



Place and Price  
TMA Supplement  
The City of Monroe  
2017

Prepared by:



LandUseUSA

Southeast Michigan Prosperity Region 9

Prepared for:





Prepared by:



LandUseUSA

## Place and Price

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Section **E**  
Placemaking Progress

Prepared by:



LandUseUSA

Southeast Michigan Prosperity Region 9

Prepared for:



City of Monroe  
Monroe, Michigan  
Incorporated in 1837  
Home

MSHDA  
MICHIGAN STATE HOUSING  
DEVELOPMENT AUTHORITY

## Placemaking as an Economic Development Tool

### PLACEMAKING AS AN ECONOMIC DEVELOPMENT TOOL



3 place  
MICHIGAN STATE UNIVERSITY Land Policy Institute

The ultimate guidebook on placemaking. Geared specifically toward Michigan, this guidebook seeks to assist neighborhoods and communities with quickly reshaping their thinking and acting on how effective placemaking will greatly enhance community and economic development.

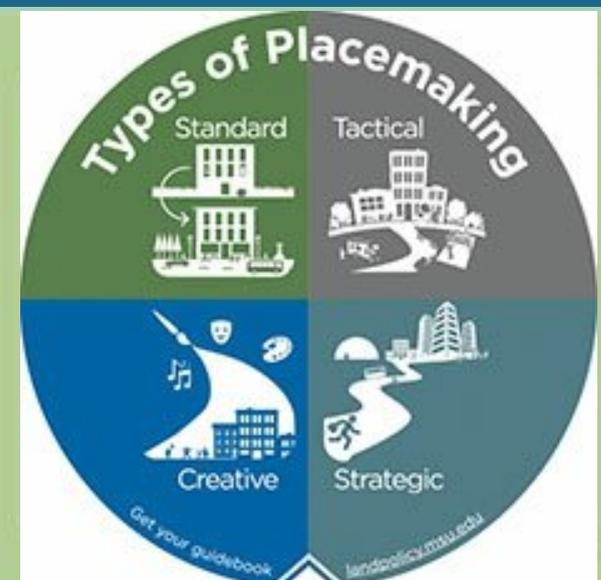
This guidebook includes the research that justifies placemaking, identifies the elements (good form, public engagement) and planning processes of placemaking, regulatory tools to achieve it, and then provides a comprehensive look at each of the four types of placemaking to use to create new quality places in your community.



*“Placemaking is the process of creating quality places where people want to live, work, play, shop, learn and visit.”*

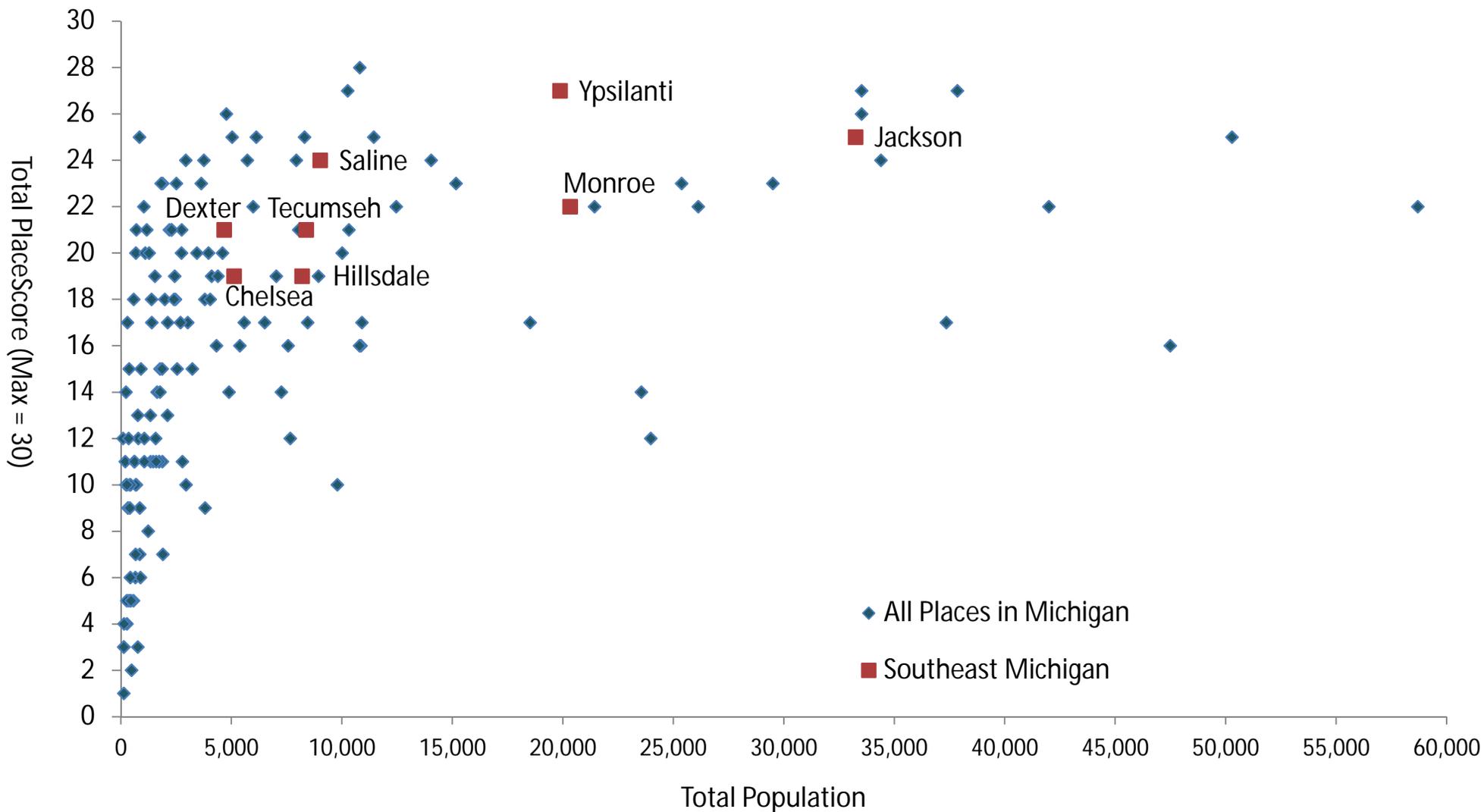
With an emphasis on economic aspects, the guidebook is particularly valuable for Michigan and other Midwest and Great Lakes states that are attempting to reshape their communities to again be competitive for people and workers in the global New Economy.

Appropriate for municipalities of all shapes and sizes. Local policy makers, professionals, civic and business leaders, and others will find enormous value in understanding their role in creating a large number of quality places with a strong sense of place, because PLACE MATTERS!



Available online at: <http://landpolicy.msu.edu/resources/pmedtguidebook>.

### Total PlaceScores™ Selected Cities and Villages in the State of Michigan Selected Places in Southeast Michigan Region 9 | 2015 - 2017



Source: Based on a subjective analysis of 30 Placemaking criteria using internet research only, and have not been field-verified. Population is ACS 5-year estimates for 2010-2014. The PlaceScore terms and methodologies are trademarked by LandUse|USA (c) 2016.

PlaceScores™ - Local Placemaking Initiatives and Amenities  
 (As evident through Online Search Engines)  
 Selected Places | Southeast Michigan Prosperity Region 9

Exhibit E.2

Place Name	City of Jackson	City of Ann Arbor	City of Ypsilanti	City of Dexter	City of Saline	City of Chelsea	City of Hillsdale	City of Monroe
2015 Population (ACS 5-yr)	33,255	116,194	19,874	4,682	9,020	5,126	8,203	20,335
City/Village-Wide Planning Documents								
1 City-Wide Master Plan (not county)	1	1	1	1	1	1	1	1
2 Has a Zoning Ordinance Online	1	1	1	1	1	1	1	1
3 Seeking Form-Based Code, Hybrid	1	0	1	0	1	0	1	0
4 Parks & Rec. Plan or Commission	1	1	1	1	1	1	0	1
Downtown Planning Documents								
5 Established DDA, BID, or Similar	1	1	1	1	1	1	1	1
6 DT Master Plan, Subarea Plan	0	1	1	1	1	0	0	0
7 Streetscape, Transp. Improv. Plan	1	1	1	1	1	0	0	0
8 Retail Market Study or Strategy	0	0	1	1	1	0	0	1
9 Residential Market Study, Strategy	1	0	1	1	1	1	1	1
10 Façade Improvement Program	1	1	1	1	1	1	1	1
Downtown Organization and Marketing								
11 Redevelopment Ready Community	1	1	1	0	0	0	1	1
12 Michigan Cool City Designation	1	1	1	0	1	0	0	0
13 Member of Michigan Main Street	0	0	1	0	1	0	0	0
14 Facebook Page	1	1	1	1	1	1	1	1
Listing or Map of Merchants and Amenities								
15 City/Village Main Website	0	0	0	0	0	0	0	0
16 DDA, BID, or Main Street Website	1	1	1	0	0	0	0	1
17 Chamber or CVB Website	1	1	1	1	1	1	1	1
Subtotal Place Score (17 points possible)	13	12	16	11	14	8	9	11

This PlaceScore assessment is based only on internet research, and has not been field verified.  
 Analysis and assessment by LandUse|USA © 2017, and may reflect some input from local stakeholders.  
 If a community's amenities and resources are not listed, then the challenge is to improve marking efforts,  
 and ensure that the resources are available and easy to find through mainstream online search engines.  
 The PlaceScore term and methodology is trademarked by LandUse|USA with all rights reserved.

PlaceScores™ - Local Placemaking Initiatives and Amenities  
 (As evident through Online Search Engines)  
 Selected Places | Southeast Michigan Prosperity Region 9

Exhibit E.3

Place Name	City of Jackson	City of Ann Arbor	City of Ypsilanti	City of Dexter	City of Saline	City of Chelsea	City of Hillsdale	City of Monroe
2015 Population (ACS 5-yr)	33,255	116,194	19,874	4,682	9,020	5,126	8,203	20,335
Unique Downtown Amenities								
1 Cinema/Theater, Playhouse	1	1	1	1	0	1	0	1
2 Waterfront Access/Parks	1	1	1	1	1	1	1	1
3 Established Farmers' Market	1	1	1	1	1	1	1	1
4 Summer Concert Series	1	1	1	1	1	1	1	1
5 National or Other Major Festival	1	1	1	0	1	1	0	1
Downtown Street and Environment								
6 Angle Parking (not parallel)	1	0	0	0	0	0	1	1
7 Total Reported Walk Score is 50+	1	1	1	1	1	1	1	1
8 Walk Score/1,000 Pop is 40+	0	0	0	0	0	0	0	0
9 Off Street Parking is Evident	1	1	1	1	1	1	1	1
10 2-Level Scale of Historic Buildings	1	1	1	1	1	1	1	1
11 Balanced Scale 2 Sides of Street	1	1	1	1	1	1	1	1
12 Pedestrian Crosswalks, Signaled	1	1	1	1	1	1	1	1
13 Two-way Traffic Flow	1	1	1	1	1	1	1	0
Subtotal Place Score (13 points possible)	12	11	11	10	10	11	10	11
Total Place Score (30 Points Possible)	25	23	27	21	24	19	19	22
Reported Walk Score (avg. = 42)	75	97	89	61	52	54	83	82
Walk Score per 1,000 Population	2	1	4	13	6	11	10	4

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Evidence of Progress with a Placemaking Process  
The City of Monroe | Monroe County, Michigan | 2017

	Water Front?	Down Town?	Name, Address, Location	Description and Notes
1	No	Yes	E Front St at Washington St	Modern streetscaping with brick pavers, street trees, benches, and bike racks.
2	Yes	Yes	River Raisin south bank	Riverwalk constructed from Harrison St east to Murray Street. The passages between Front St and Riverwalk include decorative signage and lighting.
3	Yes	Yes	River Raisin	Pedestrian bridge across river connects downtown to St. Mary's Park.
4	No	Yes	Loranger Square Pavilion (NW corner of E 1st St and Washington St).	Pavilion in important civic location used for summer concerts and gatherings.
5	Yes	Yes	Downtown Monroe Wine Crawl	Popular summer event with wine tastings hosted by downtown businesses.
6	No	Yes	2015 Heart of Monroe PlacePlan North-south alley on west side of S Monroe St between W Front St and W 2nd St.	Placemaking plan facilitated by Michigan Municipal League (MML), Michigan State University (MSU) School of Planning, Design, and Construction, and MSU Extension with funding assistance from Michigan State Housing Development Authority (MSHDA). Design plan and implementation strategy to transform alley into a shared pedestrian space.

Based on stakeholder input and market research; prepared by LandUseUSA and Seamless Collaborative, 2017.  
This list has not been field-verified and is subject to revision with additional input from local stakeholders.

Evidence of Progress with a Placemaking Process  
 The City of Monroe | Monroe County, Michigan | 2017

	Water Front?	Down Town?	Name, Address, Location	Description and Notes
7	No	No	2013 Telegraph Road Charrette	As part of the Resilient Monroe planning process, a charrette was held to develop a plan for the Telegraph Road corridor that would increase pedestrian access and create a sense of place along the corridor. Plans for redevelopment of the former La-Z-Boy headquarters site, Mill Run Park, and two community gateways were also developed.
8	Yes	Yes	2013 River Raisin Heritage Corridor - East Master Plan	Planning process involved the City, the National Park Service, and the Monroe Historical Society developing a plan for significant expansion of the River Raisin National Battlefield Park including amenities and corridor improvements.
9	No	Yes	Memorial Park	Small Peace Garden is being constructed behind Johnson-Phinney Building at 117 Cass St. Park will include a 14-foot tall bronze sculpture celebrating 200 years of peace between the U.S., Canada, and Great Britain.

