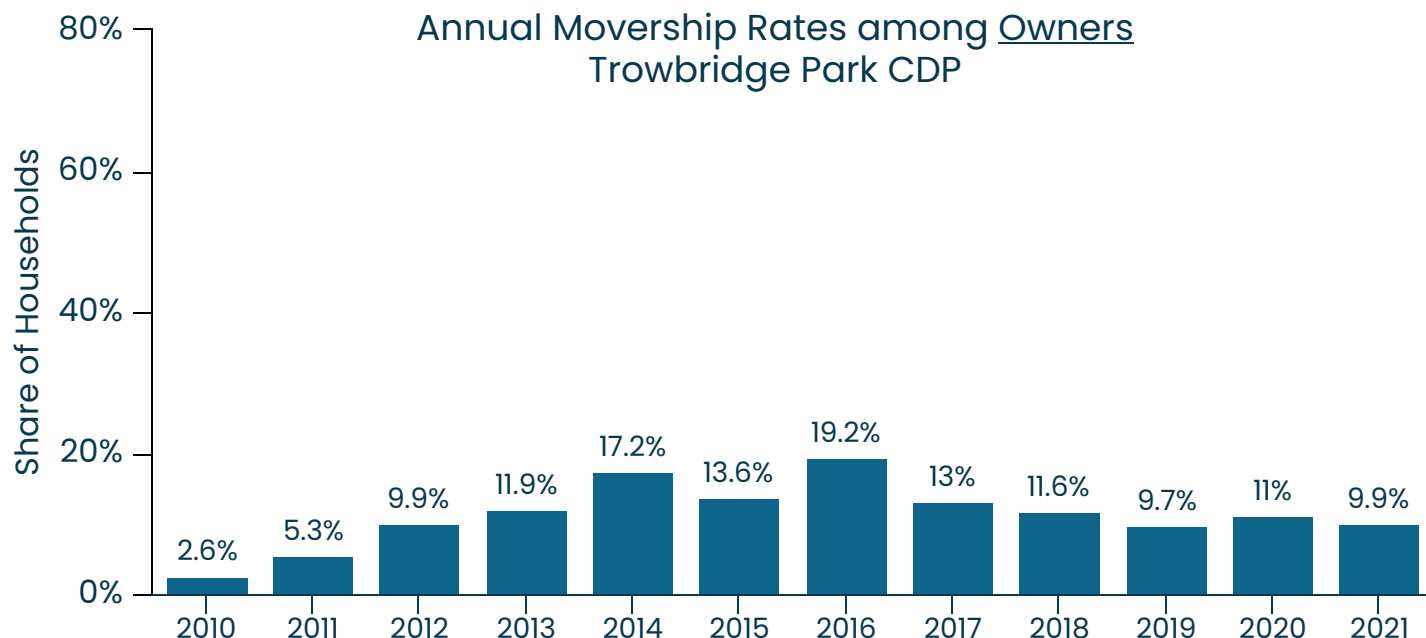
Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)



Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Movership by Tenure | Trowbridge Park CDP

Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)

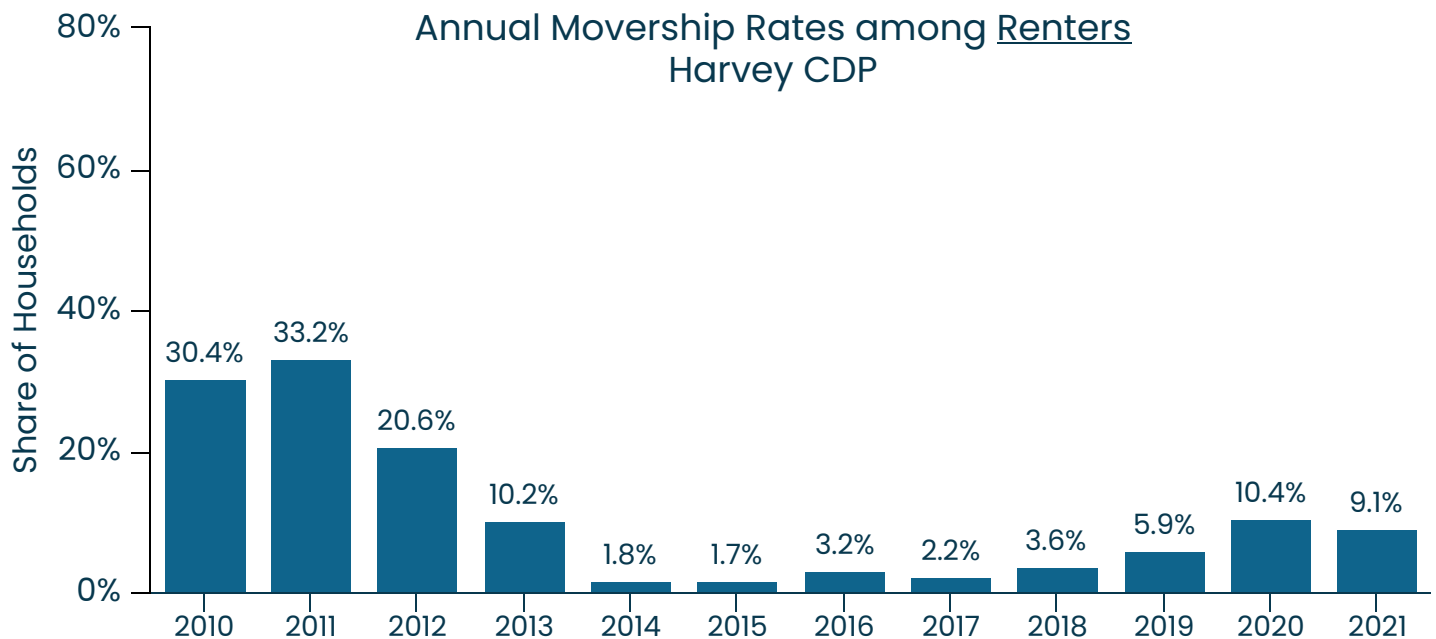
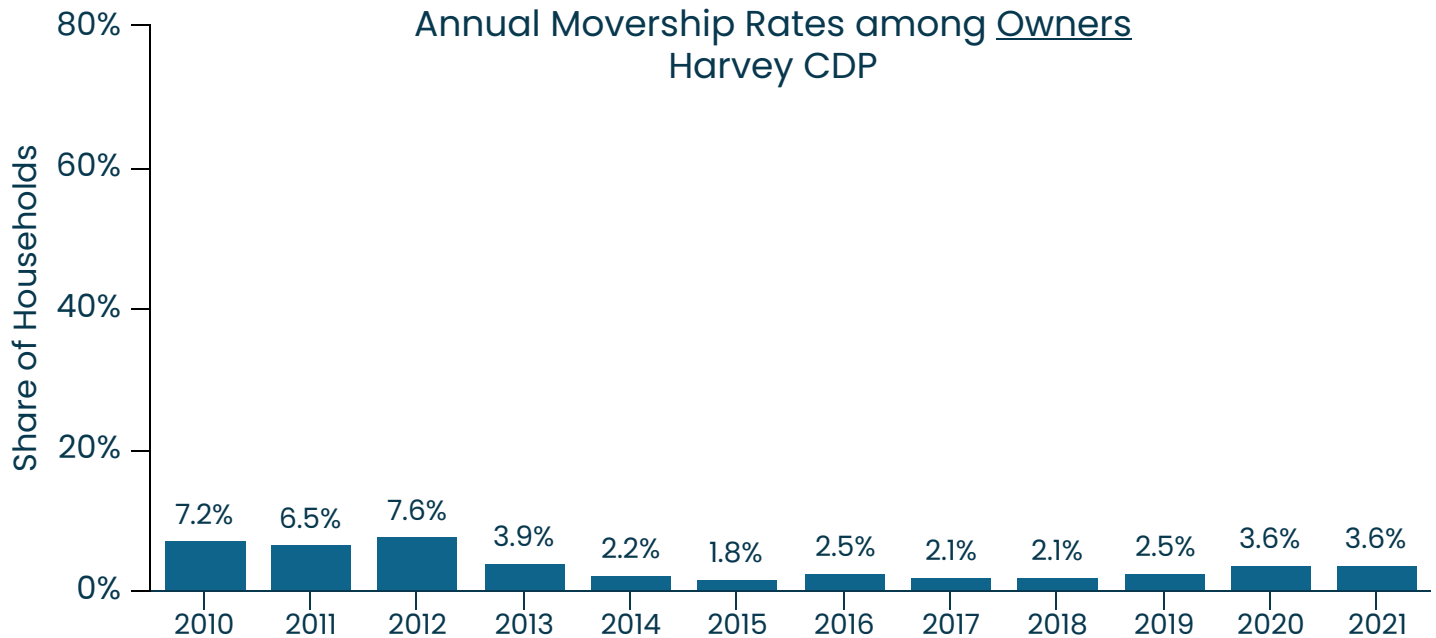


Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Movership by Tenure | Harvey CDP

Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)

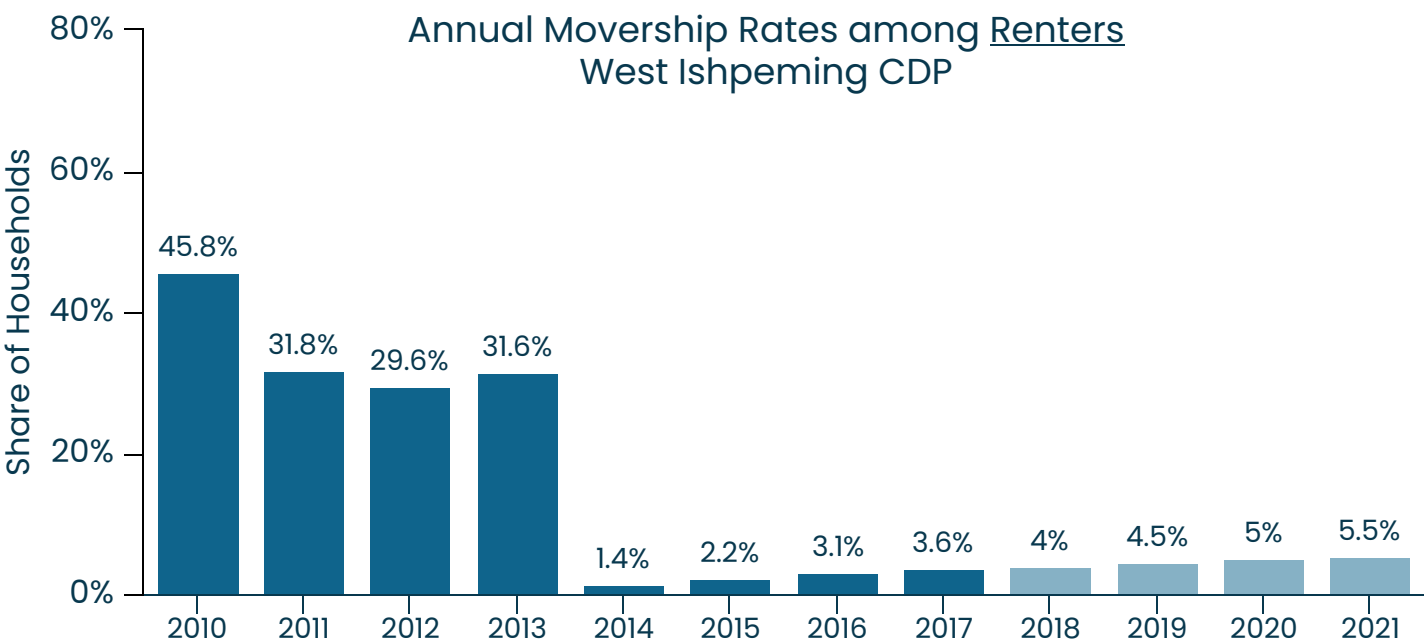
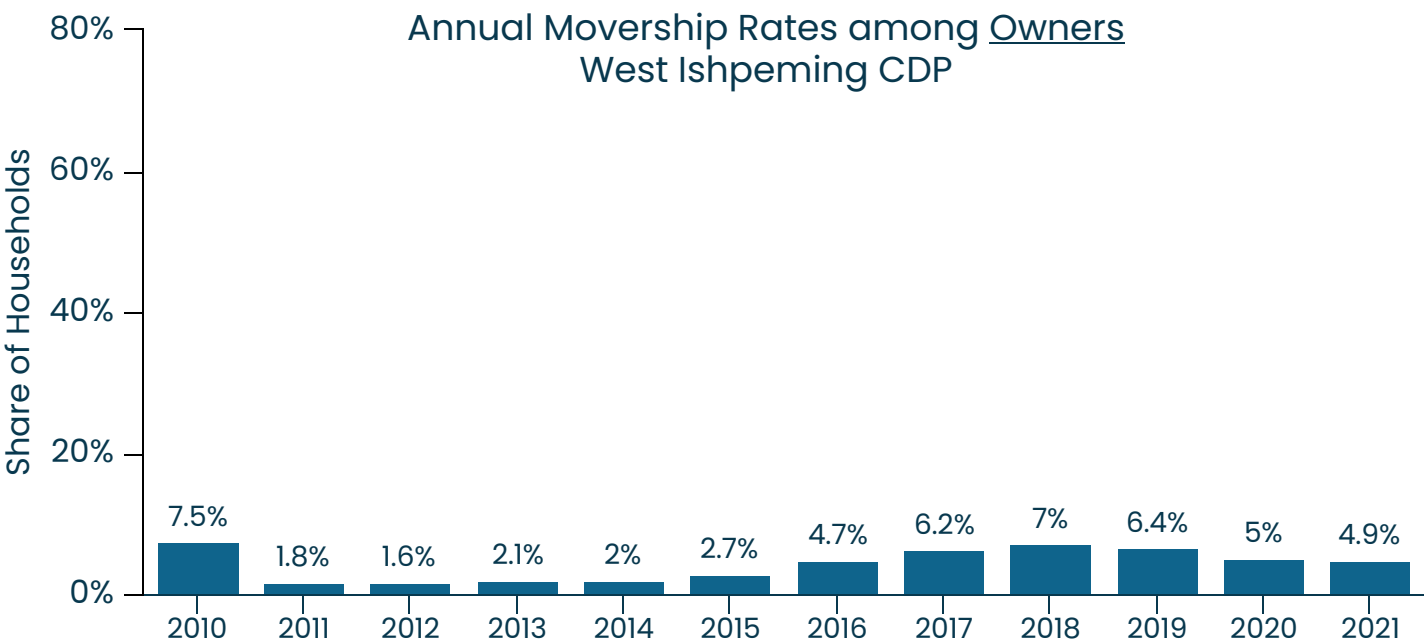


Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Movership by Tenure | West Ishpeming CDP

Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)

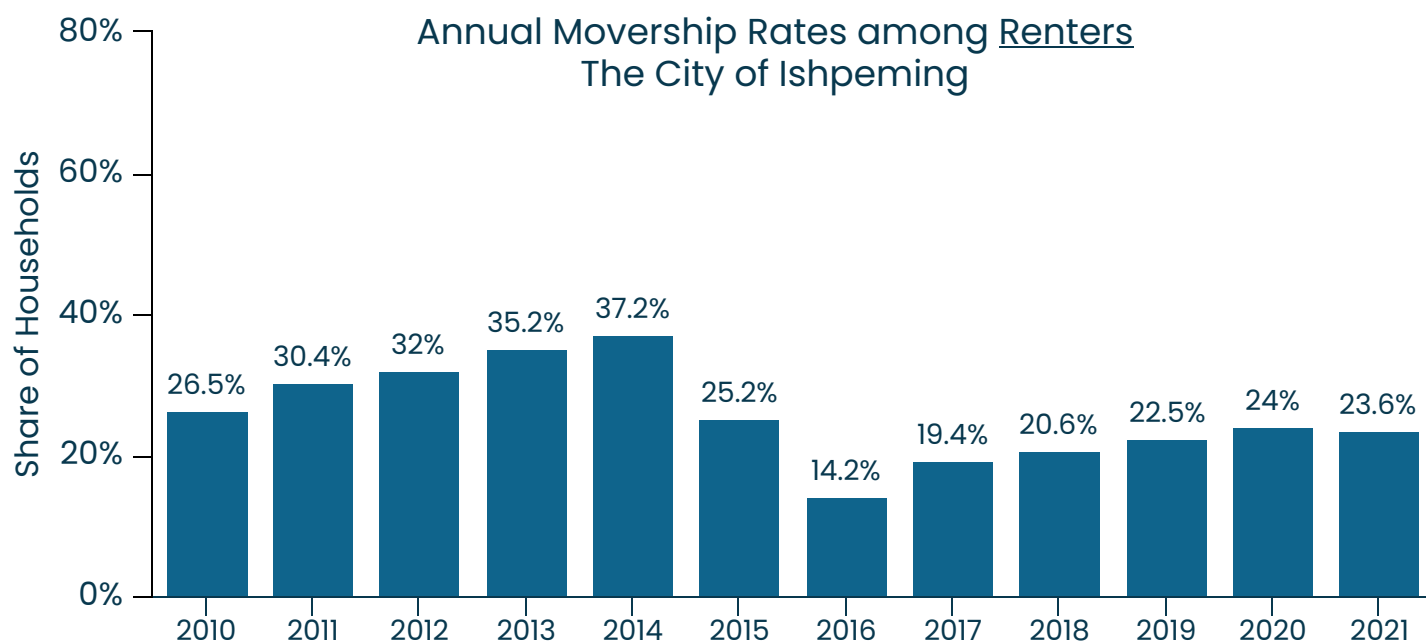
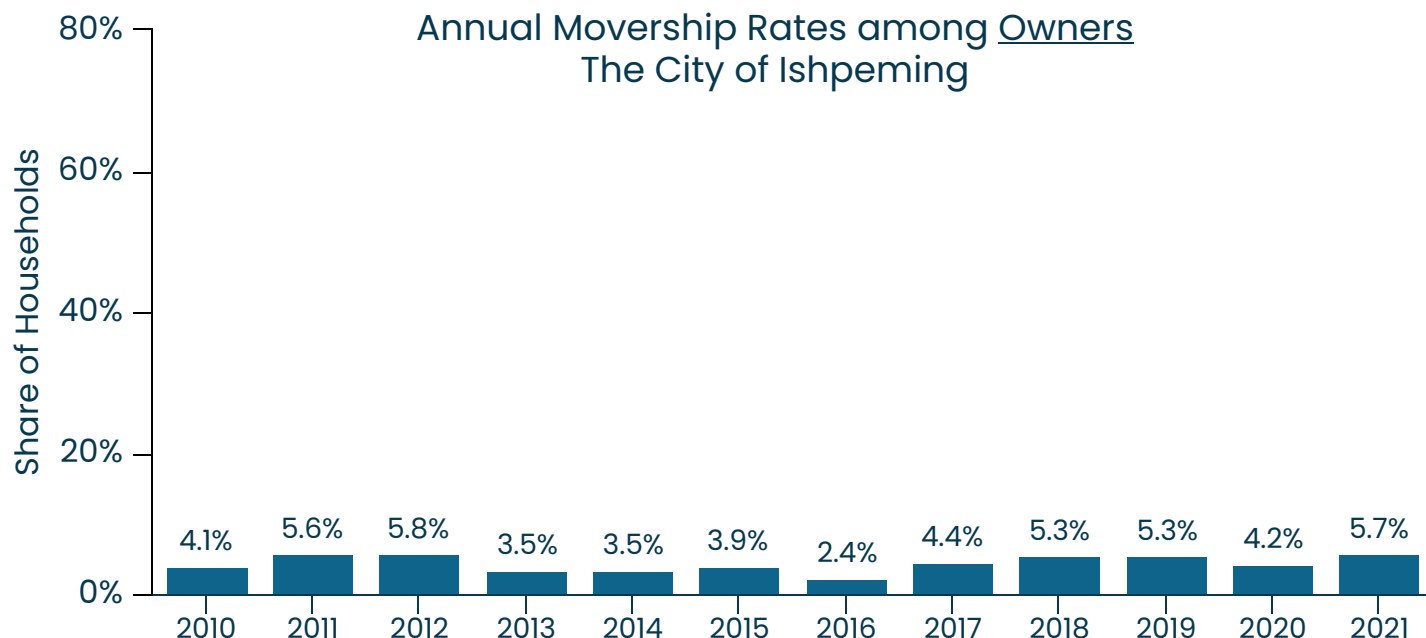


Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Movership by Tenure | Ishpeming City

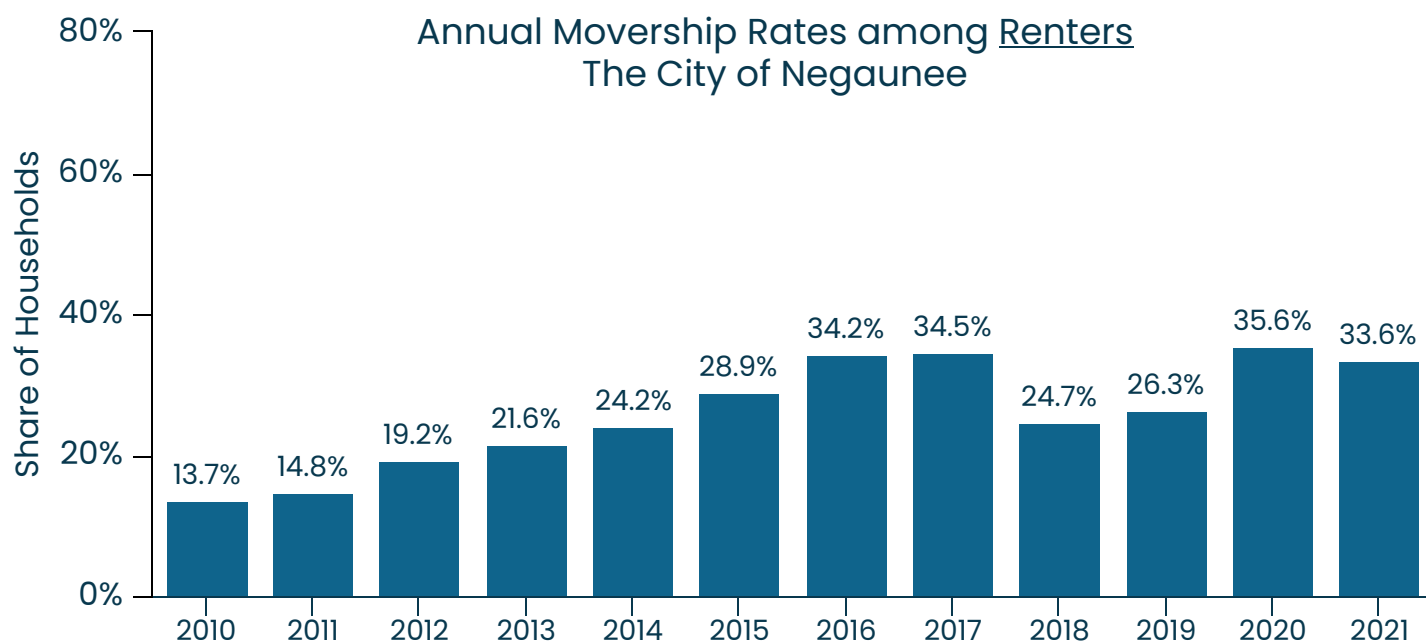
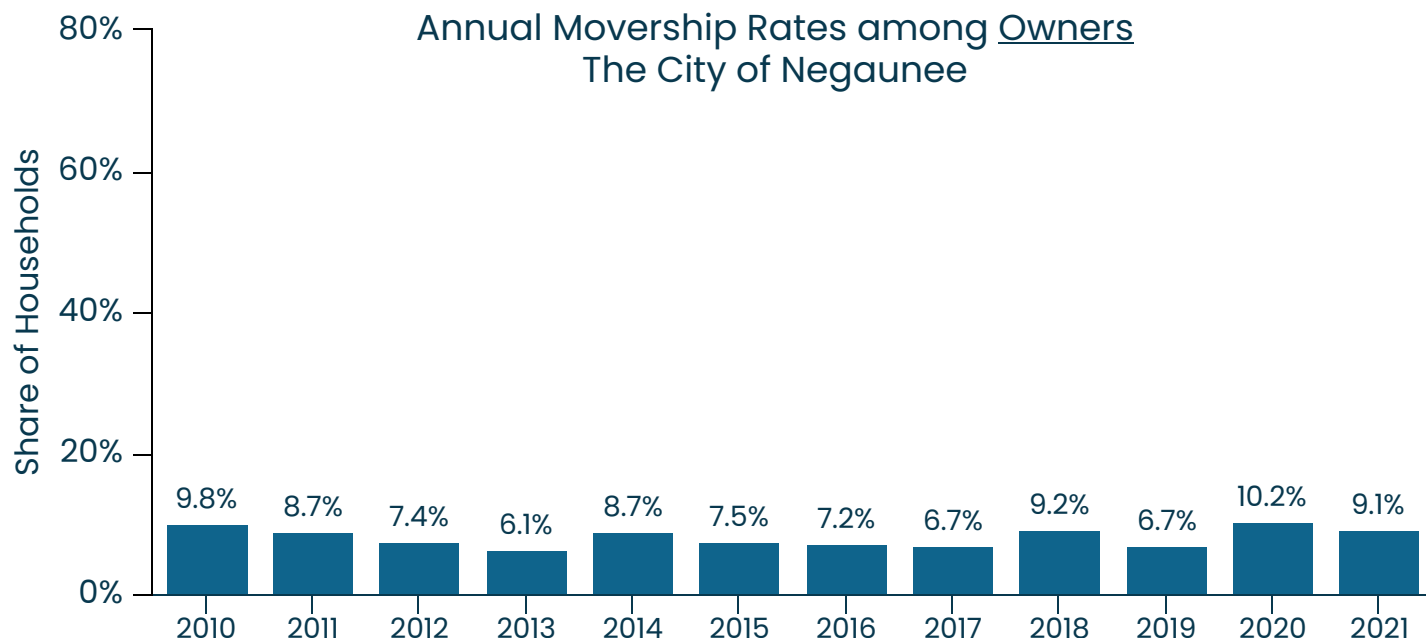
Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)



Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Movership by Tenure | Negaunee City

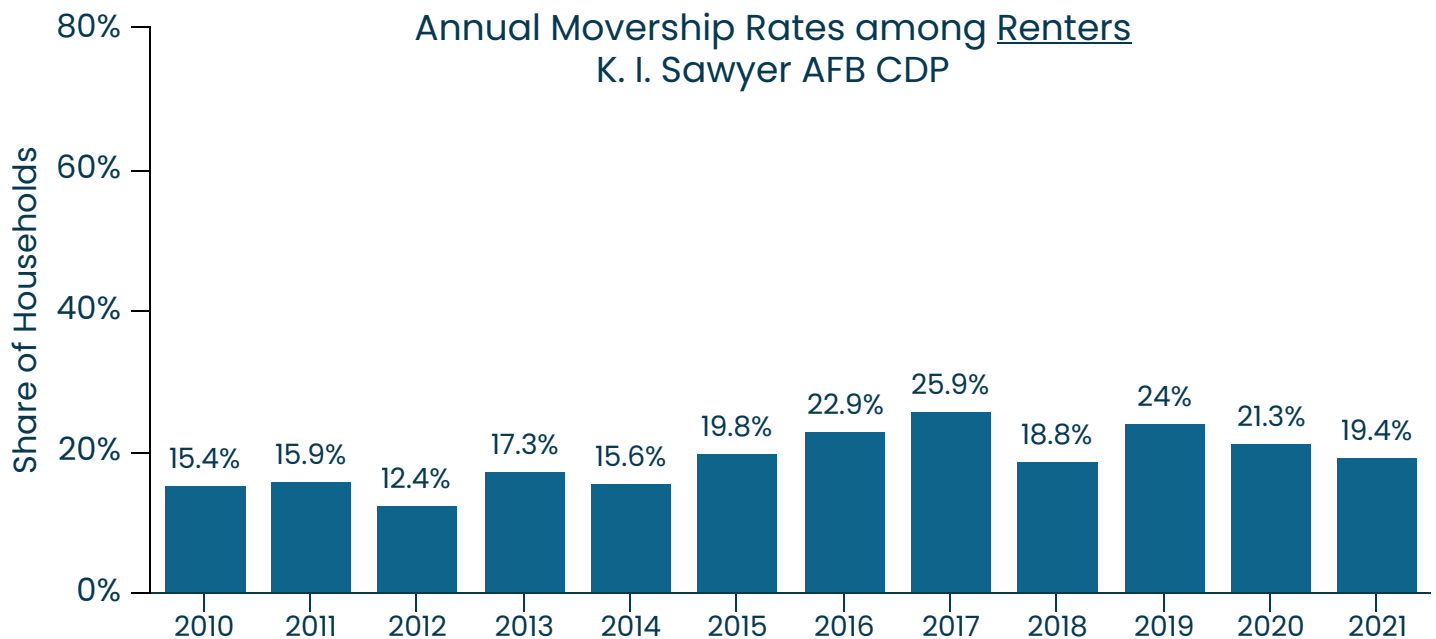
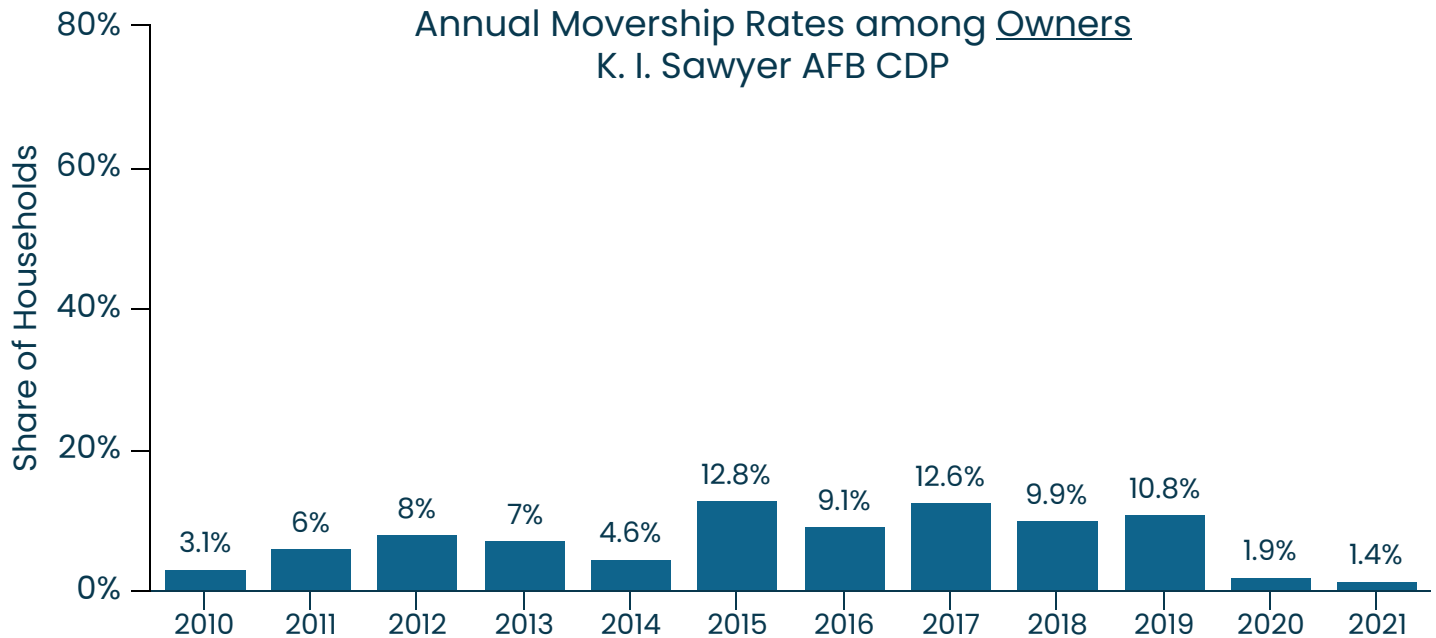
Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)



Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Movership by Tenure | K. I. Sawyer AFB CDP

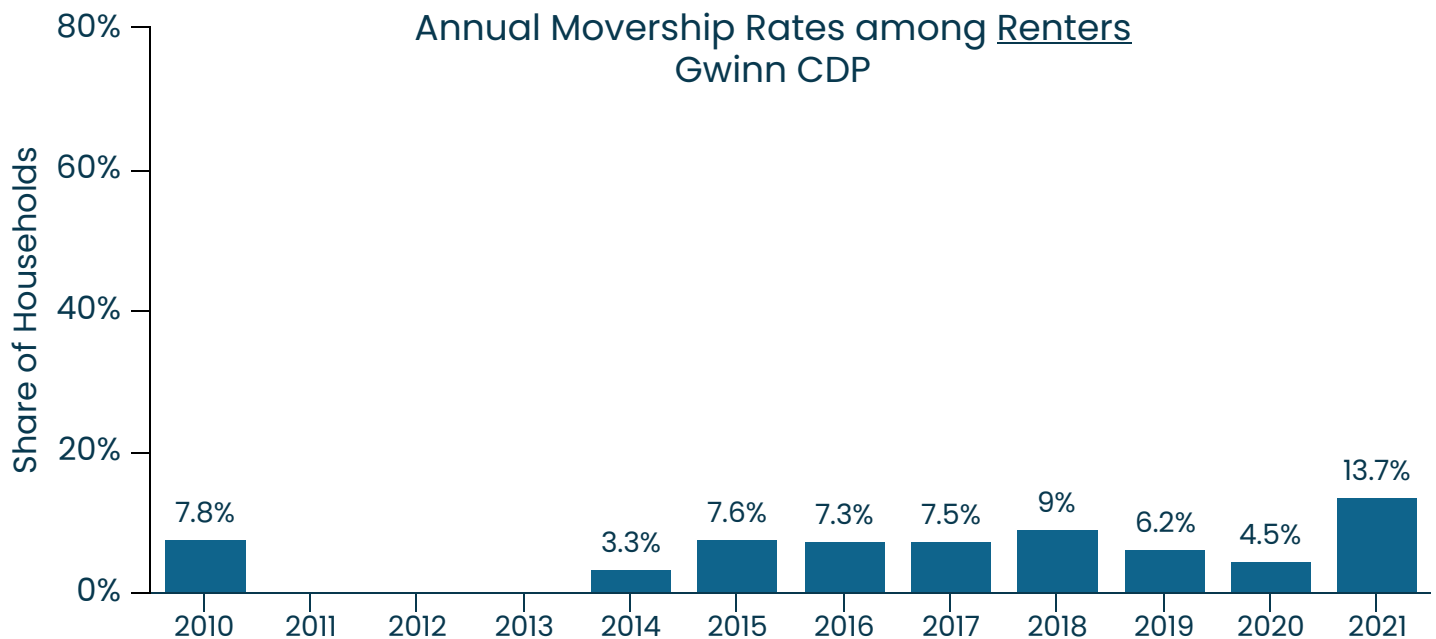
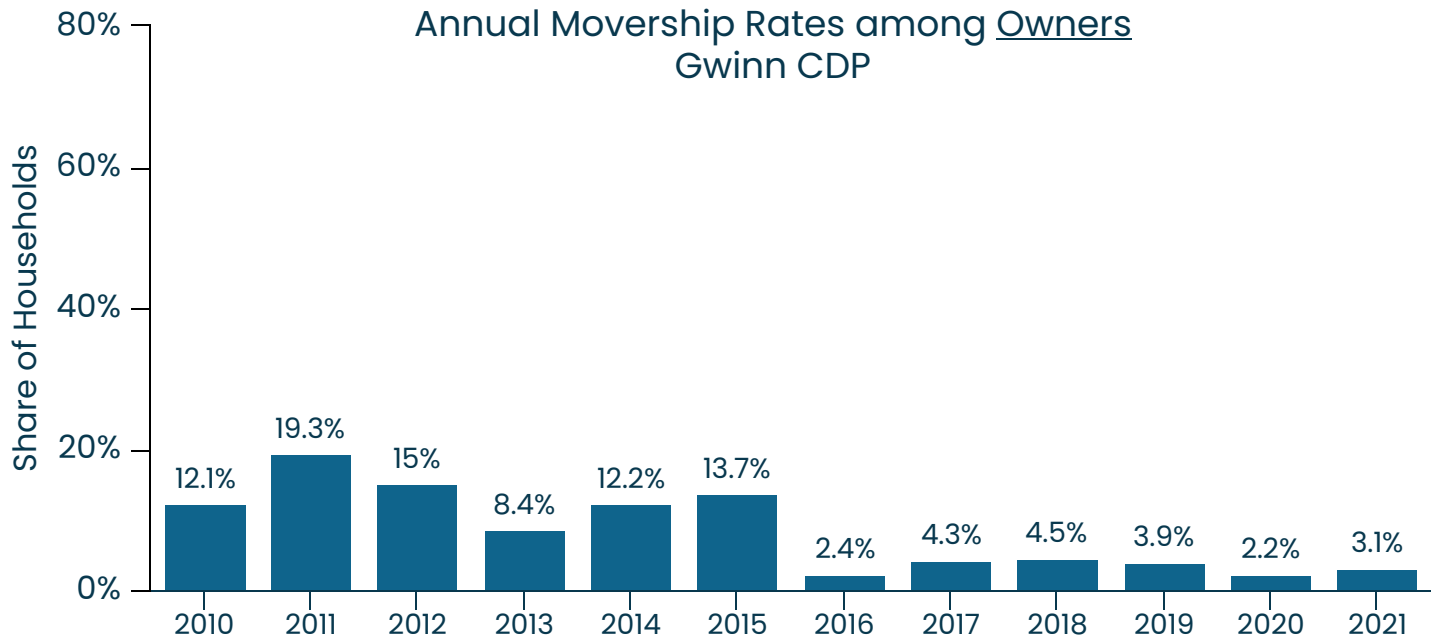
Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)



Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Movership by Tenure | Gwinn CDP

Movership rates by tenure (owners v. renters) over the past decade, 2010–2021.
(A movership rate is the share of households that move in any given year.)

