

Township of Watersmeet
2025 Housing Improvement Survey
Summary Results

June 14, 2025

Township Action: On May 15, 2025 the Township of Watersmeet launched a public survey. This survey was open from May 15-May 31, 2025. The intention of the survey was to solicit, collect, and analyze input from residents and property owners in the township relating to improving housing circumstances. The results will be used to help focus and guide activities by the township government.

Survey Response: The survey received substantial participation. Exactly **67** survey respondents participated. That constitutes an above average percentage of residents and property owners of Watersmeet as compared to typical surveys of this type.

Survey Summary Results: A full report of the survey results will be posted to the Watersmeet Township website. The information below is a summary of the results showing highlights and the key responses provided.

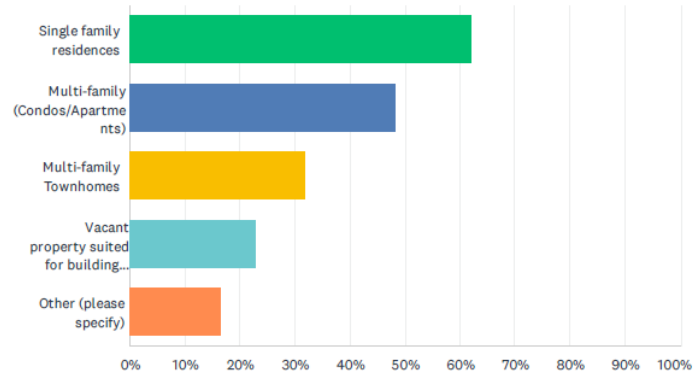
Key Findings and Analysis:

- Housing Availability and Affordability are real issues facing Watersmeet
- Both house ownership and rental options are desired
- Single Family, Multi-family, and Senior Housing were all identified as needing improvement
- The need is for standard, average cost housing with a preference for rehabilitation of existing properties/homes
- Strong preference (87%) for housing improvements near town center
- The preferred housing price range is \$150,000-\$200,000 (~39% of respondents).
77% responded with a price range between \$100,000 and \$300,000
- Respondents indicated that housing needs to be expanded, but over-development should be avoided
- Greater than 68% of the respondents are between the ages of 50-80

Question Results:

Q1 What types of housing accommodations need to be improved (check all that apply)?

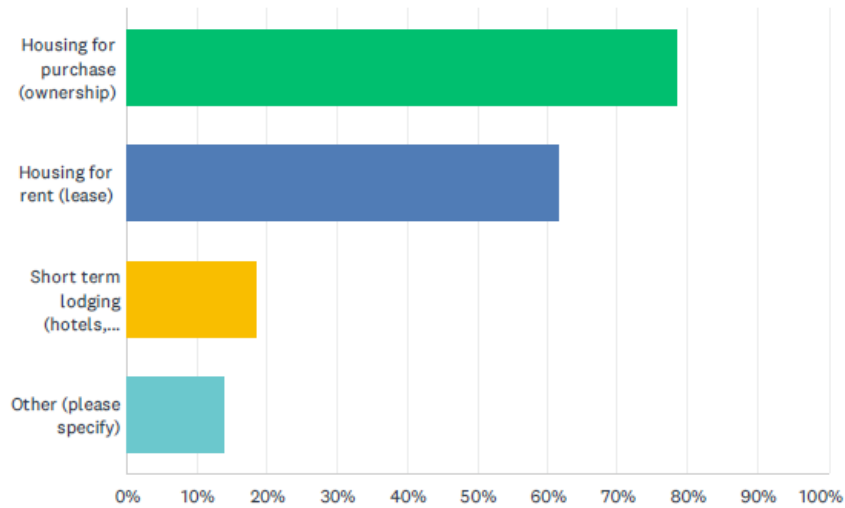
Answered: 66 Skipped: 1



ANSWER CHOICES	RESPONSES	
Single family residences	62.12%	41
Multi-family (Condos/Apartments)	48.48%	32
Multi-family Townhomes	31.82%	21
Vacant property suited for building housing	22.73%	15
Other (please specify)	16.67%	11
Total Respondents: 66		

Q2 What types of housing are needed (check all that apply)