Based on stakeholder input and market research; prepared by LandUseUSA and Seamless Collaborative, 2017.  
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Section **F**  
Renter Occupied Prices

Prepared by:



LandUseUSA

Southeast Michigan Prosperity Region 9

Prepared for:



Market Parameters and Forecasts | Households in Renter-Occupied Units  
 The City of Monroe | Monroe Co. | SEM Prosperity Region 9

Place or County	2010 Census	2010 ACS 5-yr	2011 ACS 5-yr	2012 ACS 5-yr	2013 ACS 5-yr	2014 ACS 5-yr	2015 ACS 5-yr	2016 Estimate	2017 Forecast	2020 Forecast
	Renter Hhlds.									
North to South										
1 Frenchtown Twp.	2,082	2,143	2,192	2,177	2,122	2,099	1,995	2,028	2,062	2,162
2 City of Monroe	3,122	3,132	3,143	3,279	3,305	3,138	3,038	3,163	3,289	3,680
3 Monroe Twp.	1,312	1,167	1,303	1,316	1,336	1,302	1,298	1,384	1,471	1,739
SEM Prosperity Region 9										
1 Livingston County	9,877	8,629	9,260	9,532	10,097	10,423	10,622	10,728	10,836	11,164
2 Jackson County	16,139	14,563	15,079	15,401	16,148	16,569	17,036	17,424	17,815	19,002
3 Washtenaw County	53,710	49,674	50,403	51,945	53,219	53,729	55,542	57,157	58,790	63,806
4 Hillsdale County	3,858	3,163	3,332	3,384	3,533	3,915	4,051	4,190	4,330	4,761
5 Lenawee County	8,446	7,633	7,559	8,213	8,388	8,618	8,784	8,949	9,114	9,614
6 Monroe County	11,734	11,250	11,412	12,064	12,231	12,146	12,029	11,976	11,920	11,744

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Market Parameters and Forecasts | Median Contract Rent  
 The City of Monroe | Monroe Co. | SEM Prosperity Region 9

Place or County	2010 ACS 5-yr Median Contract Rent	2011 ACS 5-yr Median Contract Rent	2012 ACS 5-yr Median Contract Rent	2013 ACS 5-yr Median Contract Rent	2014 ACS 5-yr Median Contract Rent	2015 ACS 5-yr Median Contract Rent	2016 Estimate Median Contract Rent	2017 Forecast Median Contract Rent	2020 Forecast Median Contract Rent
<b>North to South</b>									
1 Frenchtown Twp.	\$634	\$639	\$639	\$639	\$639	\$639	\$639	\$639	\$639
2 City of Monroe	\$539	\$545	\$573	\$583	\$624	\$624	\$624	\$624	\$624
3 Monroe Twp.	\$542	\$572	\$590	\$609	\$624	\$638	\$652	\$667	\$713
<b>SEM Prosperity Region 9</b>									
1 Livingston County	\$729	\$746	\$760	\$761	\$761	\$768	\$775	\$782	\$804
2 Jackson County	\$552	\$578	\$587	\$591	\$600	\$602	\$604	\$606	\$612
3 Washtenaw County	\$766	\$773	\$786	\$800	\$824	\$841	\$858	\$876	\$931
4 Hillsdale County	\$479	\$493	\$494	\$497	\$507	\$507	\$507	\$507	\$507
5 Lenawee County	\$536	\$547	\$563	\$570	\$571	\$582	\$593	\$605	\$640
6 Monroe County	\$590	\$602	\$612	\$617	\$641	\$641	\$641	\$641	\$641

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©. Year-to-year fluctuations in the ACS data have been blended or smoothed by LandUseUSA.

Market Parameters and Forecasts | Median Gross Rent  
 The City of Monroe | Monroe Co. | SEM Prosperity Region 9

Place or County	2010 ACS 5-yr Median Gross Rent	2011 ACS 5-yr Median Gross Rent	2012 ACS 5-yr Median Gross Rent	2013 ACS 5-yr Median Gross Rent	2014 ACS 5-yr Median Gross Rent	2015 ACS 5-yr Median Gross Rent	2016 Estimate Median Gross Rent	2017 Forecast Median Gross Rent	2020 Forecast Median Gross Rent
North to South									
1 Frenchtown Twp.	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796
2 City of Monroe	\$695	\$699	\$726	\$726	\$752	\$752	\$752	\$752	\$752
3 Monroe Twp.	\$670	\$745	\$794	\$794	\$795	\$795	\$795	\$795	\$795
SEM Prosperity Region 9									
1 Livingston County	\$860	\$887	\$913	\$917	\$917	\$917	\$917	\$917	\$917
2 Jackson County	\$678	\$708	\$719	\$722	\$731	\$731	\$731	\$731	\$731
3 Washtenaw County	\$866	\$879	\$893	\$910	\$938	\$953	\$968	\$984	\$1,032
4 Hillsdale County	\$607	\$629	\$631	\$639	\$655	\$655	\$655	\$655	\$655
5 Lenawee County	\$646	\$663	\$694	\$710	\$724	\$731	\$738	\$745	\$767
6 Monroe County	\$733	\$755	\$775	\$777	\$791	\$791	\$791	\$791	\$791

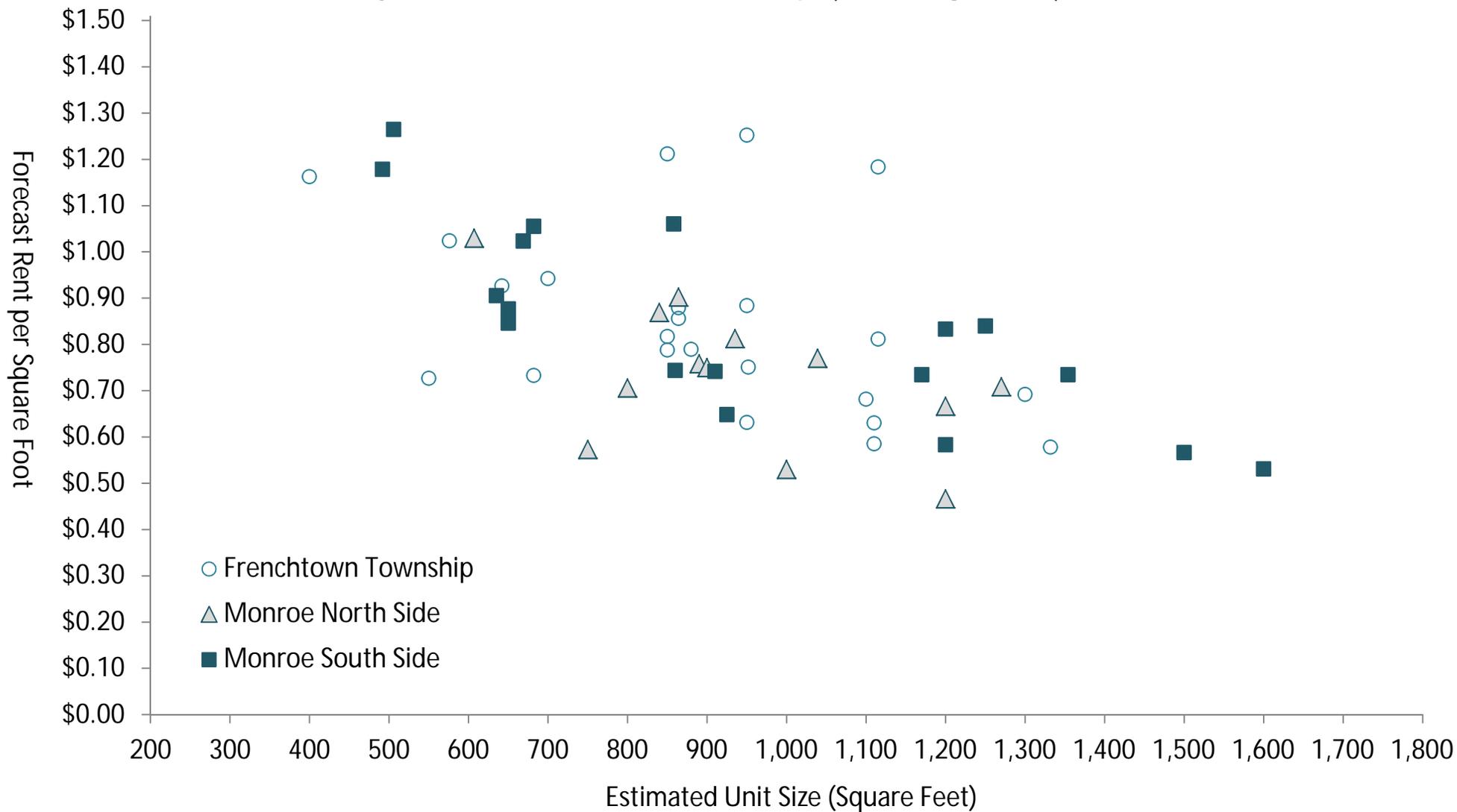
Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.  
 Year-to-year fluctuations in the ACS data have been blended or smoothed by LandUseUSA.

Market Parameters - Contract and Gross Rents  
 Selected Counties in Prosperity Regions 6, 9, and 10 | Year 2016

Region and County	Median Household Income Renters	Monthly Median Contract Rent	Monthly Median Gross Rent	Gross v. Contract Rent Index	Monthly Utilities and Fees	Fees as a Share of Gross Rent	Gross Rent as a Share of Renter Income
The State of Michigan	\$27,614	\$649	\$798	1.23	\$149	18.6%	34.7%
EM Prosperity Region 6							
1 Genesee County	\$23,437	\$544	\$727	1.34	\$183	25.2%	37.2%
2 Lapeer County	\$30,152	\$671	\$841	1.25	\$170	20.2%	33.5%
3 Sanilac County	\$24,204	\$478	\$636	1.33	\$158	24.9%	31.5%
4 Saint Clair County	\$25,656	\$589	\$736	1.25	\$147	20.0%	34.4%
DM Prosperity Region 10							
1 Oakland County	\$39,868	\$814	\$964	1.18	\$150	15.6%	29.0%
2 Macomb County	\$31,919	\$725	\$874	1.21	\$149	17.1%	32.9%
3 Wayne County	\$22,693	\$627	\$801	1.28	\$175	21.8%	42.4%
SEM Prosperity Region 9							
1 Livingston County	\$40,524	\$790	\$943	1.19	\$153	16.2%	27.9%
2 Jackson County	\$24,664	\$605	\$734	1.21	\$130	17.6%	35.7%
3 Washtenaw County	\$34,277	\$859	\$974	1.13	\$114	11.8%	34.1%
4 Hillsdale County	\$23,620	\$509	\$658	1.29	\$149	22.6%	33.4%
5 Lenawee County	\$26,613	\$583	\$732	1.26	\$149	20.4%	33.0%
6 Monroe County	\$32,727	\$667	\$823	1.23	\$156	19.0%	30.2%

Source: Underlying data provided by the U.S. Census and American Community Survey (ACS) through 2015, with data refinements, analysis, and exhibit prepared by LandUse|USA; 2017 ©.

### Forecast Contract Rent per Square Foot v. Unit Size Attached Renter-Occupied Units The City of Monroe and Frenchtown Twp. | SEM Region 09 | Year 2017



Source: Estimates and forecasts by LandUseUSA and Seamless Collaborative, 2017.  
Based on market observations, phone surveys, and assessors records.

Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Greenwycke Lane Crossings 6112 Greenwycke	S	Twnhse	Brick Vinyl	2	.	.	.	.	1972	116	3	1.5	858	\$1,380
											2	1	669	\$1,185
											2	1.5	682	\$1,170
											1	1	506	\$990
											3	1.5	858	\$910
											2	1.5	682	\$720
											2	1	669	\$685
Park West Club 1621 Park West Dr	F	Apt	Vinyl	2	.	.	.	.	1994	160	3	2	1,115	\$1,320
											2	2	950	\$1,190
											1	1	850	\$1,030
											3	2	1,115	\$905
											2	2	950	\$840
											1	1	850	\$695
Townes on Front 917 W Front St (former industrial)	S	Townhse Side by Side	.	2	.	.	.	.	2004	18	2	1	1,250	\$1,050
											2	1	1,354	\$995
52 W Front St (above Salon Be)	S	2nd Level Rehab	.	2	Yes	Yes	.	.	.	1	1	1	1,200	\$1,000

Source: Based on market observations, surveys, and assessors records.

Analysis and exhibit prepared by Seamless Collaborative in partnership with LandUseUSA; 2017.

Codes | N = Monroe North Side | S = South Side | DT = Downtown | F = Frenchtown Twp.

Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Oak Forest 300 Town Oaks Dr	N	Townhse	Brick Vinyl	2	.	.	.	.	1985	172	3	1.5	1,270	\$900
											2	1.5	1,039	\$800
											2	1	864	\$780
											2	1.5	935	\$760
											2	1	840	\$730
Hampton Town 1318 Frank Dr	F	Garden Townhse	Brick Vinyl	1	.	.	.	.	.	.	3	2.5	2,200	.
											3	2	1,300	\$900
											2	2	1,100	\$750
											1	1	950	\$600
											0.5	1	400	\$465
River Raisin 1646 W Lorain St	S	Apts	Vinyl	3	.	.	.	.	1974	154	3	1.5	1,170	\$860
											2	1.5	910	\$675
											1	1	650	\$570
											1	1	650	\$550
31 E Front St (above Cravings Ice Cream)	S	Townhse 2nd Level Rehab	.	2	Yes	Yes	.	.	.	1	2	1.5	1,600	\$850

Source: Based on market observations, surveys, and assessors records.

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Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
27 E Front St (above LaVoy Law)	S	2nd Level Rehab	.	2	Yes	Yes	.	.	.	1	1	2	1,500	\$850
29 S Monroe St	DT	2nd Level Rehab	.	2	.	Yes	.	.	.	2	1	1	1,000	\$850
18 S Monroe St (above Barn Owl Studio)	DT	2nd Level Rehab	.	2	Yes	Yes	.	.	2018 (underway)	1	1	1	.	\$850
17 E Elm Ave	N	Historic Mansion	Brick	3	.	Yes	.	.	.	.	3	1	.	\$850
Briarwyck Arms 927 N Macomb St	N	Manor Apts	Brick	3	.	.	.	.	1972	42	3 2 1	2 1.5 1	1,379 1,200 721	. \$800 .
Landing Cedar Cr 1055 Cedar Creek Drive	F	Manor Townhse	Brick	2	.	.	.	.	2000	150	3 2 2	2 2 2	1332 1110 1110	\$770 \$700 \$650

Source: Based on market observations, surveys, and assessors records.

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Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Foxton Apts 1329 Foxton Dr	F	Garden Style	Vinyl	1	.	.	.	.	1983	51	2	2	864	\$760
											2	1	864	\$740
											1	1	576	\$590
											0.5	1	288	\$460
14.5 S Monroe St (above 98.3 FM)	DT	2nd Level Rehab	.	2	Views	Yes	.	.	.	2	1	1	.	\$750
											1	1	.	\$600
Washington Arms 725 Washington St	S	Apts	Brick	2	.	.	.	.	1970	80	2	2	1,200	\$700
Hidden Trail 1513 Stewart Rd	F	Apts	Brick	3	.	.	.	.	1974	162	2	1	880	\$695
											1	1	642	\$595
Court Apts 615 John Anderson	N	Manor	Brick	3	.	.	.	.	.	.	2	1.5	890	\$675
			Vinyl								2	1.5	900	\$675
1360 Paul Court	F	Motel Style	.	2	.	.	.	.	.	.	2	1	850	\$670

Source: Based on market observations, surveys, and assessors records.

Analysis and exhibit prepared by Seamless Collaborative in partnership with LandUseUSA; 2017.

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Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Custer Estates 1700 Mall Rd	F	Apts	Vinyl	3	.	.	.	.	.	108	1	1	700	\$660
											2	1	952	\$715
Charlotte Arms 1166 N Macomb St	S	Apts	Brick	3	.	.	.	.	1970	180	2	1	860	\$640
			Vinyl								1	1	635	\$575
2 S Macomb St (above LaRoy's pottery studio)	DT	2nd Level Rehab	.	2	Yes	Yes	.	.	2015	2	1	1	800	\$625
											1	1	800	\$600
902 E 8th St	S	Mansion	.	2	.	.	.	.	.	.	2	1	925	\$600
Charring Square 6123 Greenwycke	S	Townhse Apt	Brick Vinyl	2	.	.	.	.	1972	200	1	1	492	\$580
Cantebury Court 30 Virginia Dr	N	Motel Style	Brick Vinyl	2	.	.	.	.	1965	26	2	1	800	\$565
Village Pines 1600 Park Court	N	Townhse Garden Patio	Brick Vinyl	2	.	.	Yes	.	.	190	3	1.5	1,200	\$560
											2	1	1,000	\$530
											1	1	750	\$430

Source: Based on market observations, surveys, and assessors records.

Analysis and exhibit prepared by Seamless Collaborative in partnership with LandUseUSA; 2017.

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Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Frenchtown Place 1201 N Macomb St	F	Midrise Hotel	Concrete	6	.	.	.	.	1983	151	2	1	800	.
											1	1	682	\$500
											1	1	550	\$400
4 E Front St (above Mex. Grill)	DT	Loft Over Retail	.	2	.	Yes	.	.	.	2	1	1	500	\$425
											1	1	500	\$425
Village Pines 1600 Park Court	N	Garden Townhse	Brick Vinyl	1	.	.	Yes	.	1973	190	3	1	.	\$460
											2	1	\$430	
											2	1	\$560	
54 S Monroe St	S	3rd Level Rehab	.	3	.	Yes	.	.	2017 (underway)	.	.	.	1,400	.
615 Washington St	S	Lowrise Flats	Brick	4	.	.	.	.	1928	7	2	1	1,200	.
Woodcraft Senior Apartments 806 W 7th St	S	Lofts Flats	Brick	2	.	.	Yes	Yes	1904	120	3	1.5	1,100	.
											2	1	1,000	.
											1	1	750	.
Woodcraft Square 800 W 7th Street (former furniture factory)	S	Townhse	Vinyl	2	.	.	Yes	Yes	1983	88	1	1	.	.
											2	1	1,000	.
											3	1.5	1,200	.

Source: Based on market observations, surveys, and assessors records.

Analysis and exhibit prepared by Seamless Collaborative in partnership with LandUseUSA; 2017.

Codes | N = Monroe North Side | S = South Side | DT = Downtown | F = Frenchtown Twp.

Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
Creekside Village 1450 S Monroe St	S	Patio Homes Style	Vinyl	1	.	.	.	Yes	2004	77	2 1	1 1	864 754	. .
Appleton Ridge 620-628 John Anderson Court	N	Manor Style Apts	Brick Vinyl	3	.	.	.	.	1969	56	2	2	740	.
Medallion Manor 741 N Macomb St	N	Manor Apts	Brick Vinyl	2	.	.	.	.	.	20	1	1	721	.
Mable H. Kehres 15275 S Dixie Hwy	S	Low Rise	Concrete	6	.	.	.	Assist. Living	1960s	200	2 1	1 1	692 500	. .
Norman Towers 810 W Elm Ave	N	Lowrise Flats	Brick	4	.	.	.	Yes	1916	108	2 1	1 1	625 500	. .
Washington Sq 423 Washington	S	Lowrise Flats	Brick	3	.	.	.	.	1929	18	1 0.5	1 1	600 475	. .
River Park Plaza 20 North Roessler	N	.	.	.	.	.	Yes	Indep. Living	.	148	1 0.5	1 1	462 396	. .

Source: Based on market observations, surveys, and assessors records.

Analysis and exhibit prepared by Seamless Collaborative in partnership with LandUseUSA; 2017.

Codes | N = Monroe North Side | S = South Side | DT = Downtown | F = Frenchtown Twp.

Existing For-Rent Choices | Attached Units Only  
 The City of Monroe and Vicinity | Monroe Co. | Year 2017

Full Address	Code	Building Type	Exterior Material	Levels	Water-front	Down-town	Income Limits	Sen-iors	Year Open	Units in Bldg.	Bed Rooms	Bath Rooms	Estimated Sq. Ft.	Contract (Cash) Rent
601 S Monroe St	S	Historic Mansion	Brick	2	.	.	.	.	1859	9	1	1	.	.
109 E Elm Ave	N	Historic Mansion	.	3	.	.	.	.	1923	12	.	.	.	.
Winchester 102 Winchester St	S	Mixed Use	Vinyl over Brick	2	.	.	.	.	1913	6	2	1	.	.
Del Rio Apts 210 E Elm Ave	N	Lofts Flats	Brick	4	.	.	.	.	1929	20	.	.	.	.
100-300 Taddeo Drive	.	Townhse Apts	Brick Vinyl	2	.	.	.	.	2005	12	1	1	.	.
Chestnut Hills 2840 N Monroe St	F	Lowrise Apts	Brick	3	.	.	.	.	1970s	162	.	.	.	.
5966 Roseland Av	S	Garden Apts	Brick Vinyl	1	.	.	.	.	1965	8	1 2	1 1	.	.
44 E Willow St	N	Manor Apts	Brick Vinyl	3	.	.	.	.	1970	12	2	1	.	.
708 Front St	S	Motel Style	Vinyl	1	.	.	.	.	1965	12	.	.	.	.
38 Virginia Dr	S	Apts	Brick	3	.	.	.	.	1963	16	1	1-2	.	.
Western Arm Apts 830 Western Ave	S	Manor Apts	Brick	3	.	.	.	.	1971	30	.	.	.	.

Codes | N = Monroe North Side | S = South Side | DT = Downtown | F = Frenchtown Twp.



Section **G**

Owner Occupied Prices

Prepared by:



LandUseUSA

Southeast Michigan Prosperity Region 9

Prepared for:




Market Parameters and Forecasts | Households in Owner-Occupied Units  
The City of Monroe | Monroe Co. | SEM Prosperity Region 9

	2010 Census	2010 ACS 5-yr	2011 ACS 5-yr	2012 ACS 5-yr	2013 ACS 5-yr	2014 ACS 5-yr	2015 ACS 5-yr	2016 Estimate	2017 Forecast	2020 Forecast
Place or County	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.	Owner Hhlds.
North to South										
1 Frenchtown Twp.	5,876	6,192	5,954	6,004	5,931	5,824	5,728	5,728	5,728	5,728
2 City of Monroe	5,116	5,480	5,326	5,319	5,058	4,961	5,137	5,137	5,137	5,137
3 Monroe Twp.	4,407	4,487	4,547	4,441	4,524	4,429	4,410	4,410	4,410	4,410
SEM Prosperity Region 9										
1 Livingston County	57,503	58,636	58,137	57,867	57,594	57,856	58,358	58,942	59,531	61,335
2 Jackson County	44,632	46,049	45,178	44,548	43,952	43,916	43,555	43,555	43,555	43,555
3 Washtenaw County	83,483	84,487	83,762	82,938	82,581	82,742	82,525	82,525	82,525	82,525
4 Hillsdale County	13,934	14,343	14,285	14,173	14,109	13,717	13,759	13,800	13,842	13,967
5 Lenawee County	29,068	30,198	30,114	29,378	29,366	29,241	29,180	29,180	29,180	29,180
6 Monroe County	46,496	47,048	46,788	46,228	46,471	46,182	46,537	47,002	47,472	48,911

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Market Parameters and Forecasts | Median Home Value  
The City of Monroe | Monroe Co. | SEM Prosperity Region 9

Place or County	2010 Census Median Home Value	2011 ACS 5-yr Median Home Value	2012 ACS 5-yr Median Home Value	2013 ACS 5-yr Median Home Value	2014 ACS 5-yr Median Home Value	2015 ACS 5-yr Median Home Value	2016 Estimate Median Home Value	2017 Forecast Median Home Value	2020 Forecast Median Home Value
North to South									
1 Frenchtown Twp.	\$142,900	\$125,700	\$119,900	\$113,500	\$111,300	\$118,500	\$123,240	\$128,170	\$144,173
2 City of Monroe	\$139,200	\$128,100	\$114,500	\$107,900	\$105,600	\$105,800	\$106,000	\$106,201	\$106,806
3 Monroe Twp.	\$136,900	\$125,400	\$115,500	\$100,300	\$101,200	\$107,200	\$111,488	\$115,948	\$130,425
SEM Prosperity Region 9									
1 Livingston County	\$216,400	\$203,200	\$191,000	\$183,100	\$183,800	\$192,500	\$200,200	\$208,208	\$234,206
2 Jackson County	\$130,000	\$123,200	\$116,800	\$112,800	\$110,500	\$111,500	\$112,509	\$113,527	\$116,637
3 Washtenaw County	\$216,200	\$208,800	\$200,300	\$198,400	\$199,200	\$208,200	\$216,528	\$225,189	\$253,307
4 Hillsdale County	\$116,500	\$113,000	\$106,900	\$103,700	\$100,600	\$98,700	\$98,700	\$98,700	\$98,700
5 Lenawee County	\$140,400	\$133,800	\$124,400	\$116,900	\$113,900	\$114,900	\$115,909	\$116,926	\$120,033
6 Monroe County	\$161,800	\$156,600	\$147,600	\$139,100	\$137,500	\$137,200	\$137,200	\$137,200	\$137,200

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Existing For-Sale Choices | Attached Units Only  
 The Cities of Monroe and Dundee | Monroe Co. | Year 2017

Full Address	Building Type	Levels	Year Open	Units			Estimated Sq. Ft.	Forecast Selling Price	Selling Price per Sq. Ft.
				in Bldg.	Bed Rooms	Bath Rooms			
Somerset Place	Townhse	2	2006	.	2	2	1,350	\$160,000	\$119
105 Taddeo Drive	Side/Side						1,250	\$117,000	\$94
The City of Monroe							950	\$92,000	\$97
Townes on Front	Townhse	2	2004	.	3	1.5	1,355	\$100,000	\$74
917 W. Front St	Side/Side				2	1.5	1,355	\$95,000	\$70
The City of Monroe									
Park at Plum Grove	Townhse	2	2011	6	2	2	1,310	\$100,000	\$76
916 Plum Park Dr	Stacked				2	2	1,190	\$100,000	\$84
Raisinville Township									
Courtyards Dundee	Townhse	2	2006	.	3	2.5	1,300	\$130,000	\$100
645 Powell Dr	Side/Side				2	2.5	1,300	\$125,000	\$96
135 Timberbrook Ln									
The City of Dundee									

Source: Based on market observations, surveys, and assessors records.