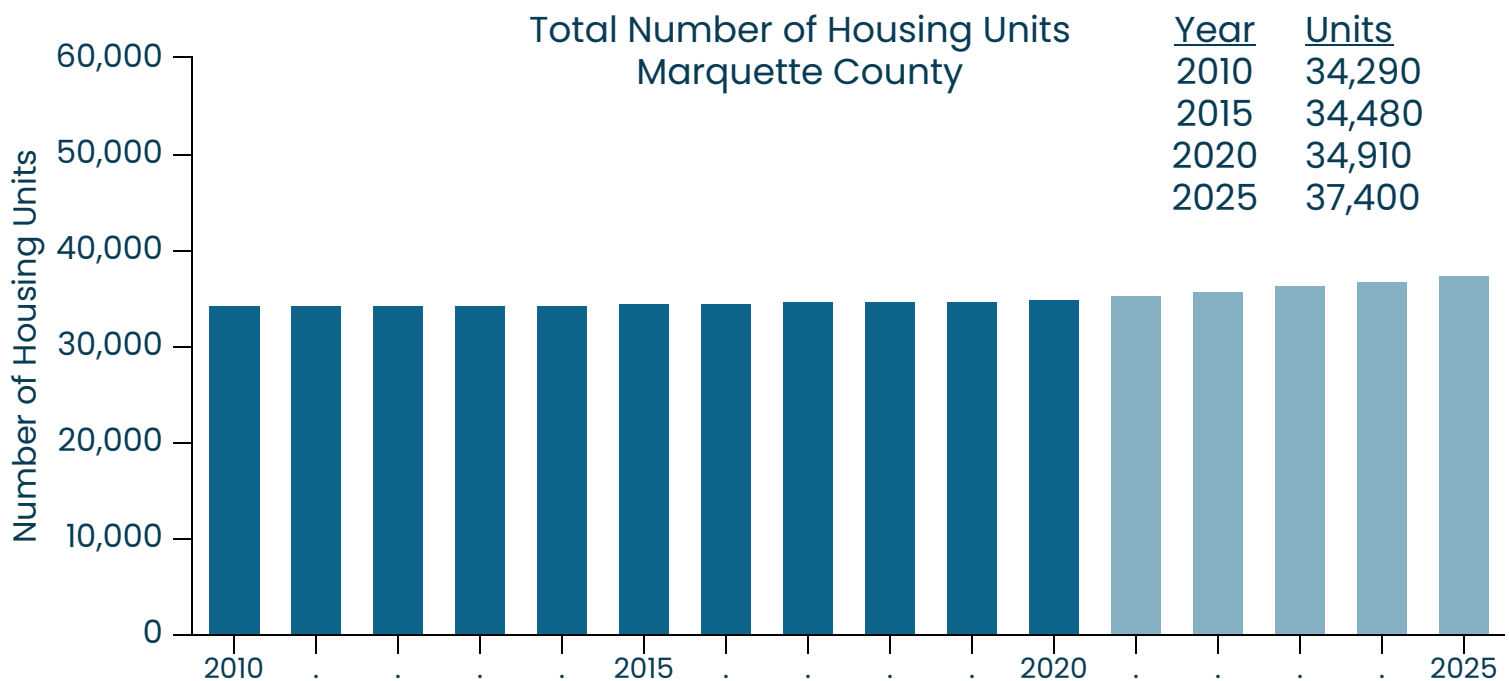
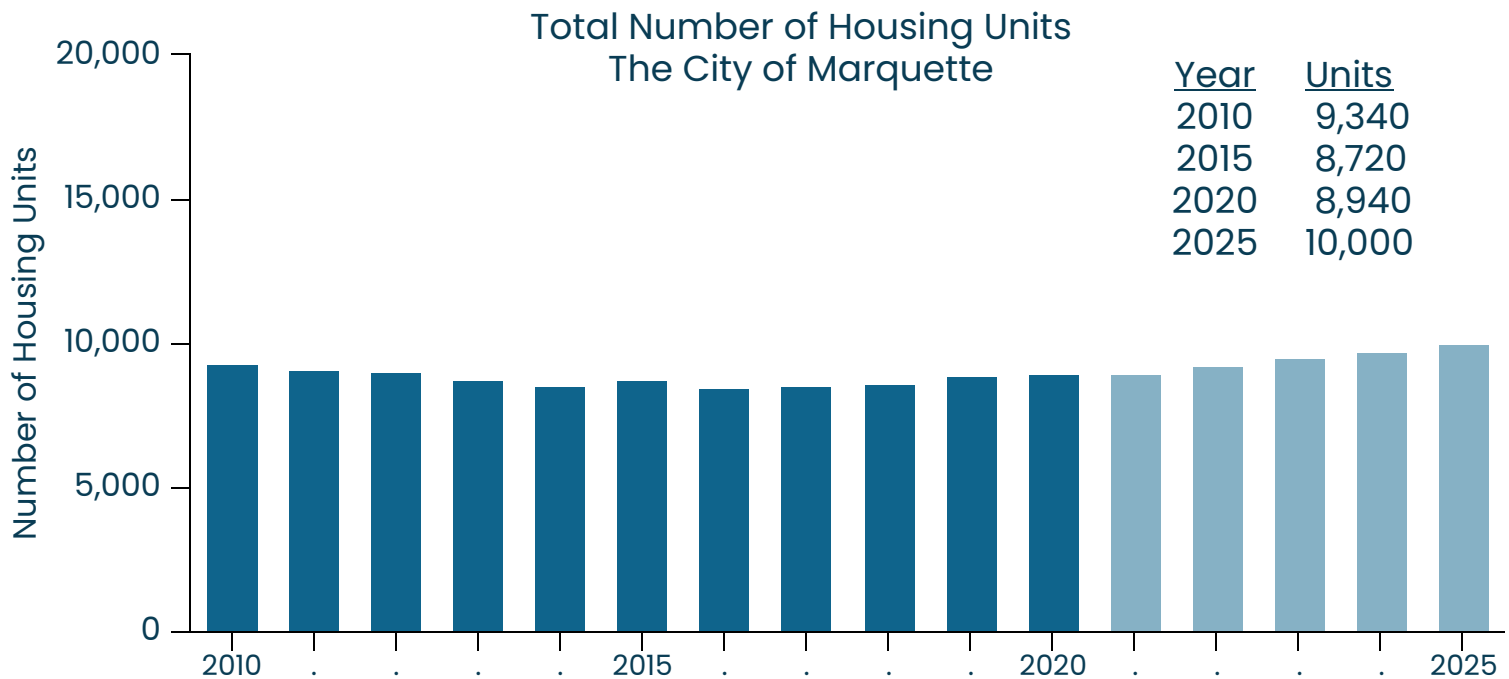


Underlying data based on tax filings reported by the Internal Revenue Service (IRS) and the American Community Survey through 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-L

Housing Units | Marquette City & County

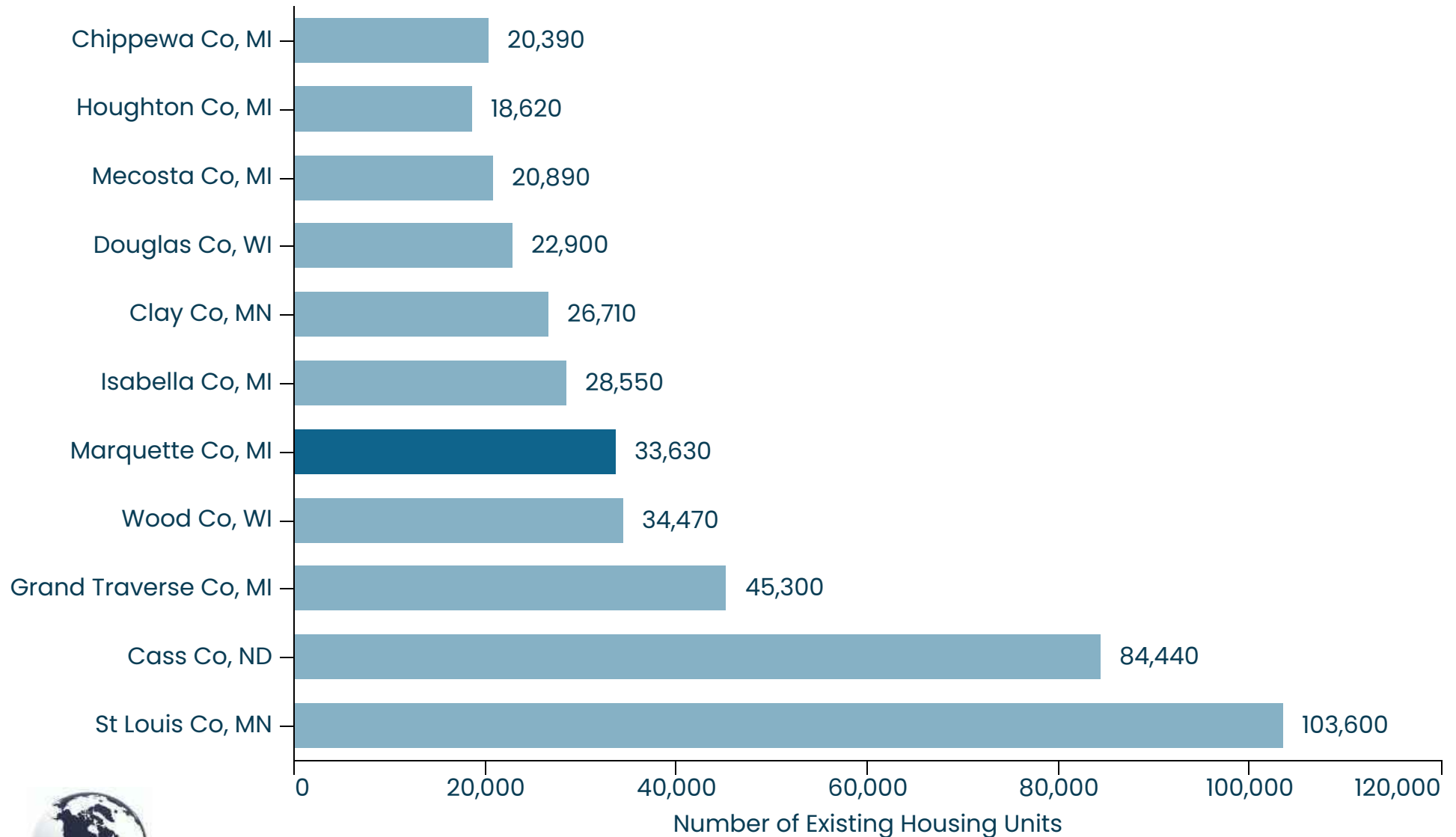
The total number of existing housing units, occupied and vacant combined.



Source: Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



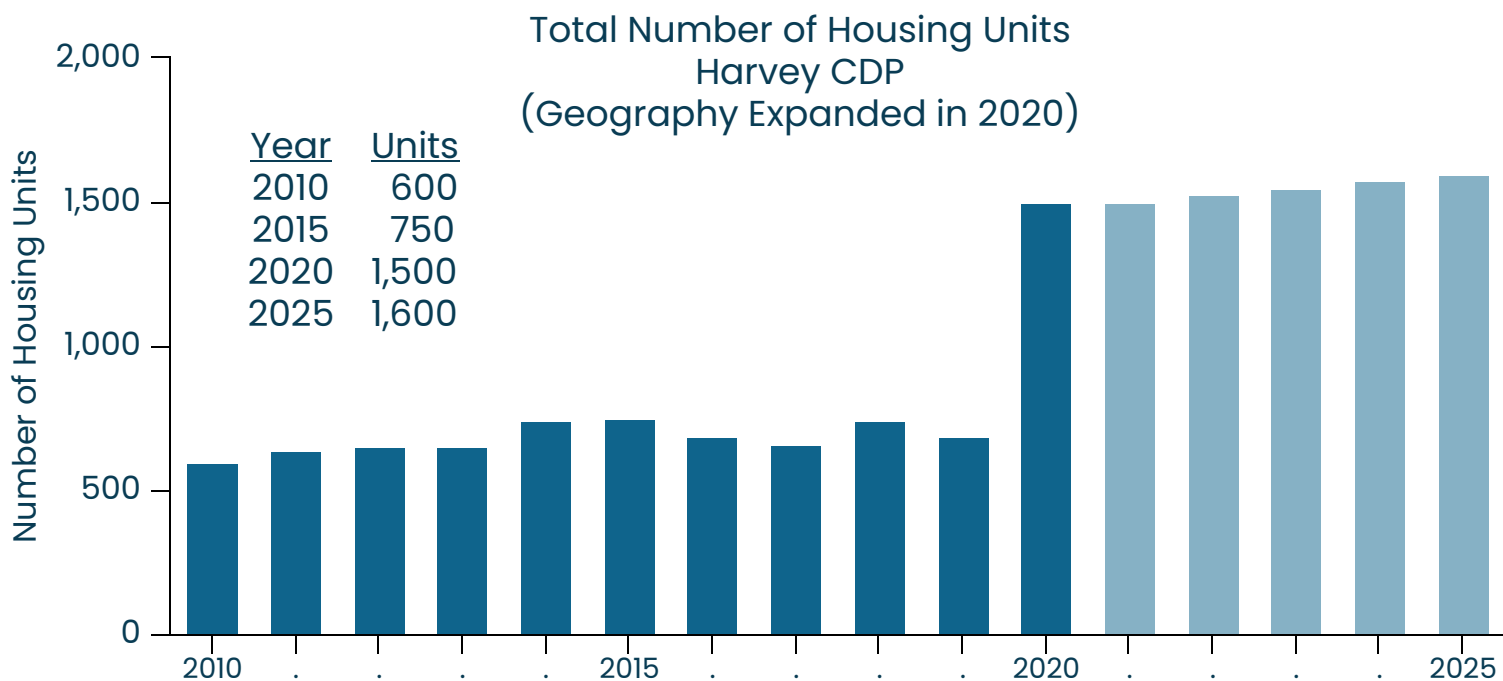
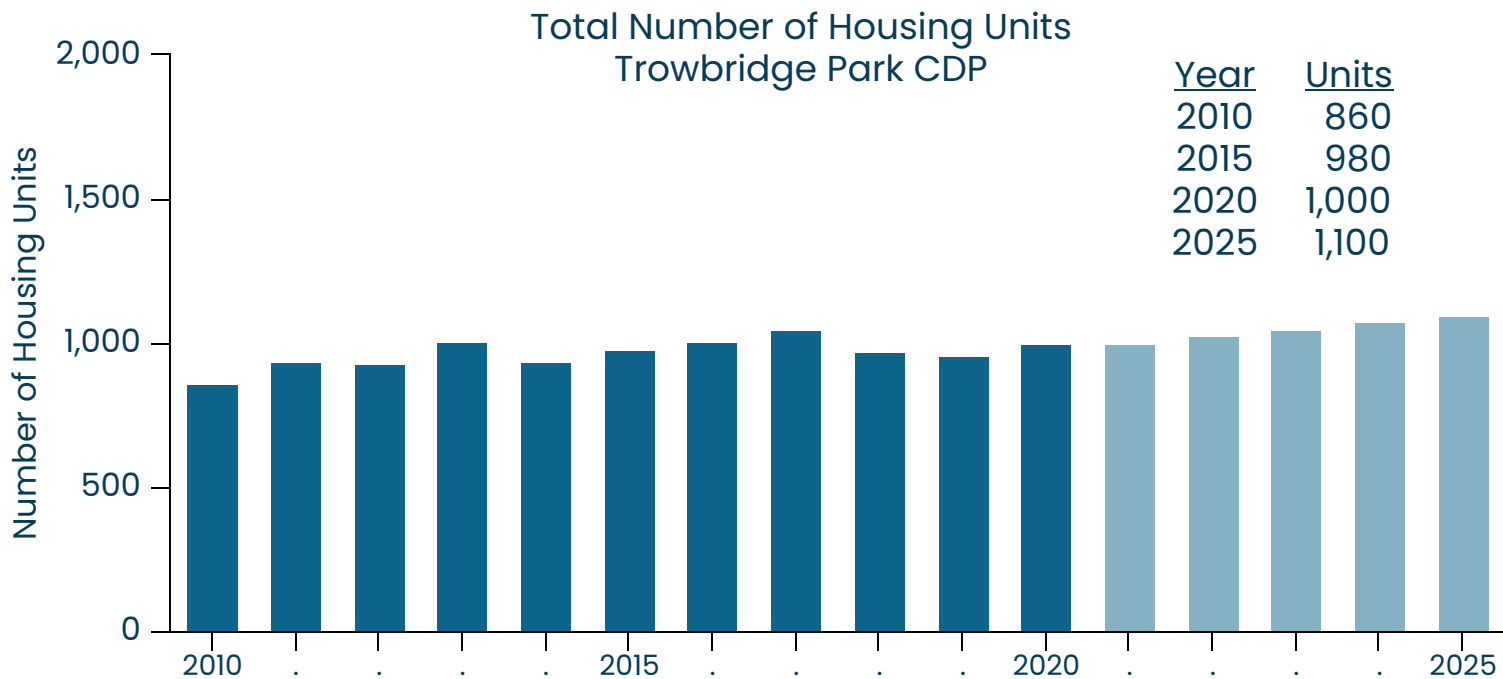
Total Number of Housing Units Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Housing Units | Trowbridge Park & Harvey

The total number of existing housing units, occupied and vacant combined.

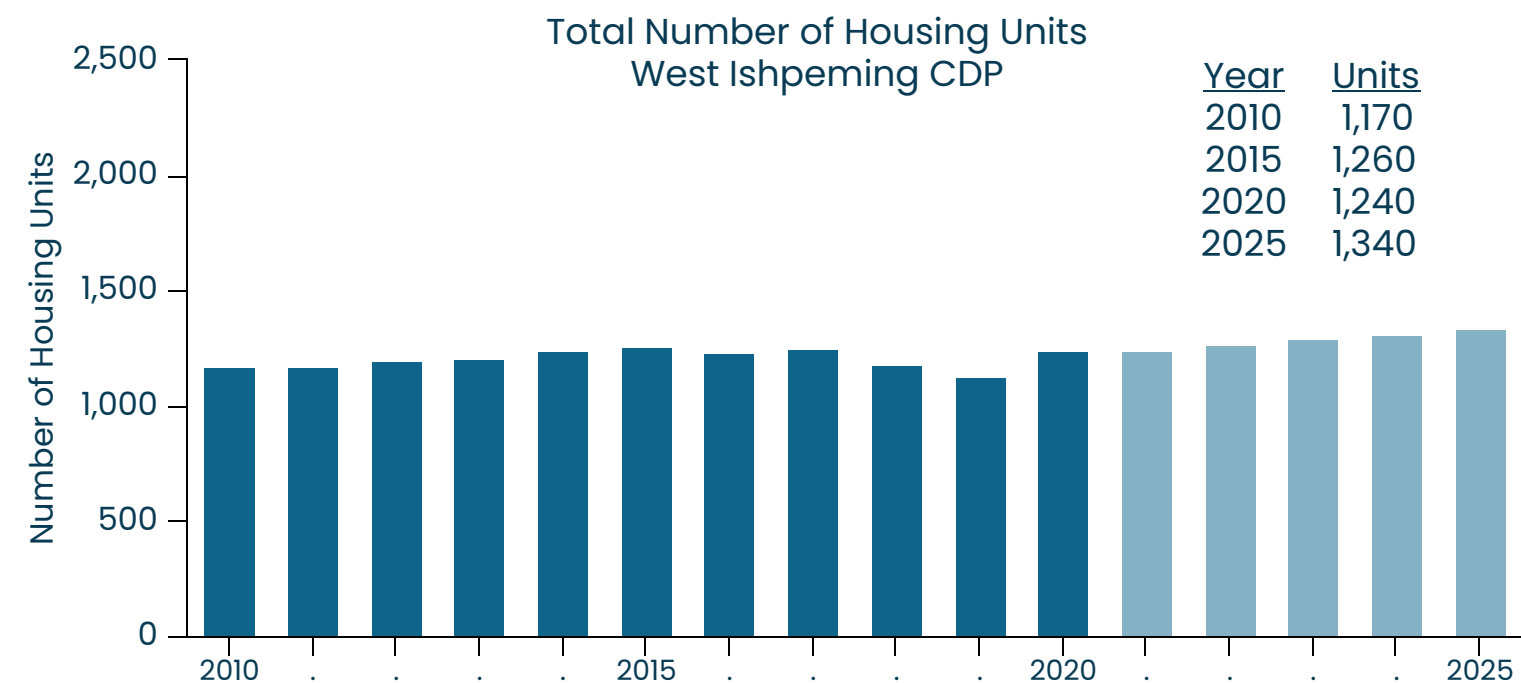
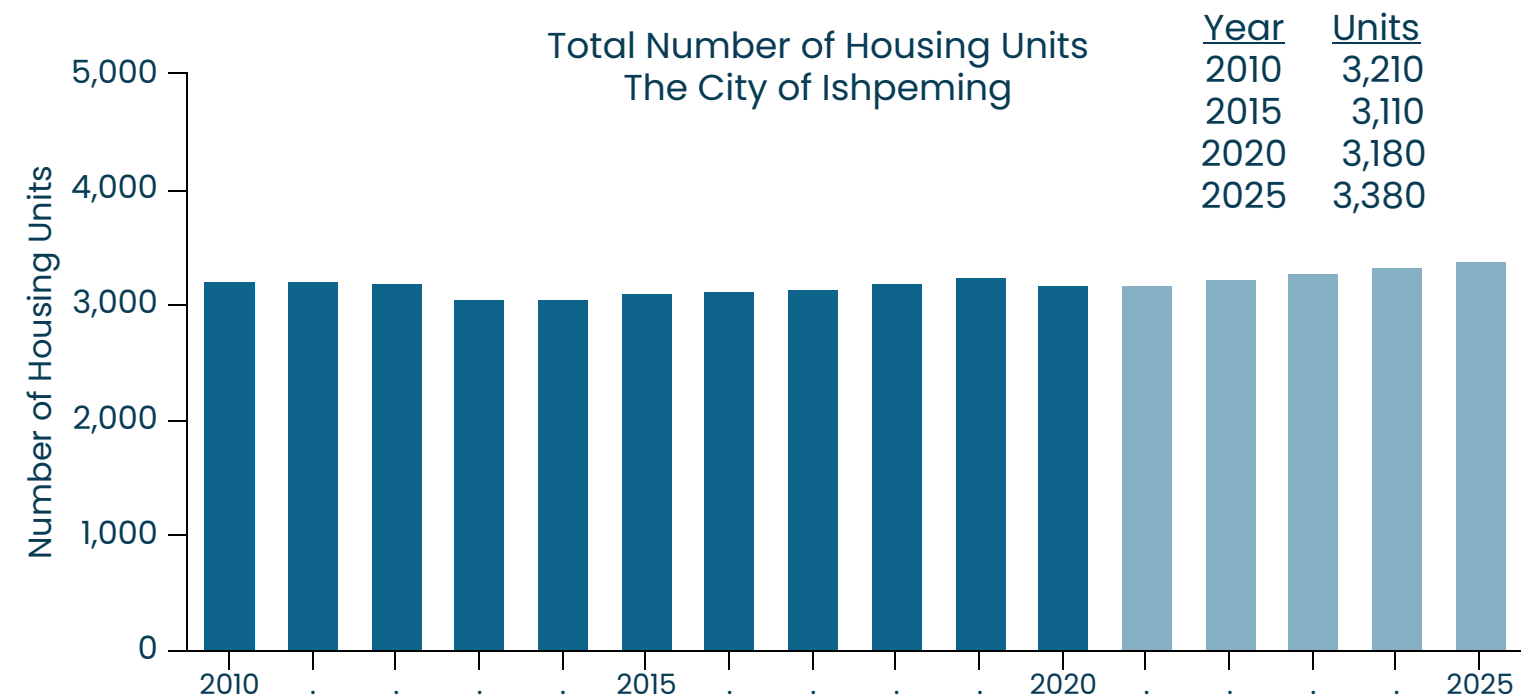


Source: Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Housing Units | Ishpeming & West Ishpeming

The total number of existing housing units, occupied and vacant combined.

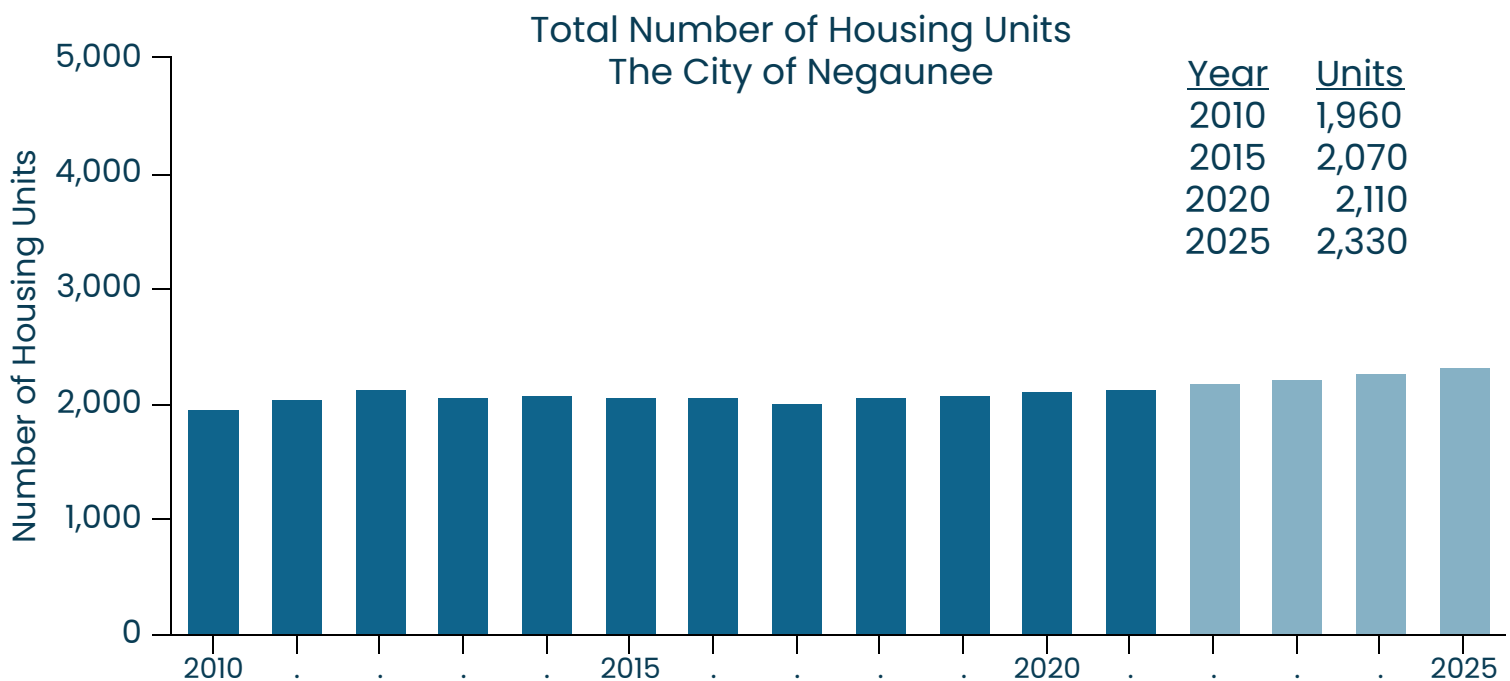
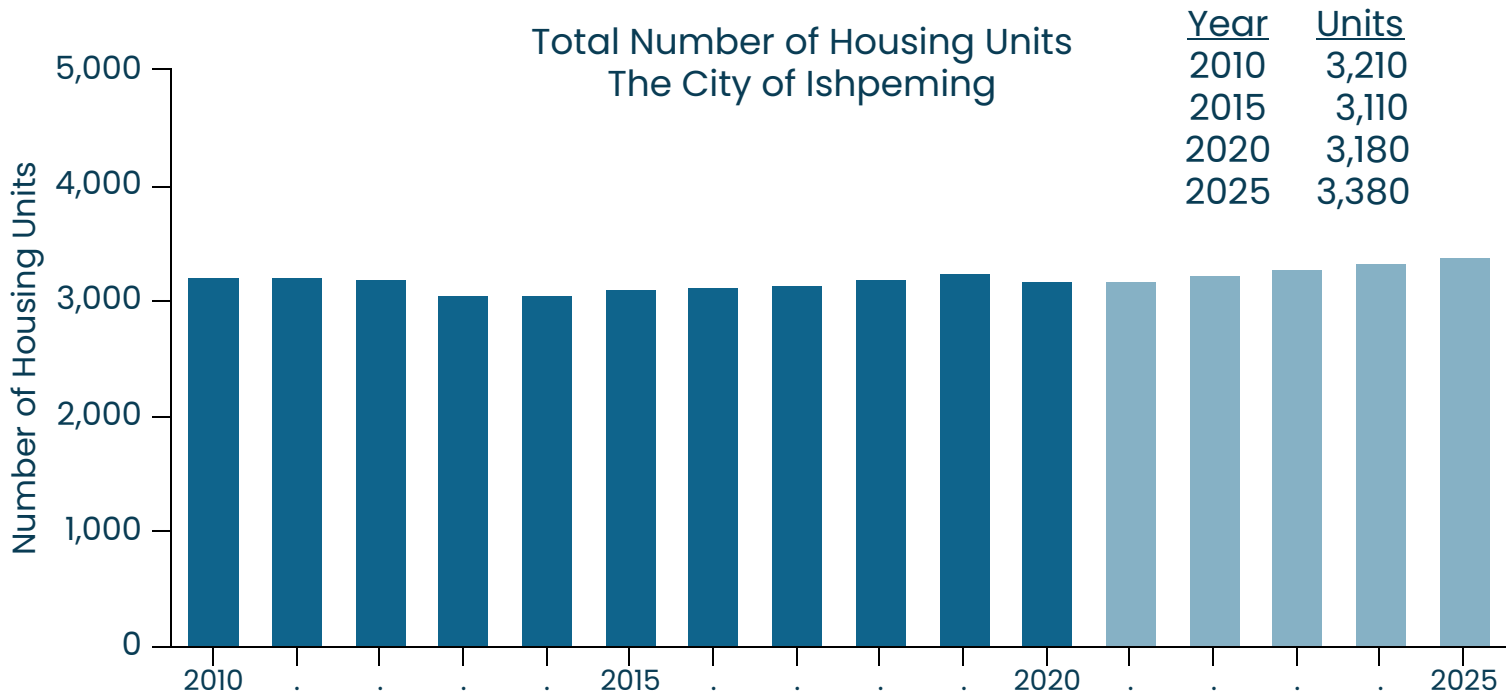


Source: Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Housing Units | Ishpeming & Negaunee

The total number of existing housing units, occupied and vacant combined.

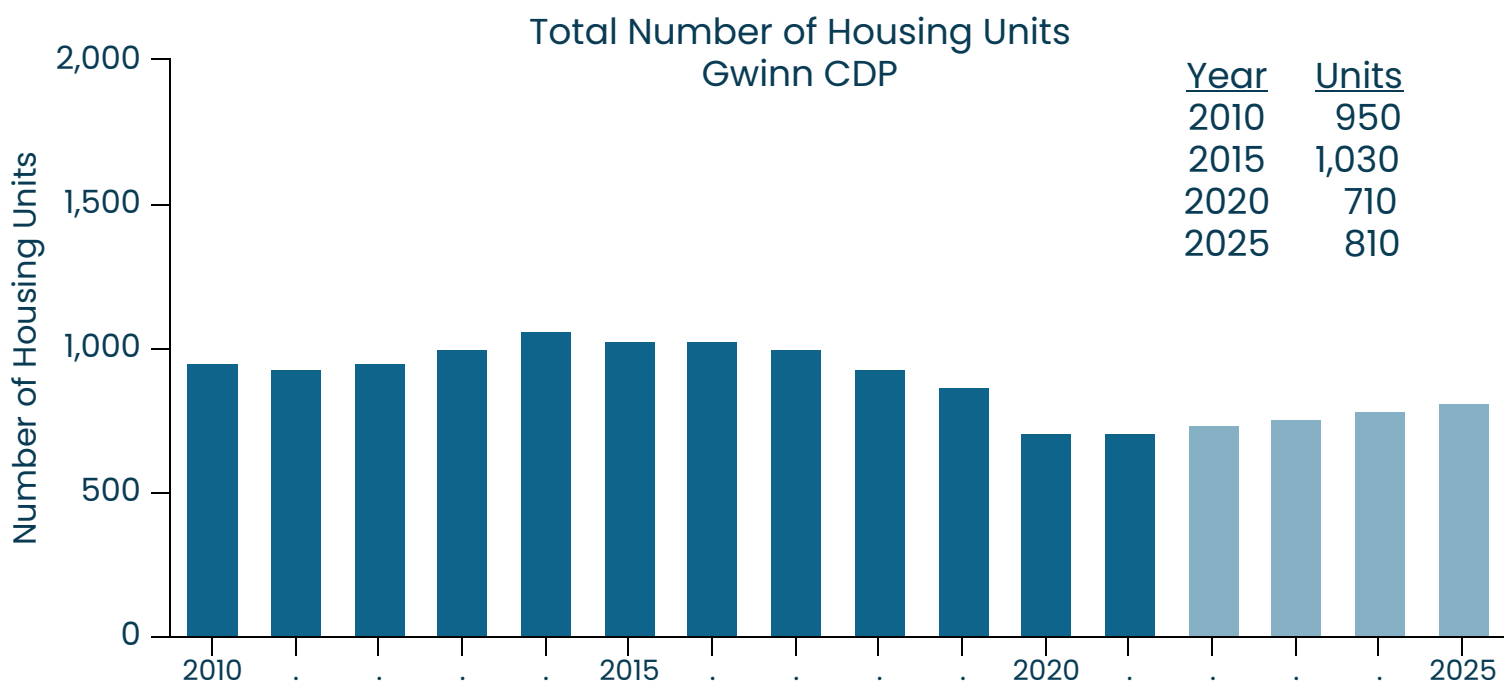
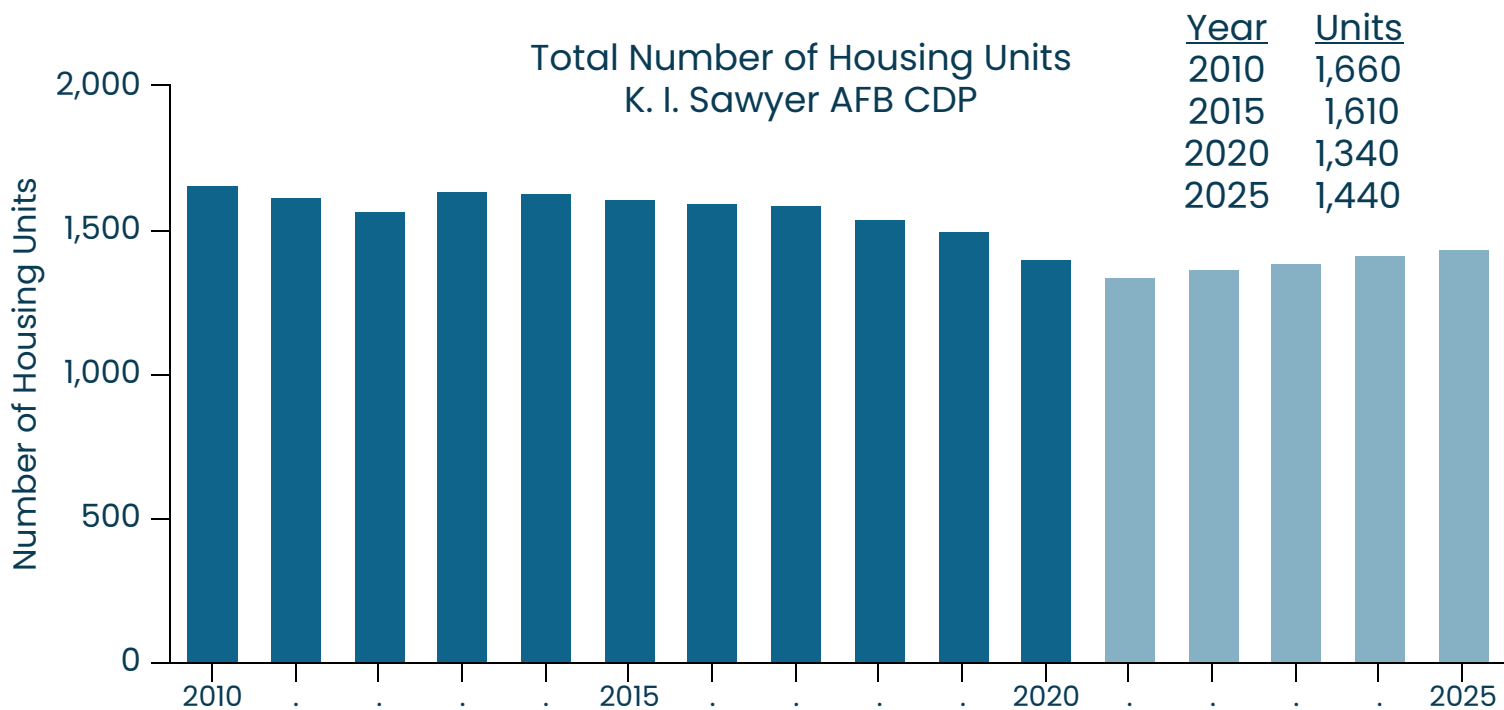


Source: Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Housing Units | K. I. Sawyer AFB & Gwinn

The total number of existing housing units, occupied and vacant combined.