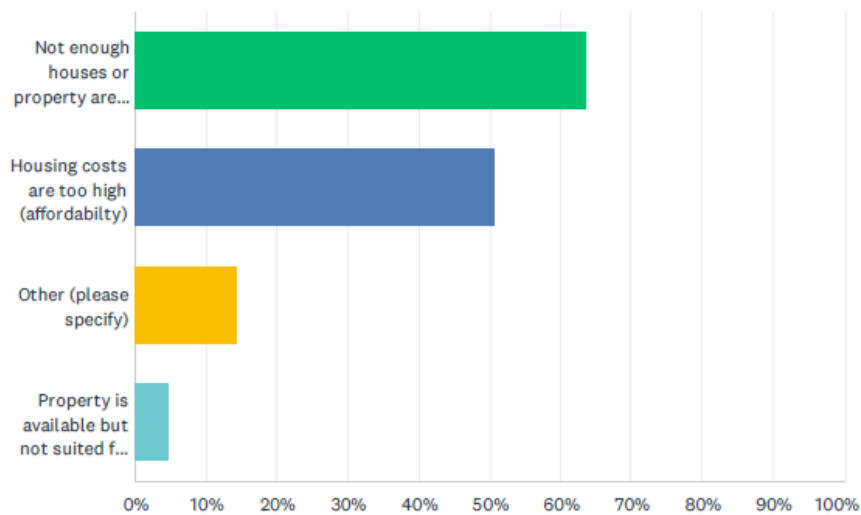
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ANSWER CHOICES	RESPONSES	
Housing for purchase (ownership)	78.46%	51
Housing for rent (lease)	61.54%	40
Short term lodging (hotels, resorts, vacation home rentals)	18.46%	12
Other (please specify)	13.85%	9
Total Respondents: 65		

Q3 Which housing or property issues are most important (check all that apply)

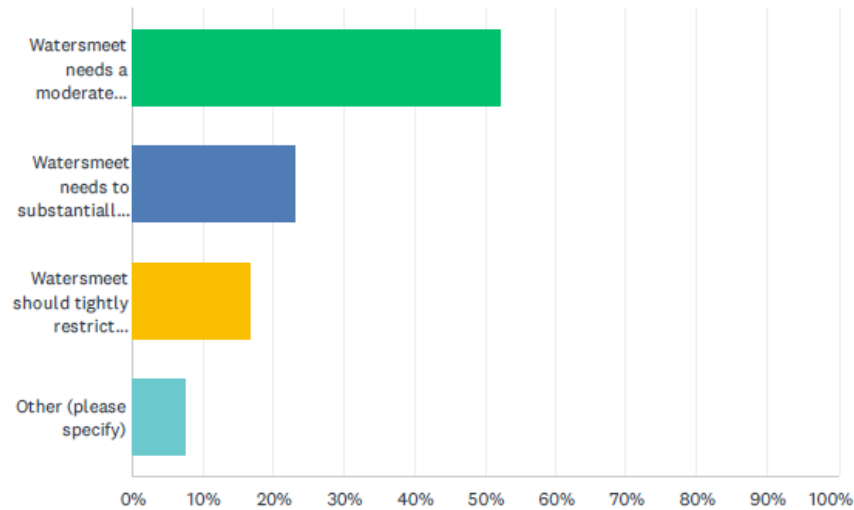
Answered: 63 Skipped: 4



ANSWER CHOICES	RESPONSES	
Not enough houses or property are available	63.49%	40
Housing costs are too high (affordability)	50.79%	32
Other (please specify)	14.29%	9
Property is available but not suited for building housing	4.76%	3
Total Respondents: 63		

Q4 Your position on increasing housing availability (select one)