Analysis and exhibit prepared by Seamless Collaborative in partnership with LandUseUSA; 2017.



Section **H**  
Other Parameters

Prepared by:



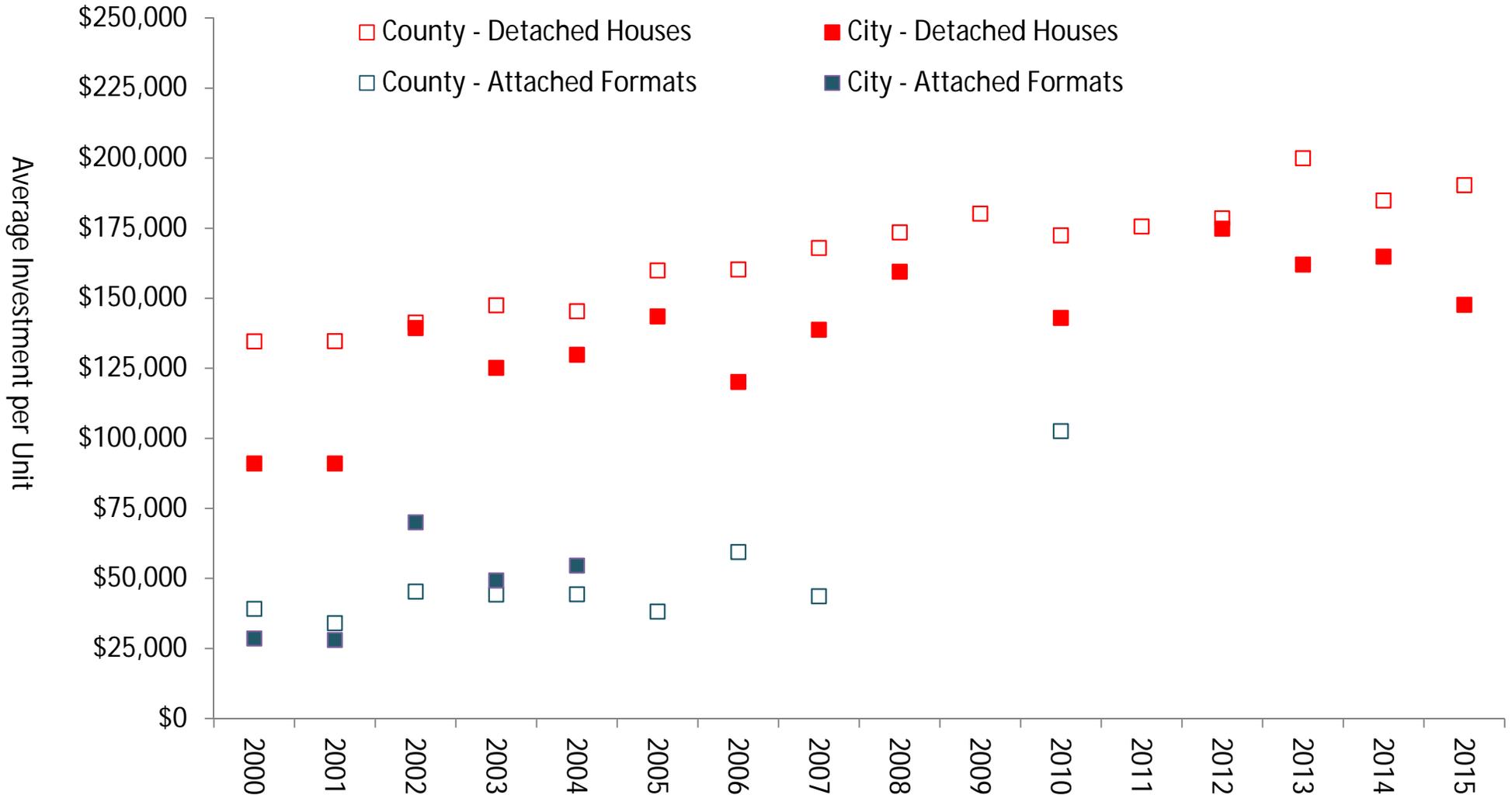
LandUseUSA

Southeast Michigan Prosperity Region 9

Prepared for:



### Average Investment per Unit Attached v. Detached Units | Building Permits The City of Monroe, Michigan | 2000 - 2015



Source: Underlying data is based on local building permits as reported by the U.S. Census, with some imputation. Analysis and exhibit prepared by LandUseUSA, 2017 (c).

Market Parameters and Forecasts | Households  
The City of Monroe | Monroe Co. | SEM Prosperity Region 9

	2010 Census	2010 ACS 5-yr	2011 ACS 5-yr	2012 ACS 5-yr	2013 ACS 5-yr	2014 ACS 5-yr	2015 ACS 5-yr	2016 Estimate	2017 Forecast	2020 Forecast
Place or County	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.	Total Hhlds.
North to South										
1 Frenchtown Twp.	7,958	8,335	8,146	8,181	8,053	7,923	7,723	7,756	7,790	7,890
2 City of Monroe	8,238	8,612	8,469	8,598	8,363	8,099	8,175	8,300	8,426	8,817
3 Monroe Twp.	5,719	5,654	5,850	5,757	5,860	5,731	5,708	5,794	5,881	6,149
SEM Prosperity Region 9										
1 Livingston County	67,380	67,265	67,397	67,399	67,691	68,279	68,980	69,670	70,366	72,499
2 Jackson County	60,771	60,612	60,257	59,949	60,100	60,485	60,591	60,979	61,370	62,557
3 Washtenaw County	137,193	134,161	134,165	134,883	135,800	136,471	138,067	139,682	141,315	146,331
4 Hillsdale County	17,792	17,506	17,617	17,557	17,642	17,632	17,810	17,990	18,171	18,727
5 Lenawee County	37,514	37,831	37,673	37,591	37,754	37,859	37,964	38,129	38,294	38,794
6 Monroe County	58,230	58,298	58,200	58,292	58,702	58,328	58,566	58,978	59,393	60,655

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Market Parameters and Forecasts | Median Household Income  
 The City of Monroe | Monroe Co. | SEM Prosperity Region 9

Place or County	2010 ACS 5-yr Median Hhld. Income	2011 ACS 5-yr Median Hhld. Income	2012 ACS 5-yr Median Hhld. Income	2013 ACS 5-yr Median Hhld. Income	2014 ACS 5-yr Median Hhld. Income	2015 ACS 5-yr Median Hhld. Income	2016 Estimate Median Hhld. Income	2017 Forecast Median Hhld. Income	2020 Forecast Median Hhld. Income	2015 ACS 5-yr Owner Household Income	2015 ACS 5-yr Renter Household Income
North to South											
1 Frenchtown Twp.	\$52,111	\$50,654	\$49,287	\$46,518	\$45,562	\$46,665	\$47,795	\$48,952	\$52,594	\$55,938	\$30,880
2 City of Monroe	\$42,673	\$44,054	\$42,738	\$42,911	\$45,037	\$44,452	\$44,452	\$44,452	\$44,452	\$56,583	\$24,613
3 Monroe Twp.	\$46,718	\$45,027	\$44,342	\$43,633	\$44,512	\$46,964	\$48,843	\$50,796	\$57,139	\$55,500	\$29,125
SEM Prosperity Region 9											
1 Livingston County	\$72,129	\$71,694	\$72,396	\$72,359	\$73,694	\$75,204	\$76,745	\$78,317	\$83,231	\$81,391	\$39,742
2 Jackson County	\$46,117	\$47,169	\$46,572	\$46,615	\$45,452	\$46,326	\$47,217	\$48,125	\$50,955	\$57,963	\$24,587
3 Washtenaw County	\$59,065	\$59,737	\$59,063	\$59,055	\$60,805	\$61,003	\$61,202	\$61,401	\$62,003	\$89,540	\$33,765
4 Hillsdale County	\$42,989	\$43,139	\$42,668	\$41,759	\$42,183	\$41,961	\$41,961	\$41,961	\$41,961	\$49,058	\$23,231
5 Lenawee County	\$48,618	\$48,595	\$48,528	\$47,766	\$48,118	\$48,043	\$48,043	\$48,043	\$48,043	\$55,035	\$26,588
6 Monroe County	\$55,366	\$55,826	\$54,588	\$53,972	\$54,911	\$55,653	\$56,405	\$57,167	\$59,516	\$63,571	\$31,816

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.

Market Parameters and Forecasts | Total Housing Units, Including Vacancies  
The City of Monroe | Monroe Co. | SEM Prosperity Region 9

Place or County	2010 Census Total Housing Units	2010 ACS 5-yr Total Housing Units	2011 ACS 5-yr Total Housing Units	2012 ACS 5-yr Total Housing Units	2013 ACS 5-yr Total Housing Units	2014 ACS 5-yr Total Housing Units	2015 ACS 5-yr Total Housing Units	2016 Estimate Total Housing Units	2017 Forecast Total Housing Units	2020 Forecast Total Housing Units
North to South										
1 Frenchtown Twp.	8,780	9,285	9,198	9,173	8,957	8,789	8,488	8,488	8,488	8,488
2 City of Monroe	9,158	9,453	9,411	9,482	9,116	8,936	9,006	9,077	9,148	9,364
3 Monroe Twp.	6,152	5,990	6,221	6,116	6,319	6,258	6,279	6,300	6,321	6,385
SEM Prosperity Region 9										
1 Livingston County	72,809	72,551	72,756	72,845	73,080	73,359	74,169	74,988	75,816	78,355
2 Jackson County	69,458	69,096	69,358	69,321	69,196	69,232	69,121	69,121	69,121	69,121
3 Washtenaw County	147,573	147,269	147,466	147,576	147,978	148,106	149,098	150,097	151,102	154,159
4 Hillsdale County	21,757	21,766	21,769	21,748	21,686	21,689	21,667	21,667	21,667	21,667
5 Lenawee County	43,452	43,331	43,402	43,406	43,390	43,439	43,412	43,412	43,412	43,412
6 Monroe County	62,971	62,930	62,935	62,979	63,089	63,189	63,403	63,618	63,833	64,484

Source: Underlying data provided by the U.S. Decennial Census for 2010, and the American Community Survey for 2010 - 2015 (5-year estimates). Analysis, interpolations, and forecasts by LandUse|USA; 2017 ©.



**Maps and Households  
TMA Supplement  
The City of Monroe  
2017**

**Prepared by:**



**Southeast Michigan Prosperity Region 9**

**Prepared for:**





Prepared by:



LandUseUSA

# Maps and Households

SEM Prosperity Region 9 AA

Monroe County BB

The City of Monroe CC

Half Mile Radius DD



Section **AA**  
SEM Prosperity Region 9

Prepared by:



LandUseUSA

Southeast Michigan Prosperity Region 9

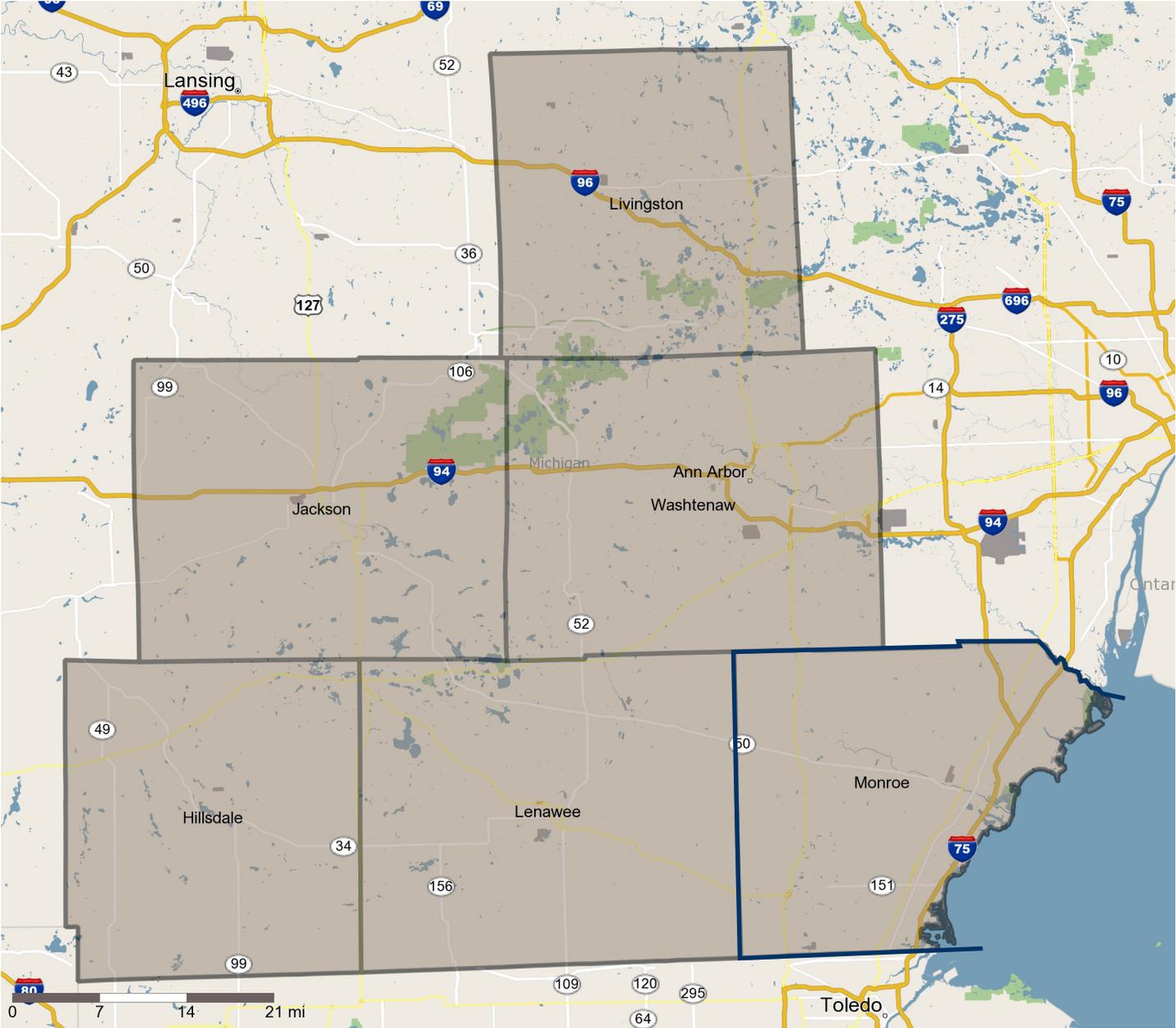
Prepared for:



City of Monroe  
Monroe, Michigan  
Incorporated in 1837  
Home

MSHDA  
MICHIGAN STATE HOUSING  
DEVELOPMENT AUTHORITY

# Geographic Setting with Highway Linkages Monroe County | SEM Prosperity Region 9



**Source: Underlying map provided by Alteryx Decision Analytics;  
exhibit prepared by LandUseUSA (c) 2016.**

Demographic Profiles | Households by Income  
 Southeast Michigan Prosperity Region 9 | 2000 - 2016

Region or County	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM
Place Name	09 SEM Region 2000 Census	09 SEM Region 2000 Share	09 SEM Region 2010 Census	09 SEM Region 2010 Share	09 SEM Region 2016 Estimates	09 SEM Region 2016 Share	09 SEM Region 2000-10 C.A.R.	09 SEM Region 2010-16 C.A.R.
Household Income								
\$0 - \$14,999	39,106	11.3%	42,478	11.2%	40,841	10.6%	0.8%	-0.7%
\$15,000 - \$24,999	35,906	10.4%	37,255	9.8%	37,388	9.7%	0.4%	0.1%
\$25,000 - \$34,999	38,130	11.0%	38,786	10.2%	36,330	9.4%	0.2%	-1.1%
\$35,000 - \$49,999	54,958	15.9%	54,179	14.3%	50,831	13.2%	-0.1%	-1.1%
\$50,000 - \$74,999	74,915	21.6%	73,087	19.3%	72,117	18.7%	-0.2%	-0.2%
\$75,000 - \$99,999	46,997	13.6%	51,574	13.6%	52,689	13.7%	0.9%	0.4%
\$100,000 - \$149,999	38,623	11.2%	53,854	14.2%	58,917	15.3%	3.4%	1.5%
\$150,000 +	<u>17,559</u>	<u>5.1%</u>	<u>27,667</u>	<u>7.3%</u>	<u>36,316</u>	<u>9.4%</u>	4.7%	4.6%
Summation	346,194	100.0%	378,879	100.0%	385,428	100.0%	0.9%	0.3%
Total Households	345,910	100.0%	378,879	100.0%	385,428	100.0%	0.9%	0.3%
Avg. Hhld. Income	\$63,877	.	\$73,514	.	\$79,215	.	1.4%	1.3%
Med. Hhld. Income	\$51,485	.	\$55,085	.	\$59,172	.	0.7%	1.2%

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2017.  
 C.A.R. indicates compound annual rate.

Demographic Profiles | Household Tenure and Vehicles  
 Southeast Michigan Prosperity Region 9 | 2000 - 2016

Region or County	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM
Place Name	09 SEM Region 2000 Census	09 SEM Region 2000 Share	09 SEM Region 2010 Census	09 SEM Region 2010 Share	09 SEM Region 2016 Estimates	09 SEM Region 2016 Share	09 SEM Region 2000-10 C.A.R.	09 SEM Region 2010-16 C.A.R.	
<b>Housing Units</b>									
Owner Occupied	.	.	275,115	65.8%	276,048	65.6%	.	0.1%	
Renter Occupied	.	.	103,764	<u>24.8%</u>	109,380	<u>26.0%</u>	.	0.9%	
Subtotal	345,910	93.7%	378,879	90.6%	385,428	91.6%	0.9%	0.3%	
Vacant	<u>23,404</u>	<u>6.3%</u>	<u>39,140</u>	<u>9.4%</u>	<u>35,472</u>	<u>8.4%</u>	5.3%	-1.6%	
Total Hsg. Units	369,314	100.0%	418,019	100.0%	420,900	100.0%	1.2%	0.1%	
<b>Vehicles Available</b>									
0 Vehicles	19,861	5.7%	25,999	6.9%	26,084	6.8%	2.7%	0.1%	
1 Vehicle	106,443	30.8%	120,398	31.8%	124,745	32.4%	1.2%	0.6%	
2+ Vehicles	<u>219,605</u>	<u>63.5%</u>	<u>232,482</u>	<u>61.4%</u>	<u>234,599</u>	<u>60.9%</u>	0.6%	0.2%	
Total Households	345,909	100.0%	378,879	100.0%	385,428	100.0%	0.9%	0.3%	
Vehicles/Hhld.	1.7	.	2.0	.	2.0	.	.	.	

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2017.  
 C.A.R. indicates compound annual rate.



Section **BB**  
Monroe County

Prepared by:



LandUseUSA

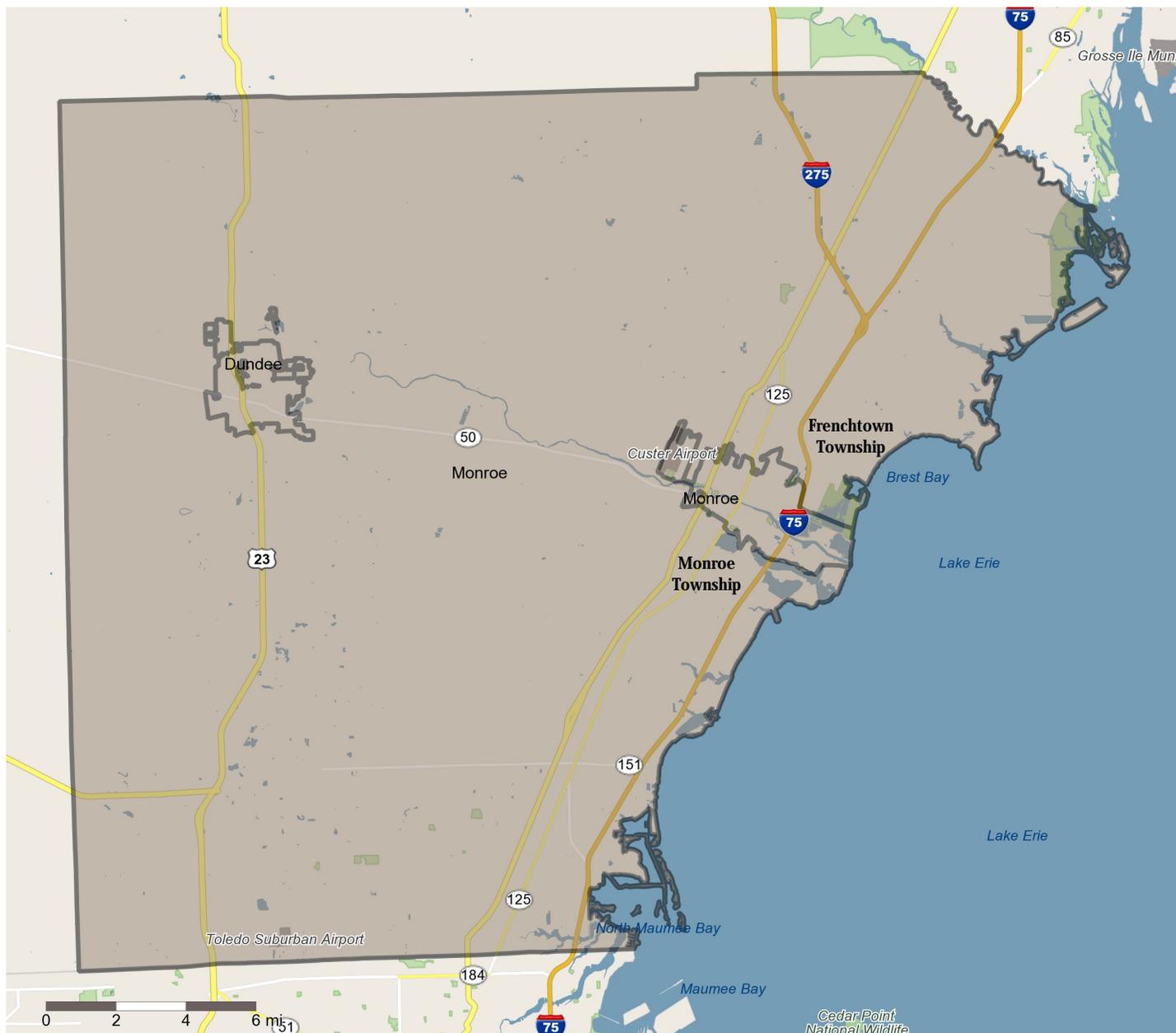
Southeast Michigan Prosperity Region 9

Prepared for:



# Geographic Setting, Water Features, and Highway Linkages The City of Monroe | Monroe County, Michigan

Exhibit BB.1



**Source: Underlying map provided by Alteryx Decision Analytics;  
exhibit prepared by LandUseUSA (c) 2016.**

Demographic Profiles | Households by Income  
 Monroe County | SEM Prosperity Region 9 | 2000 - 2016

Region or County	09 SEM	09 SEM	09 SEM	09 SEM				
Place Name	Monroe County	Monroe County	Monroe County	Monroe County				
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
Household Income								
\$0 - \$14,999	5,989	11.1%	5,836	10.0%	5,673	9.8%	-0.3%	-0.5%
\$15,000 - \$24,999	5,638	10.5%	5,789	9.9%	5,512	9.5%	0.3%	-0.8%
\$25,000 - \$34,999	5,607	10.4%	6,229	10.7%	5,799	10.0%	1.1%	-1.2%
\$35,000 - \$49,999	8,505	15.8%	8,751	15.0%	7,559	13.1%	0.3%	-2.4%
\$50,000 - \$74,999	12,491	23.2%	11,779	20.2%	11,875	20.6%	-0.6%	0.1%
\$75,000 - \$99,999	8,245	15.3%	8,795	15.1%	8,858	15.3%	0.6%	0.1%
\$100,000 - \$149,999	5,601	10.4%	8,333	14.3%	9,013	15.6%	4.1%	1.3%
\$150,000 +	<u>1,761</u>	<u>3.3%</u>	<u>2,718</u>	<u>4.7%</u>	<u>3,478</u>	<u>6.0%</u>	4.4%	4.2%
Summation	53,837	100.0%	58,230	100.0%	57,767	100.0%	0.8%	-0.1%
Total Households	53,764	100.0%	58,230	100.0%	57,767	100.0%	0.8%	-0.1%
Avg. Hhld. Income	\$60,414	.	\$67,273	.	\$71,489	.	1.1%	1.0%
Med. Hhld. Income	\$52,173	.	\$54,576	.	\$59,447	.	0.5%	1.4%

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 C.A.R. indicates compound annual rate.

Demographic Profiles | Household Tenure and Vehicles  
 Monroe County | SEM Prosperity Region 9 | 2000 - 2016

Region or County	09 SEM	09 SEM	09 SEM	09 SEM				
Place Name	Monroe County	Monroe County	Monroe County	Monroe County				
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
<b>Housing Units</b>								
Owner Occupied	.	.	46,496	73.8%	45,617	71.8%	.	-0.3%
Renter Occupied	.	.	11,734	<u>18.6%</u>	12,150	<u>19.1%</u>	.	0.6%
Subtotal	53,764	95.2%	58,230	92.5%	57,767	90.9%	0.8%	-0.1%
Vacant	<u>2,700</u>	<u>4.8%</u>	<u>4,741</u>	<u>7.5%</u>	<u>5,755</u>	<u>9.1%</u>	5.8%	3.3%
Total Hsg. Units	56,464	100.0%	62,971	100.0%	63,522	100.0%	1.1%	0.1%
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
<b>Vehicles Available</b>								
0 Vehicles	2,680	5.0%	3,247	5.6%	3,139	5.4%	1.9%	-0.6%
1 Vehicle	14,780	27.5%	16,451	28.3%	17,263	29.9%	1.1%	0.8%
2+ Vehicles	<u>36,304</u>	<u>67.5%</u>	<u>38,532</u>	<u>66.2%</u>	<u>37,365</u>	<u>64.7%</u>	0.6%	-0.5%
Total Households	53,764	100.0%	58,230	100.0%	57,767	100.0%	0.8%	-0.1%
Vehicles/Hhld.	1.9	.	2.1	.	2.0	.	.	.

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 C.A.R. indicates compound annual rate.