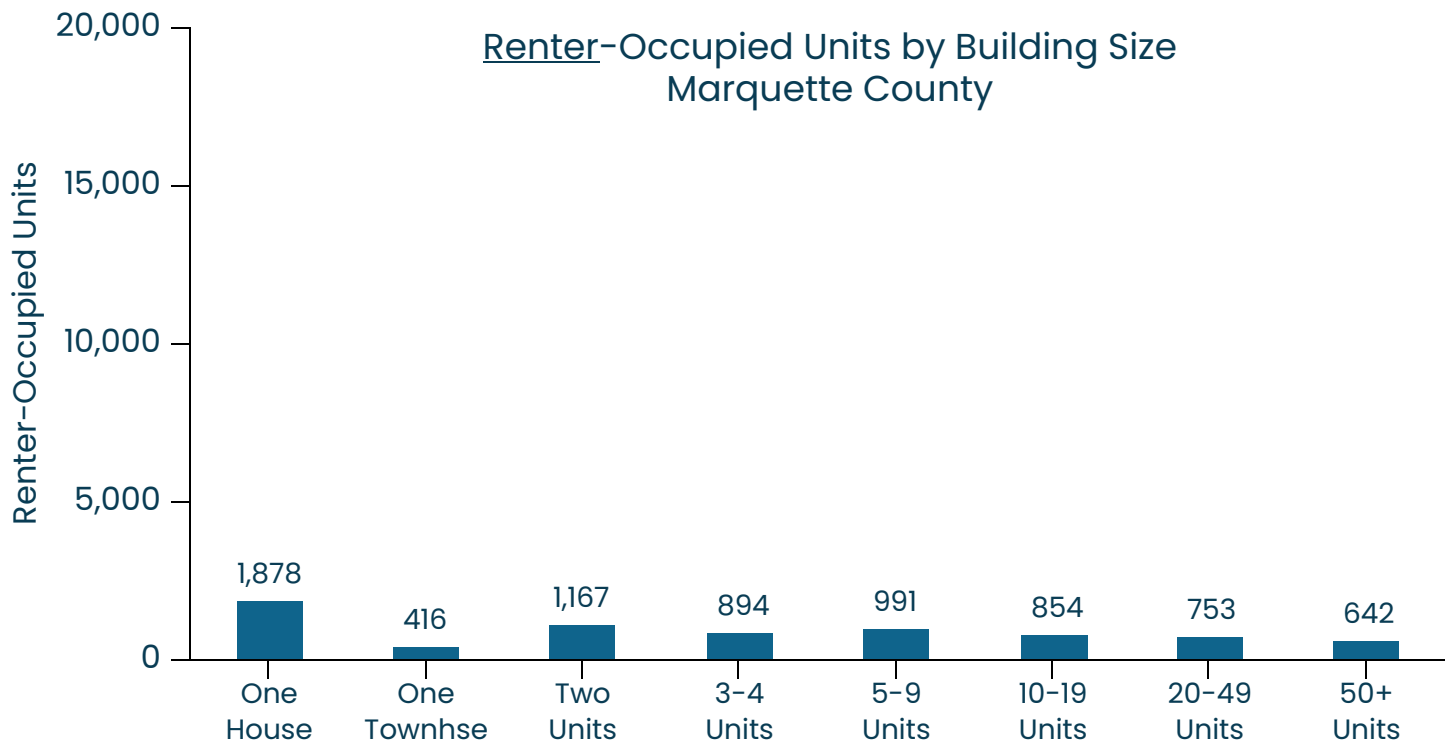
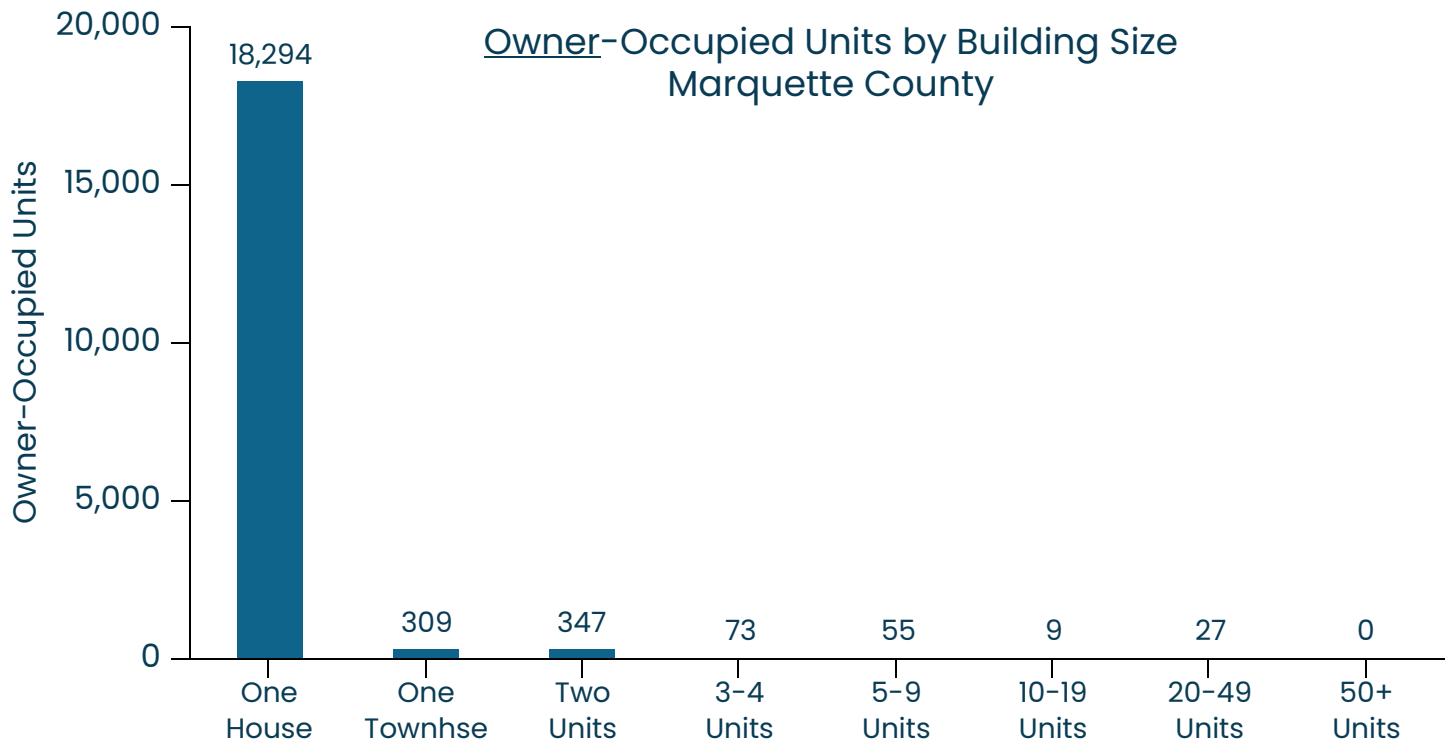
Source: Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Section 3-M

Units by Building Size | Marquette County

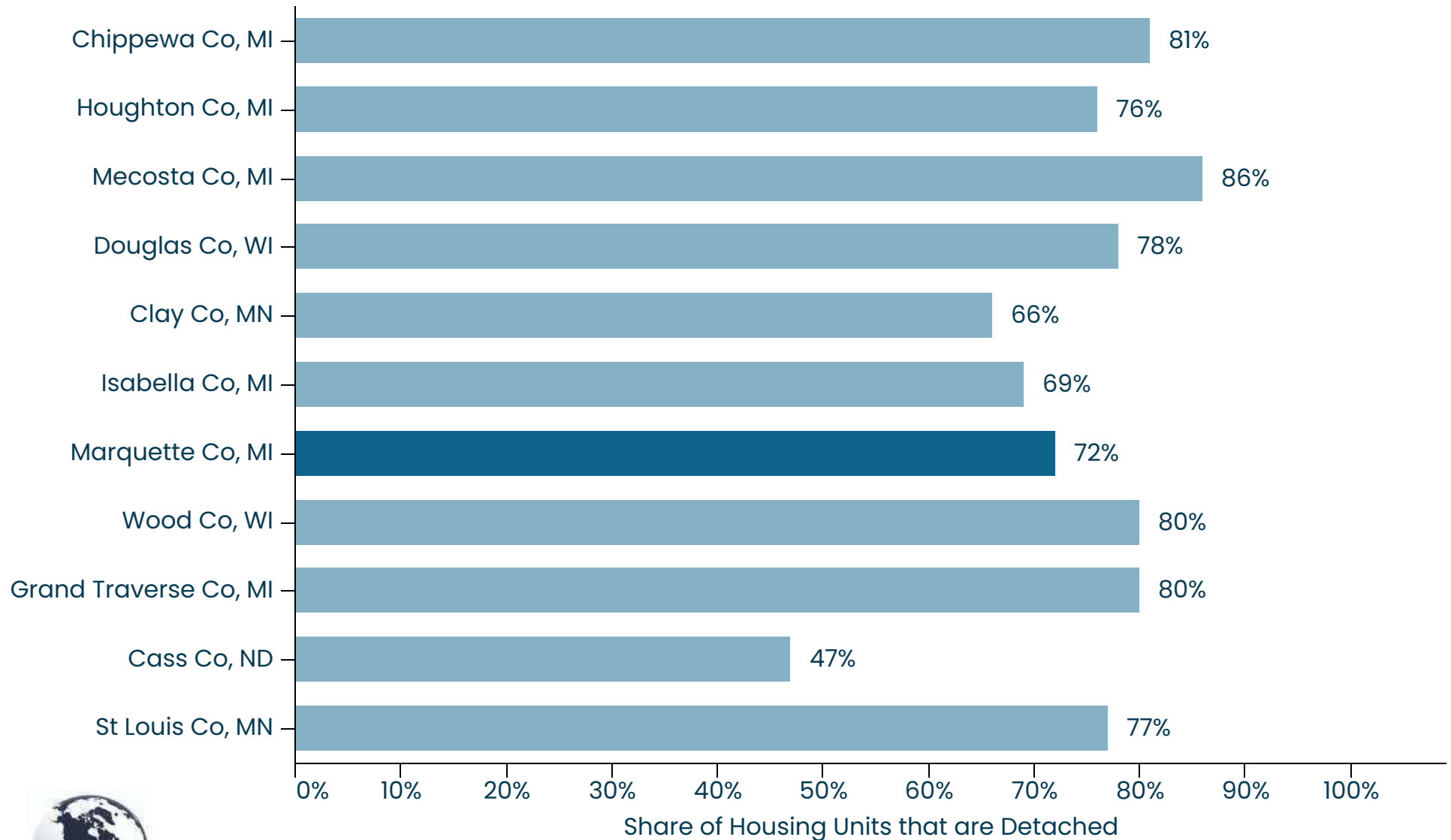
The number of existing occupied residential units by building size and by tenure.



Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



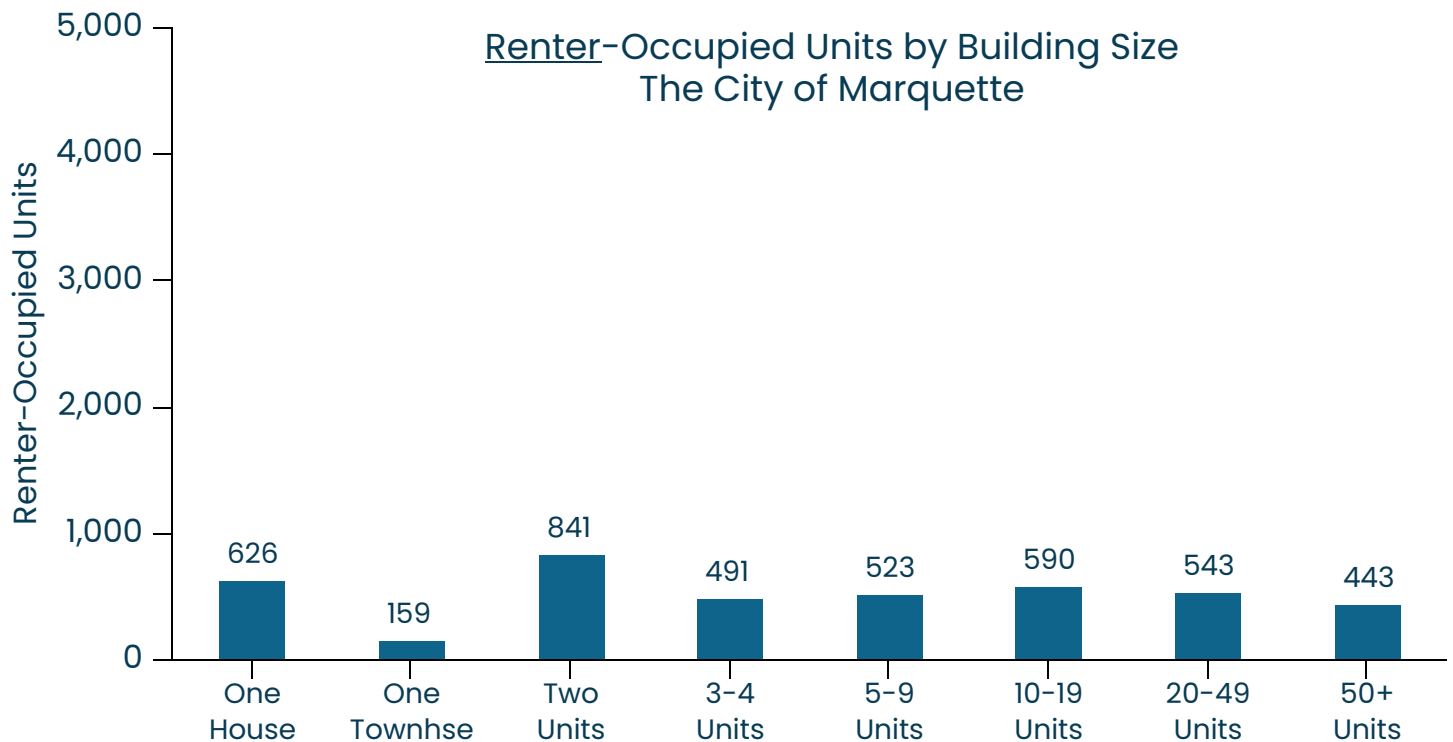
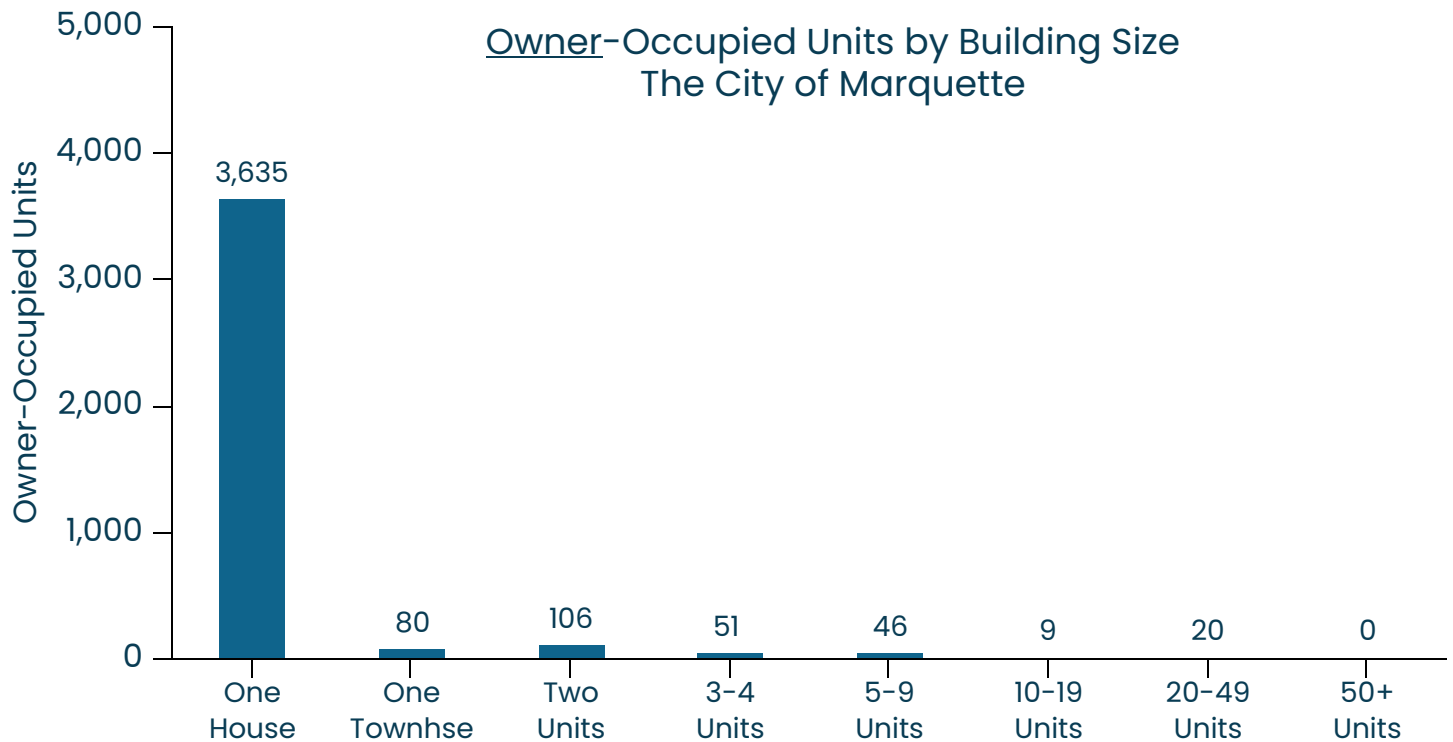
Share of Housing Units that are Detached (i.e., Houses) Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Units by Building Size | Marquette City

The number of existing occupied residential units by building size and by tenure.

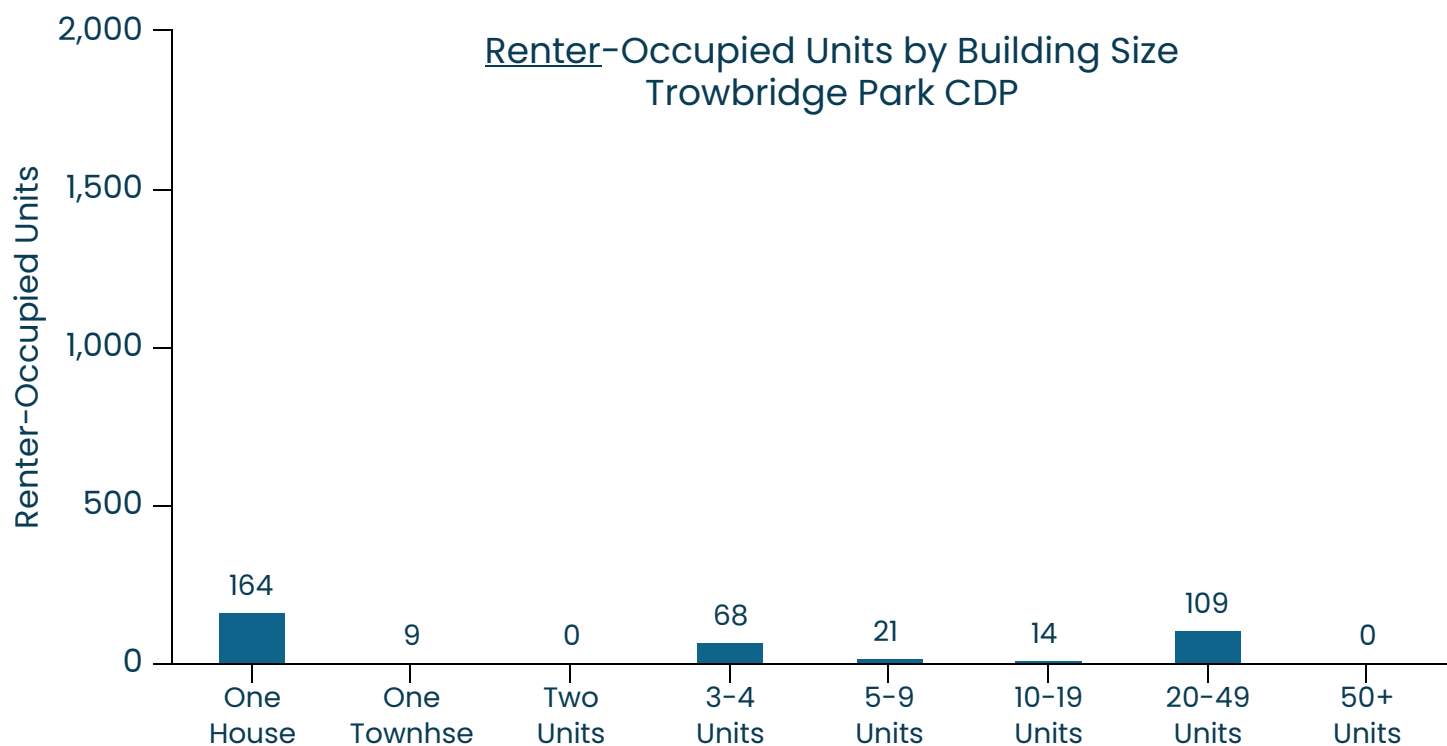
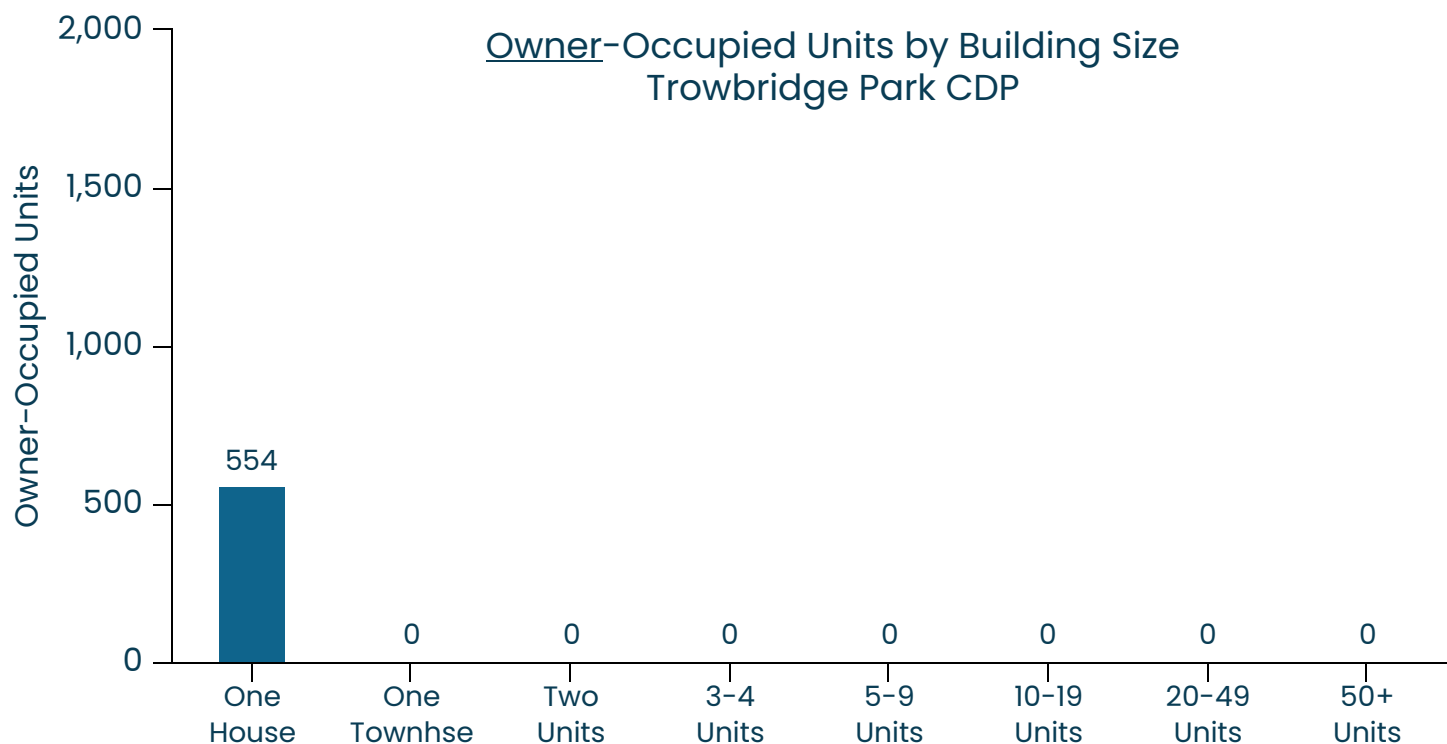


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



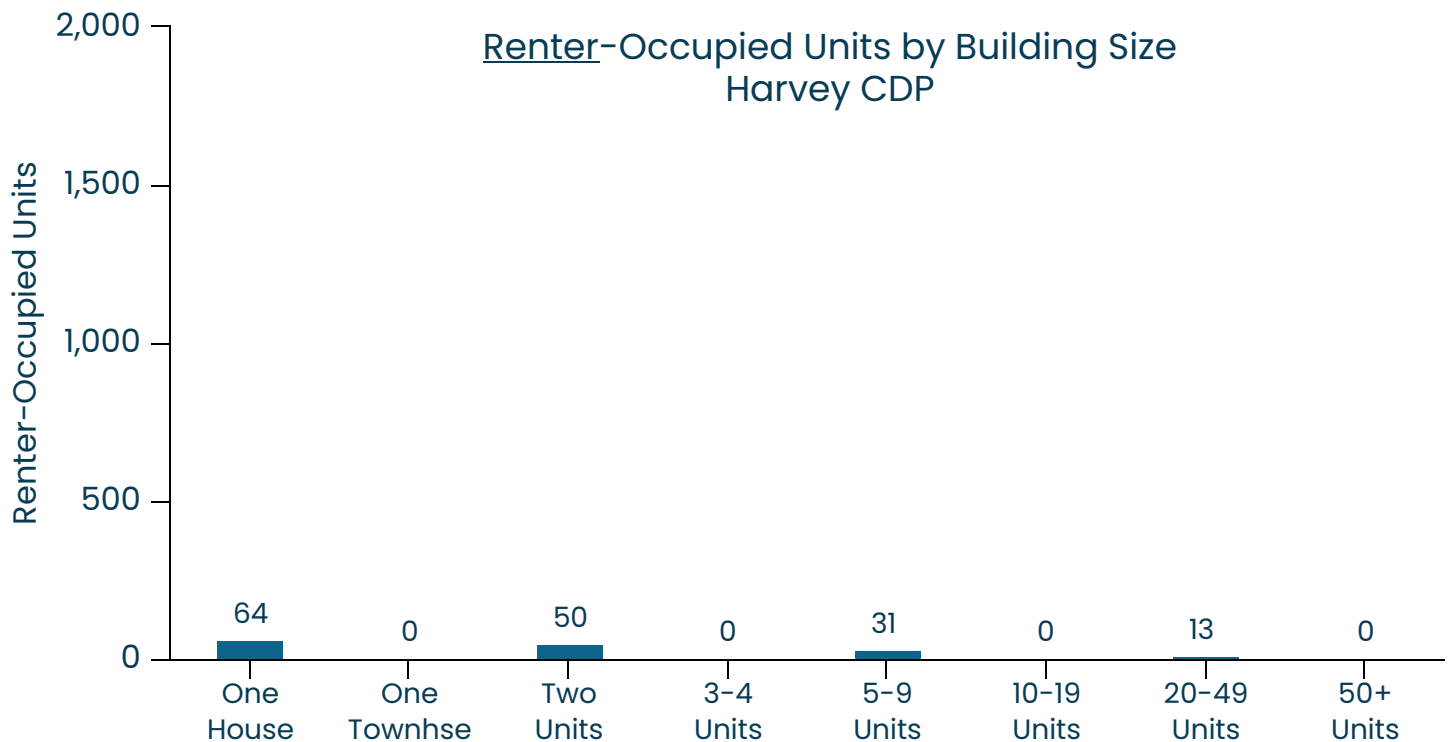
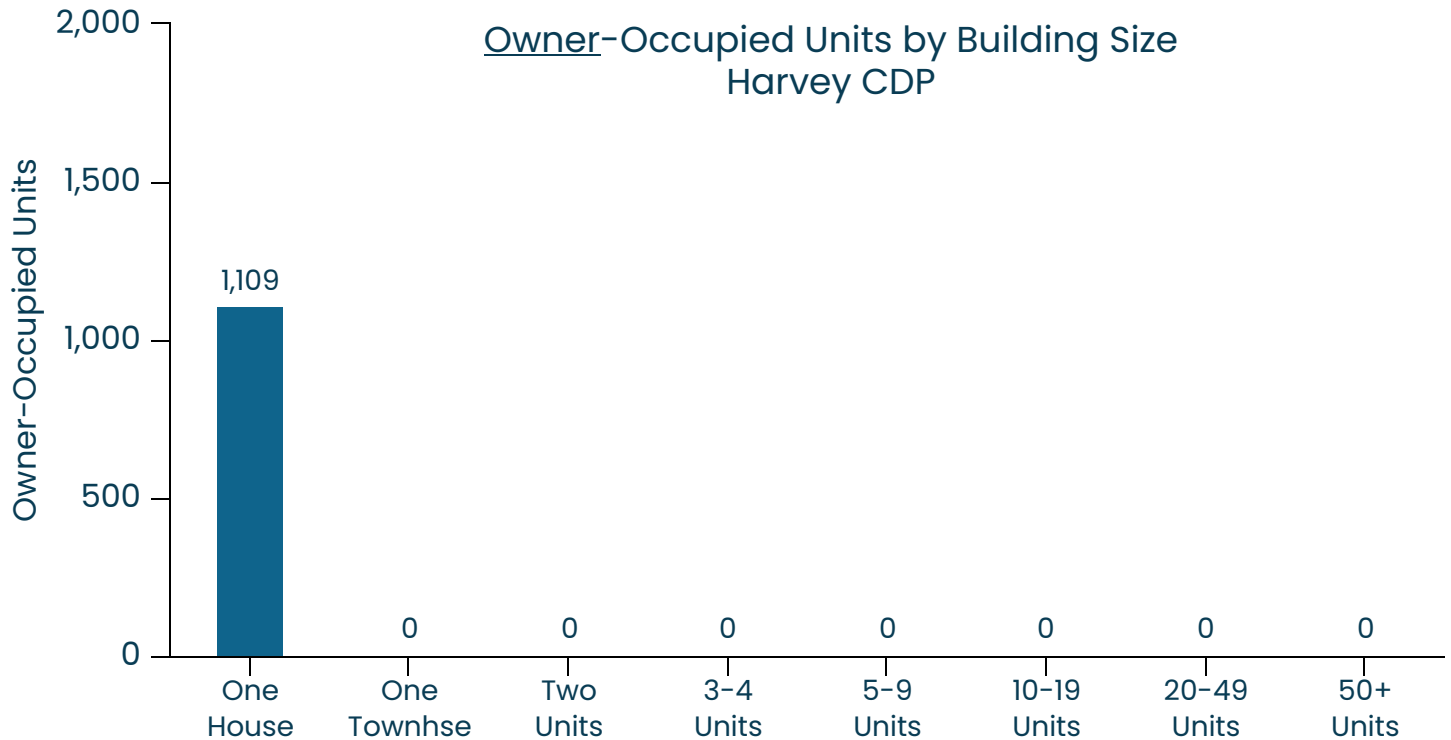
Units by Building Size | Trowbridge Park CDP

The number of existing occupied residential units by building size and by tenure.



Units by Building Size | Harvey CDP

The number of existing occupied residential units by building size and by tenure.

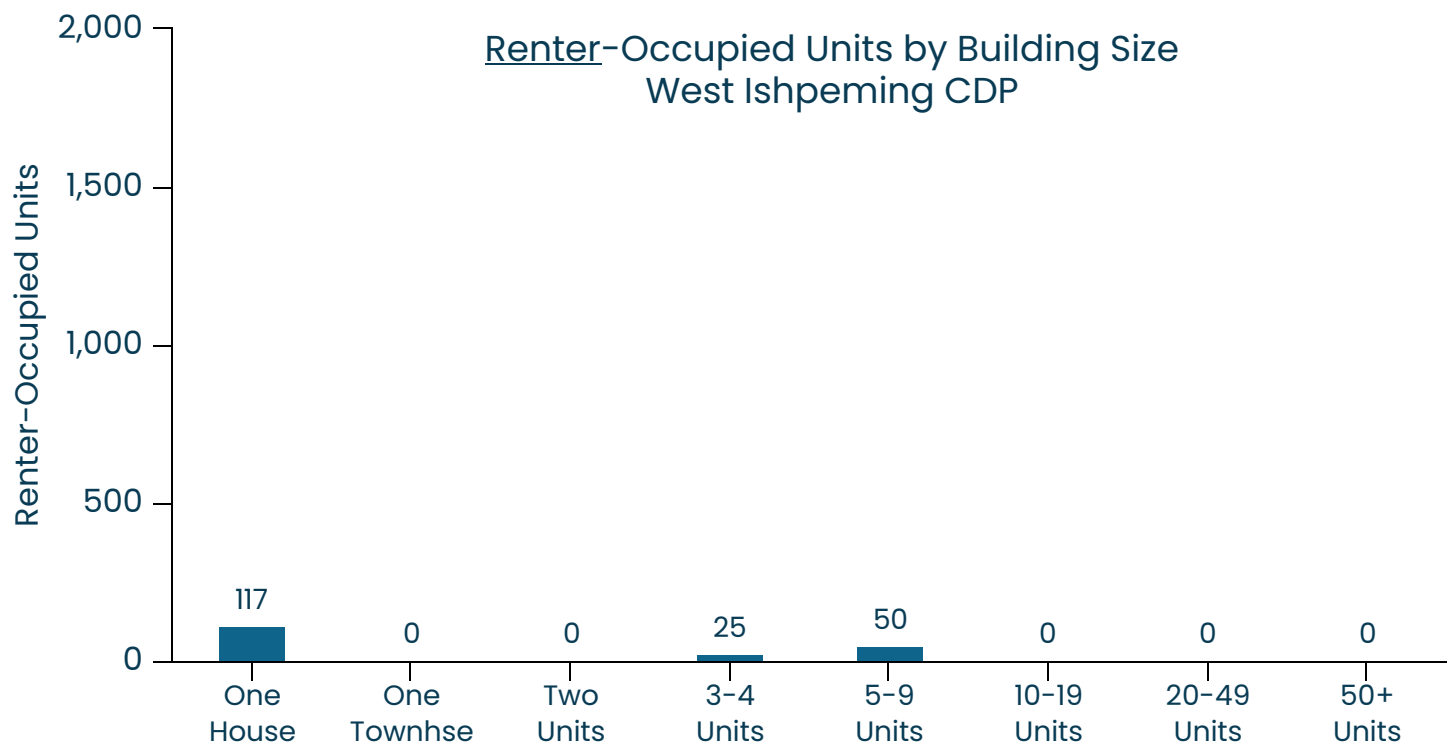
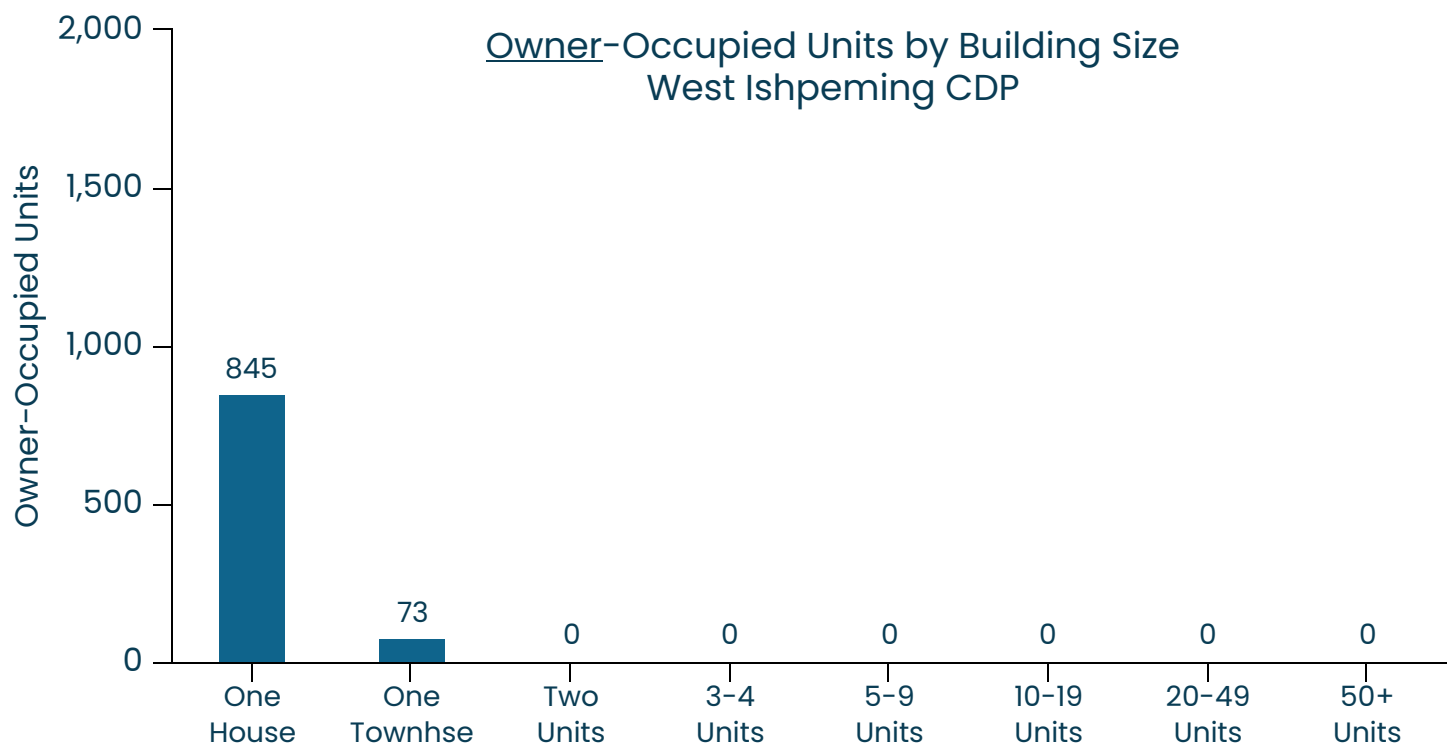


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Building Size | West Ishpeming CDP

The number of existing occupied residential units by building size and by tenure.

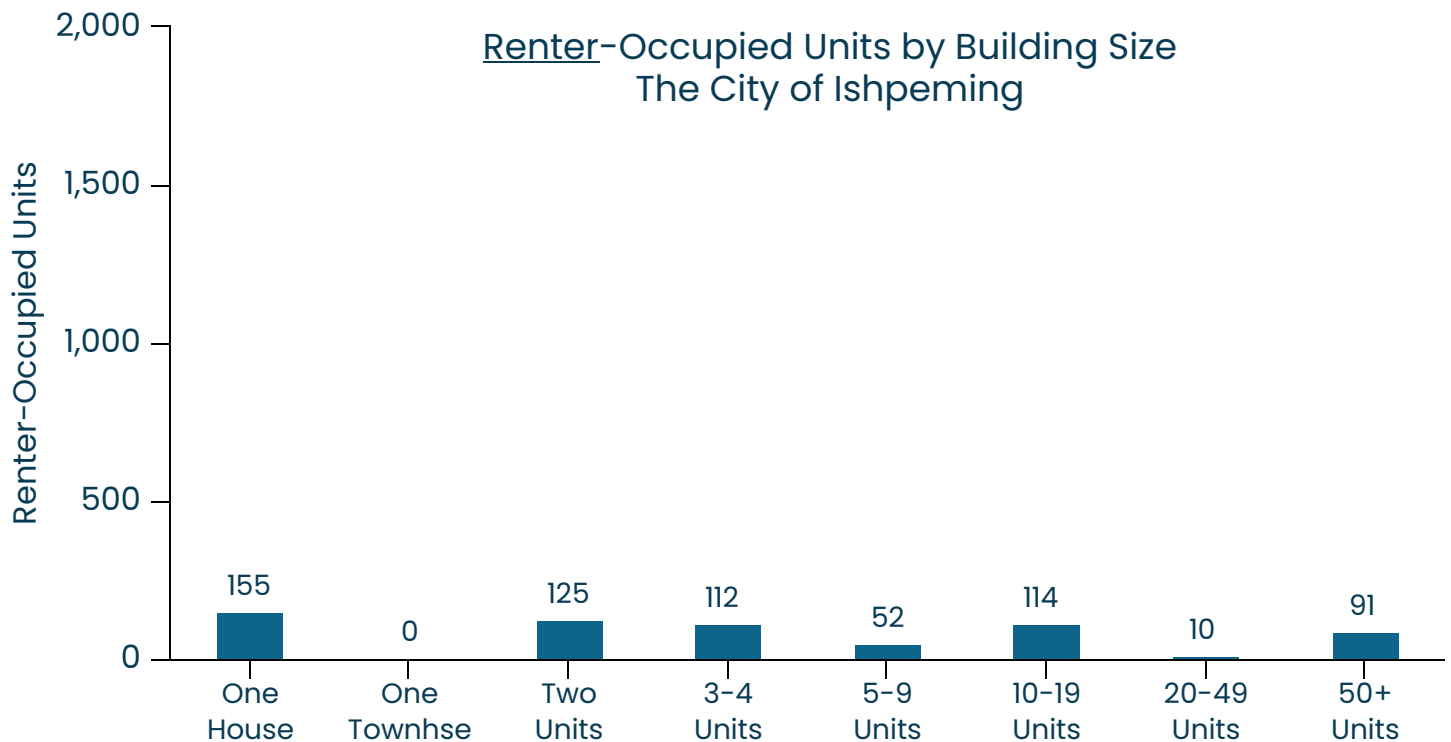
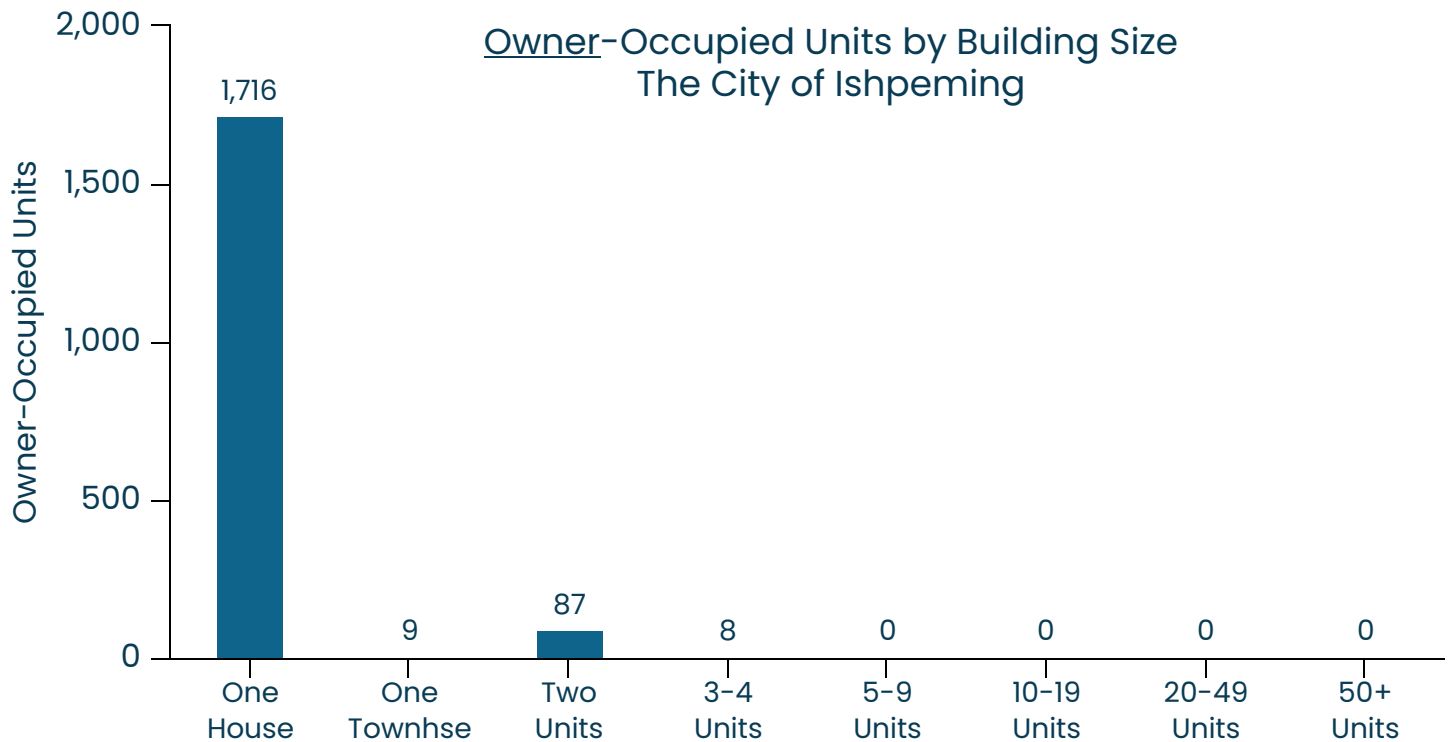


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Building Size | Ishpeming City

The number of existing occupied residential units by building size and by tenure.