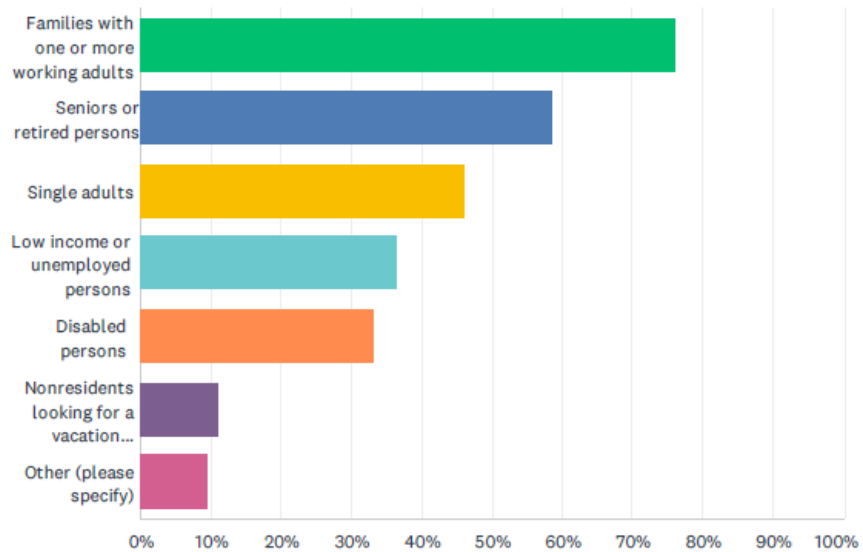
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ANSWER CHOICES	RESPONSES	
Watersmeet needs a moderate improvement in housing availability	52.31%	34
Watersmeet needs to substantially increase housing options in the area	23.08%	15
Watersmeet should tightly restrict housing expansion	16.92%	11
Other (please specify)	7.69%	5
TOTAL		65

Q5 Populations in need of housing improvements (check all that apply)

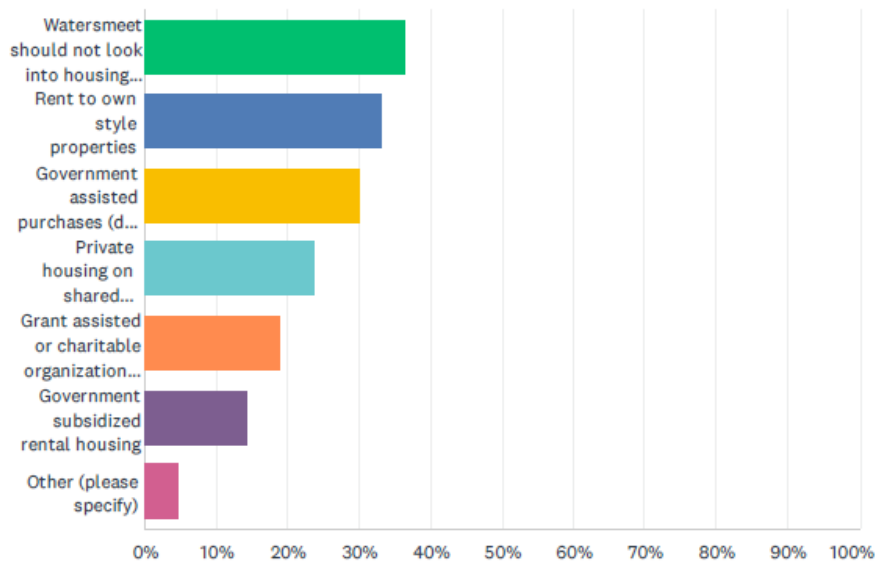
Answered: 63 Skipped: 4



ANSWER CHOICES	RESPONSES	
Families with one or more working adults	76.19%	48
Seniors or retired persons	58.73%	37
Single adults	46.03%	29
Low income or unemployed persons	36.51%	23
Disabled persons	33.33%	21
Nonresidents looking for a vacation home/part-time home	11.11%	7
Other (please specify)	9.52%	6
Total Respondents: 63		

Q6 What types of housing assistance would help (check all that apply)