Section **CC**  
The City of Monroe

Prepared by:



LandUseUSA

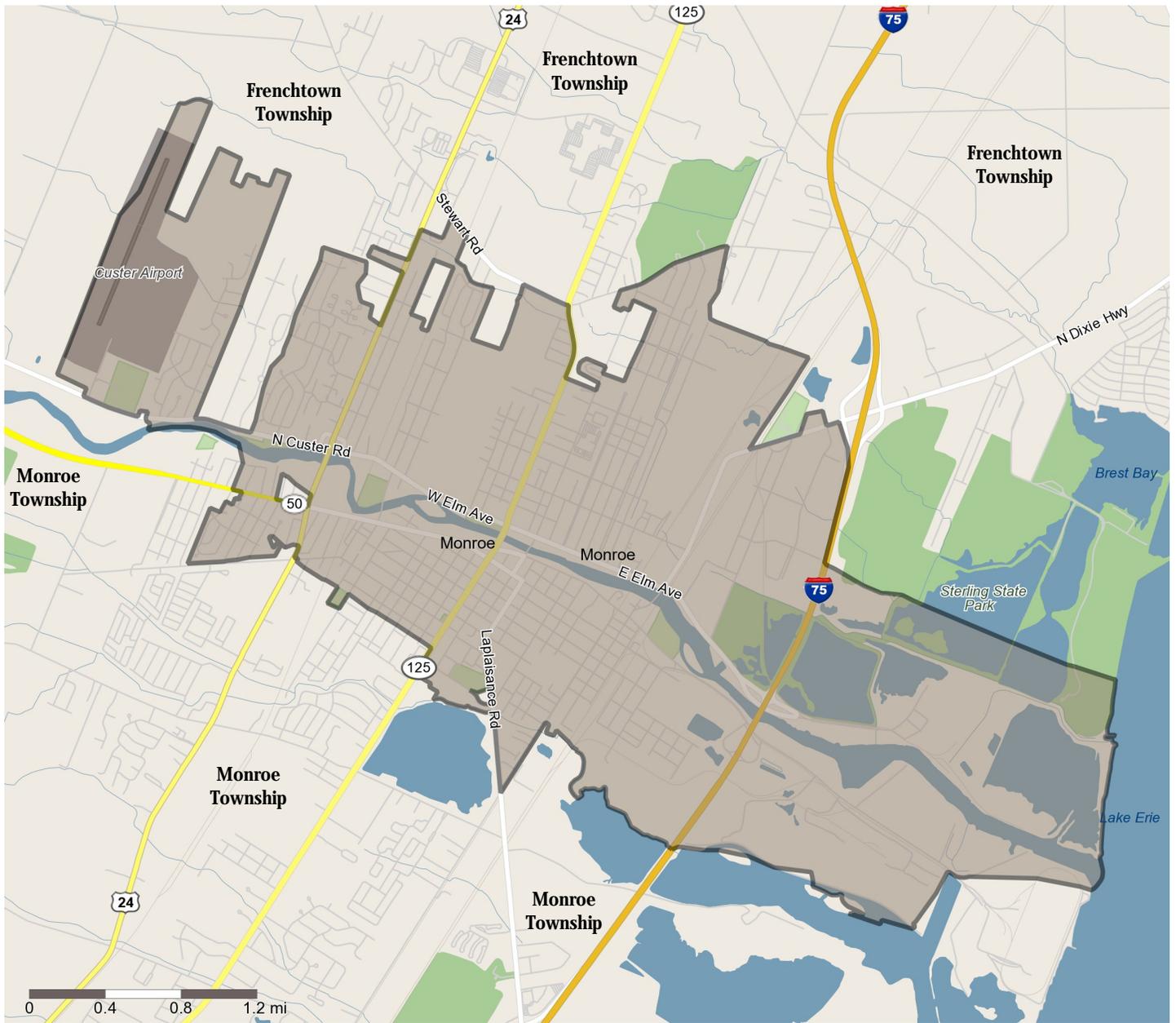
Southeast Michigan Prosperity Region 9

Prepared for:



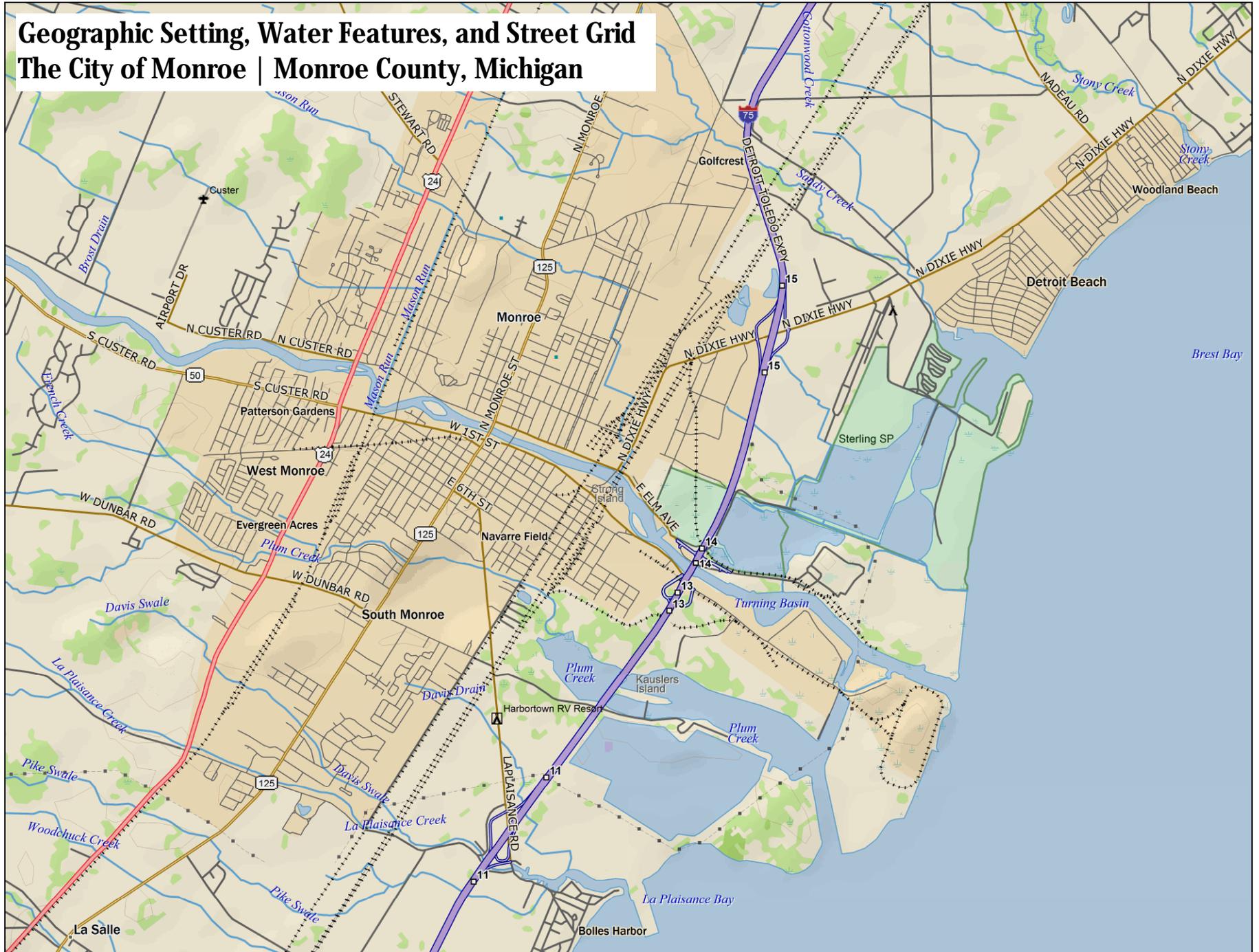
# Geographic Setting, Water Features, and Highway Linkages The City of Monroe | Monroe County, Michigan

Exhibit CC.1

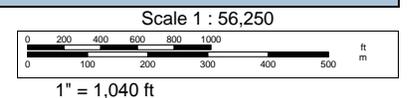


**Source: Underlying map provided by Alteryx Decision Analytics;  
exhibit prepared by LandUseUSA (c) 2016.**

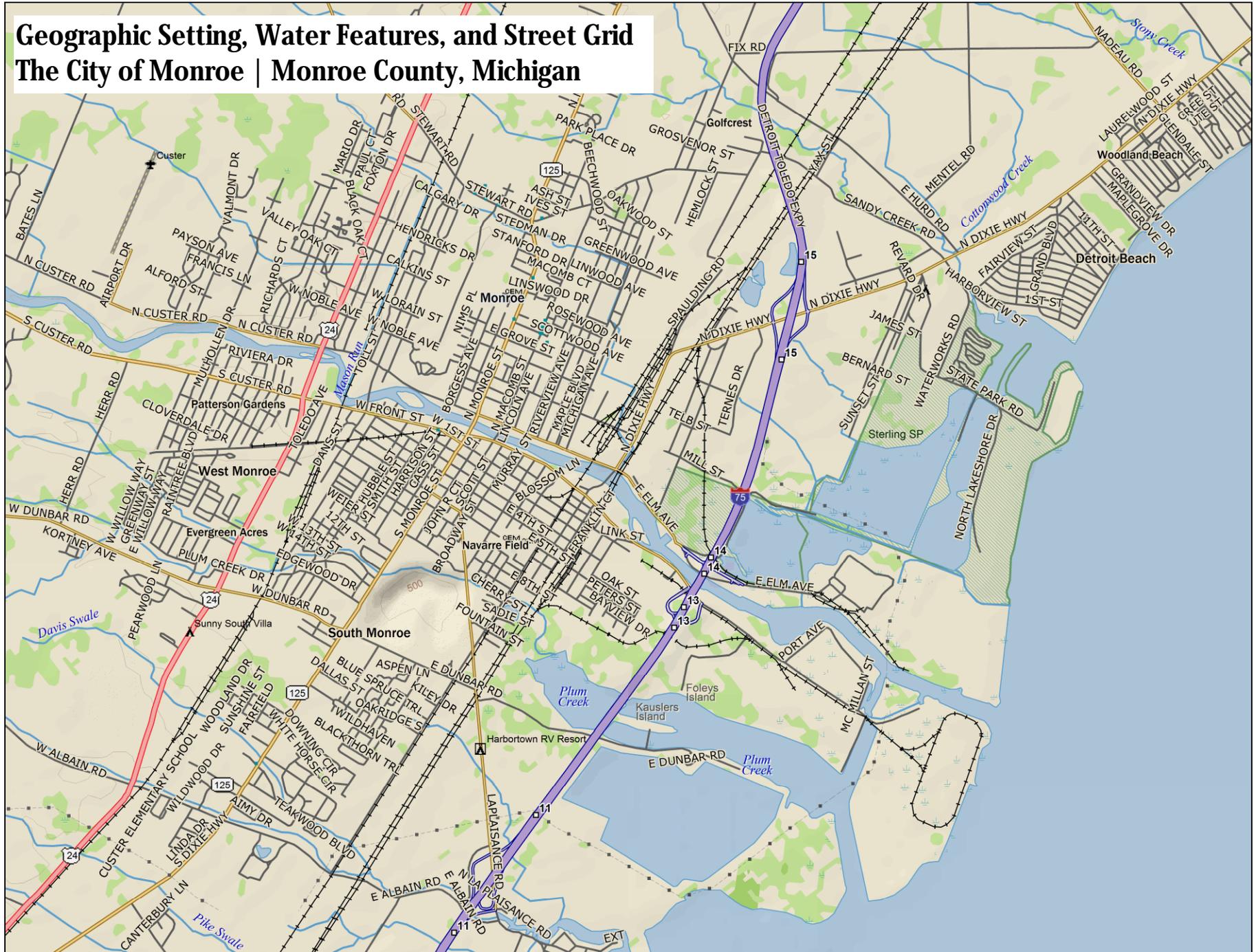
# Geographic Setting, Water Features, and Street Grid The City of Monroe | Monroe County, Michigan



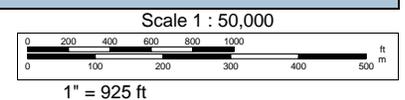
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# Geographic Setting, Water Features, and Street Grid The City of Monroe | Monroe County, Michigan



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Existing Missing Middle Housing Choices | Fewer Than 10 Units  
The City of Monroe | Monroe County | SEM Prosperity Region 09

Exhibit CC.4



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Existing Missing Middle Housing Choices | 10 or More Units  
The City of Monroe | Monroe County | SEM Prosperity Region 09

Exhibit CC.5



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Reinvestment Opportunities | Missing Middle Housing and Mixed-Use  
 The City of Monroe | Monroe County, Michigan | 2017

	Water Front?	Down Town?	Current Use Existing Conditions	Future Use Investment Opportunities
1	Yes	Yes	11 E Front St (north side of street). Storefront houses Stevens Family Chiropractic & Well Life Center. Grated 1960s-era façade.	Potential for historical rehab of upper units as residential flats.
2	Yes	Yes	19 E Front St (north side of street). Storefront houses law offices of Godfroy, Wetzel & Horkey.	Potential for historical rehab of upper units as residential flats.
3	Yes	Yes	111 E Front St (north side of street). Vacant two-level building with retail storefront built 1900. Upper level includes two-bedroom flat.	Potential for historical rehab of building with new retail or restaurant use on ground floor. Upper level can be rehabbed as two-bedroom flat.
4	Yes	Yes	127 E Front St (north side of street). Two-level building has vacant storefront in north portion formerly housing law offices of Jeffery A. Yorkey. South storefront is occupied by 129 Lounge.	Potential for historical rehab of northern storefront to house new retail or restaurant use. Upper unit on northern end can be converted to a flat with river views.
5	Yes	Yes	327 E Front St (north side of street). Primera Iglesia Hispana de Monroe building. Street-facing portion of building occupied by offices.	Potential for historical rehab to rear of building to accommodate loft units with river views or incubator kitchen with pop-up restaurants.