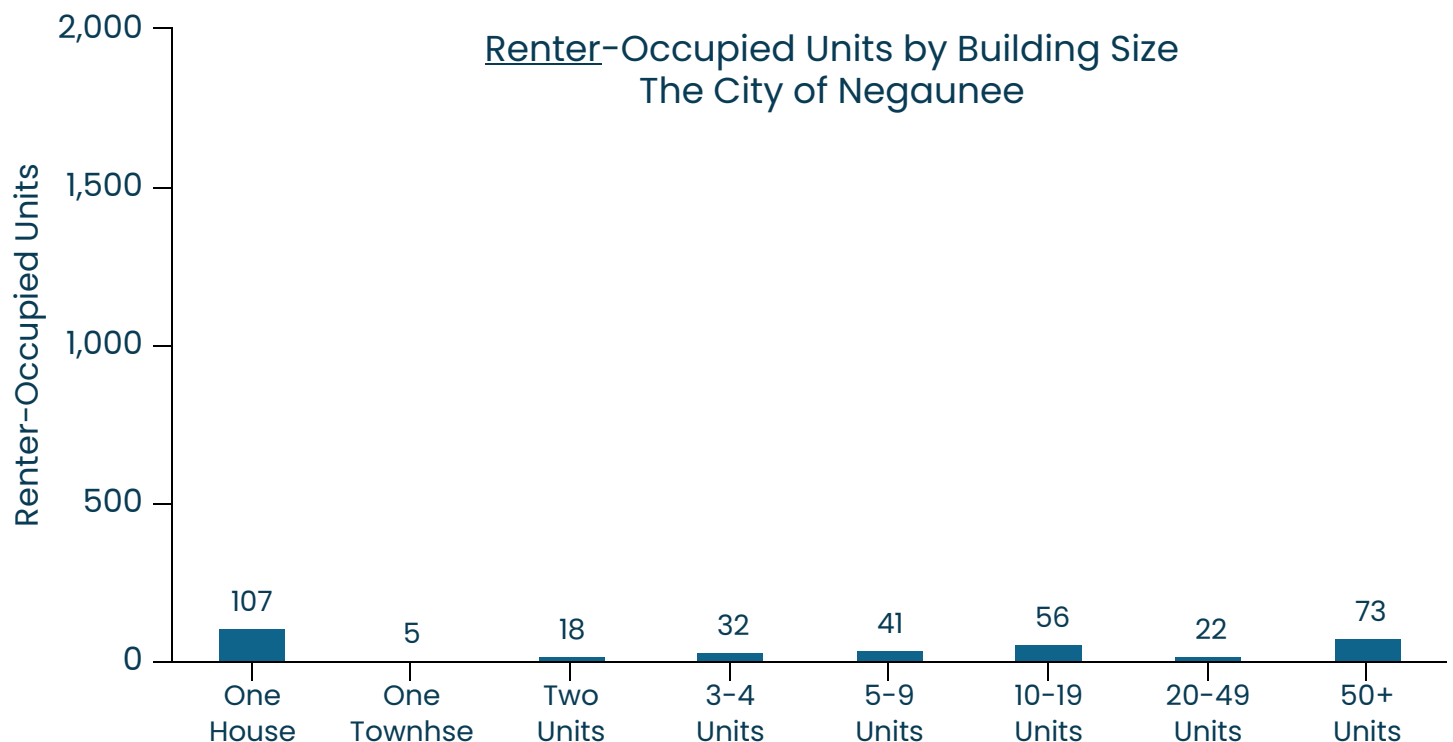
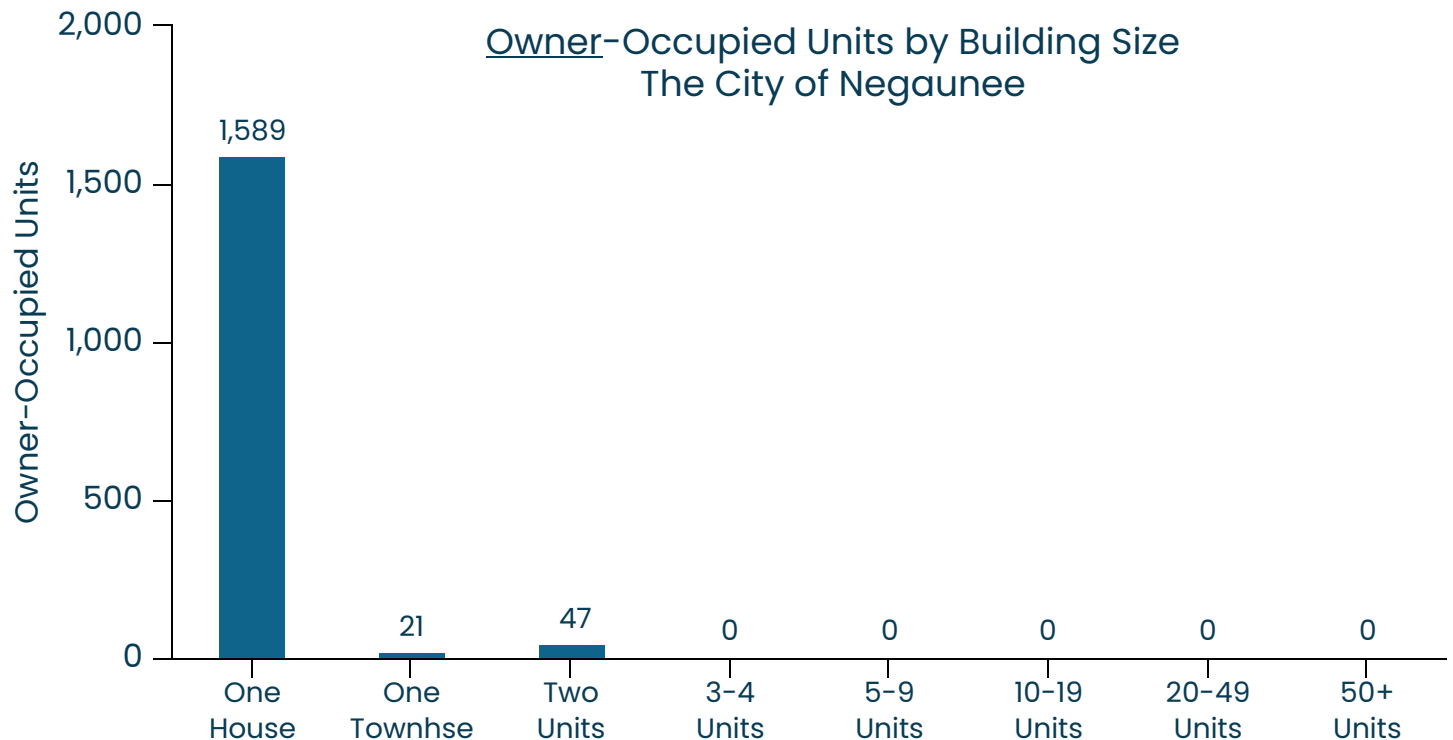


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Building Size | Negaunee City

The number of existing occupied residential units by building size and by tenure.

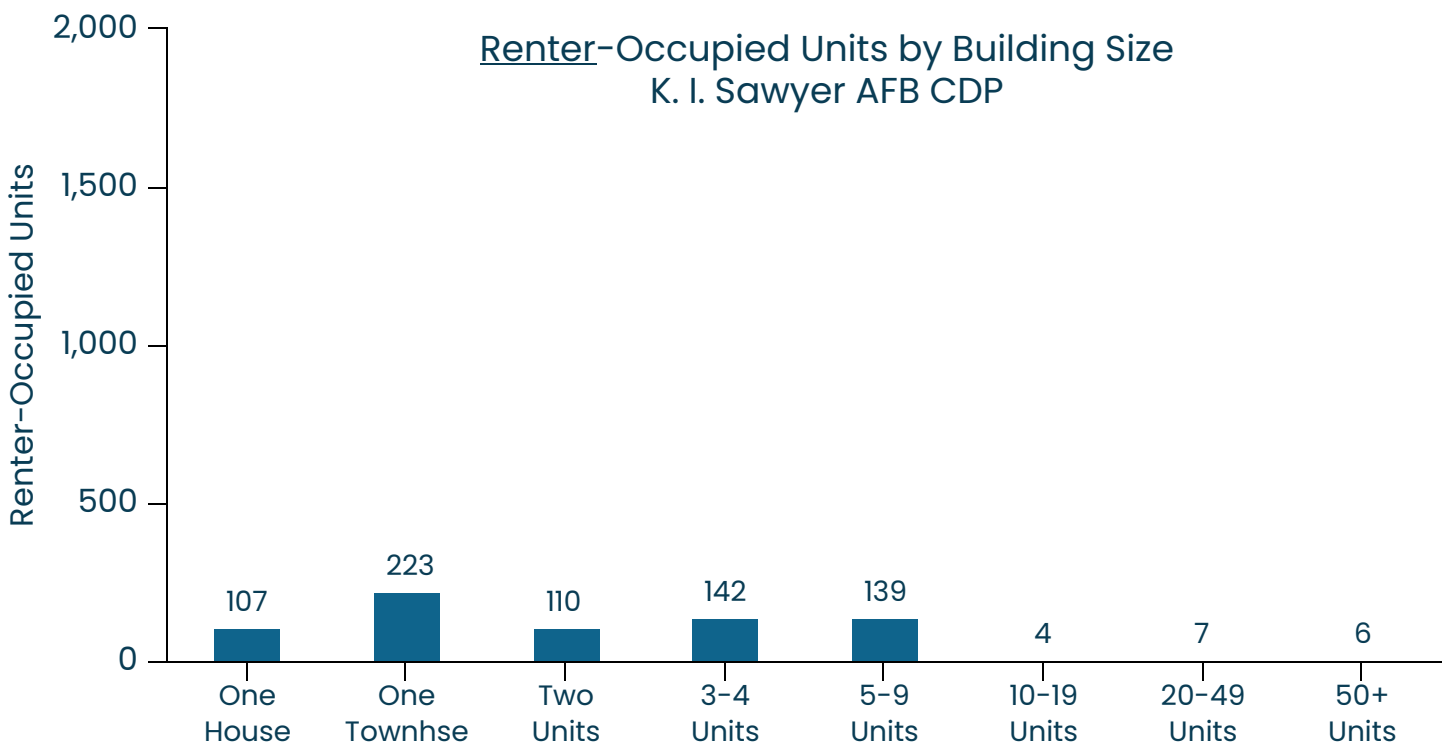
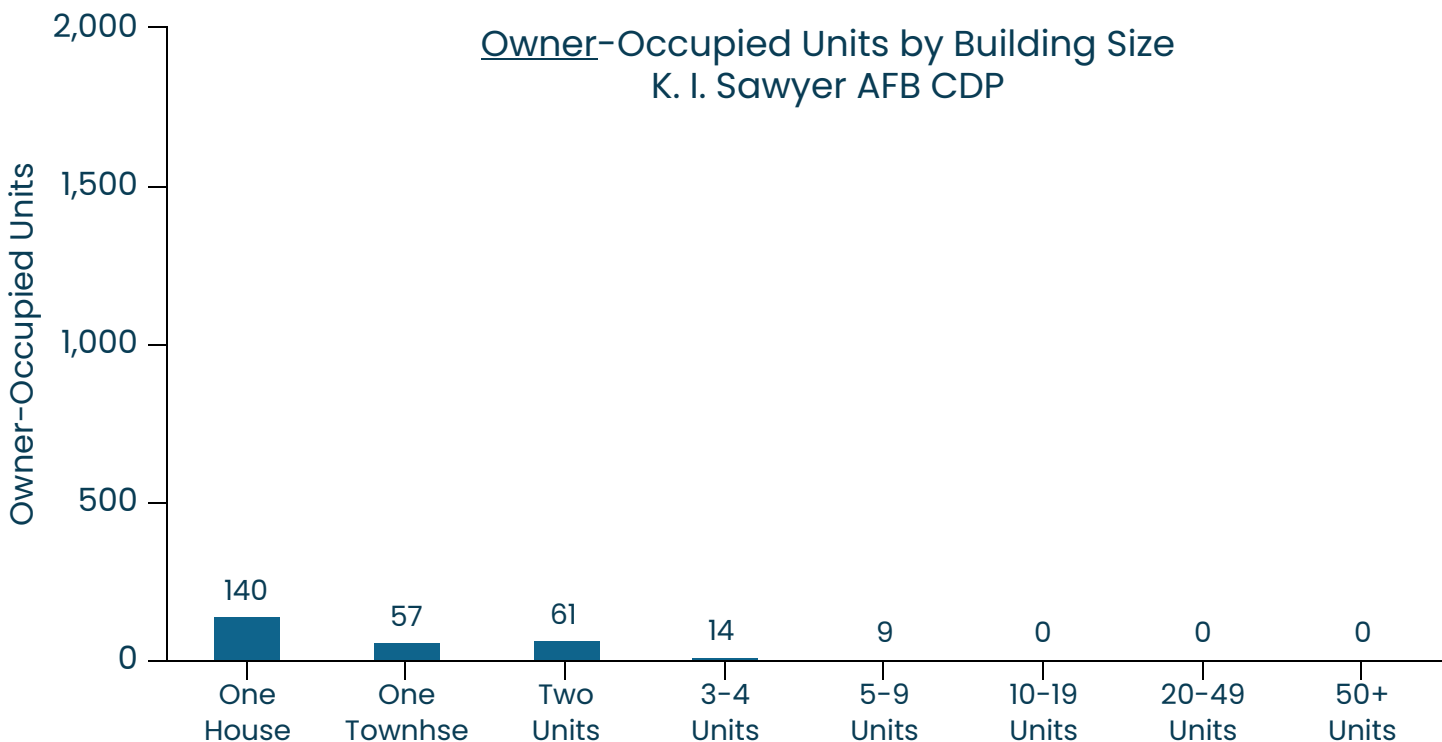


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Building Size | K. I. Sawyer AFB CDP

The number of existing occupied residential units by building size and by tenure.

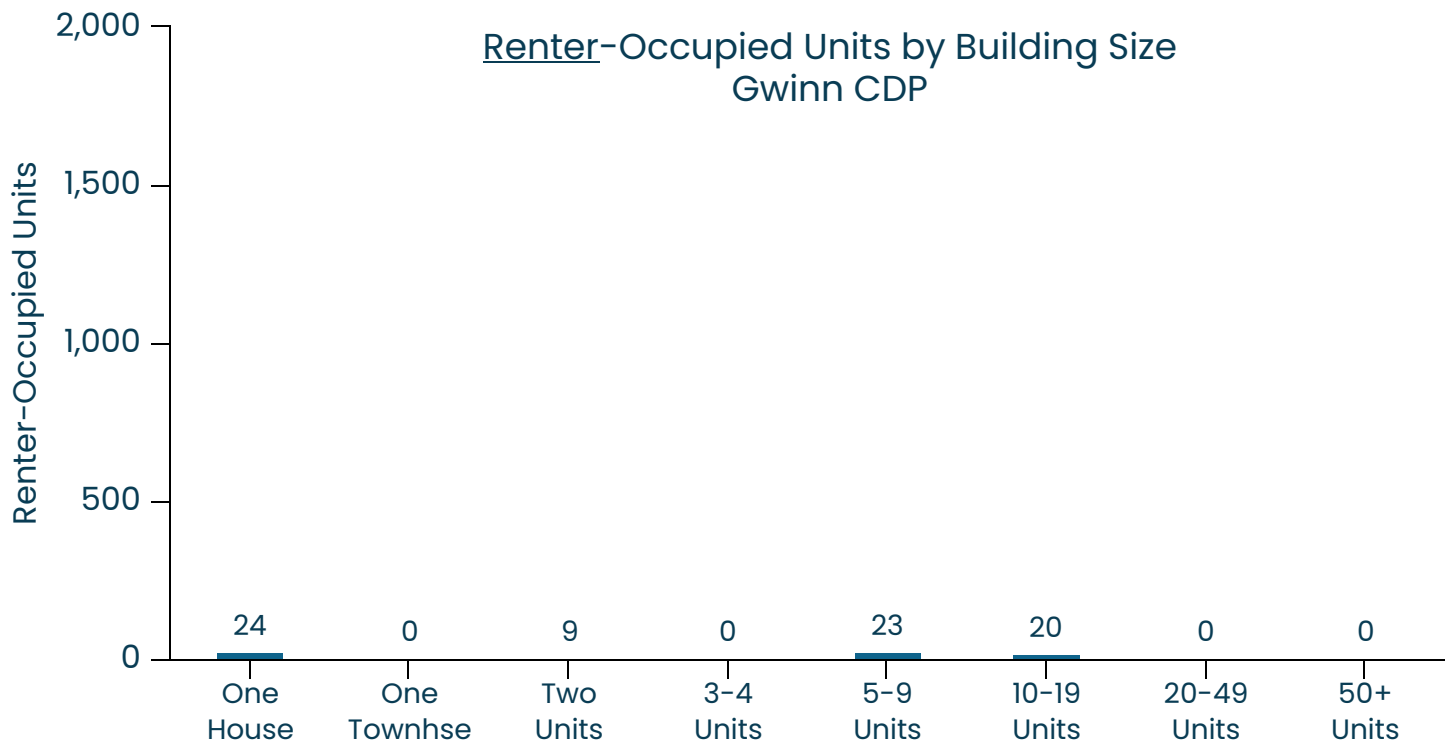
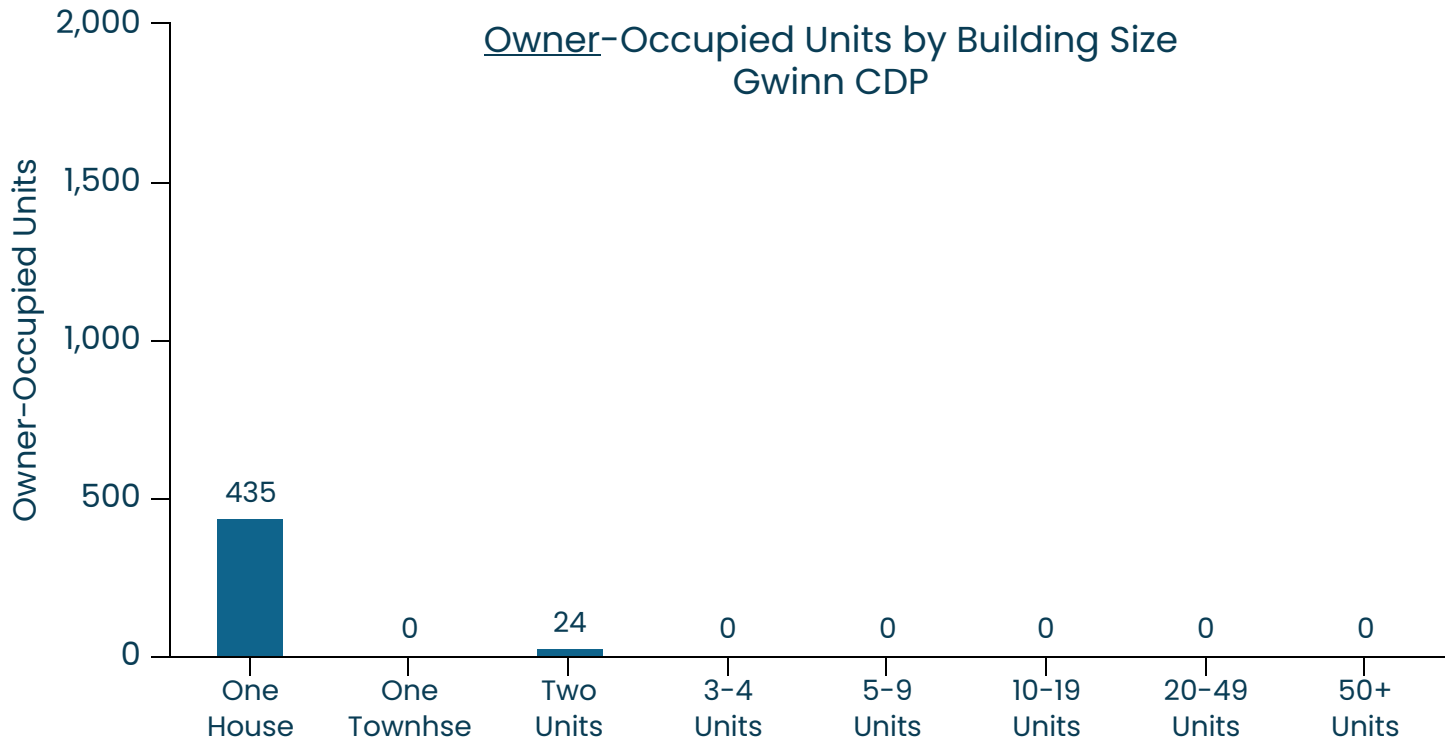


Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Units by Building Size | Gwinn CDP

The number of existing occupied residential units by building size and by tenure.



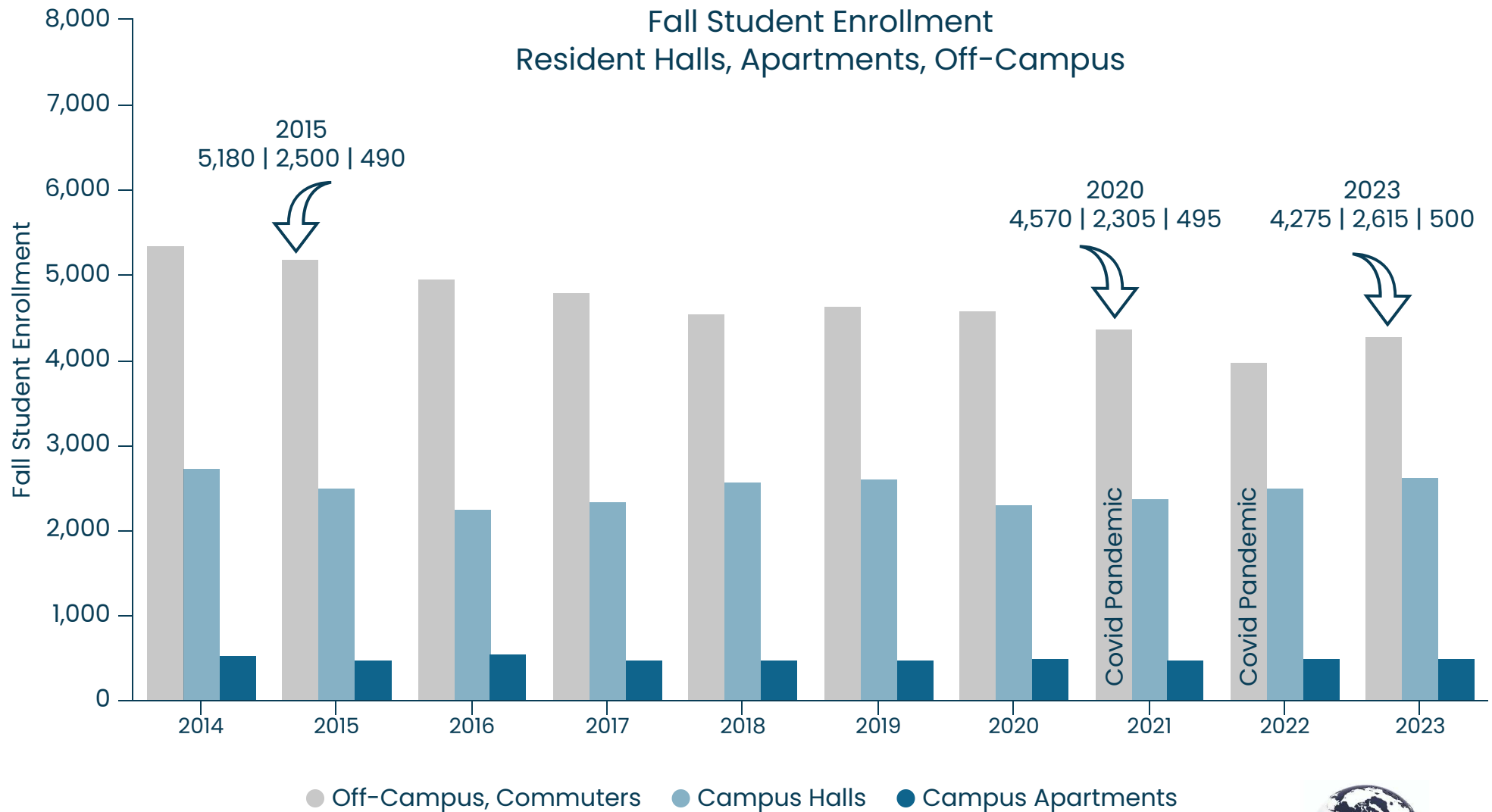
Underlying data by the Decennial Census and American Community Survey (ACS) with five-year estimates through the year 2021. Analysis, forecasts, and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Section 3-N

Fall Student Enrollment | Northern Michigan University

Total student population living on campus and off campus since 2014, with estimates through 2022.

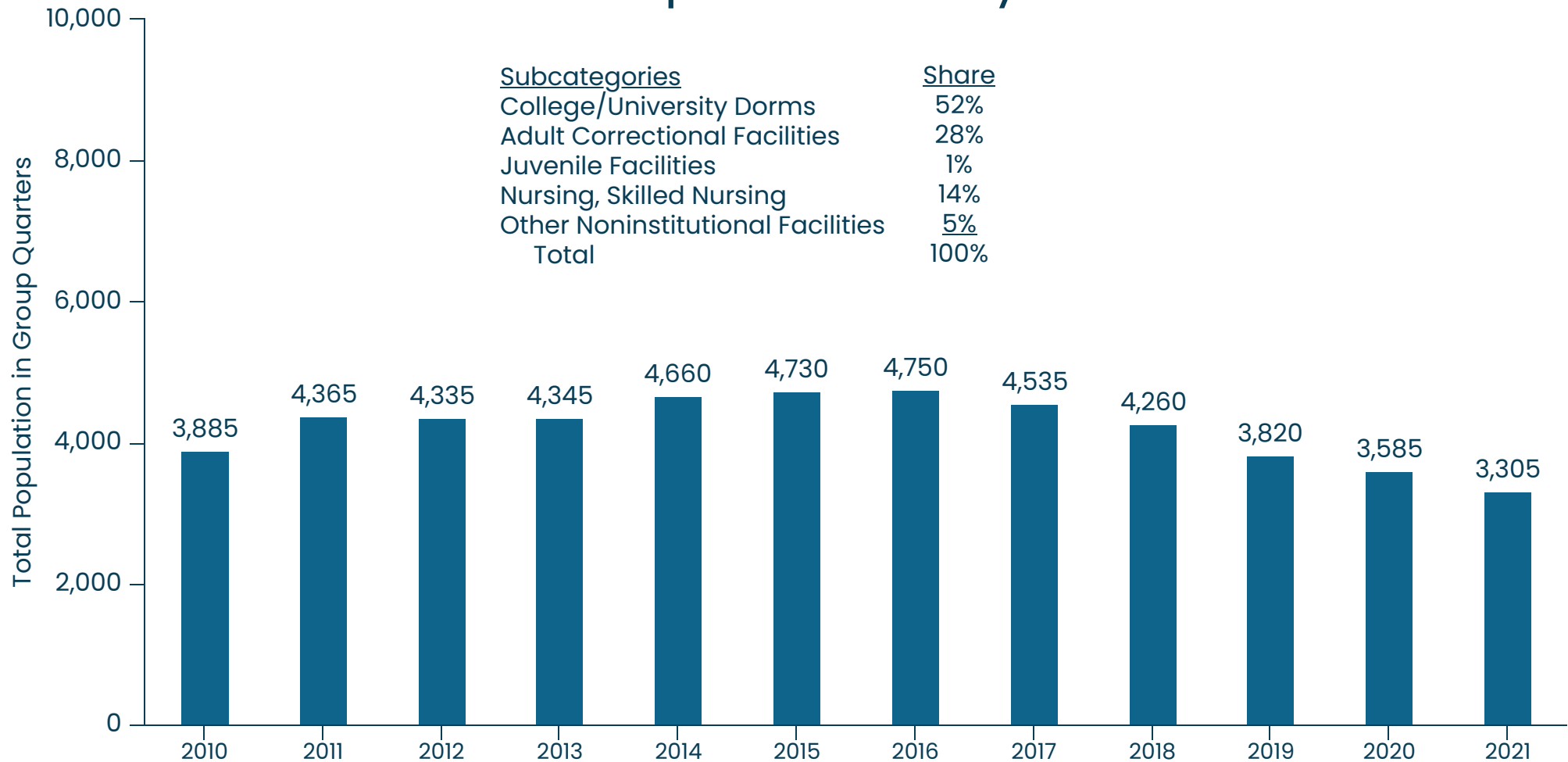


Underlying data through 2023 was been provided by Northern Michigan University in 2023.
Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.



LandUseUSA
UrbanStrategies

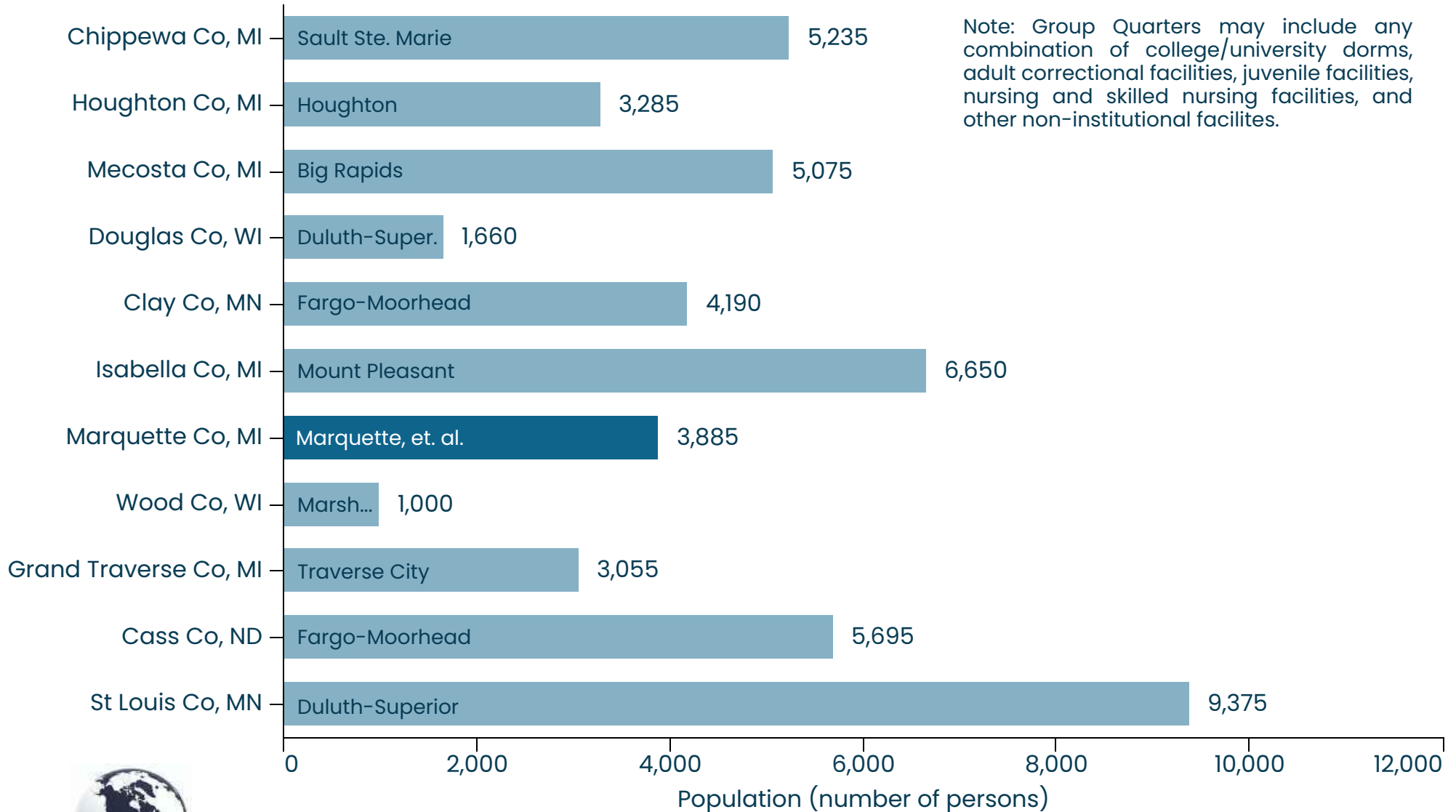
Total Population Living in Group Quarters (College Dorms, Assisted Living, and Prisons) Marquette County



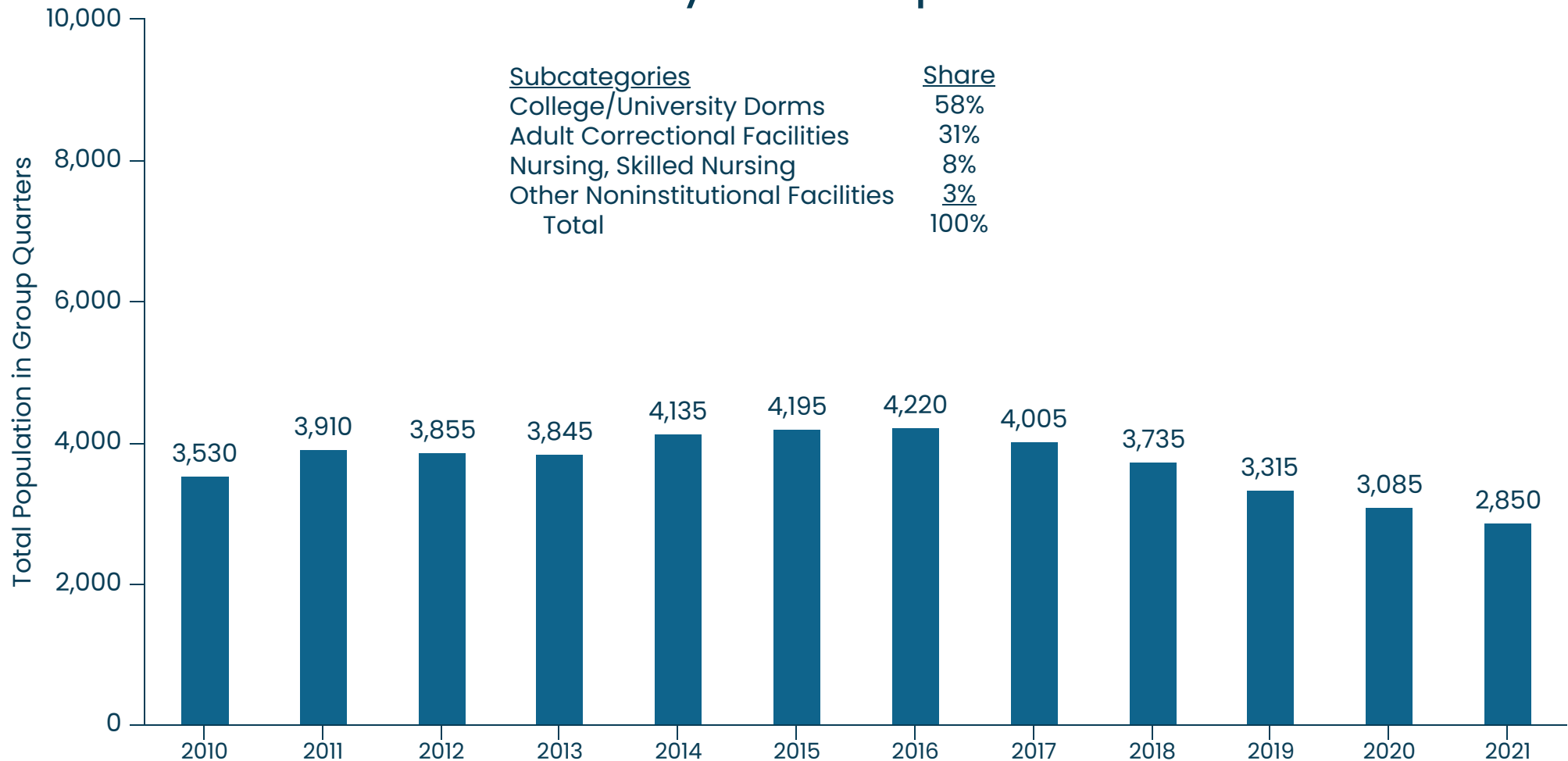
Underlying data provided by the American Community Survey with 5-year estimates through 2021. Analysis, exhibit, and forecasts prepared by LandUseUSA | Urban Strategies; 2023.