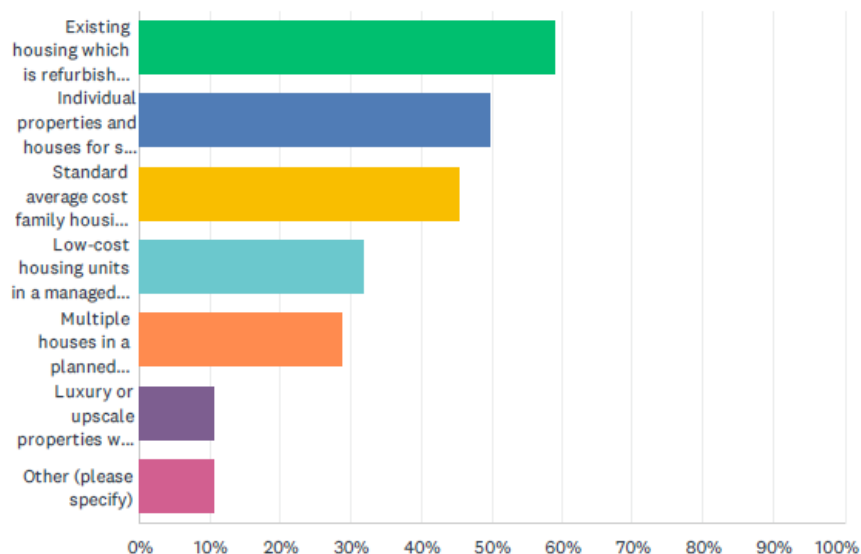
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ANSWER CHOICES	RESPONSES	
Watersmeet should not look into housing assistance options	36.51%	23
Rent to own style properties	33.33%	21
Government assisted purchases (down payment assistance/payment assistance)	30.16%	19
Private housing on shared association property	23.81%	15
Grant assisted or charitable organization supported	19.05%	12
Government subsidized rental housing	14.29%	9
Other (please specify)	4.76%	3
Total Respondents: 63		

Q7 What type of housing options would work best for Watersmeet (check all that apply)

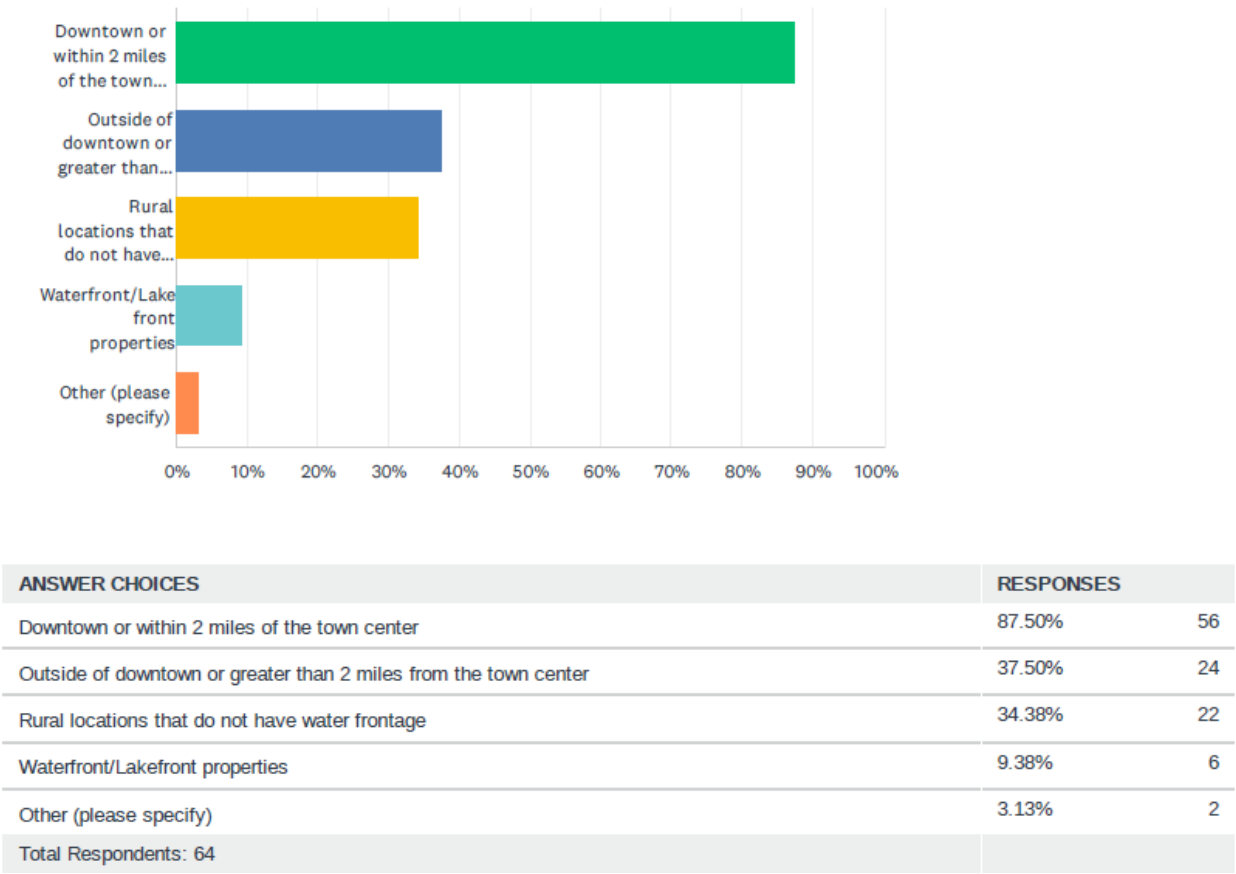
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ANSWER CHOICES	RESPONSES	
Existing housing which is refurbished and updated to current standards	59.09%	39
Individual properties and houses for sale or rent	50.00%	33
Standard average cost family housing units	45.45%	30
Low-cost housing units in a managed community property	31.82%	21
Multiple houses in a planned neighborhood	28.79%	19
Luxury or upscale properties with above average costs	10.61%	7
Other (please specify)	10.61%	7
Total Respondents: 66		