Based on stakeholder input and market research; prepared by LandUseUSA and Seamless Collaborative, 2017.  
 This list has not been field-verified and is subject to revision with additional input from local stakeholders.

Reinvestment Opportunities | Missing Middle Housing and Mixed-Use  
 The City of Monroe | Monroe County, Michigan | 2017

	Water Front?	Down Town?	Current Use Existing Conditions	Future Use Investment Opportunities
6	Yes	Yes	411 E Front St (north side of street). Former Silver Que billiards parlor. Vacant storefront with flat above.	Potential for historical rehab of storefront for art gallery, retail, or restaurant use and rehabilitate upper unit as residential flats.
7	No	Yes	402-408 E Front St (south side of street). One-level building with built-in garage bay.	Potential to be repurposed as 1-2 live/work units with gallery space.
8	Yes	Yes	12 S Monroe St (west side of street). Two-level building. Storefront houses White Sewing Center. Grated 1960s-era façade.	Potential for historical rehab of upper units as residential flats.
9	No	Yes	34 S Monroe St (west side of street). Three-level building. Storefront houses Brent's Locksmith. Upper level formerly housed Art Up! gallery.	Potential for historical rehab of upper levels and convert to flats or two-level loft.
10	No	Yes	36-38 S Monroe St (west side of street). Three-level building. Storefront formerly housed Monroe Optical.	Potential for historical rehab of upper levels and convert to flats or two-level loft.

Based on stakeholder input and market research; prepared by LandUseUSA and Seamless Collaborative, 2017.  
 This list has not been field-verified and is subject to revision with additional input from local stakeholders.

Reinvestment Opportunities | Missing Middle Housing and Mixed-Use  
 The City of Monroe | Monroe County, Michigan | 2017

	Water Front?	Down Town?	Current Use Existing Conditions	Future Use Investment Opportunities
11	No	Yes	40 S Monroe St (west side of street). Three-level building damaged in fire on Dec. 31, 2016.	Potential for historical rehab of storefront for retail or restaurant use, and rehabilitate upper units as residential flats.
12	No	Yes	44-48 S Monroe St (west side of street). Neighboring three-level buildings share 1960s-era façade on 1st and 2nd levels. Both storefronts vacant; formerly Monroe Community Players rehearsal space and Then & Now Consignment shop.	Potential for historical rehab of storefronts for retail and/or restaurant use. Rehabilitate upper units as residential flats or two-level lofts.
13	Yes	Yes	8 N Monroe St; former Masonic Temple Building. Three-level brick building with riverfront access. 5,500 sq. ft. per floor.	Potential to repurpose as apartments and/or live-work spaces.
14	No	No	942 E 1st St (north side of street). Former Monroe Auto Equipment Co. (MAECO) manufacturing site. Brownfield site; factory demolished and only the chimney remains.	Potential for new infill development containing condos, loft apartments. Chimney should be maintained as historical feature.

Based on stakeholder input and market research; prepared by LandUseUSA and Seamless Collaborative, 2017.  
 This list has not been field-verified and is subject to revision with additional input from local stakeholders.

Reinvestment Opportunities | Missing Middle Housing and Mixed-Use  
 The City of Monroe | Monroe County, Michigan | 2017

	Water Front?	Down Town?	Current Use Existing Conditions	Future Use Investment Opportunities
15	No	No	1030 E 2nd St (south side of street). Former City of Faith Christian Center bldg (known locally as the "purple building"). Three-level brick building.	Potential to repurpose as apartments and/or live-work spaces for small-scale entrepreneurs.
16	No	No	102 Winchester Street Apartments; 6 units in a two-level corner building, built in 1913.	Candidate for mixed-use neighborhood use. Appears to have vinyl applied over original brick, so might be a candidate for facade restoration.
17	No	No	112 Winchester St (west side of street). One-level building with two units. Slate façade.	Potential to be repurposed as a live-work unit with a retail storefront.
18	No	No	80 Jerome St (west side of street). Former Sack's Furniture showroom and warehouse complex. Two-level brick building with two storefronts; attached two-level brick warehouse.	Potential for historical rehab of storefronts to house galleries, restaurant, or retail. Units above storefronts can be converted to flats. Warehouse space can be repurposed as loft apartments. Maintain existing vintage signage as historical feature.
19	No	No	52 Murray St (west side of street). Two-level brick building with vinyl siding on upper floors. Two storefronts.	Potential to repurpose as live-work spaces with flats above storefronts.

Based on stakeholder input and market research; prepared by LandUseUSA and Seamless Collaborative, 2017. This list has not been field-verified and is subject to revision with additional input from local stakeholders.

Reinvestment Opportunities for Retail and Missing Middle Housing  
 The City of Monroe | SEM Prosperity Region 9 | 2017

	Water Front?	Down Town?	Current Use Existing Conditions	Future Use Investment Opportunities
20	No	Yes	405 S Monroe St (east side of street). One-level building, beige glazed brick façade and red tile roof. Joe's Standard Service. One of only 25 remaining Standard Oil "Red Crown" prototype stations built in the 1920s-1930s.	Potential for historic rehab and repurpose as a restaurant-café if no longer needed for auto repairs.
21	No	No	211 E 5th St (north side of street). Two-level stacked duplex.	Potential for historic rehab and/or repurpose as a live-work space with lower level storefront.
22	No	No	229 Smith St (east side of street). One-level brick building with storefront and garage bay.	Potential for historical rehab and repurpose as neighborhood retail space or live-work unit with storefront.
23	No	No	423 W 5th St (south side of street). Two-level small multiplex with storefront apartment.	Potential to repurpose storefront as a live-work unit.
24	No	No	509 Adams St (east side of street). Two-level stone cottage with attached garage unit.	Potential for historical rehab and repurpose as a live-work unit with storefront or gallery space in garage bay; one to two flats in cottage.
25	No	No	615 S Telegraph Rd (east side of street). Two-level commercial building with art deco porcelain tile and stone façade. 7,400 sq. ft. Built 1942.	Potential for historical rehab with ground floor used for gallery, retail, or restaurant. Rear of building and upper level could be repurposed as lofts.

Based on stakeholder input and market research; prepared by LandUseUSA and Seamless Collaborative, 2017.  
 This list has not been field-verified and is subject to revision with additional input from local stakeholders.

Demographic Profiles | Households by Income  
 The City of Monroe | Monroe Co. | 2000 - 2016

Region or County	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM
Place Name	City of Monroe 2000 Census	City of Monroe 2000 Share	City of Monroe 2010 Census	City of Monroe 2010 Share	City of Monroe 2016 Estimates	City of Monroe 2016 Share	City of Monroe 2000-10 C.A.R.	City of Monroe 2010-16 C.A.R.
Household Income								
\$0 - \$14,999	1,558	18.6%	1,432	17.4%	1,367	17.0%	-0.8%	-0.8%
\$15,000 - \$24,999	1,165	13.9%	1,117	13.6%	1,059	13.2%	-0.4%	-0.9%
\$25,000 - \$34,999	928	11.1%	950	11.6%	894	11.1%	0.2%	-1.0%
\$35,000 - \$49,999	1,280	15.3%	1,187	14.5%	1,053	13.1%	-0.7%	-2.0%
\$50,000 - \$74,999	1,809	21.6%	1,458	17.8%	1,455	18.1%	-2.1%	0.0%
\$75,000 - \$99,999	893	10.7%	979	11.9%	992	12.3%	0.9%	0.2%
\$100,000 - \$149,999	556	6.6%	837	10.2%	889	11.1%	4.2%	1.0%
\$150,000 +	<u>184</u>	<u>2.2%</u>	<u>249</u>	<u>3.0%</u>	<u>325</u>	<u>4.0%</u>	3.1%	4.5%
Summation	8,373	100.0%	8,209	100.0%	8,033	100.0%	-0.2%	-0.4%
Total Households	8,348	100.0%	8,209	100.0%	8,034	100.0%	-0.2%	-0.4%
Avg. Hhld. Income	\$48,993	.	\$54,072	.	\$57,146	.	1.0%	0.9%
Med. Hhld. Income	\$41,522	.	\$41,556	.	\$43,794	.	0.0%	0.9%

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 C.A.R. indicates compound annual rate.

Demographic Profiles | Household Tenure and Vehicles  
 The City of Monroe | Monroe Co. | 2000 - 2016

Region or County	09 SEM							
Place Name	City of Monroe							
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
<b>Housing Units</b>								
Owner Occupied	.	.	4,956	54.2%	4,699	51.6%	.	-0.9%
Renter Occupied	.	.	3,253	<u>35.6%</u>	3,335	<u>36.6%</u>	.	0.4%
Subtotal	8,348	94.1%	8,209	89.7%	8,034	88.1%	-0.2%	-0.4%
Vacant	<u>524</u>	<u>5.9%</u>	<u>940</u>	<u>10.3%</u>	<u>1,081</u>	<u>11.9%</u>	6.0%	2.4%
Total Hsg. Units	8,872	100.0%	9,149	100.0%	9,115	100.0%	0.3%	-0.1%
<b>Vehicles Available</b>								
	2000 Census	2000 Share	2010 Census	2010 Share	2016 Estimates	2016 Share	2000-10 C.A.R.	2010-16 C.A.R.
0 Vehicles	1,022	12.3%	1,092	13.3%	1,011	12.6%	0.7%	-1.3%
1 Vehicle	3,086	37.0%	2,946	35.9%	3,026	37.7%	-0.5%	0.4%
2+ Vehicles	<u>4,239</u>	<u>50.8%</u>	<u>4,171</u>	<u>50.8%</u>	<u>3,997</u>	<u>49.8%</u>	-0.2%	-0.7%
Total Households	8,347	100.0%	8,209	100.0%	8,034	100.0%	-0.2%	-0.4%
Vehicles/Hhld.	1.5	.	1.8	.	1.8	.	.	.

Data provided by Experian, powered by Alteryx © 2016. Analysis and exhibit prepared by LandUseUSA © 2017.

Demographic profiles are also available for the cities of Dundee, Tecumseh, and Adrian upon request.

C.A.R. indicates compound annual rate.



Section **DD**  
Half Mile Radius

Prepared by:



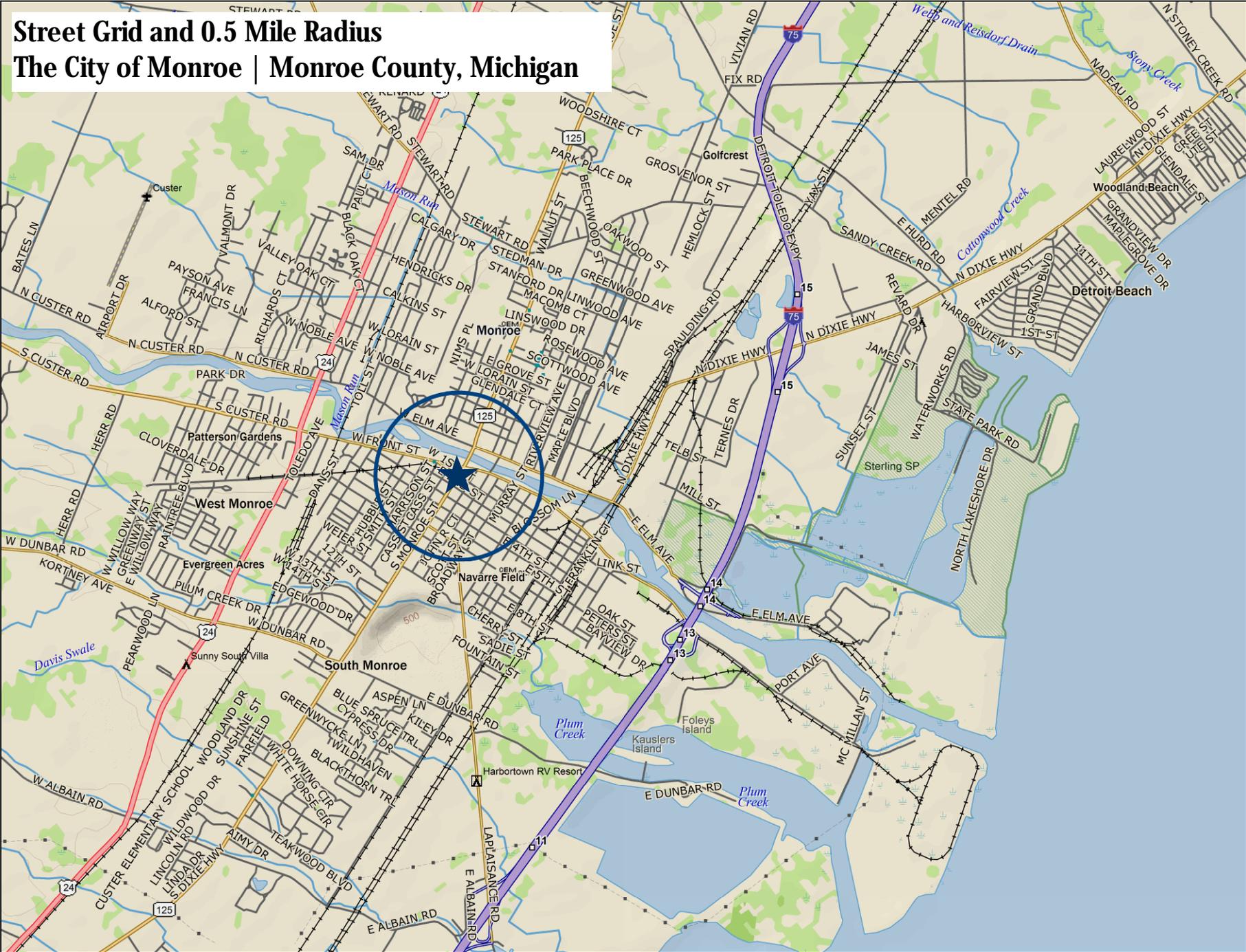
LandUseUSA

Southeast Michigan Prosperity Region 9

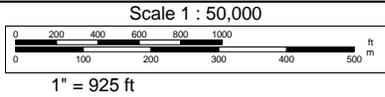
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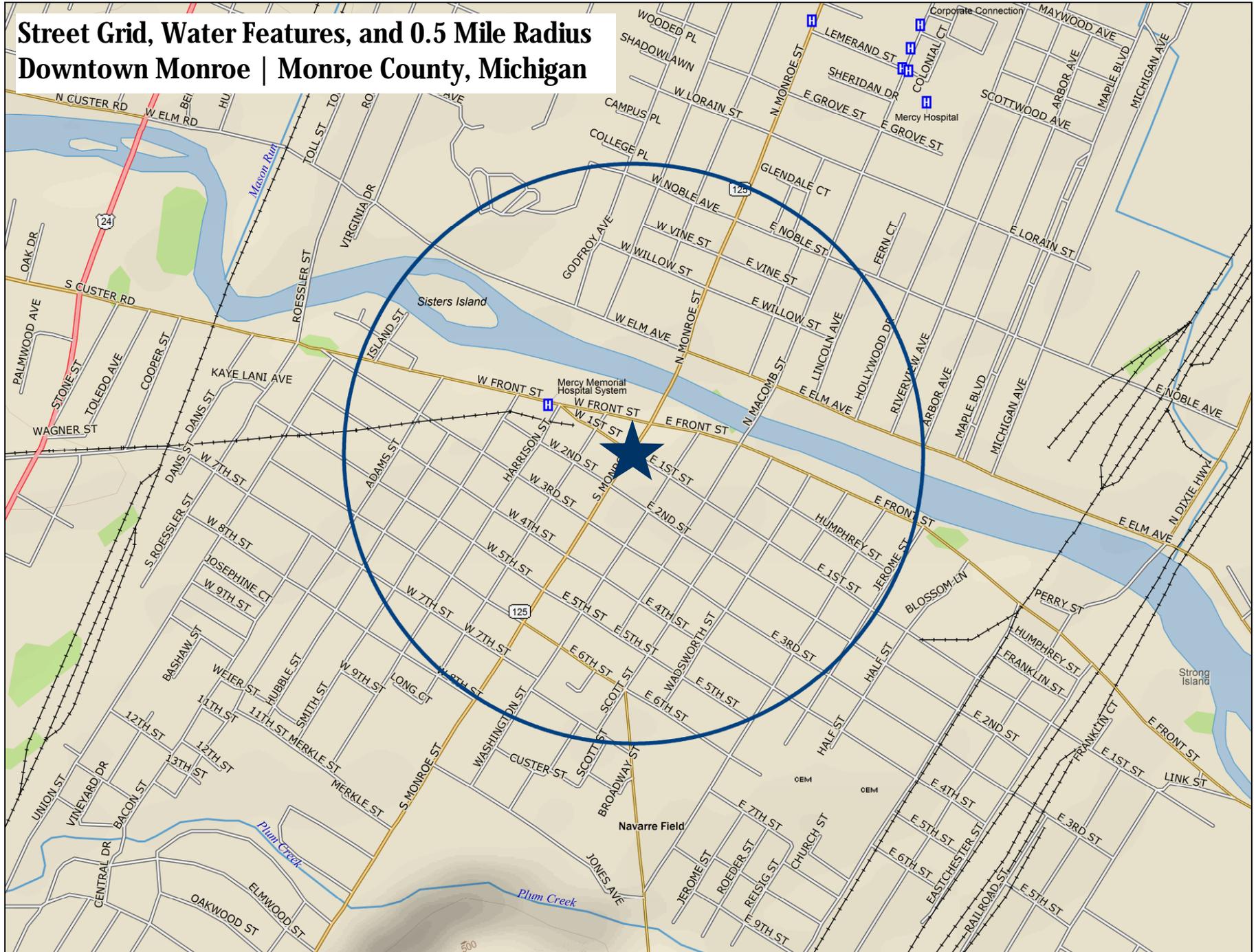
# Street Grid and 0.5 Mile Radius The City of Monroe | Monroe County, Michigan



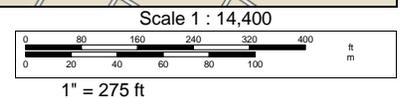
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# Street Grid, Water Features, and 0.5 Mile Radius Downtown Monroe | Monroe County, Michigan

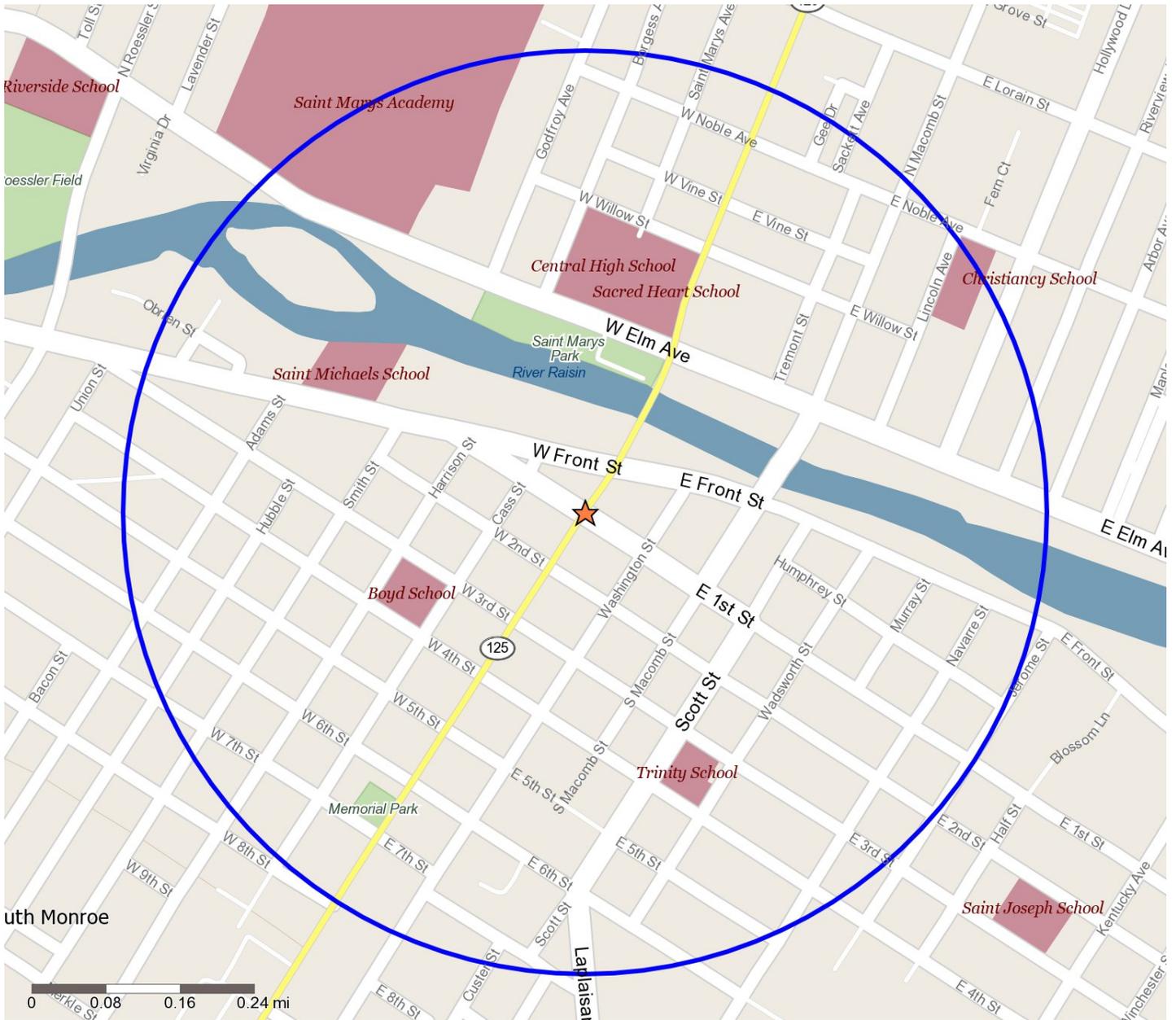


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# Street Grid, Water Features, and 0.5 Mile Radius Downtown Monroe | Monroe County, Michigan

Exhibit DD.3



Underlying map provided by Alteryx; exhibit prepared by LandUseUSA, 2016.

Demographic Profiles | Households by Income  
 Downtown Monroe 0.5 Mile Radius | 2000 - 2016

Region or County	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM
Place Name	Monroe 0.5 Mile 2000 Census	Monroe 0.5 Mile 2000 Share	Monroe 0.5 Mile 2010 Census	Monroe 0.5 Mile 2010 Share	Monroe 0.5 Mile 2016 Estimates	Monroe 0.5 Mile 2016 Share	Monroe 0.5 Mile 2000-10 C.A.R.	Monroe 0.5 Mile 2010-16 C.A.R.
Household Income								
\$0 - \$14,999	355	19.0%	292	16.8%	287	16.8%	-1.9%	-0.3%
\$15,000 - \$24,999	258	13.8%	241	13.8%	221	13.0%	-0.7%	-1.4%
\$25,000 - \$34,999	223	11.9%	221	12.7%	216	12.7%	-0.1%	-0.4%
\$35,000 - \$49,999	285	15.3%	246	14.1%	217	12.7%	-1.5%	-2.1%
\$50,000 - \$74,999	427	22.9%	256	14.7%	256	15.0%	-5.0%	0.0%
\$75,000 - \$99,999	196	10.5%	246	14.1%	245	14.4%	2.3%	-0.1%
\$100,000 - \$149,999	92	4.9%	188	10.8%	199	11.7%	7.5%	0.9%
\$150,000 +	<u>29</u>	<u>1.6%</u>	<u>52</u>	<u>3.0%</u>	<u>64</u>	<u>3.8%</u>	6.0%	3.6%
Summation	1,864	100.0%	1,742	100.0%	1,704	100.0%	-0.7%	-0.4%
Total Households	1,831	100.0%	1,742	100.0%	1,704	100.0%	-0.5%	-0.4%
Avg. Hhld. Income	\$46,744	.	\$54,517	.	\$56,842	.	1.6%	0.7%
Med. Hhld. Income	\$38,964	.	\$42,145	.	\$43,731	.	0.8%	0.6%

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 C.A.R. indicates compound annual rate.

Demographic Profiles | Household Tenure and Vehicles  
 Downtown Monroe 0.5 Mile Radius | 2000 - 2016

Region or County	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM	09 SEM
Place Name	Monroe 0.5 Mile 2000 Census	Monroe 0.5 Mile 2000 Share	Monroe 0.5 Mile 2010 Census	Monroe 0.5 Mile 2010 Share	Monroe 0.5 Mile 2016 Estimates	Monroe 0.5 Mile 2016 Share	Monroe 0.5 Mile 2000-10 C.A.R.	Monroe 0.5 Mile 2010-16 C.A.R.
<b>Housing Units</b>								
Owner Occupied	.	.	952	47.2%	899	44.7%	.	-1.0%
Renter Occupied	.	.	790	<u>39.1%</u>	805	<u>40.0%</u>	.	0.3%
Subtotal	1,830	92.0%	1,742	86.3%	1,704	84.7%	-0.5%	-0.4%
Vacant	<u>159</u>	<u>8.0%</u>	<u>276</u>	<u>13.7%</u>	<u>307</u>	<u>15.3%</u>	5.7%	1.8%
Total Hsg. Units	1,989	100.0%	2,018	100.0%	2,011	100.0%	0.1%	-0.1%
<b>Vehicles Available</b>								
0 Vehicles	224	12.2%	228	13.1%	207	12.2%	0.2%	-1.6%
1 Vehicle	728	39.8%	637	36.5%	658	38.6%	-1.3%	0.5%
2+ Vehicles	<u>879</u>	<u>48.0%</u>	<u>877</u>	<u>50.4%</u>	<u>839</u>	<u>49.2%</u>	0.0%	-0.8%
Total Households	1,831	100.0%	1,742	100.0%	1,704	100.0%	-0.5%	-0.4%
Vehicles/Hhld.	1.4	.	1.8	.	1.8	.	.	.

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 C.A.R. indicates compound annual rate.