Population Living in Group Quarters

Comparison Places for Marquette County

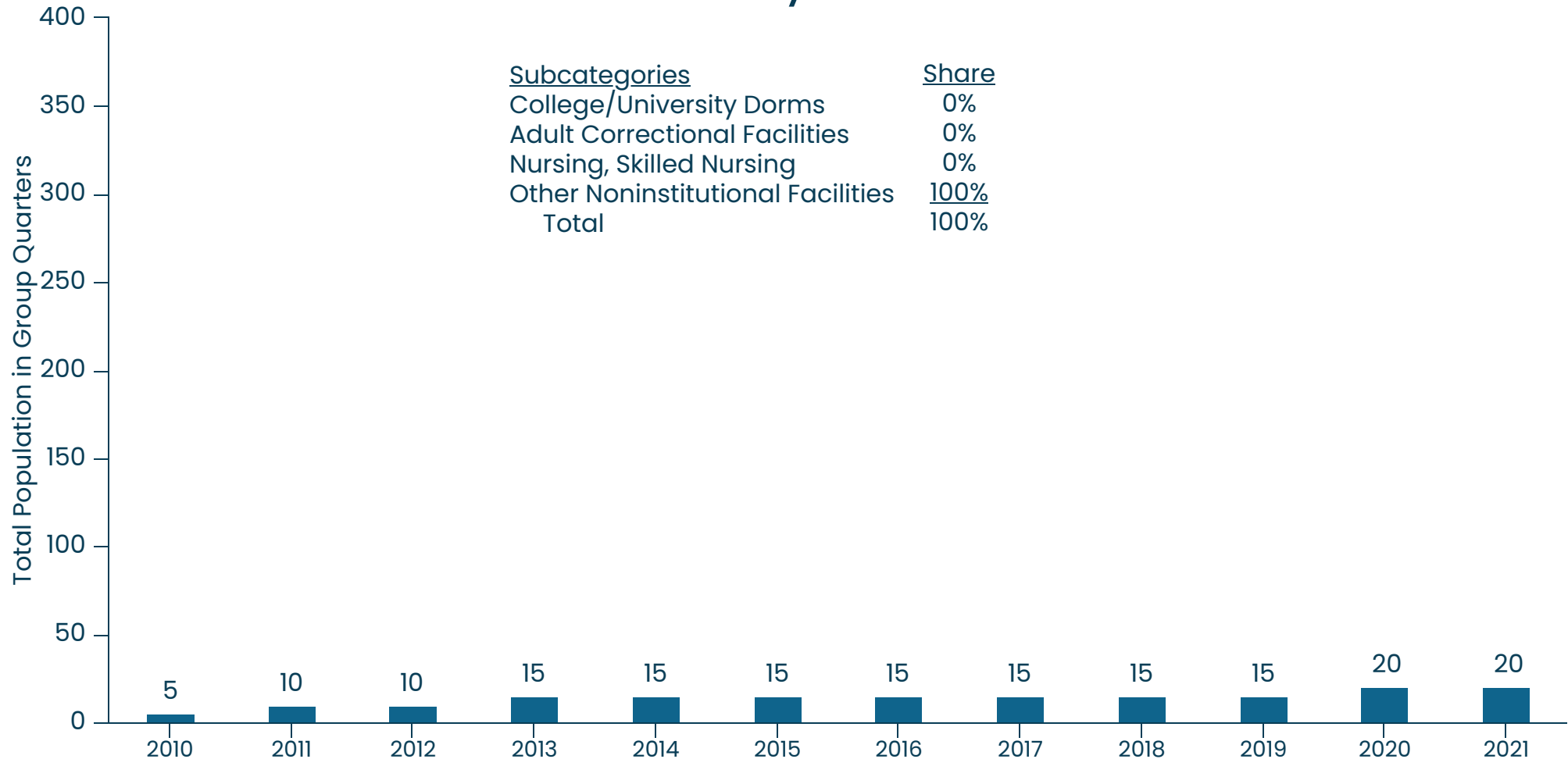


Total Population Living in Group Quarters (College Dorms, Assisted Living, and Prisons) The City of Marquette



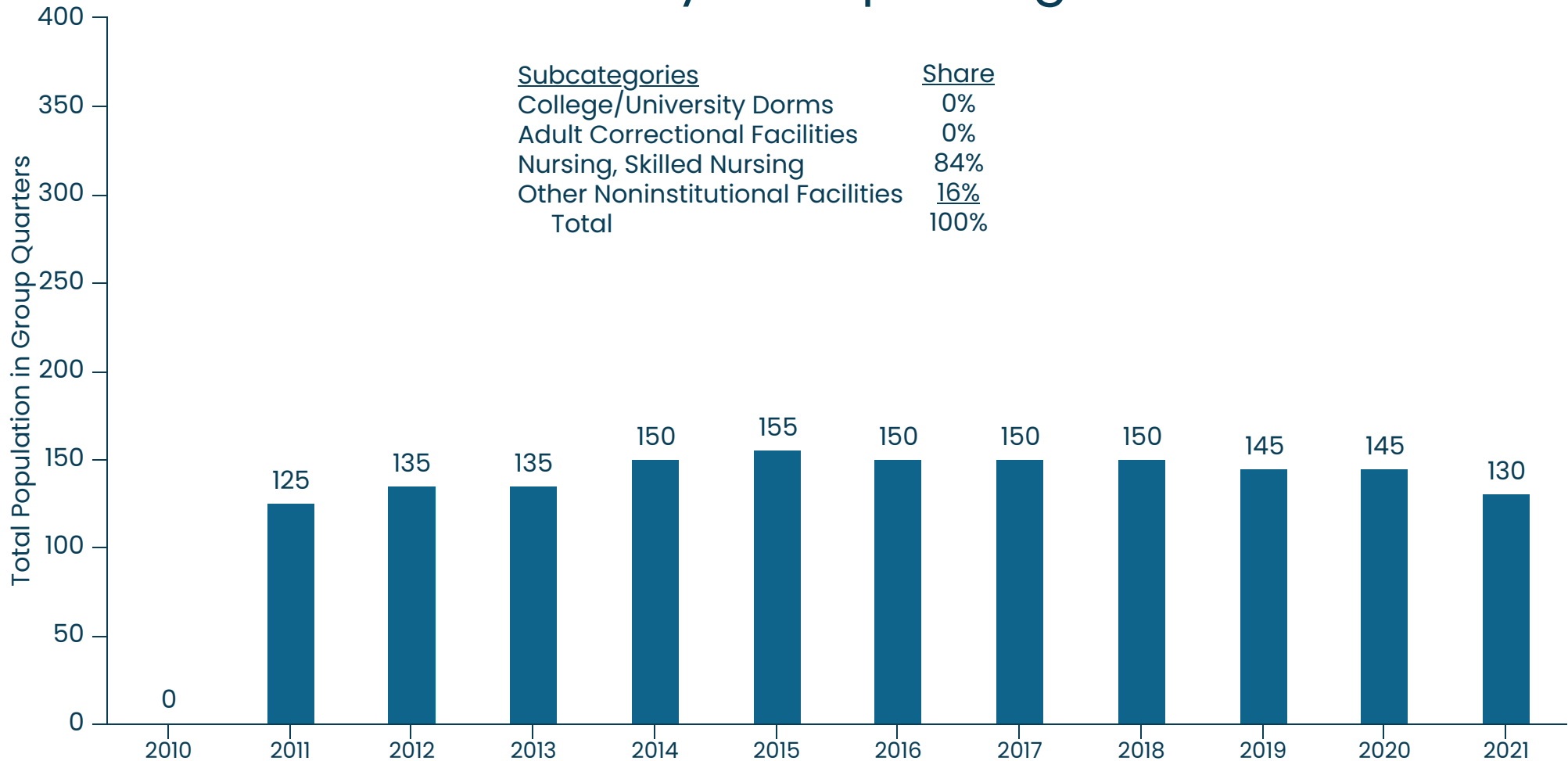
Underlying data provided by the American Community Survey with 5-year estimates through 2021. Analysis, exhibit, and forecasts prepared by LandUseUSA | Urban Strategies; 2023.

Total Population Living in Group Quarters (College Dorms, Assisted Living, and Prisons) Harvey CDP



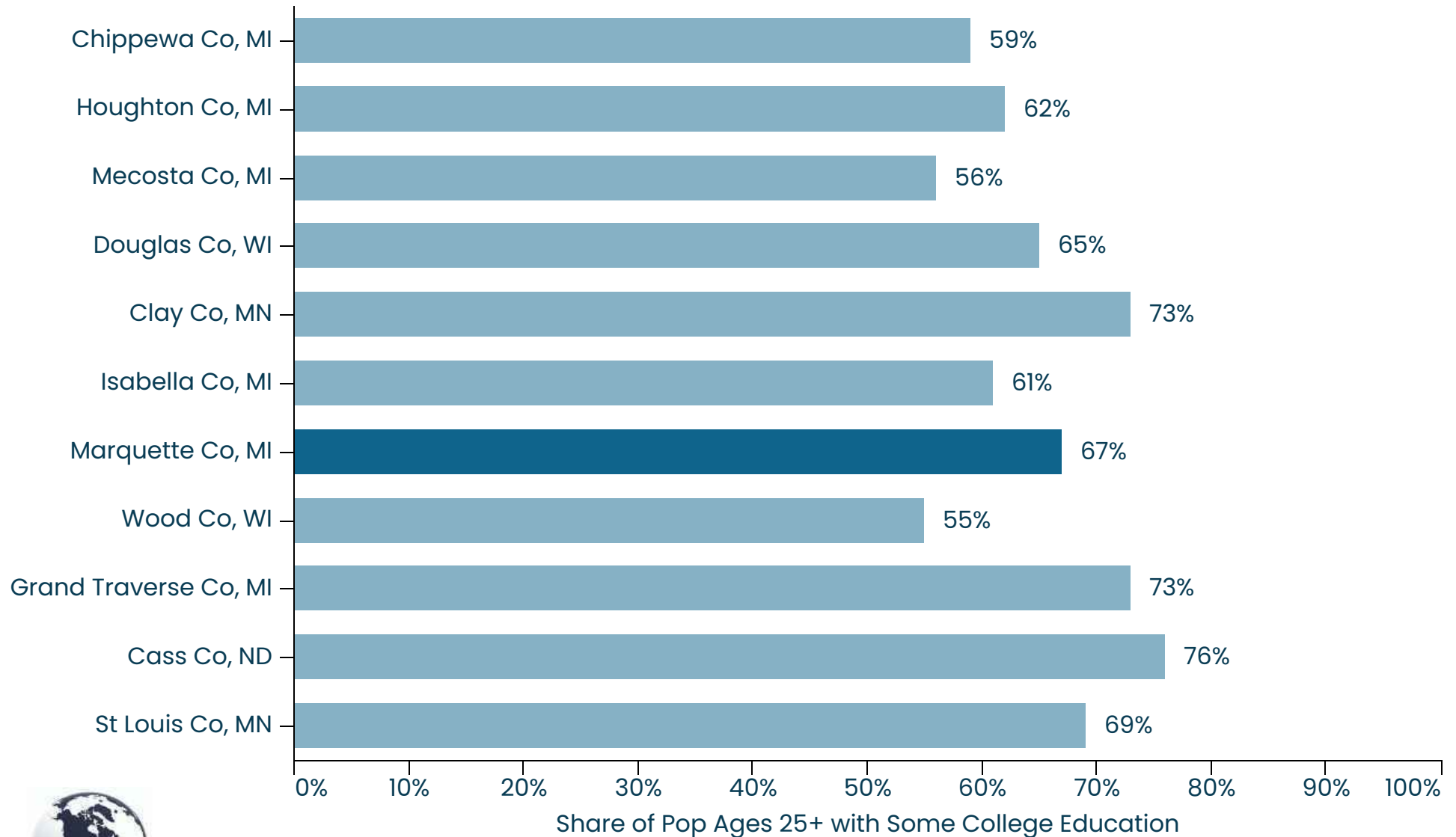
Underlying data provided by the American Community Survey with 5-year estimates through 2021. Analysis, exhibit, and forecasts prepared by LandUseUSA | Urban Strategies; 2023.

Total Population Living in Group Quarters (College Dorms, Assisted Living, and Prisons) The City of Ishpeming



Underlying data provided by the American Community Survey with 5-year estimates through 2021. Analysis, exhibit, and forecasts prepared by LandUseUSA | Urban Strategies; 2023.

Share of Pop Ages 25+ with Some College Education Comparison Places for Marquette County

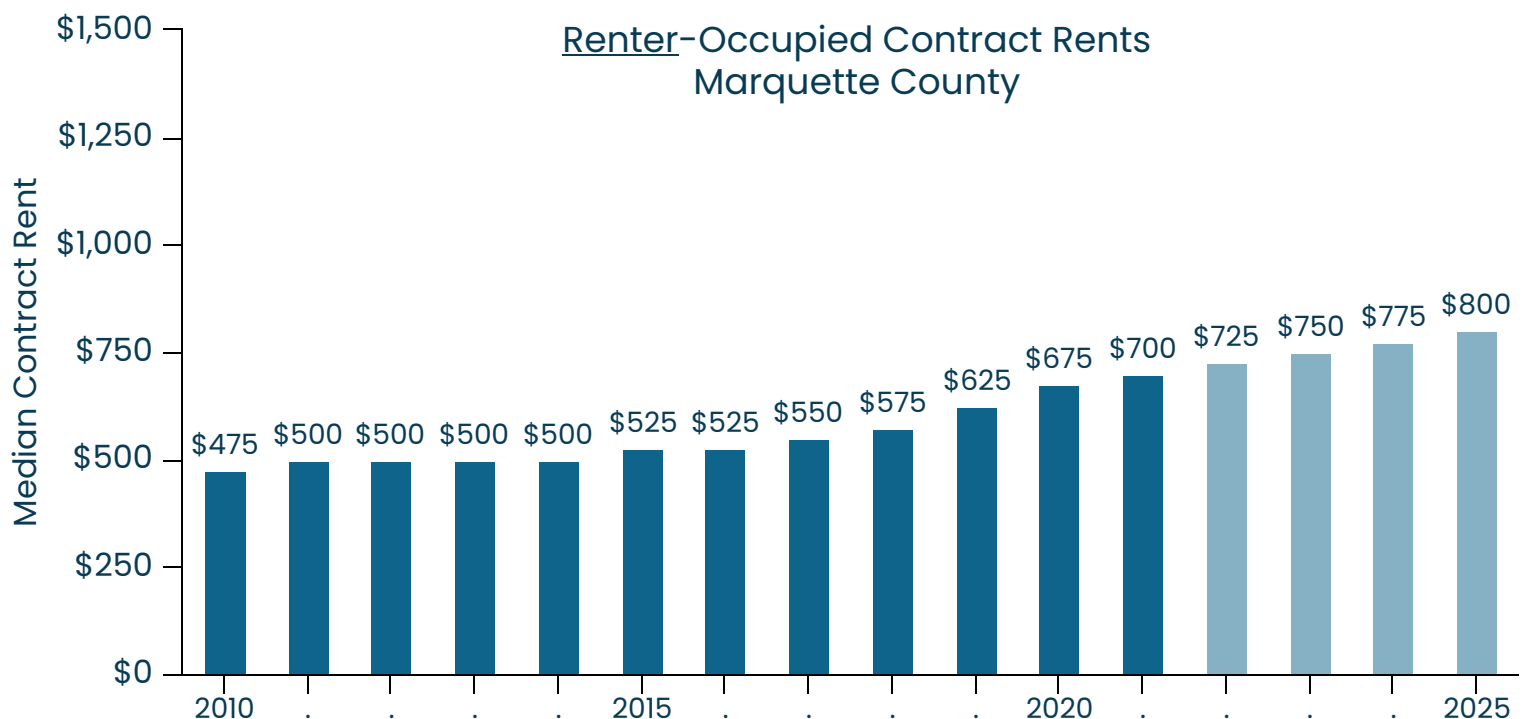
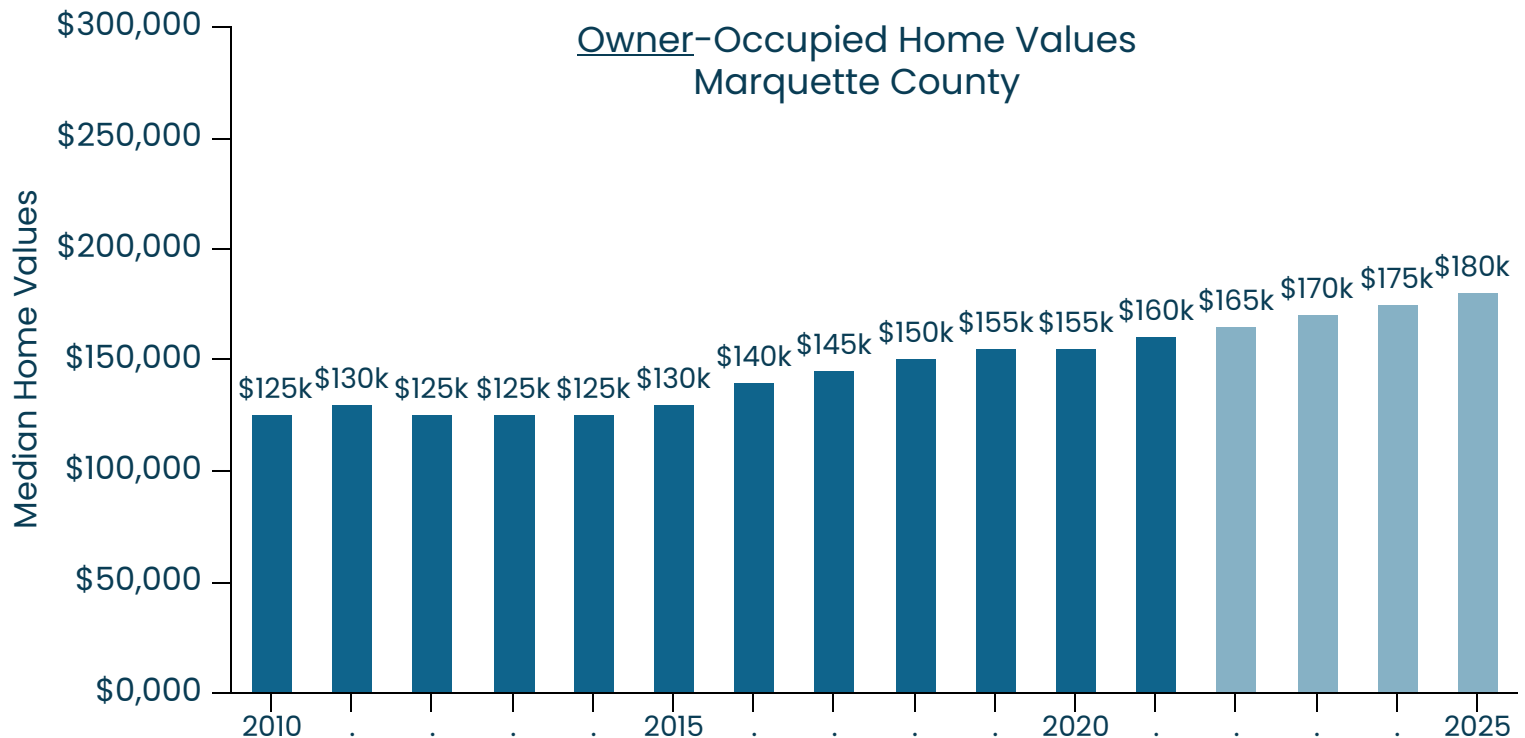


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-O

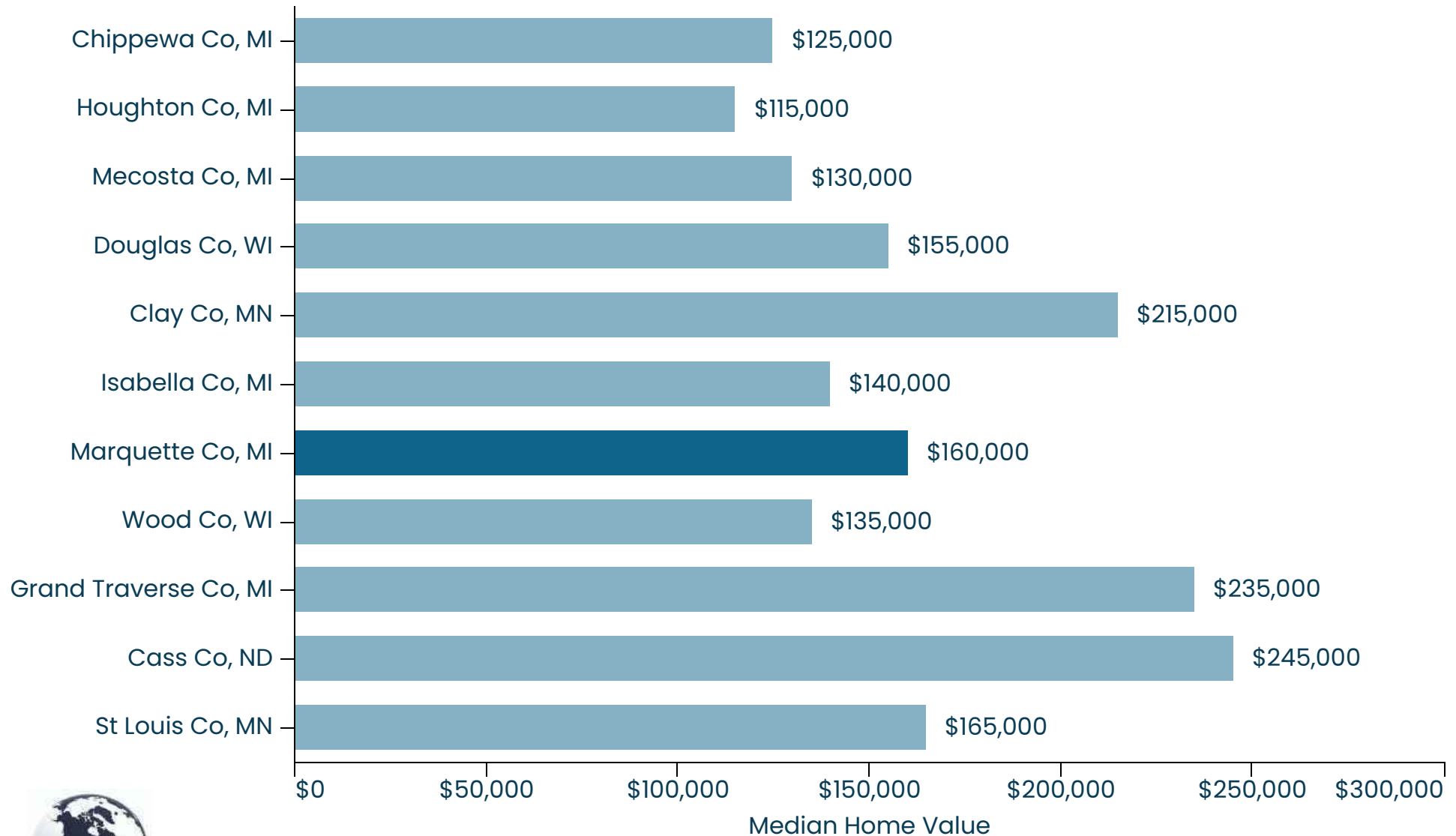
Median Values & Rents | Marquette County

Household prices are used to forecast future price tolerances for housing units.



Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

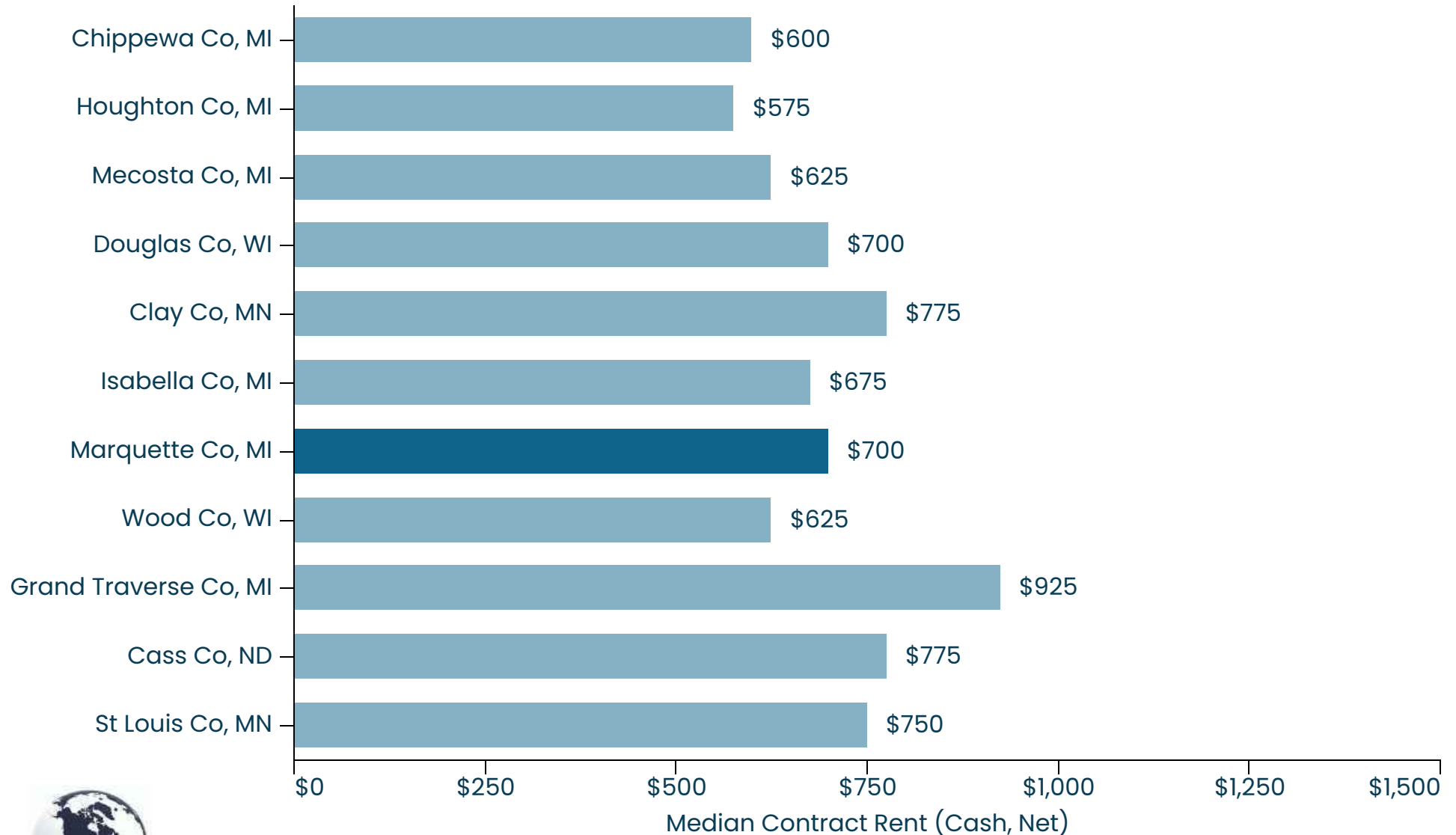
Median Home Value Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

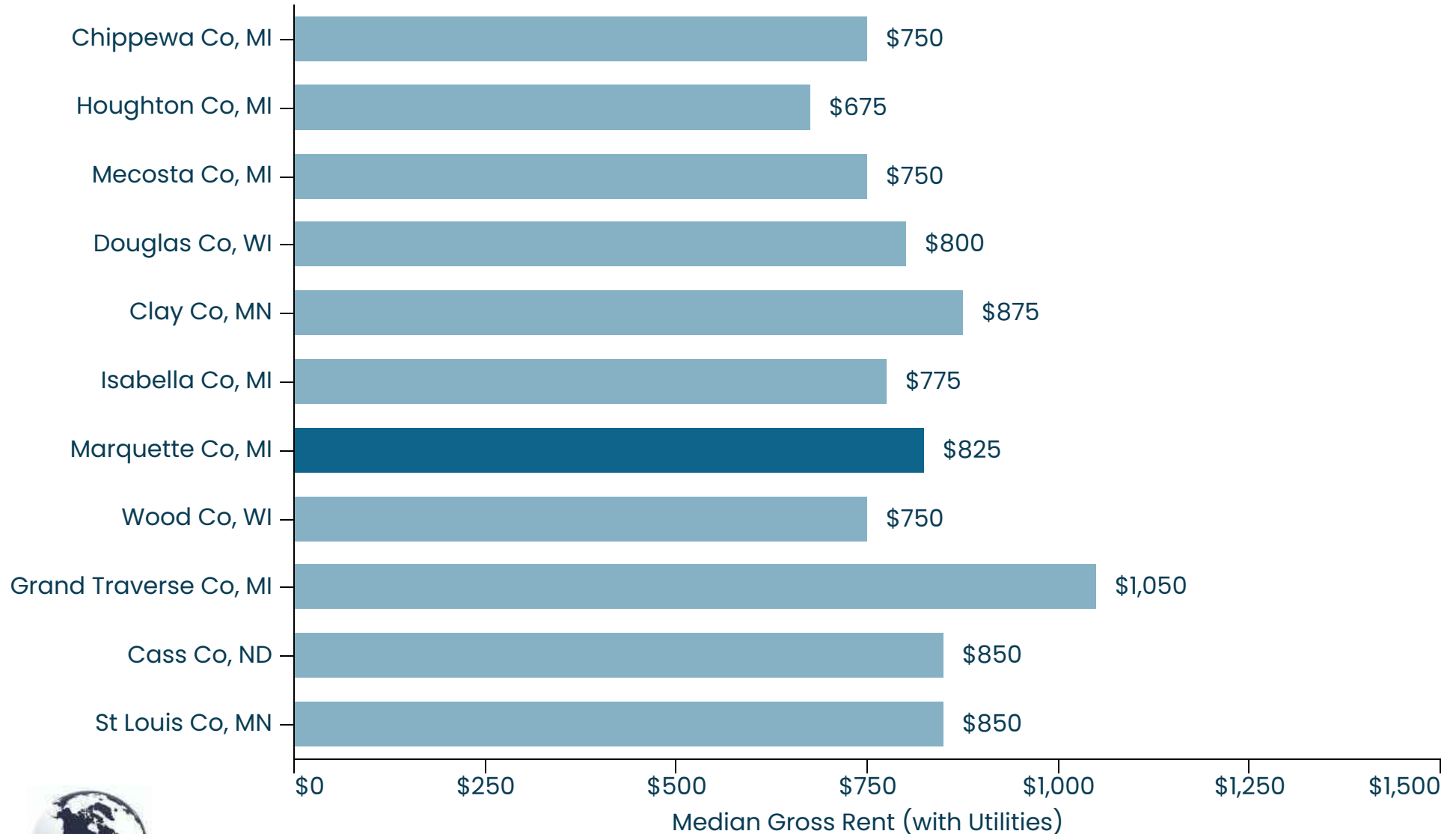
Median Contract Rent (Cash, Net)

Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

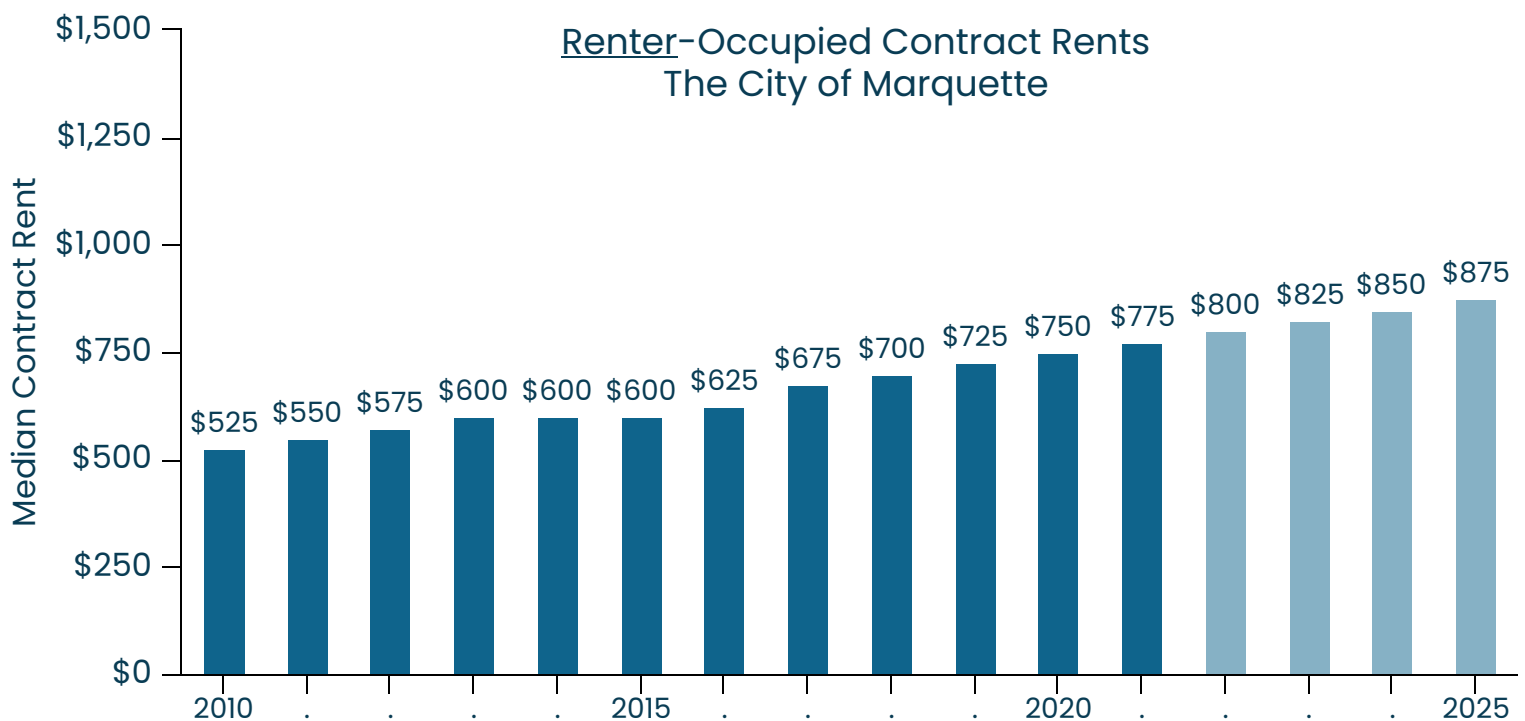
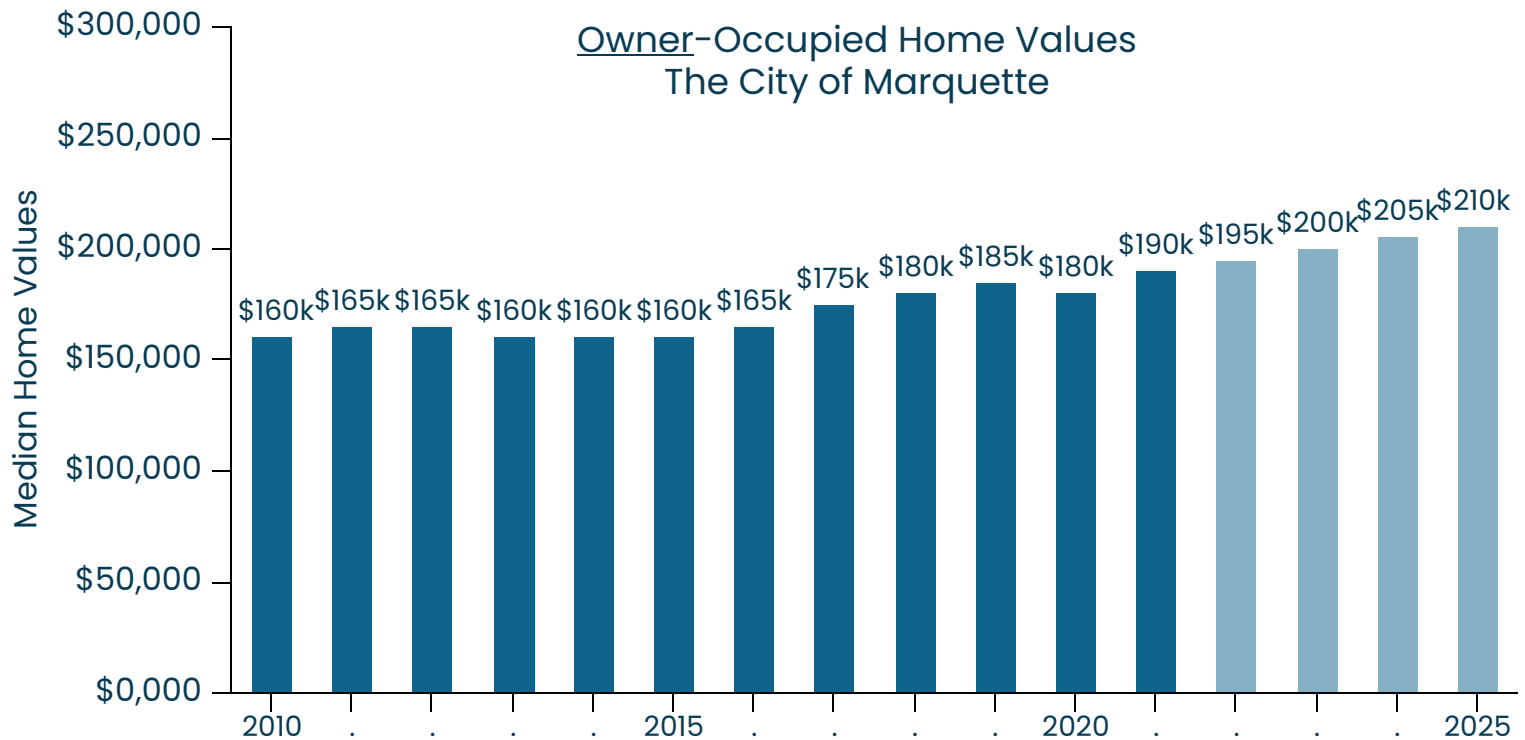
Median Gross Rent (with Utilities) Comparison Places for Marquette County



Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2021; analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Median Values & Rents | Marquette City

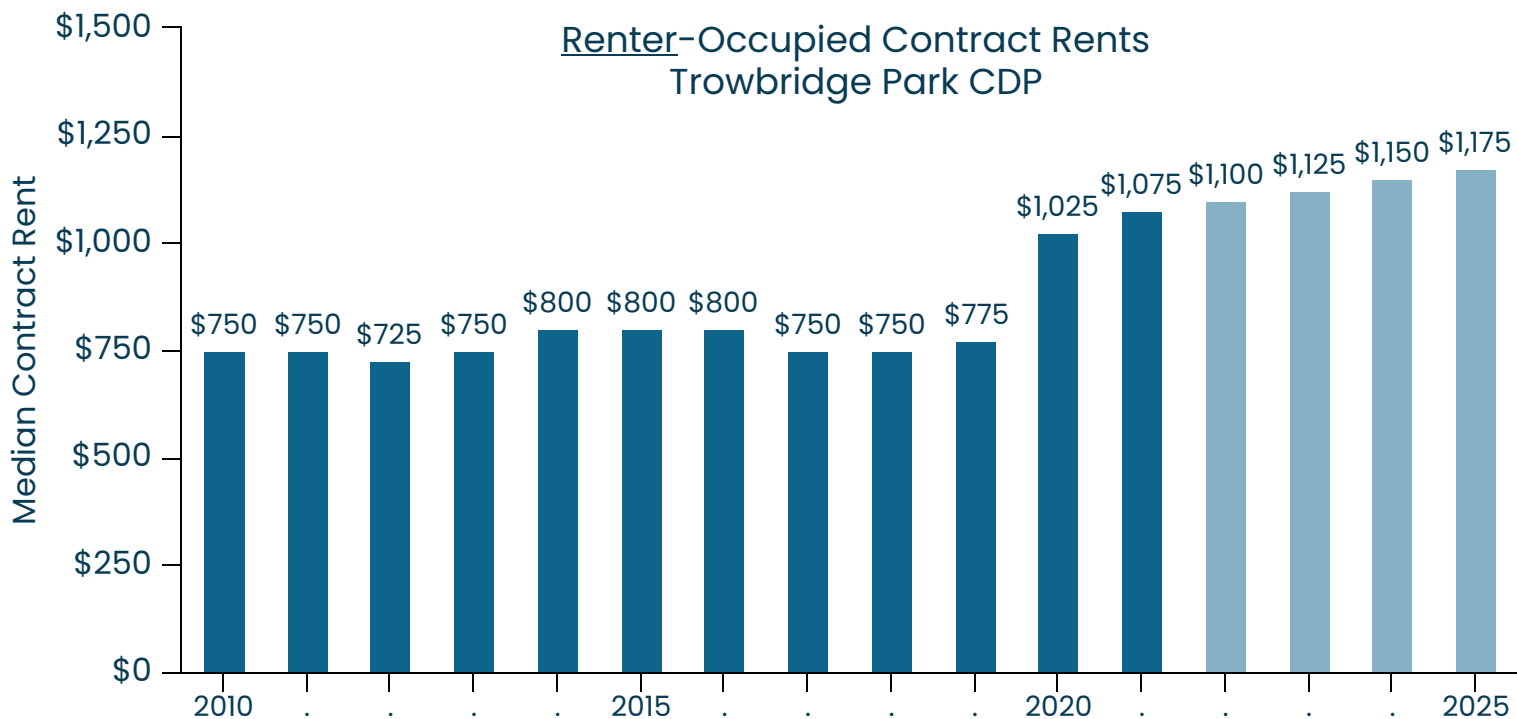
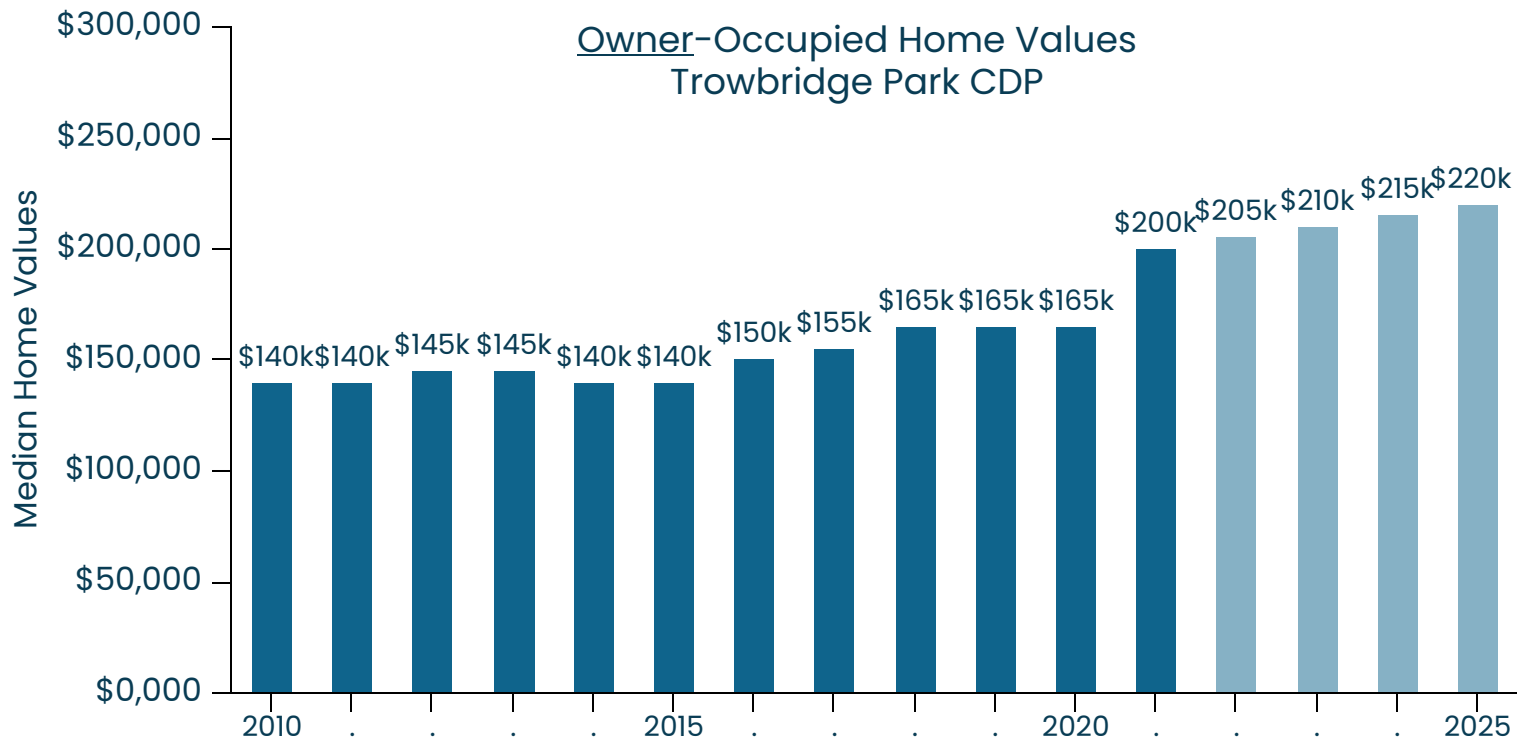
Household prices are used to forecast future price tolerances for housing units.



Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Median Values & Rents | Trowbridge Pk CDP

Household prices are used to forecast future price tolerances for housing units.

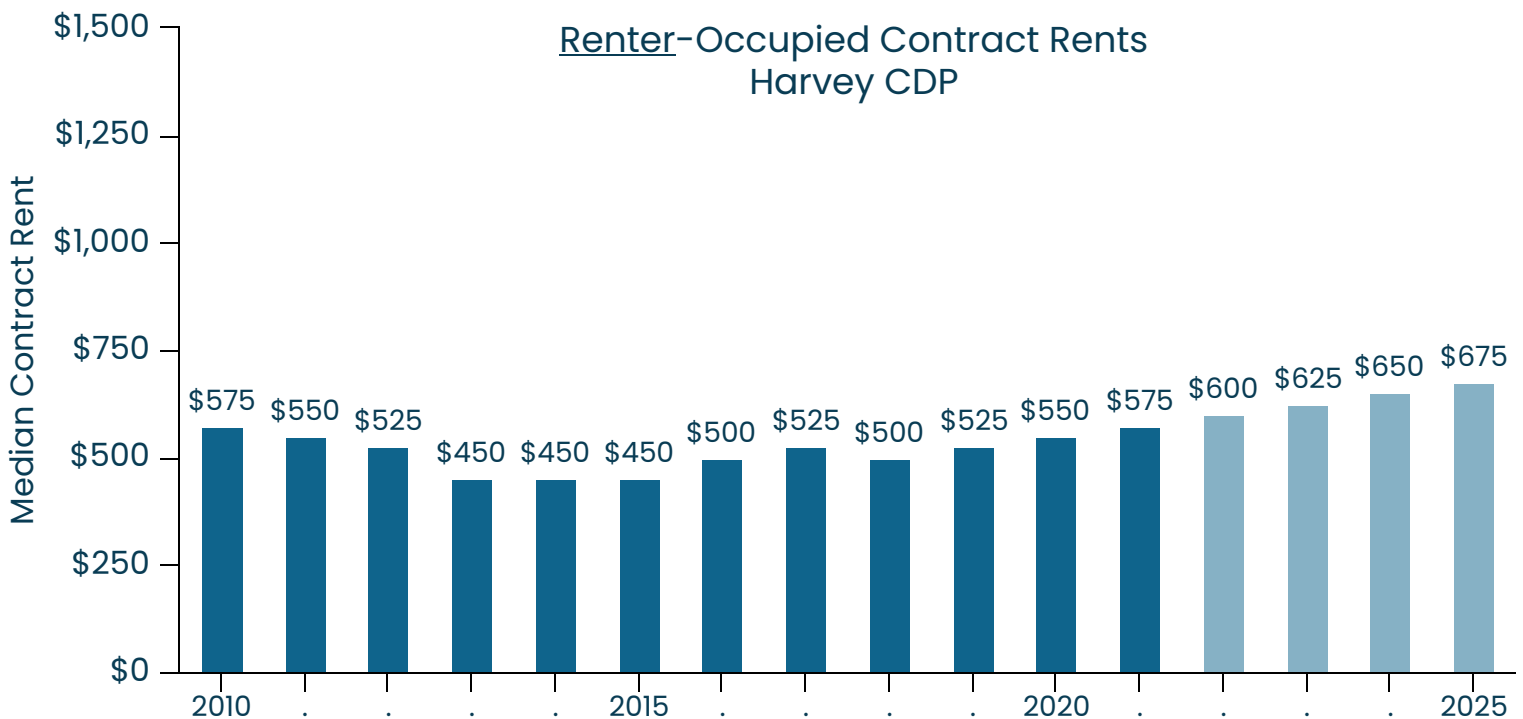
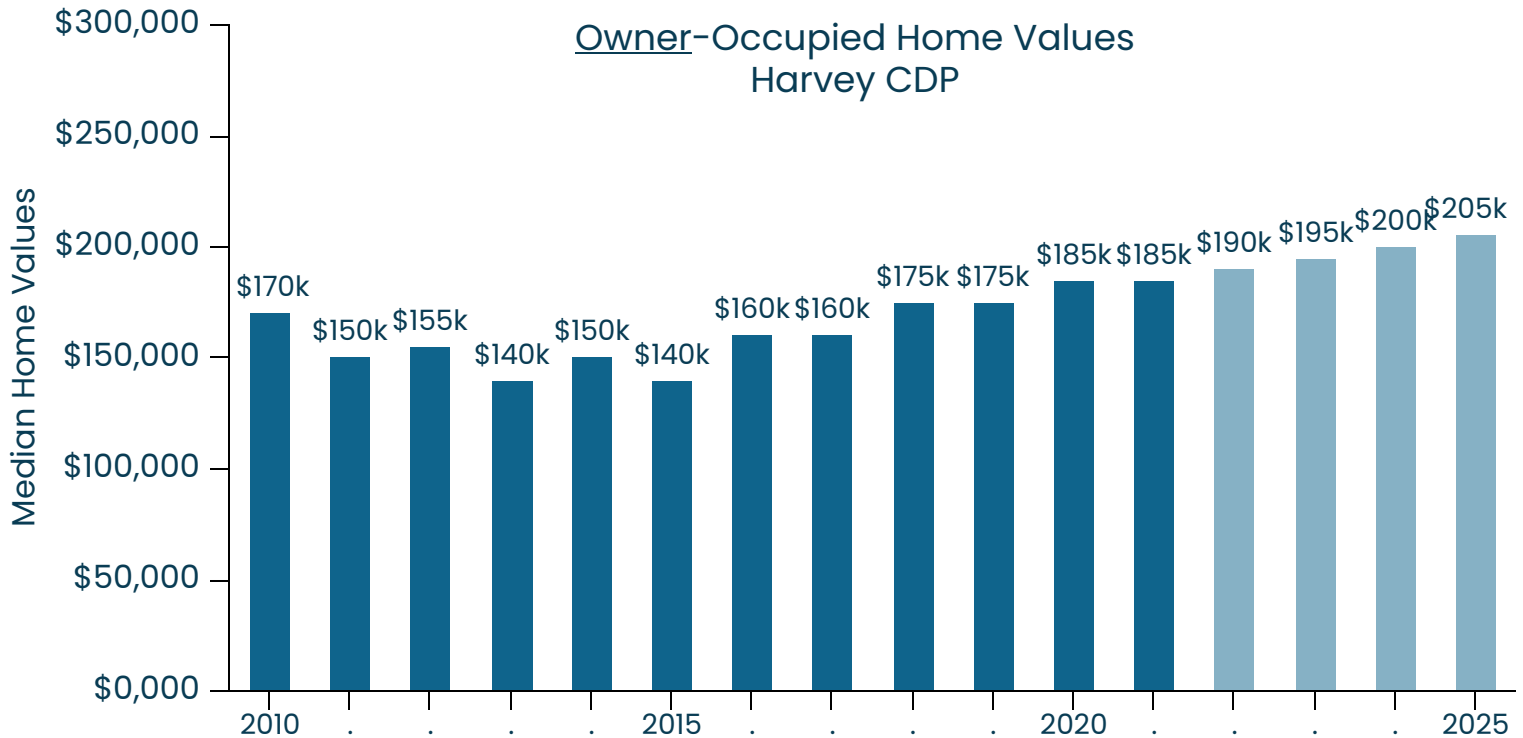


Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Median Values & Rents | Harvey CDP

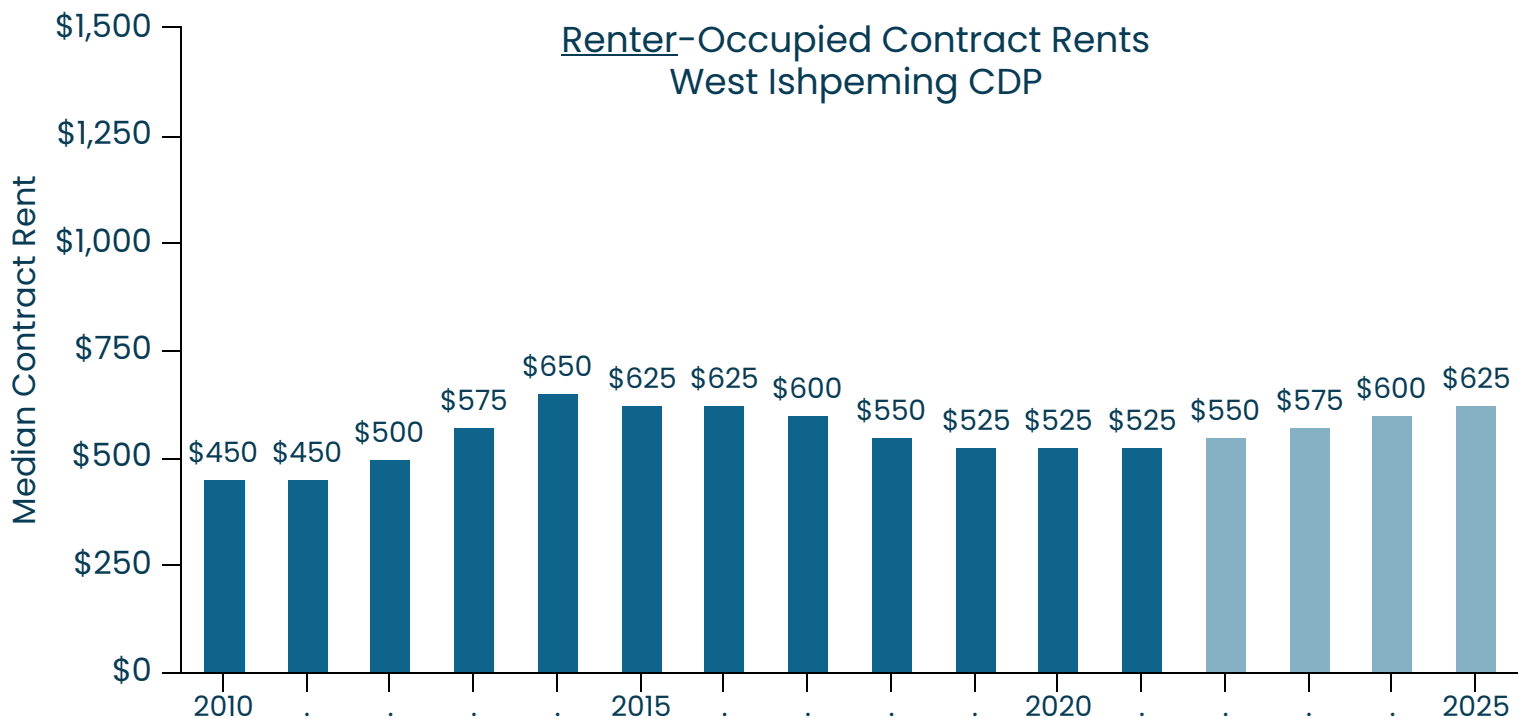
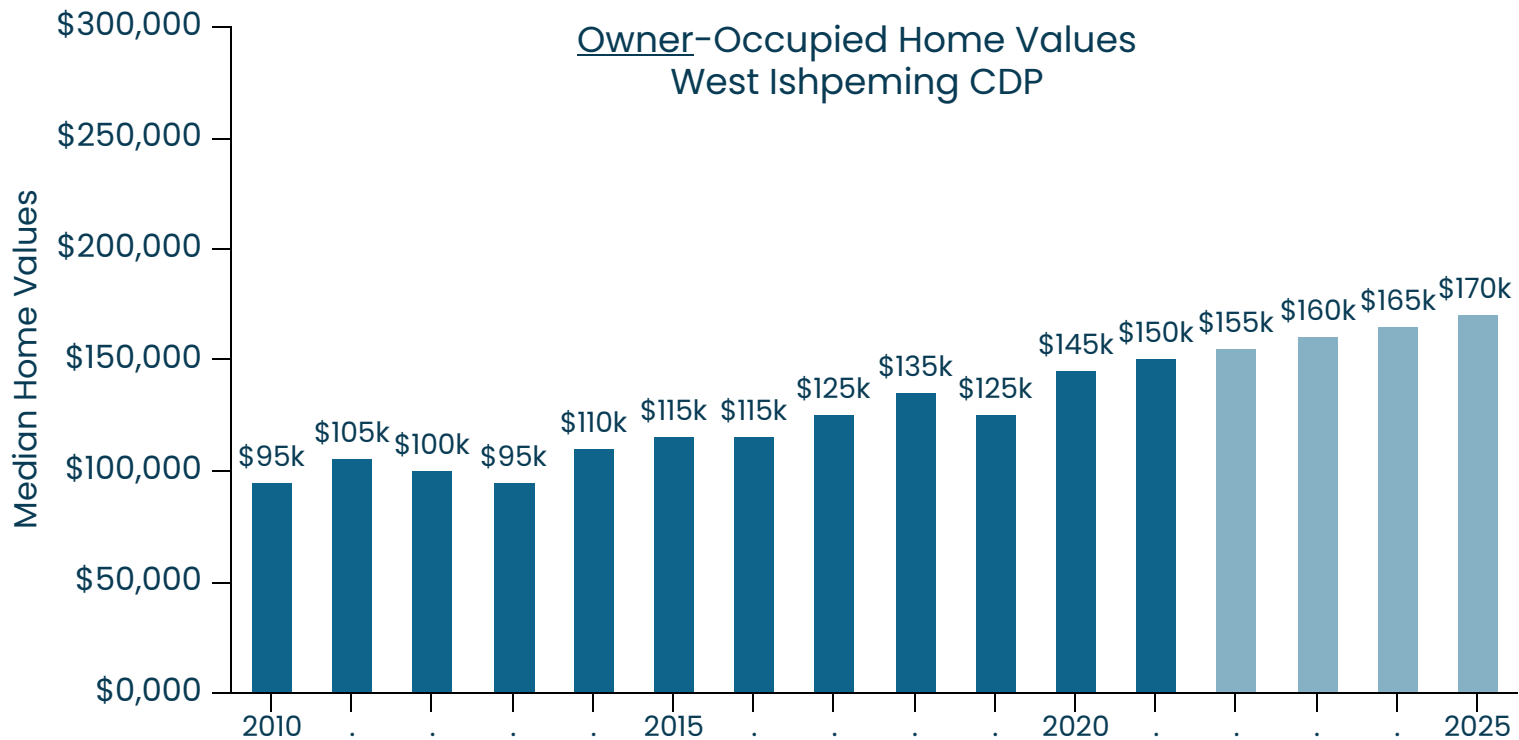
Household prices are used to forecast future price tolerances for housing units.



Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Median Values & Rents | West Ishpeming CDP

Household prices are used to forecast future price tolerances for housing units.

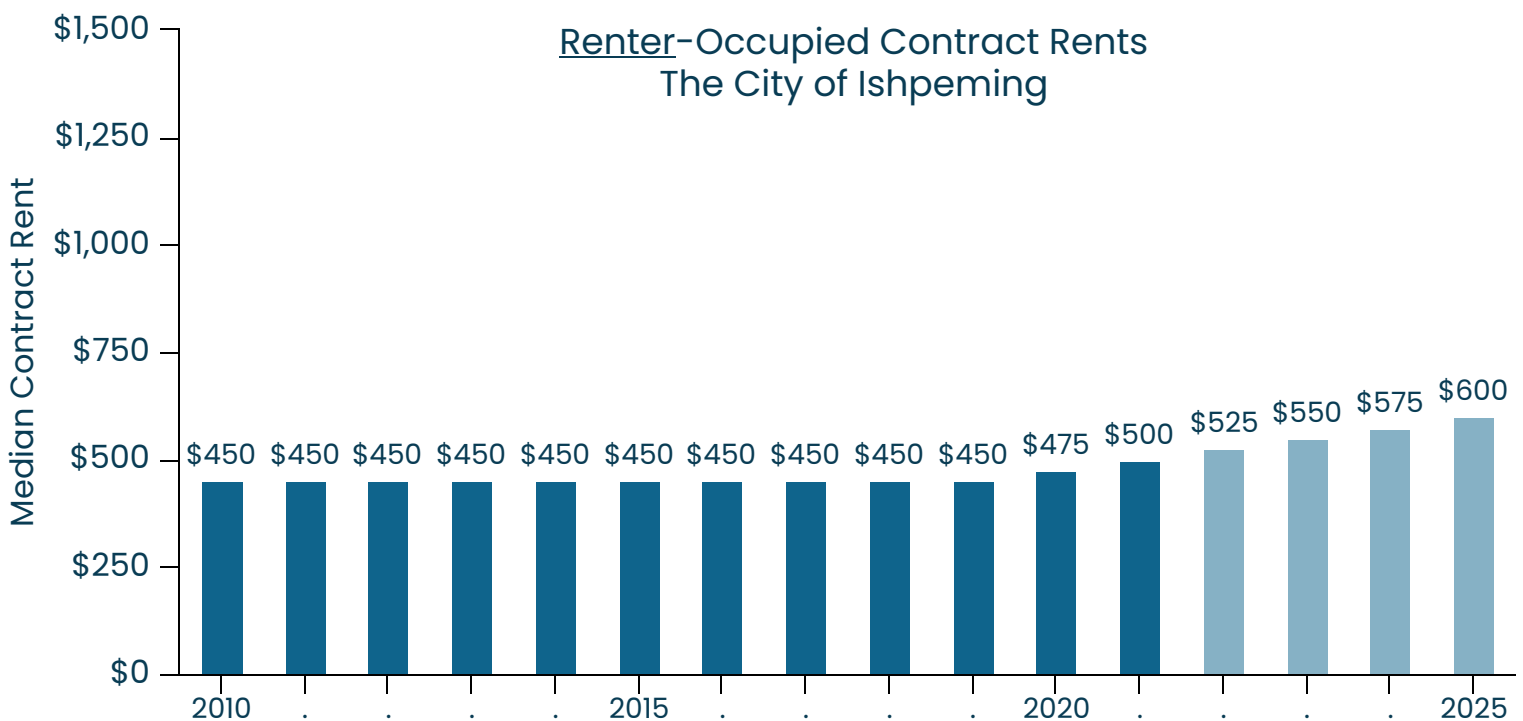
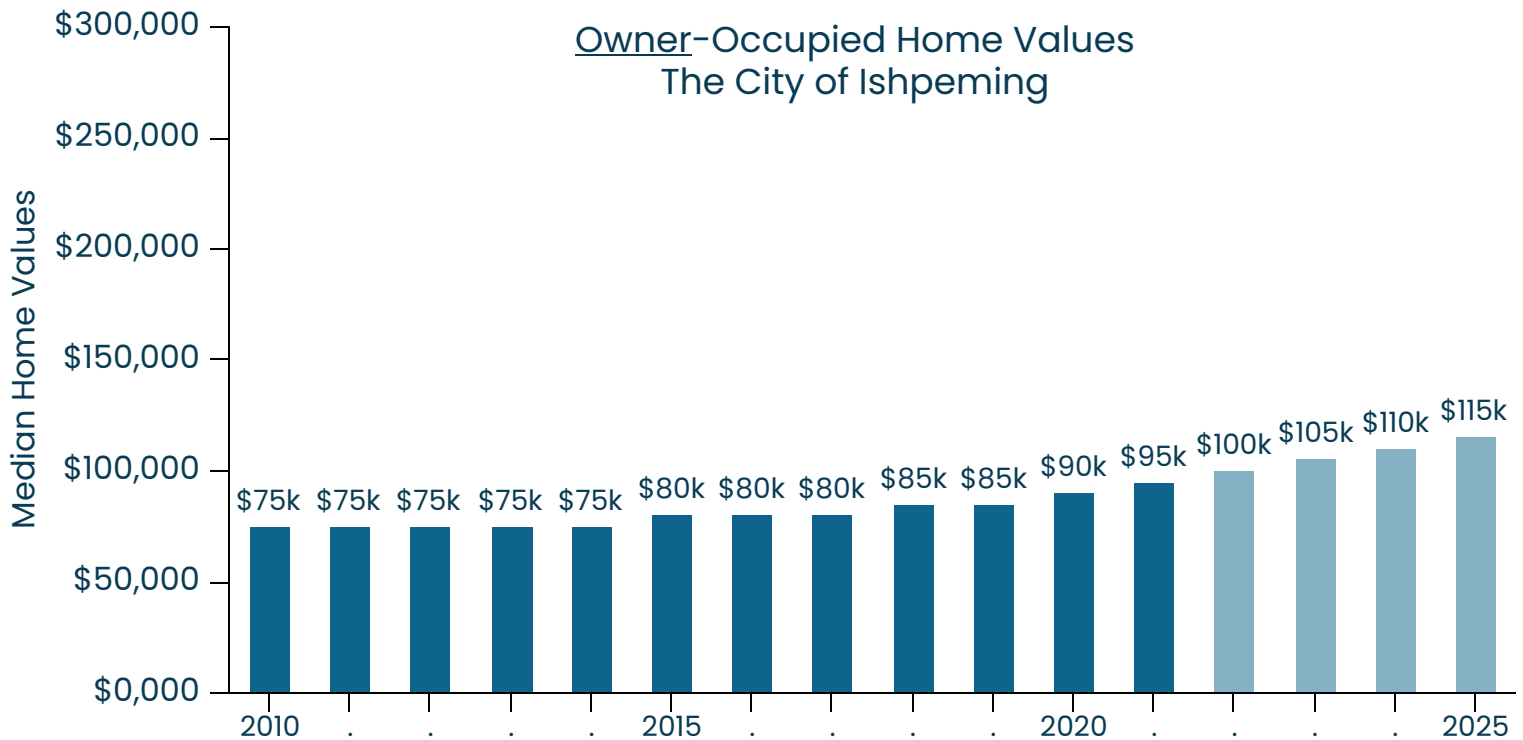


Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



Median Values & Rents | Ishpeming City

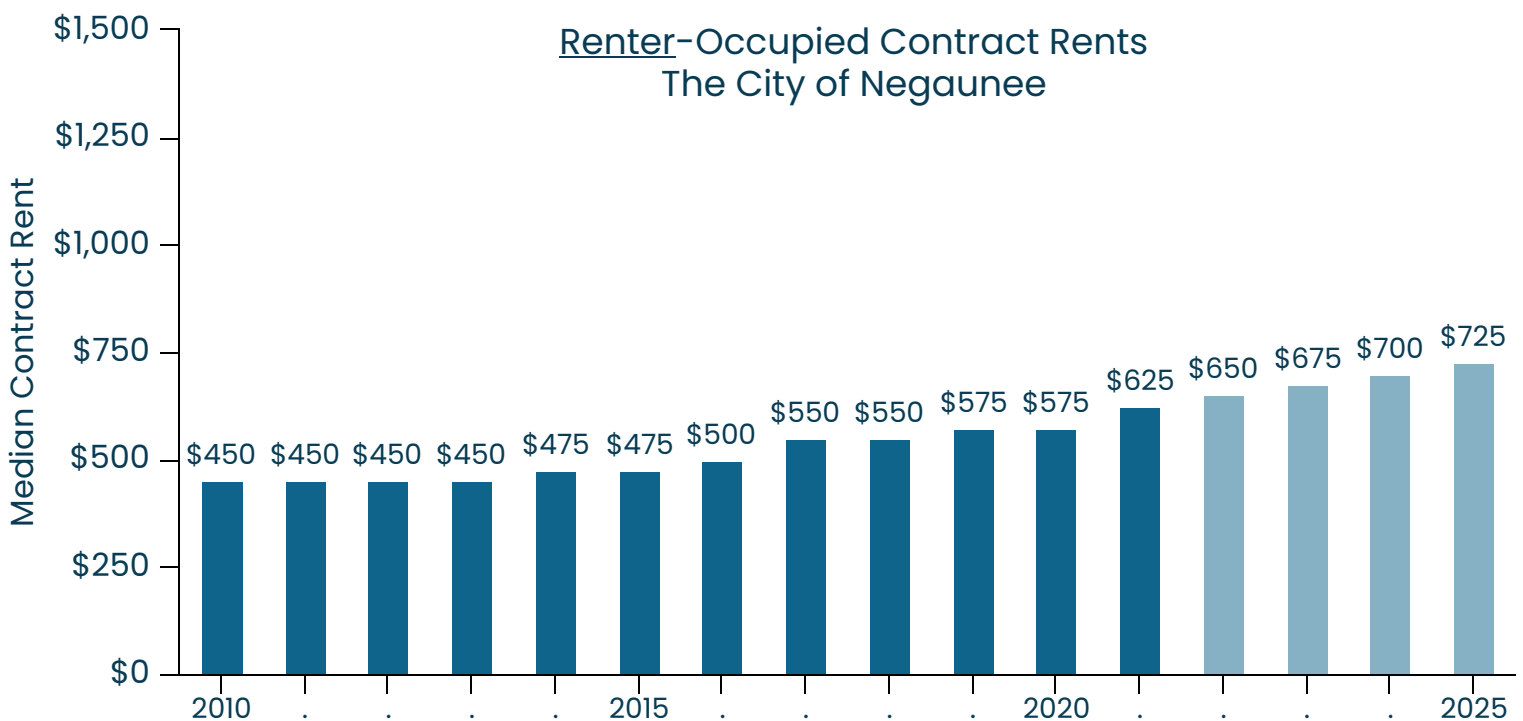
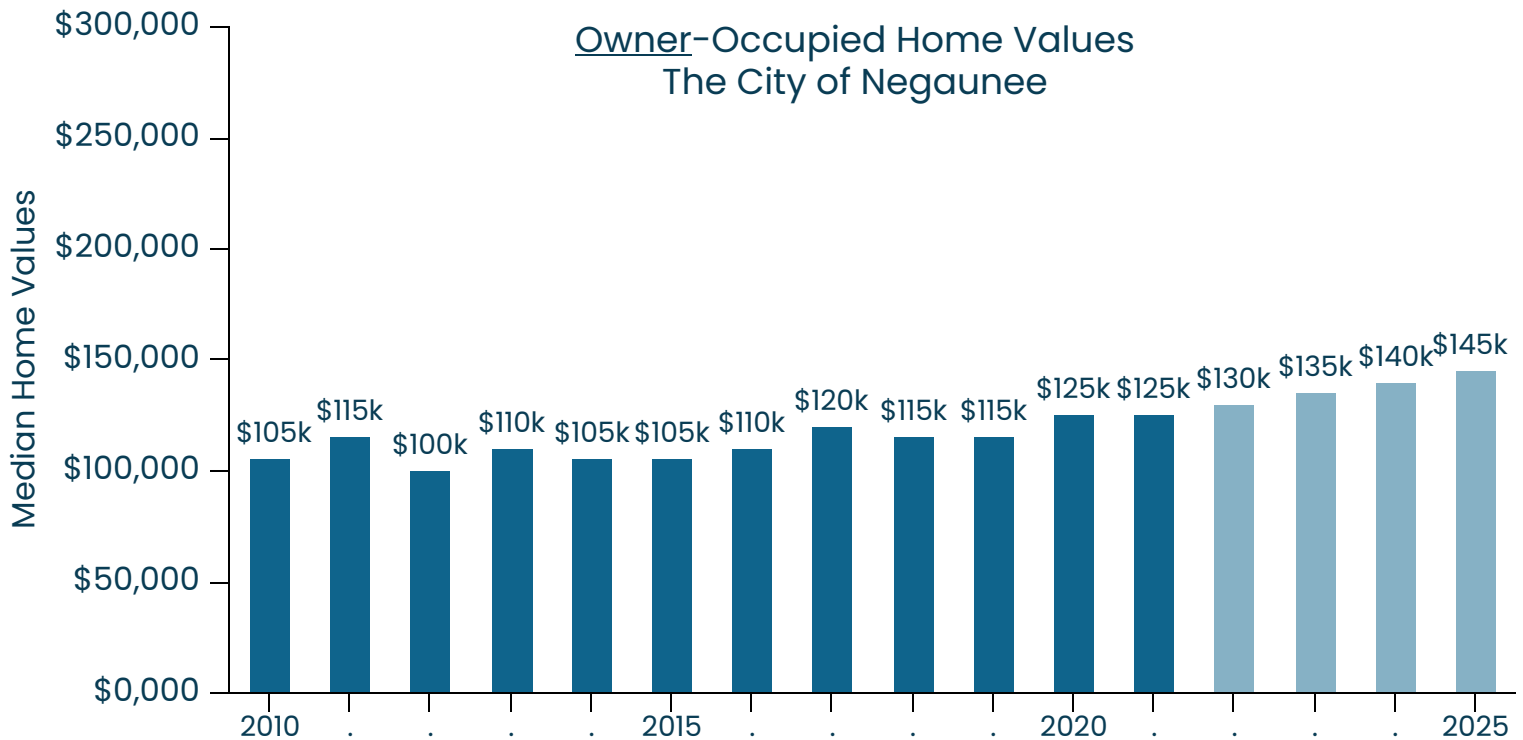
Household prices are used to forecast future price tolerances for housing units.



Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Median Values & Rents | Negaunee City

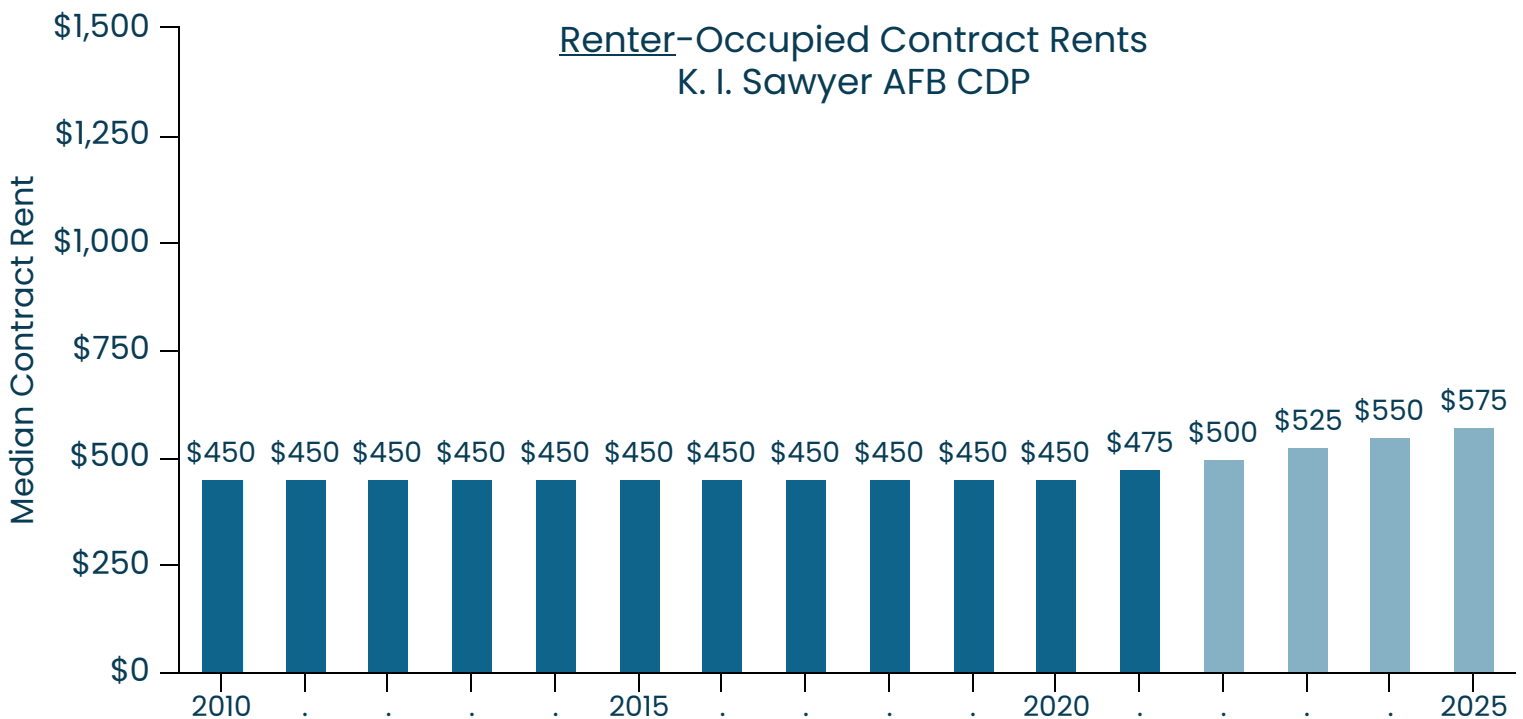
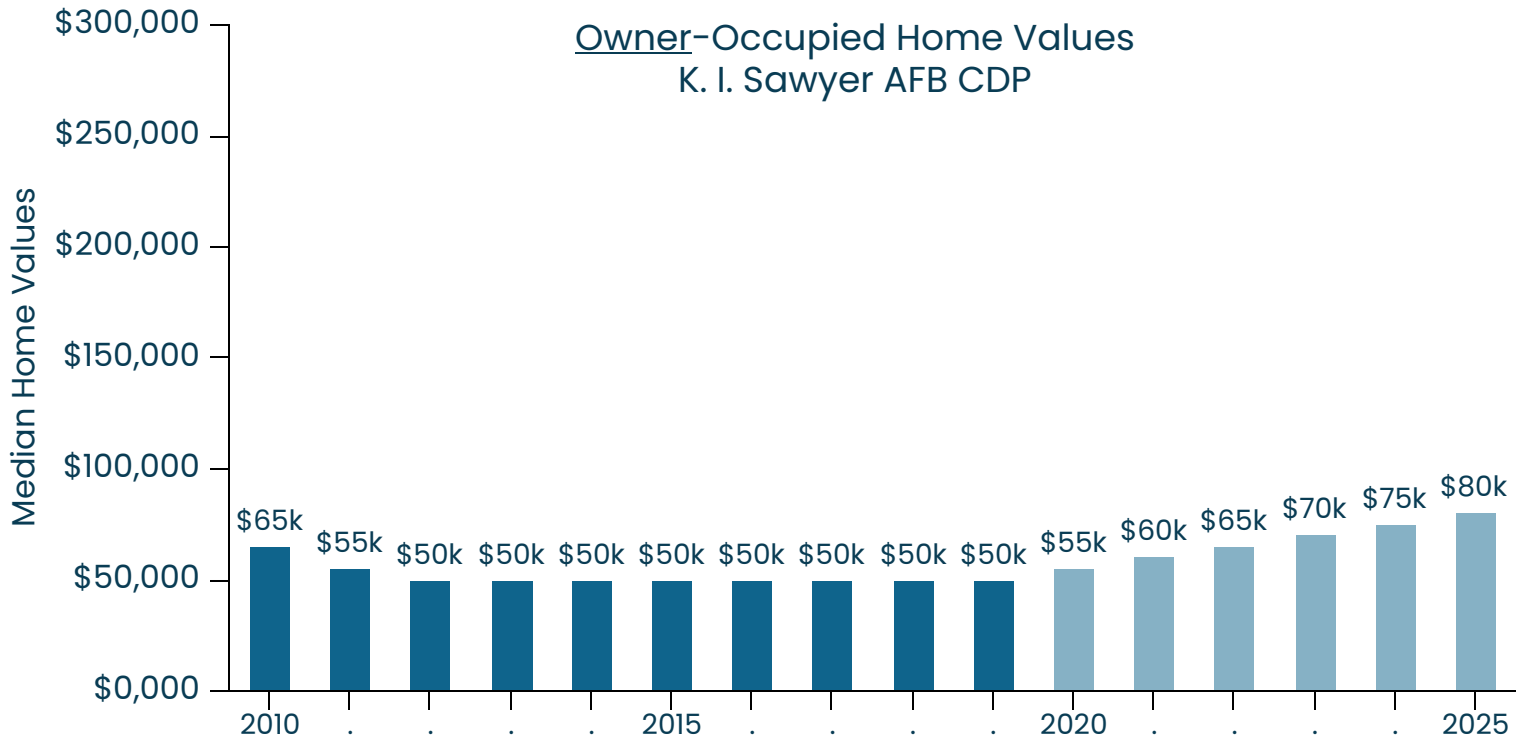
Household prices are used to forecast future price tolerances for housing units.



Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Median Values & Rents | K. I. Sawyer AFB CDP

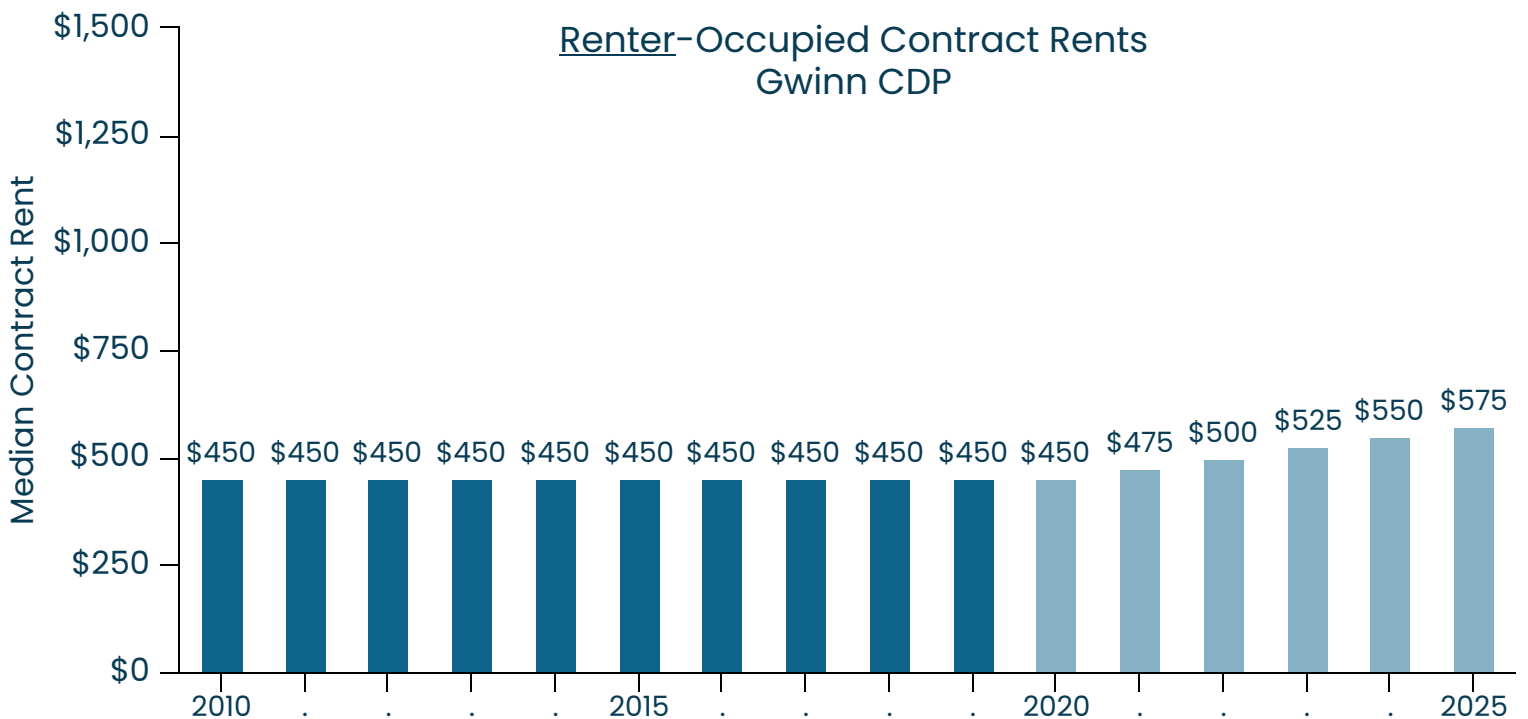
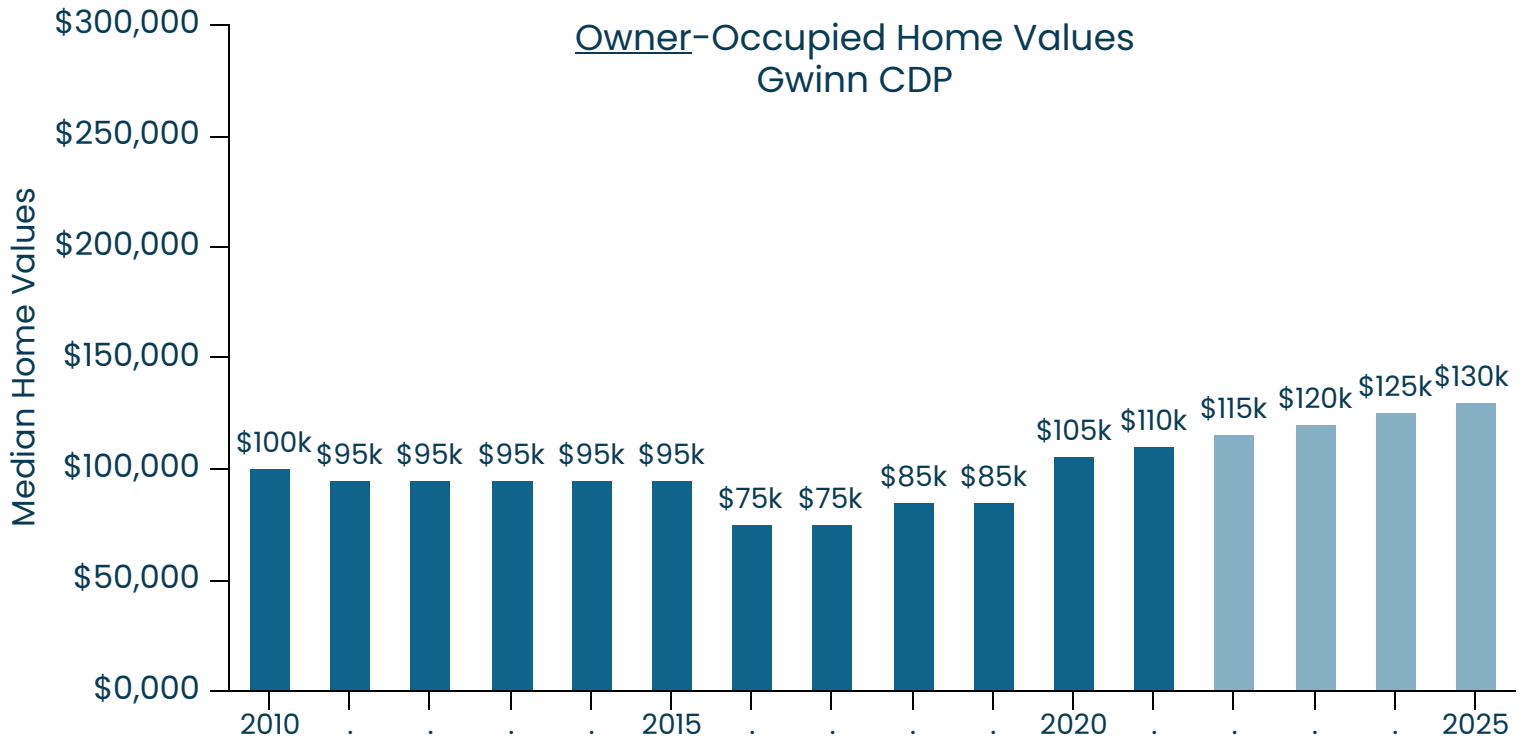
Household prices are used to forecast future price tolerances for housing units.



Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Median Values & Rents | Gwinn CDP

Household prices are used to forecast future price tolerances for housing units.

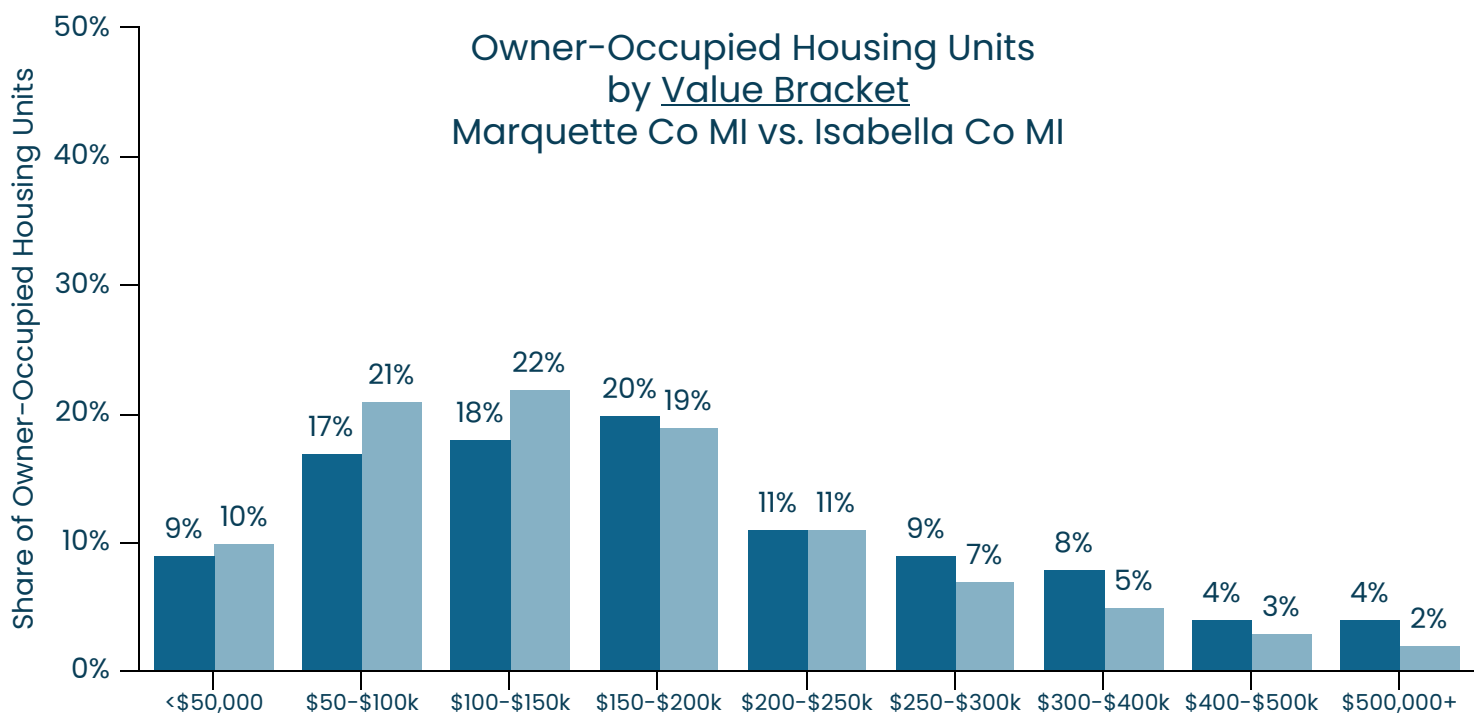
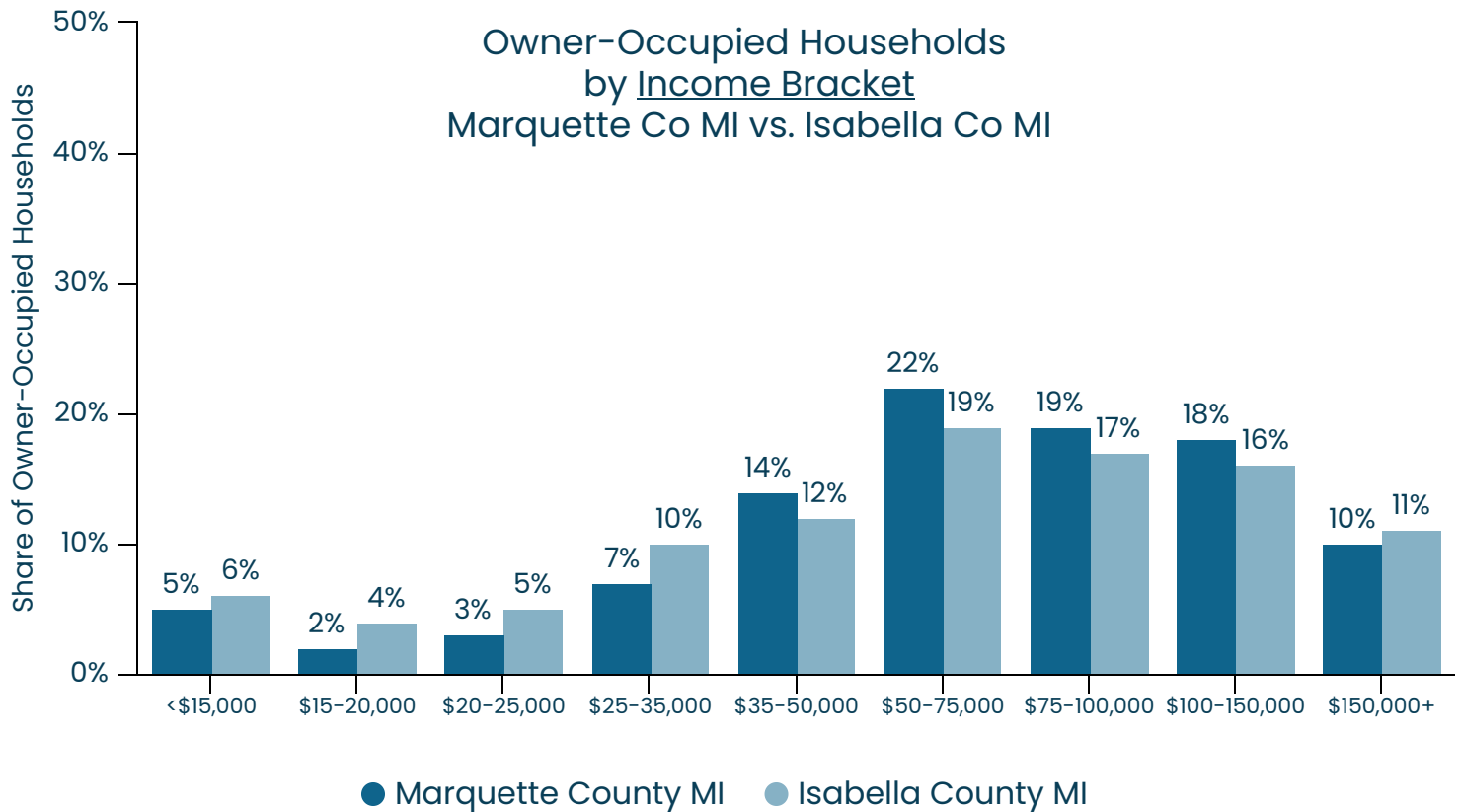


Source: Underlying data by the American Community Survey (ACS) estimates through the year 2021. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.

Section 3-P

Owner Incomes & Values | Marquette Co

Comparison of owner-occupied household income and home value brackets.

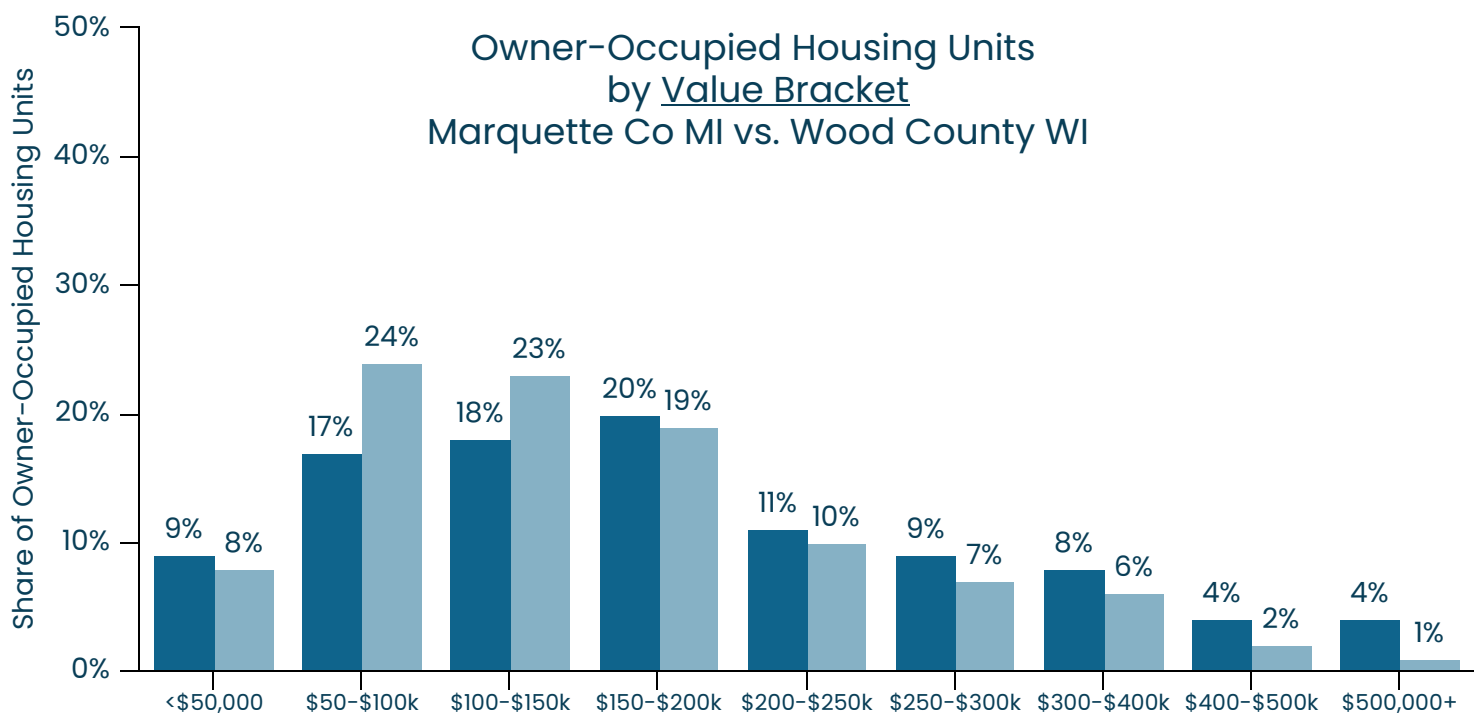
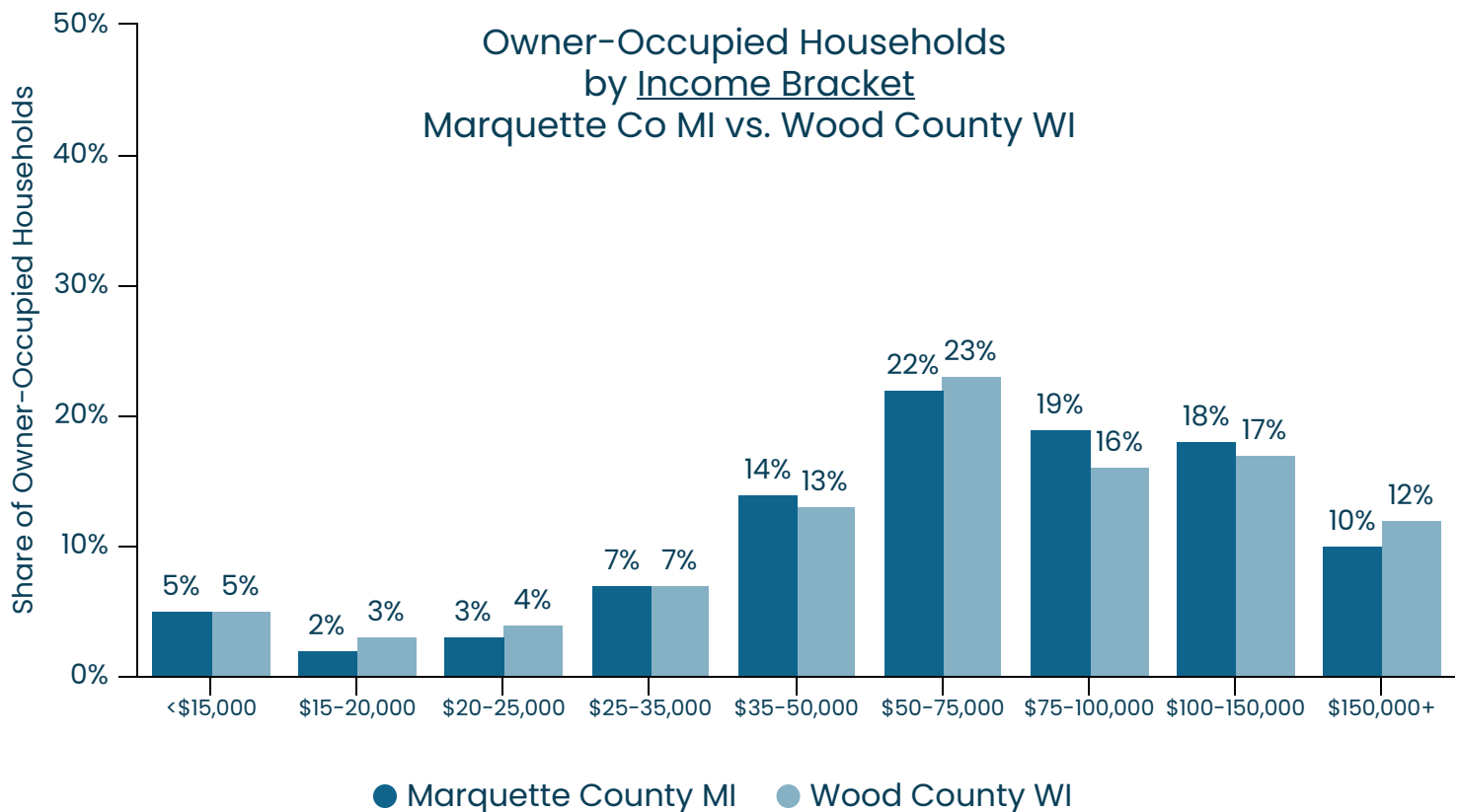


Underlying data by the Decennial Census and American Community Survey with five-year estimates through 2021. Analysis & exhibit prepared by LandUseUSA Urban Strategies; 2023.



Owner Incomes & Values | Marquette Co

Comparison of owner-occupied household income and home value brackets.

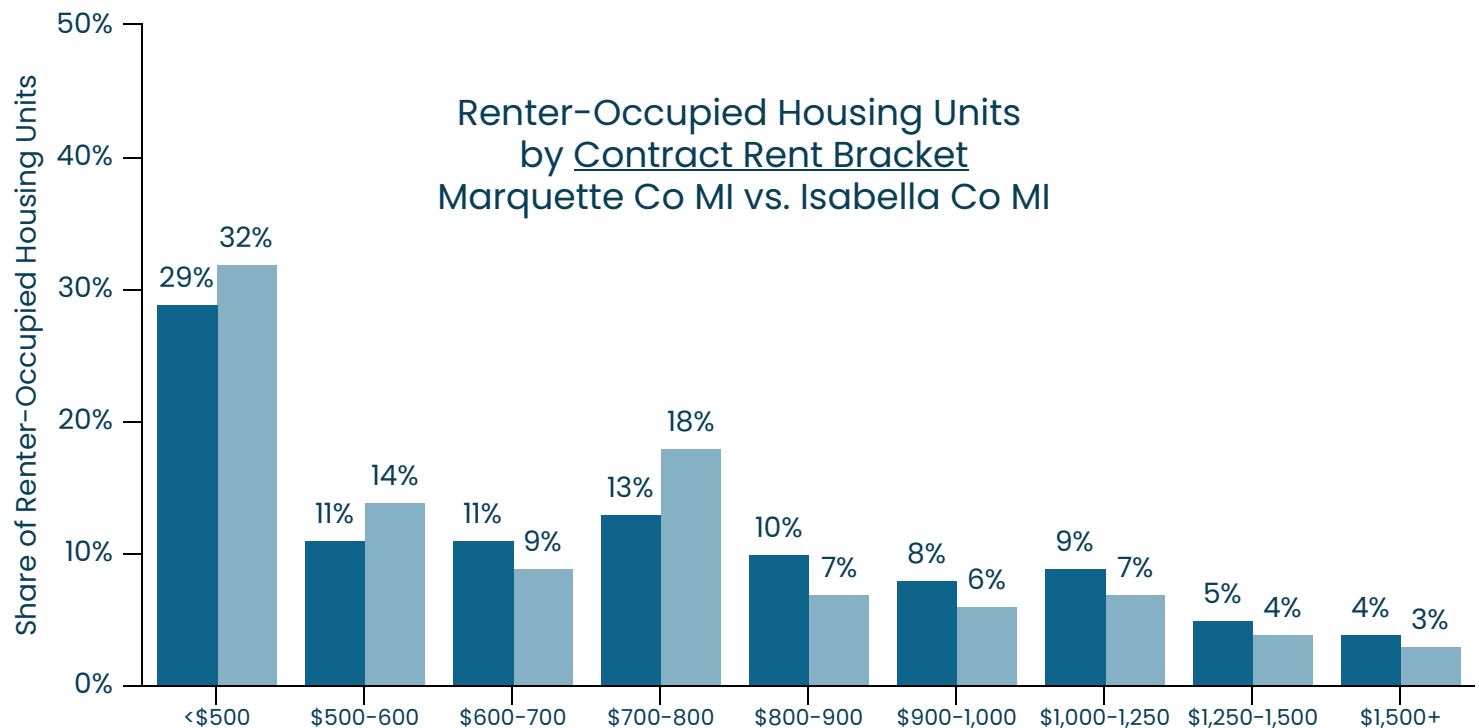
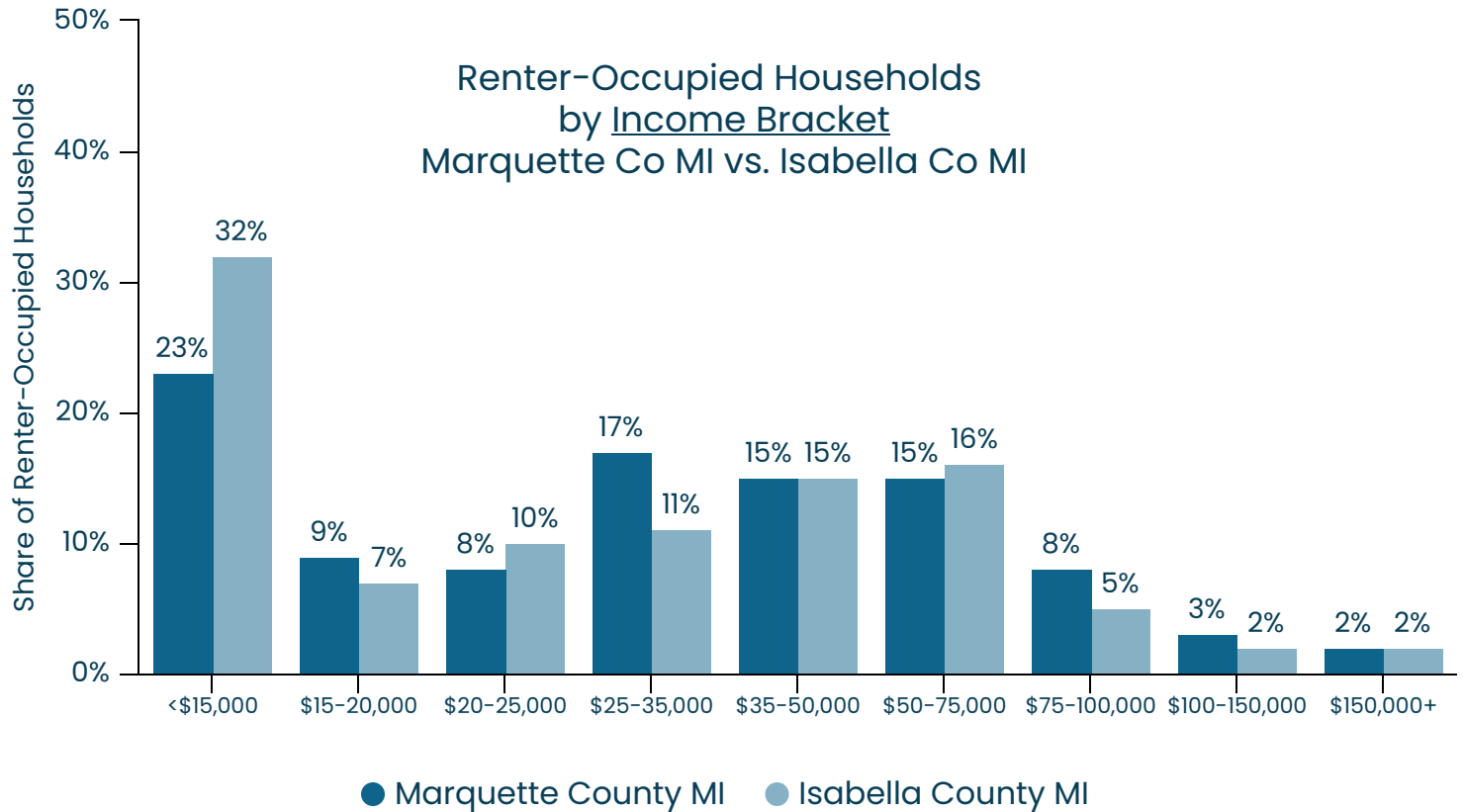


Underlying data by the Decennial Census and American Community Survey with five-year estimates through 2021. Analysis & exhibit prepared by LandUseUSA Urban Strategies; 2023.



Renter Incomes & Prices | Marquette Co

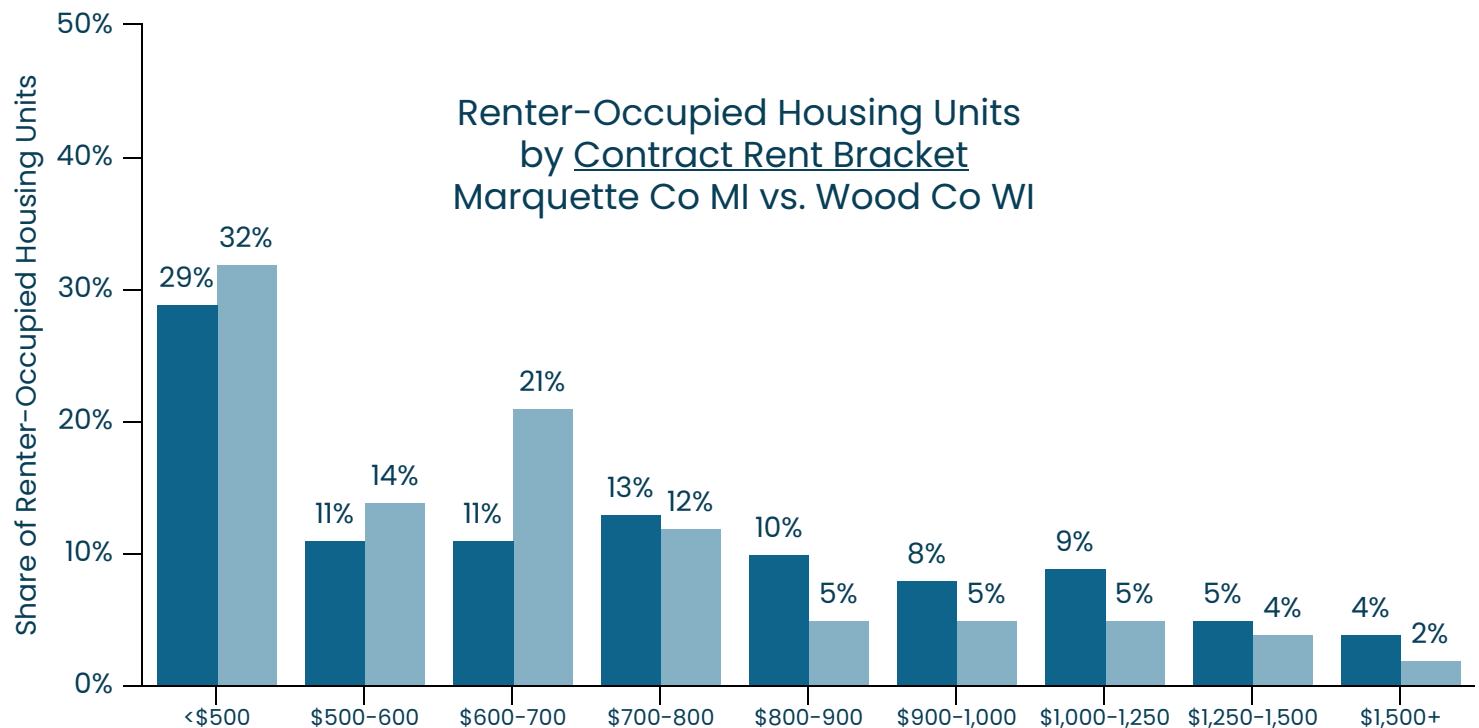
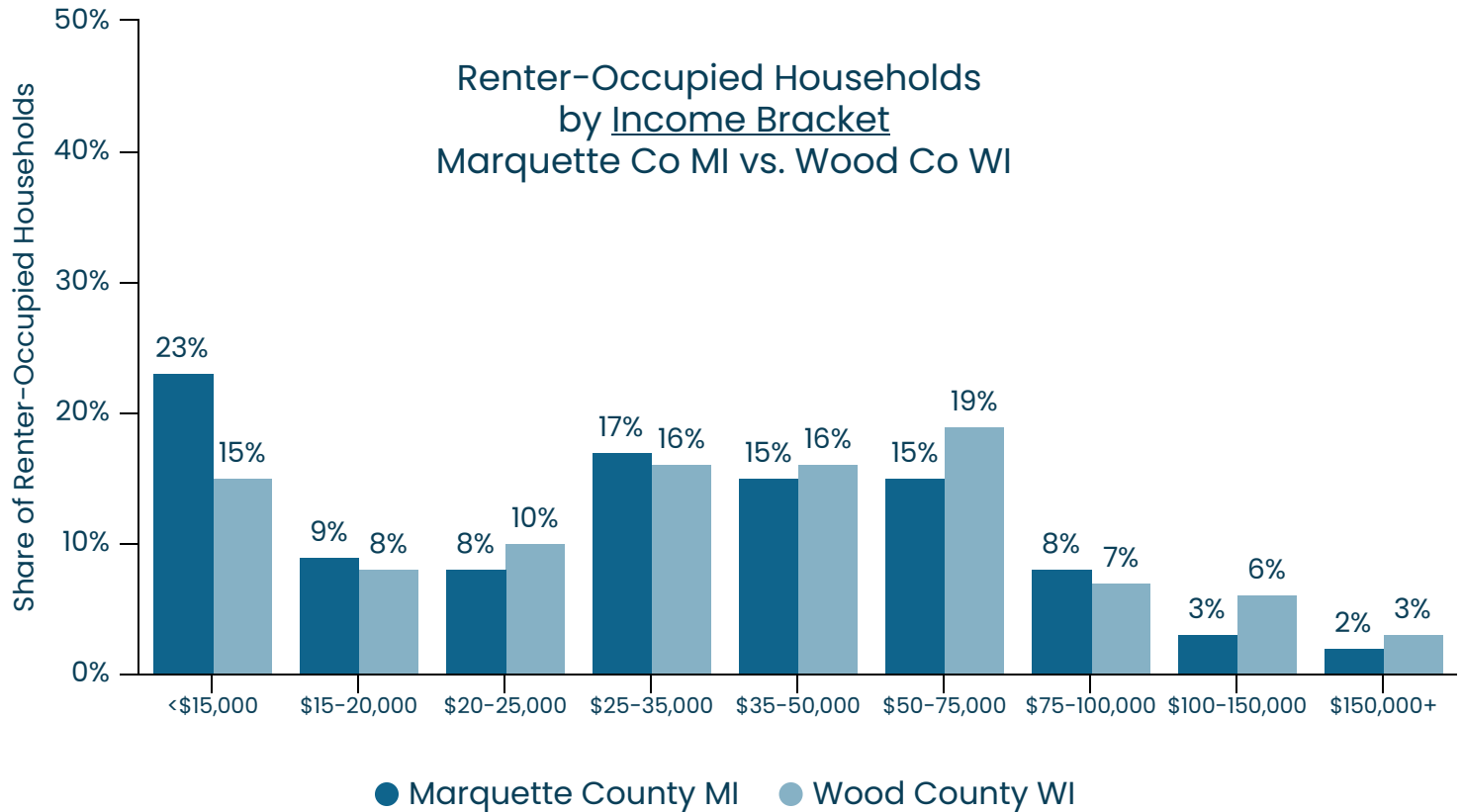
Comparison of renter-occupied household income and contract rent brackets.



Underlying data by the Decennial Census and American Community Survey with five-year estimates through 2021. Analysis & exhibit prepared by LandUseUSA Urban Strategies; 2023.