Q8 Where is housing needed (check all that apply)

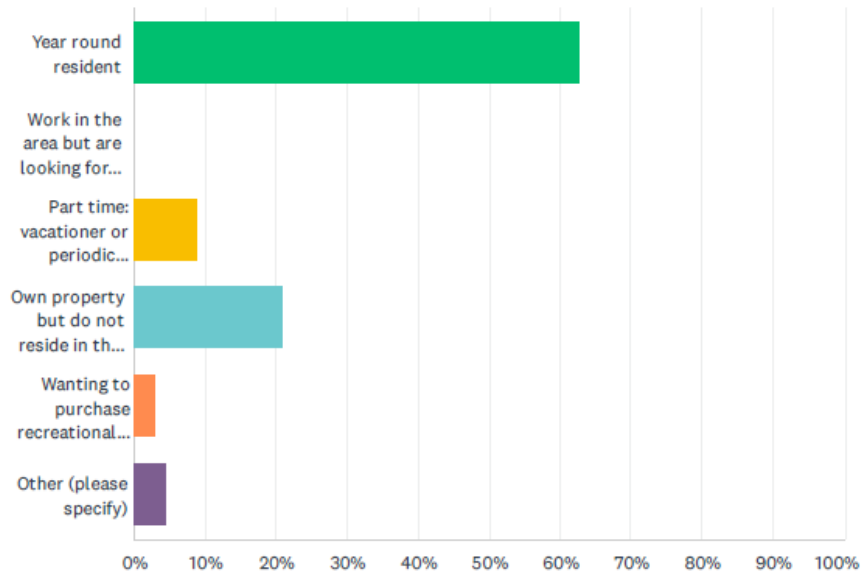
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Respondent Demographics:

Q9 Please indicate your residence status (select one)