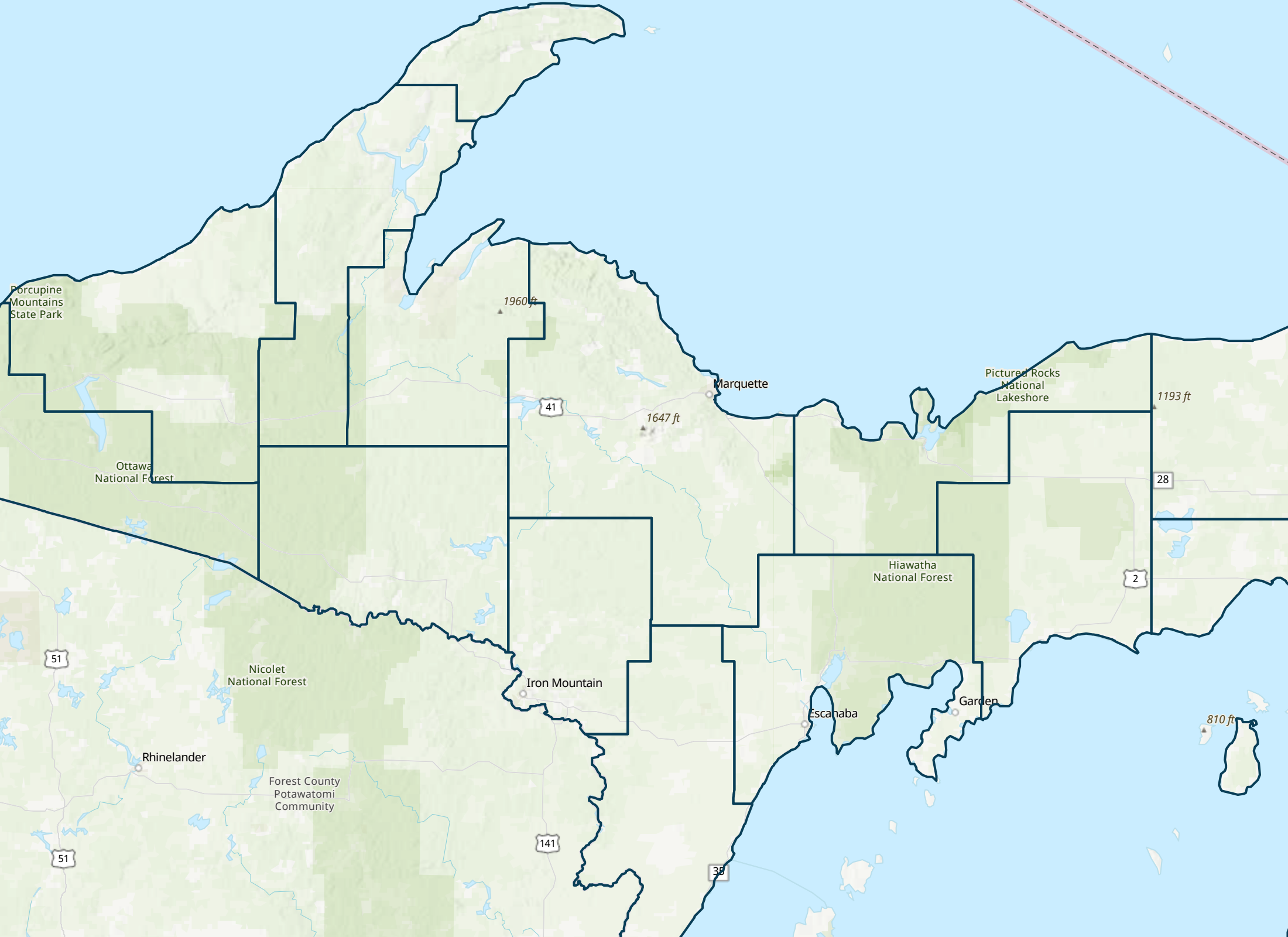
Renter Incomes & Prices | Marquette Co

Comparison of renter-occupied household income and contract rent brackets.



Underlying data by the Decennial Census and American Community Survey with five-year estimates through 2021. Analysis & exhibit prepared by LandUseUSA Urban Strategies; 2023.

Section 3-Q



Porcupine
Mountains
State Park

Ottawa
National Forest

Nicolet
National Forest

Forest County
Potawatomi
Community

Hiawatha
National Forest

Pictured Rocks
National
Lakeshore

Marquette

Iron Mountain

Escanaba

Garden

Rhinelander

810 ft

1193 ft

1647 ft

1960 ft

41

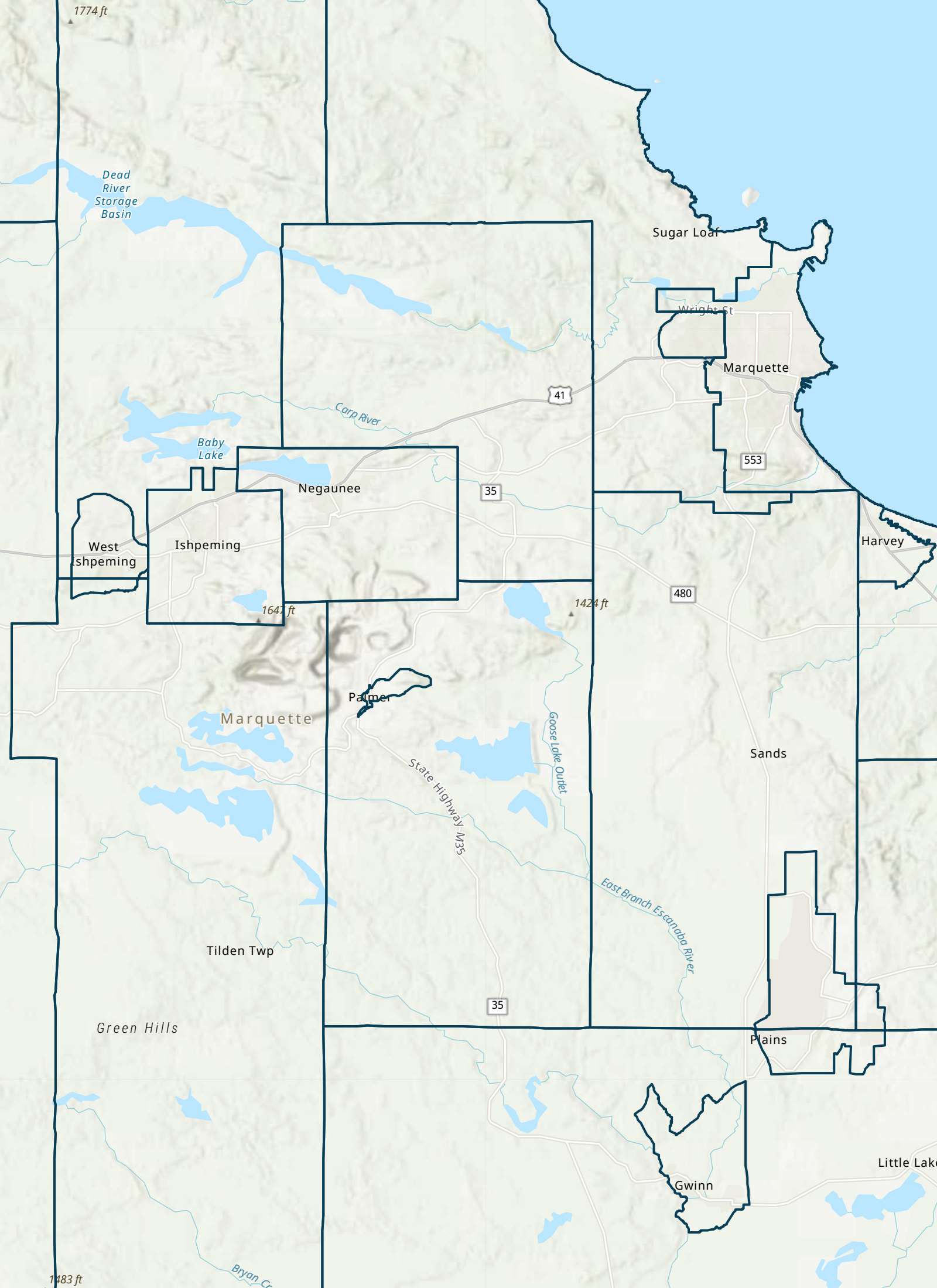
51

141

28

2

38



1774 ft

Dead River Storage Basin

Sugar Loaf

Wright St

Marquette

41

553

Carp River

Baby Lake

Negaunee

35

West Ishpeming

Ishpeming

164 ft

1424 ft

480

Harvey

Palmer

Marquette

State Highway M35

Goose Lake Outlet

Sands

East Branch Escanaba River

Tilden Twp

Green Hills

35

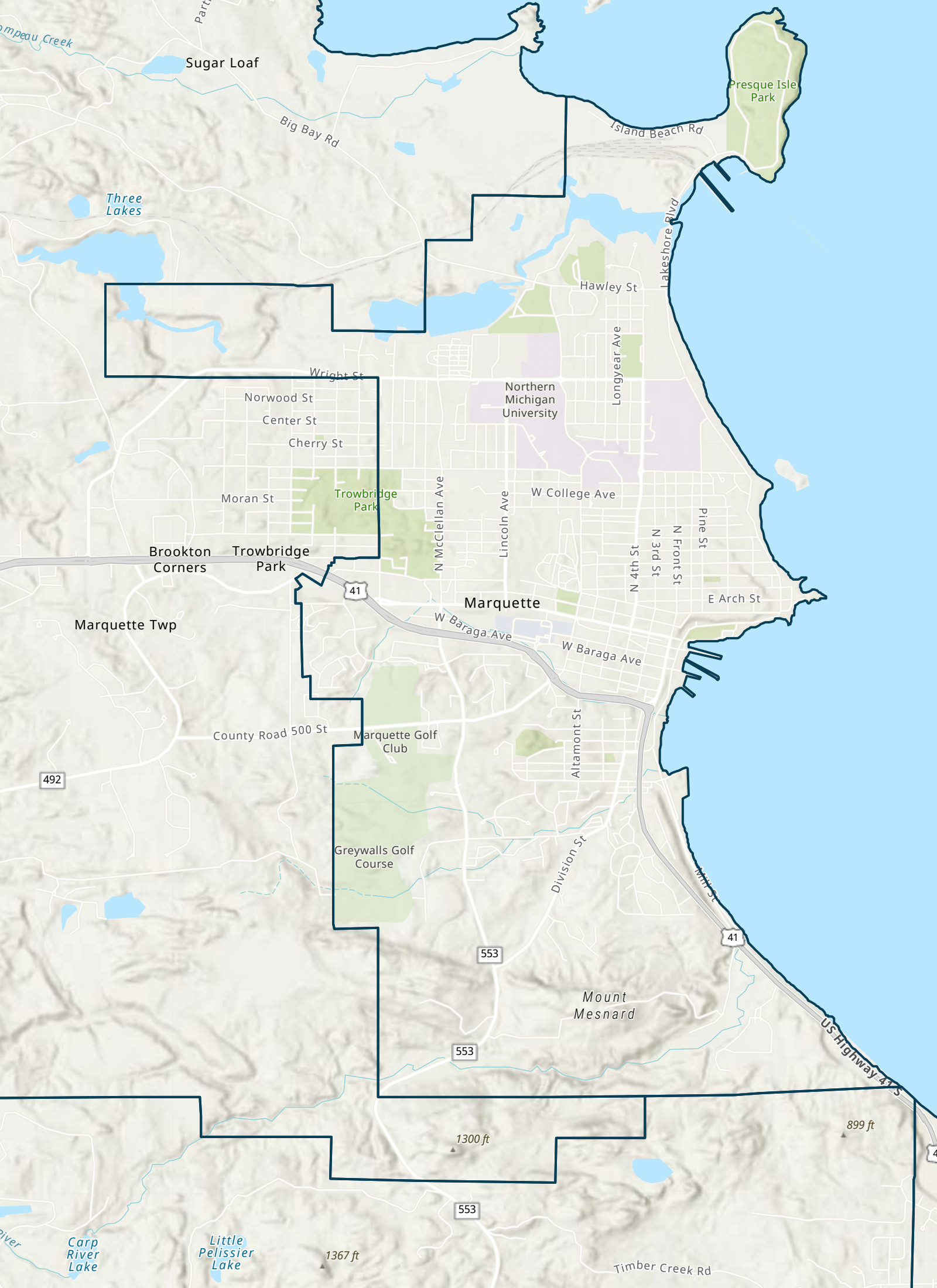
Plains

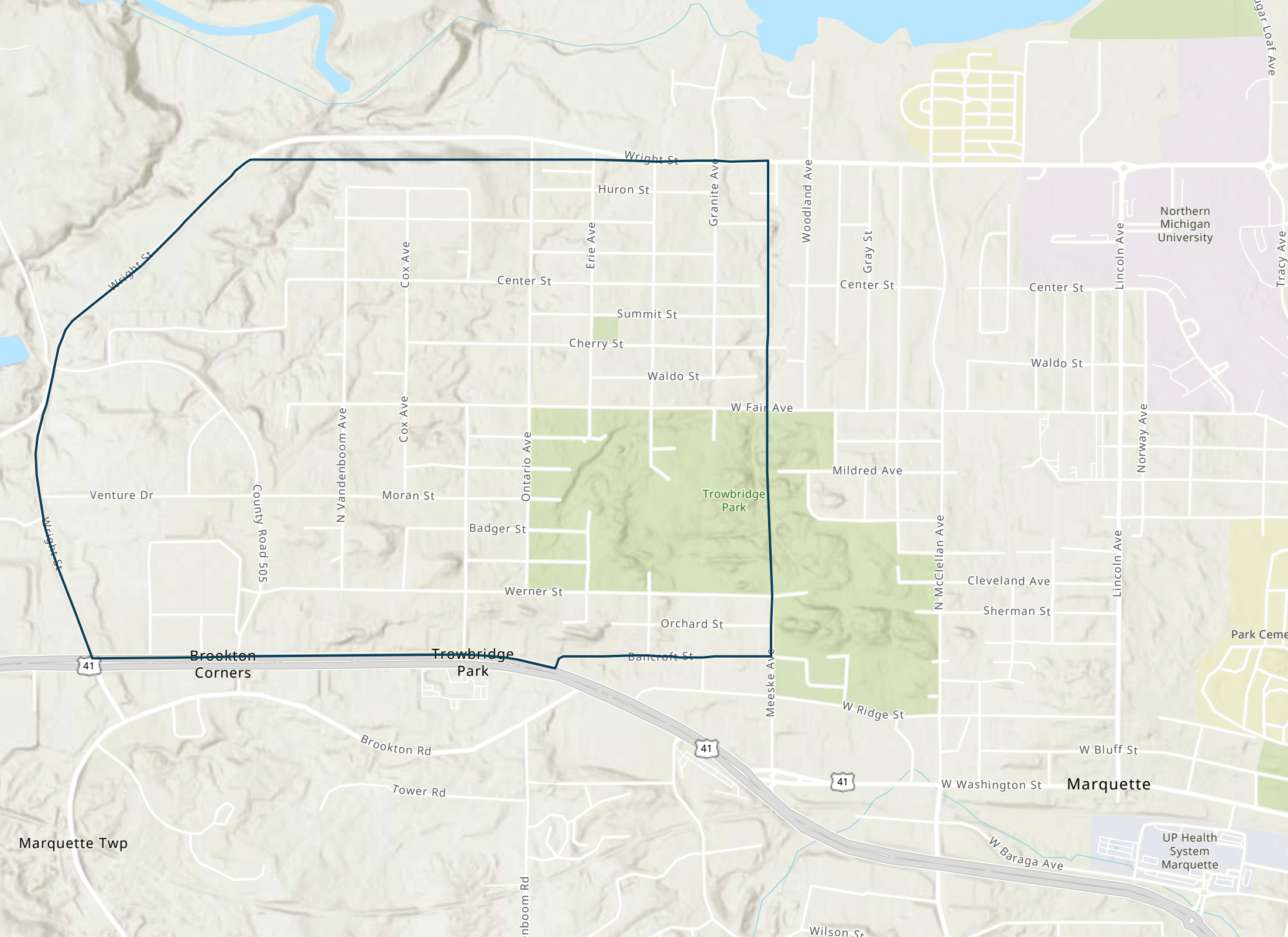
Gwinn

Little Lake

1483 ft

Bryan Cr





Marquette Twp

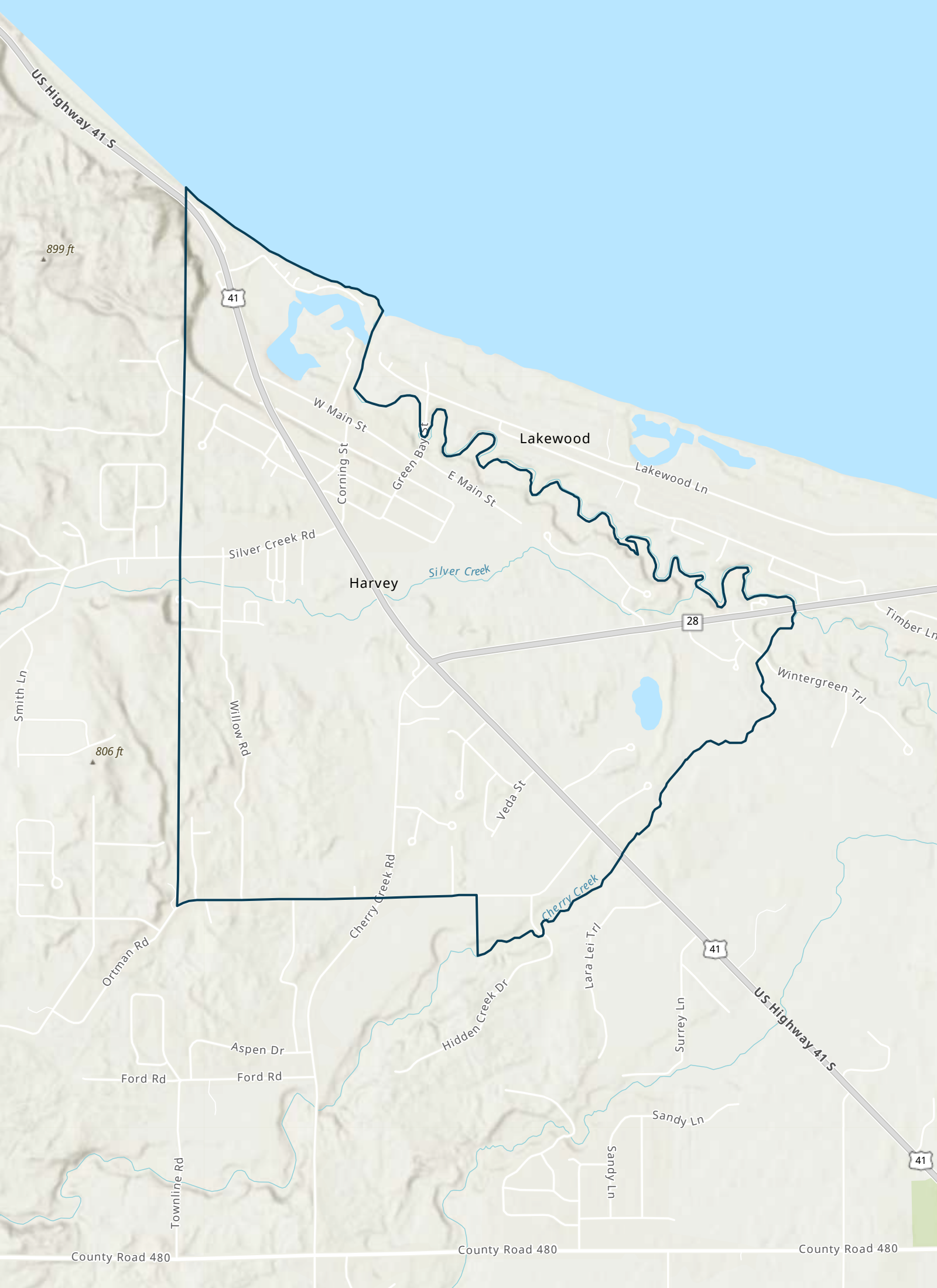
Brookton
Corners

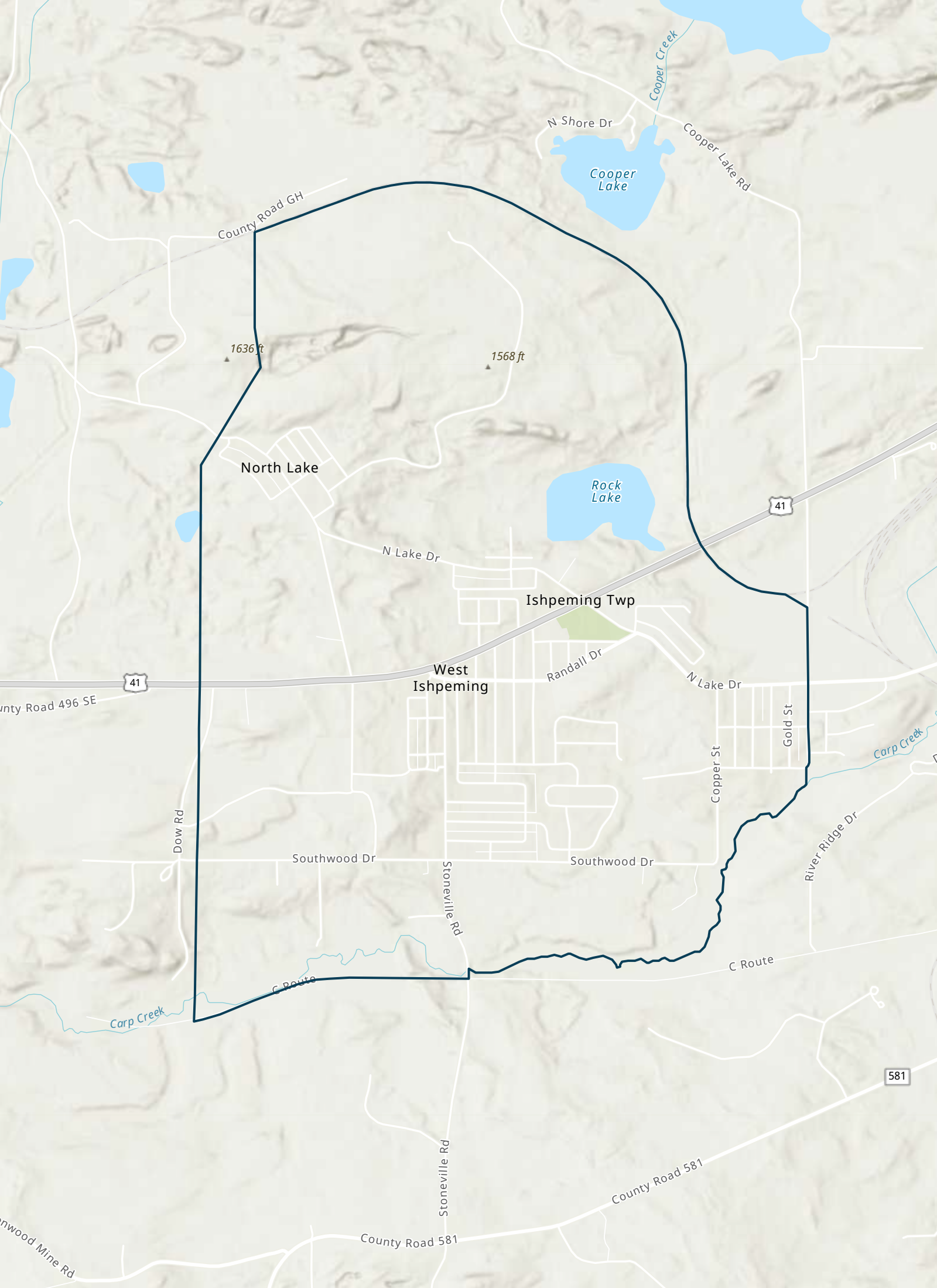
Trowbridge
Park

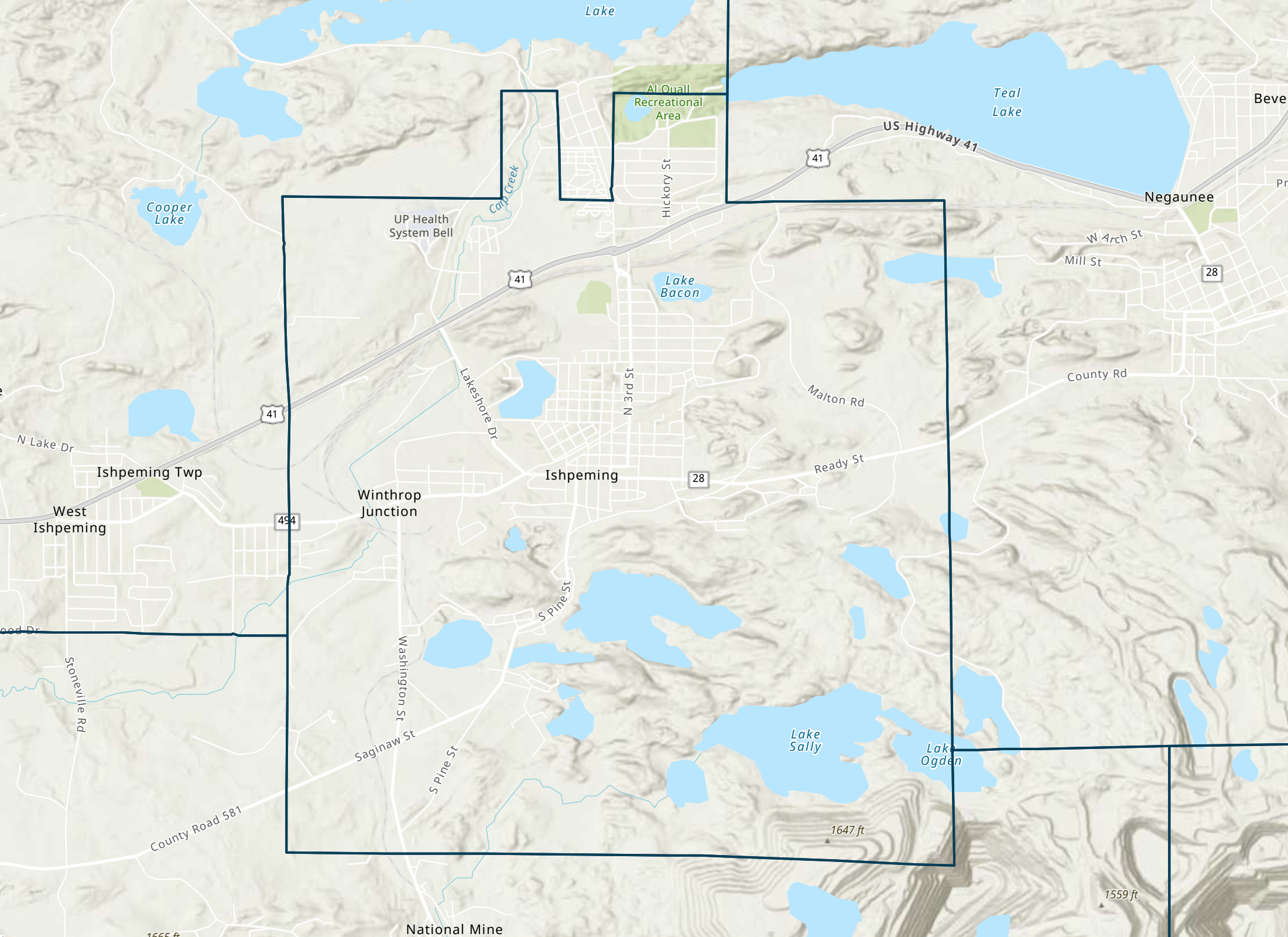
Marquette

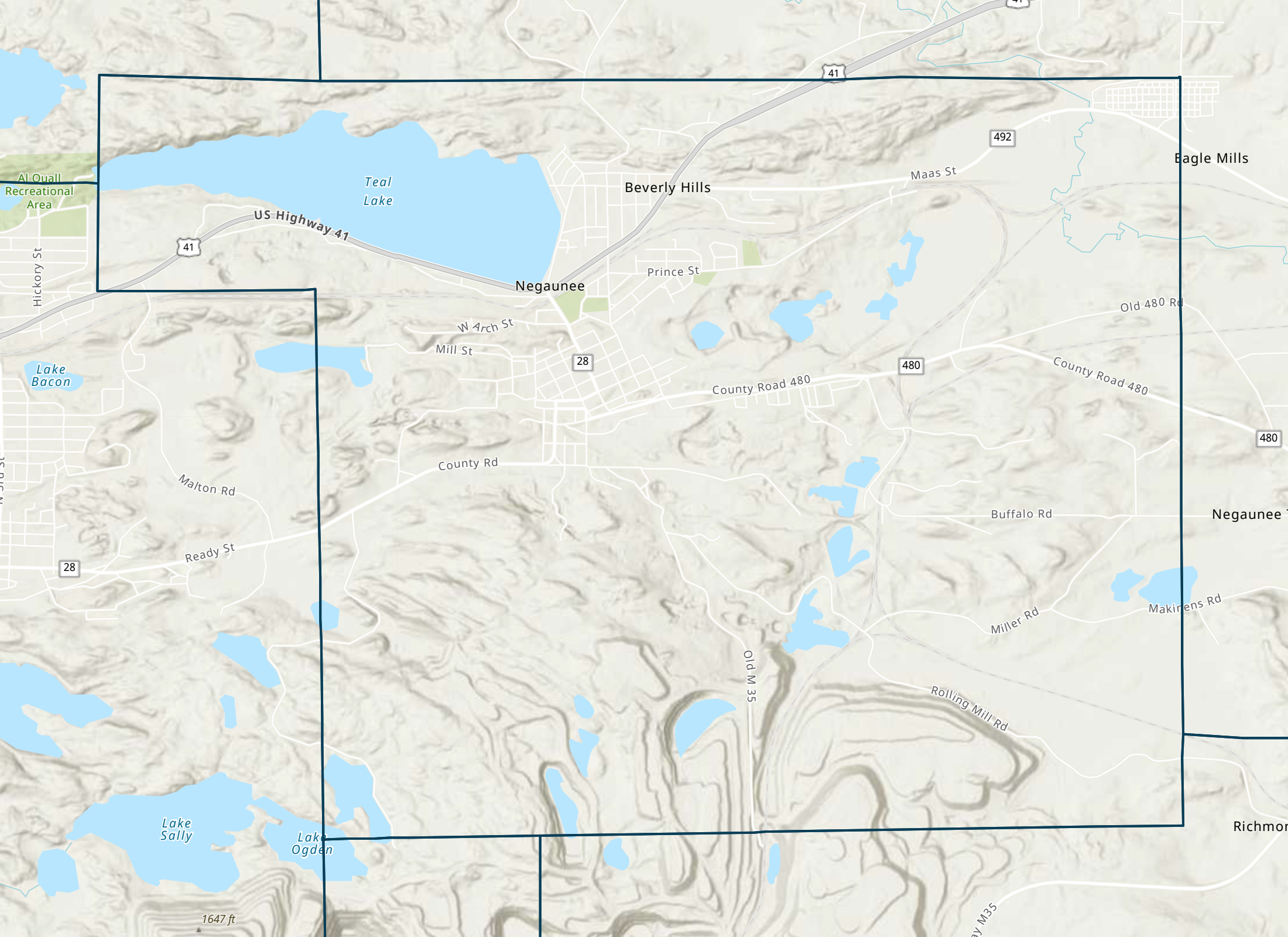
Northern
Michigan
University

UP Health
System
Marquette









Al Ouall
Recreational
Area

Hickory St

Lake
Bacon

28

Lake
Sally

Lake
Ogden

1647 ft

Teal
Lake

41

US Highway 41

Negaunee

W Arch St
Mill St

28

County Rd

Beverly Hills

Prince St

County Road 480

480

Maas St

Buffalo Rd

Miller Rd

Rolling Mill Rd

Old 480 Rd

County Road 480

Makinens Rd

Eagle Mills

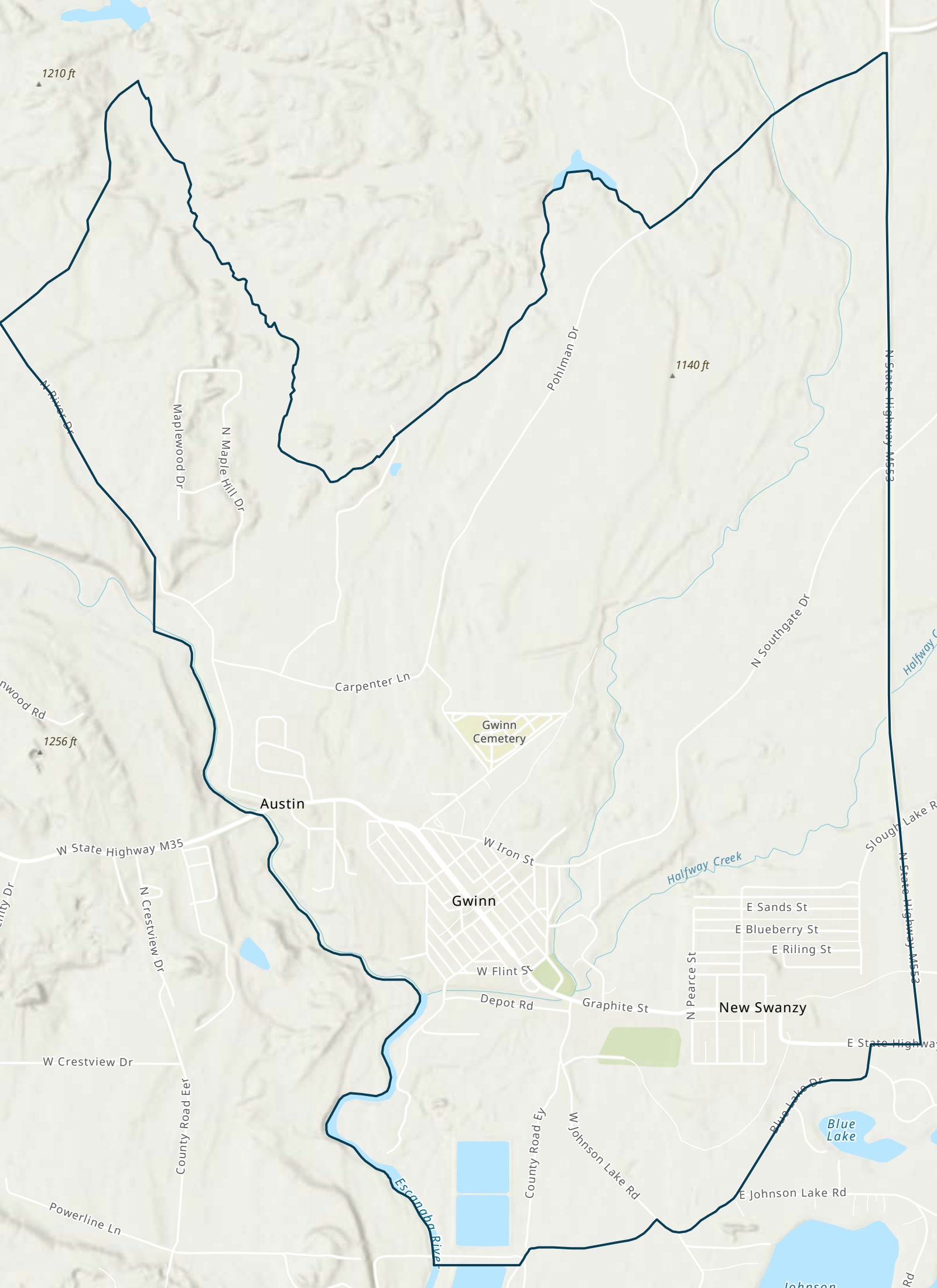
Negaunee

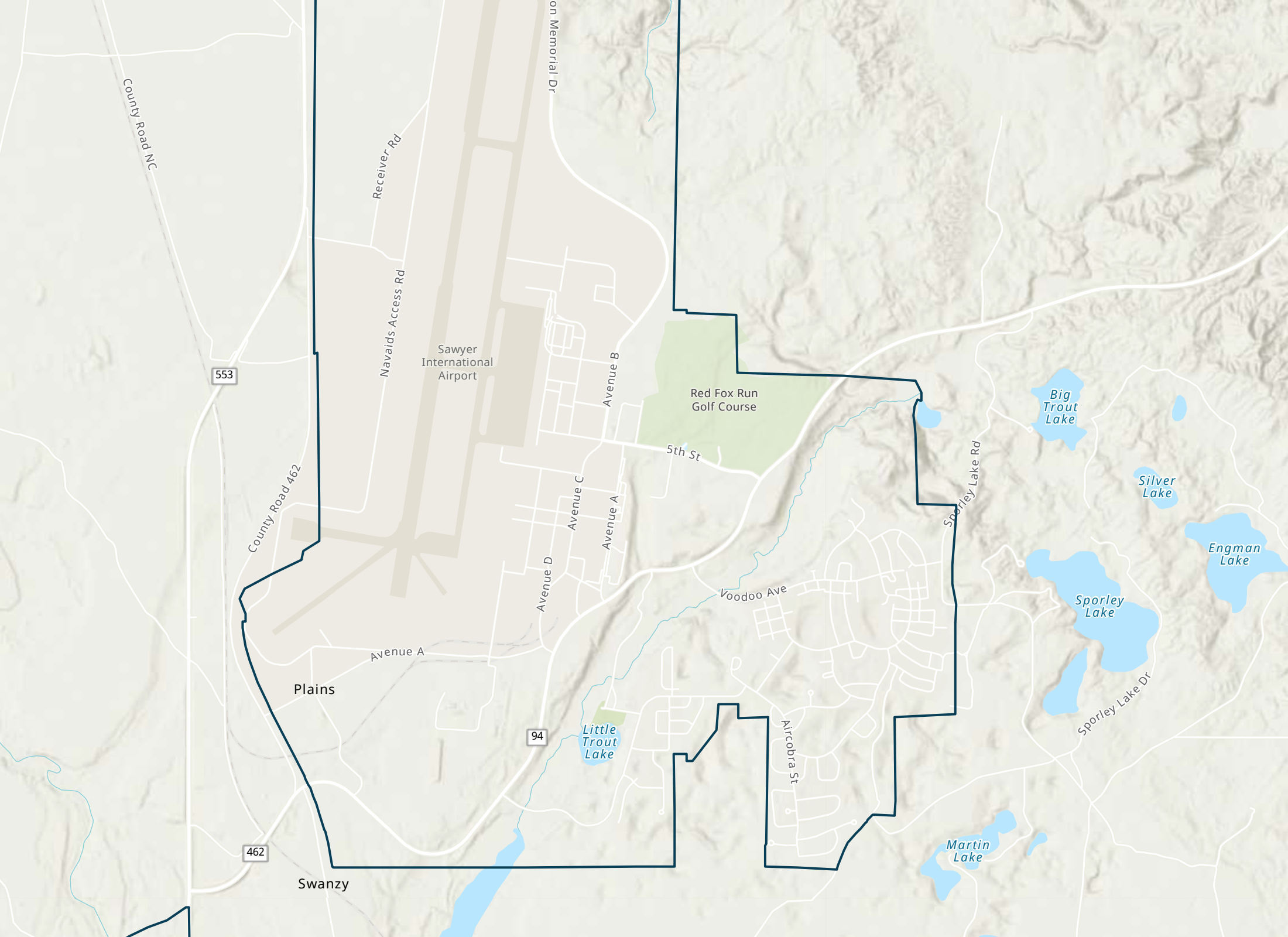
Richmond

41

492

480





County Road NC

553

County Road 462

Receiver Rd

Navalds Access Rd

Sawyer
International
Airport

Avenue B

Avenue C

Avenue A

Avenue D

5th St

Red Fox Run
Golf Course

Voodoo Ave

Aircoobra St

Sporley Lake Rd

Big
Trout
Lake

Silver
Lake

Engman
Lake

Sporley
Lake

Sporley Lake Dr

Little
Trout
Lake

Martin
Lake

462

94

Plains

Avenue A

Swanzy