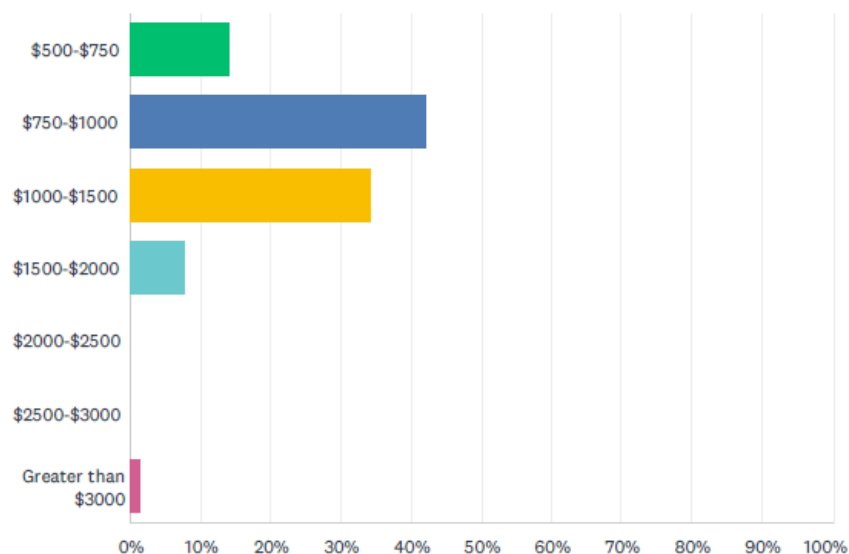
Answered: 67 Skipped: 0



ANSWER CHOICES	RESPONSES	
Year round resident	62.69%	42
Work in the area but are looking for local housing	0.00%	0
Part time: vacationer or periodic visitor to the area	8.96%	6
Own property but do not reside in the area	20.90%	14
Wanting to purchase recreational or part-time use property	2.99%	2
Other (please specify)	4.48%	3
TOTAL		67

Q10 What is an affordable monthly rent or mortgage payment amount (select one)

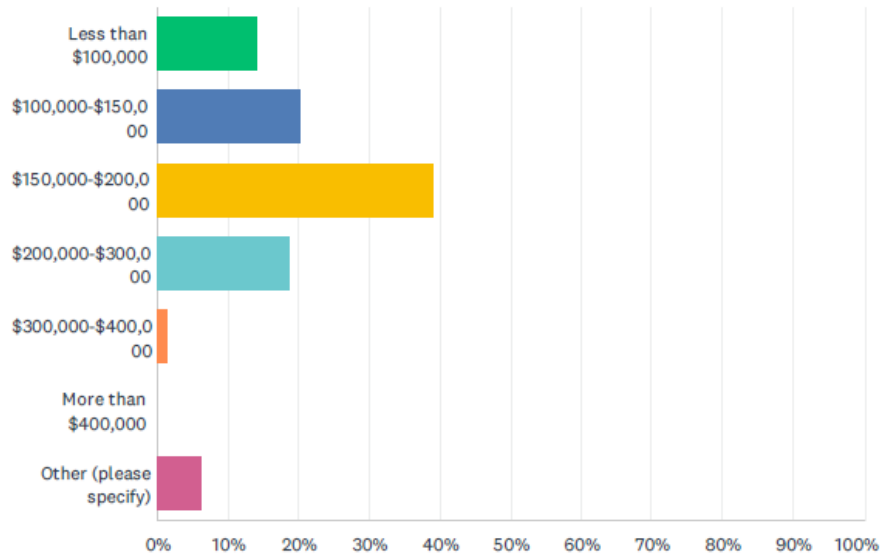
Answered: 64 Skipped: 3



ANSWER CHOICES	RESPONSES	
\$500-\$750	14.06%	9
\$750-\$1000	42.19%	27
\$1000-\$1500	34.38%	22
\$1500-\$2000	7.81%	5
\$2000-\$2500	0.00%	0
\$2500-\$3000	0.00%	0
Greater than \$3000	1.56%	1
TOTAL		64

Q11 What is the purchase price range of an affordable residence (select one)

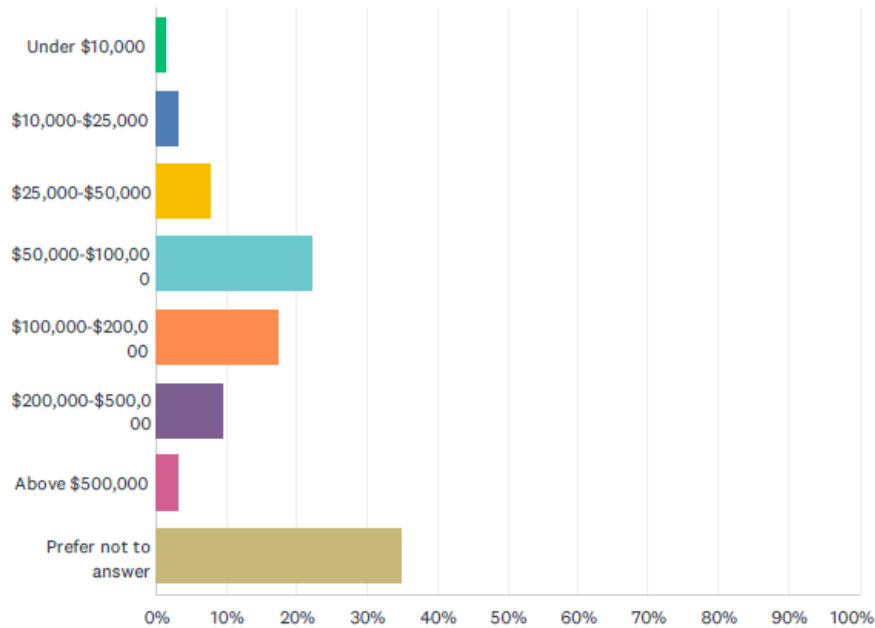
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ANSWER CHOICES	RESPONSES	
Less than \$100,000	14.06%	9
\$100,000-\$150,000	20.31%	13
\$150,000-\$200,000	39.06%	25
\$200,000-\$300,000	18.75%	12
\$300,000-\$400,000	1.56%	1
More than \$400,000	0.00%	0
Other (please specify)	6.25%	4
TOTAL		64

Q12 What is your household income range (select one)

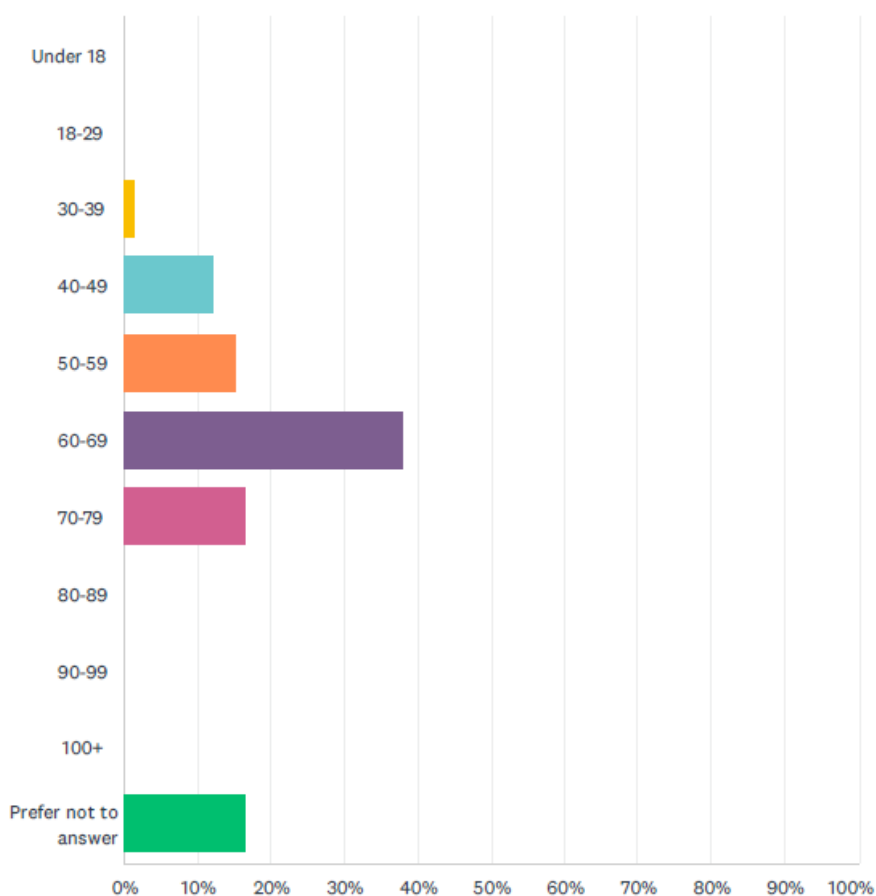
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ANSWER CHOICES	RESPONSES	
Under \$10,000	1.59%	1
\$10,000-\$25,000	3.17%	2
\$25,000-\$50,000	7.94%	5
\$50,000-\$100,000	22.22%	14
\$100,000-\$200,000	17.46%	11
\$200,000-\$500,000	9.52%	6
Above \$500,000	3.17%	2
Prefer not to answer	34.92%	22
TOTAL		63

Q13 Please indicate your age range (select one)

Answered: 66 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-29	0.00%	0
30-39	1.52%	1
40-49	12.12%	8
50-59	15.15%	10
60-69	37.88%	25
70-79	16.67%	11
80-89	0.00%	0
90-99	0.00%	0
100+	0.00%	0
Prefer not to answer	16.67%	11
TOTAL		66

Other notable issues (percentages not calculated):

- Many respondents are not adequately informed that local property taxes are not used for road maintenance

AI Generated Summary:

The document is a summary of responses from a housing planning survey conducted in Watersmeet Township, focusing on housing needs, improvements, and assistance for various populations.

Housing Preferences in Watersmeet Township

The survey reveals a strong preference for single-family residences and multi-family housing options among respondents. A significant portion of participants also expressed a need for affordable housing solutions and senior living accommodations.

- 62.12% prefer single-family residences (41 respondents).
- 48.48% favor multi-family (Condos/Apartments) (32 respondents).
- 31.82% support multi-family townhomes (21 respondents).
- 22.73% are interested in vacant property suited for building housing (15 respondents).
- 16.67% specified other preferences, including senior housing options (11 respondents).

Housing Availability and Affordability Concerns

Respondents highlighted critical issues regarding the availability and affordability of housing in the area. Many believe that the current housing market does not meet the needs of the community.

- 63.49% indicated not enough houses or property are available (40 respondents).
- 50.79% stated housing costs are too high (32 respondents).
- 14.29% provided other concerns, including high property taxes and the need for attractive housing (9 respondents).

Community Perspectives on Housing Development

The survey indicates a divided opinion on the need for housing development in Watersmeet. While some advocate for moderate improvements, others call for substantial increases in housing options.

- 52.31% believe Watersmeet needs moderate improvement in housing availability (34 respondents).
- 23.08% feel there should be a substantial increase in housing options (15 respondents).
- 16.92% support tightly restricting housing expansion (11 respondents).

Target Demographics for Housing Needs

The survey identifies key demographics that require housing support in Watersmeet. Families and seniors are the most significant groups needing housing assistance.

- 76.19% identified families with one or more working adults as a priority (48 respondents).
- 58.73% highlighted seniors or retired persons (37 respondents).
- 36.51% noted low-income or unemployed persons (23 respondents).

Preferences for Housing Assistance Options

Respondents expressed varied opinions on the types of housing assistance that should be considered in Watersmeet. There is a notable preference for rent-to-own options and government-assisted purchases.

- 36.51% believe Watersmeet should not look into housing assistance options (23 respondents).
- 33.33% support rent-to-own style properties (21 respondents).
- 30.16% favor government-assisted purchases (19 respondents).

Desired Types of Housing Developments

The survey results indicate a preference for refurbishing existing housing and developing standard average cost family housing units. Respondents are less interested in luxury properties.

- 59.09% prefer existing housing that is refurbished and updated (39 respondents).
- 50.00% support individual properties and houses for sale or rent (33 respondents).
- 10.61% are interested in luxury or upscale properties (7 respondents).

Preferred Locations for Housing Development

Most respondents prefer housing developments to be located near the town center. There is less interest in rural or waterfront properties.

- 87.50% prefer housing downtown or within 2 miles of the town center (56 respondents).
- 37.50% are open to housing outside of downtown (24 respondents).
- 9.38% expressed interest in waterfront/lakefront properties (6 respondents).

Respondent Demographics and Income Levels

The survey captures a diverse demographic, with a significant number of respondents preferring not to disclose their income. The majority of respondents fall within the \$50,000-\$100,000 income range.

- 34.92% preferred not to answer income questions (22 respondents).
- 22.22% reported household incomes between \$50,000-\$100,000 (14 respondents).
- 1.59% reported incomes under \$10,000 (1 respondent).

Age Distribution of Respondents

The age distribution of respondents shows a predominance of older individuals, with a significant number being 60 years or older.

- 37.88% of respondents are aged 60-69 (25 respondents).
- 16.67% are aged 70-79 (11 respondents).
- No respondents are under 18 or in the 18-29 age range.

Additional Comments and Suggestions

Respondents provided various comments and suggestions regarding housing and community development in Watersmeet. Many emphasized the need for infrastructure improvements and better support for local residents.

- Suggestions included fixing roads, lowering property taxes, and improving local services.
- Some respondents expressed concerns about overdevelopment and the need for balanced growth.
- There were calls for more affordable housing options and better support for senior living arrangements.