



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6450

Planning Commission Agenda
February 19, 2019

- I. Call to Order 5:30**
 - A. Pledge of Allegiance
 - B. Roll Call

- II. Public Comment**
 - Any Commission related item – 3 min. limit

- III. Consent Items/Communications**
 - A. Approval of agenda – **Action**
 - B. Approval of Planning Commission 01.15.2019 minutes – **Action**

- IV. Old Business**
 - Annual Report Update – **Discussion**

- V. New Business**

- VI. Master Plan Review**
 - A. Pgs. 1-23 Review – **Action**

- VII. Zoning Ordinance Review**

- VIII. Zoning Administrator Report**

- IX. Commissioner’s Comments**

- X. Adjournment**

Next meeting March 19, 2019 at 5:30 pm

PLANNING COMMISSION MINUTES

HILLSDALE CITY HALL,

97 N. Broad Street

January 15, 2019 at 5:30 PM

I. Call to Order 5:30 pm

- A. Members present: Chairwoman Amber Yoder, Vice Chairman Samuel Nutter, Secretary Kerry Laycock (late), Mayor Pro-tem William Morrissey, Commissioner Eric Moore and Commissioner Ron Scholl
- B. Others present: Alan Beeker, Penny Swan, Jack McLain
- C. Members absent: Commissioner Eric Swisher

II. Public Comment

Jack McLain – He questions why his name is misspelled sometimes and not other times. He also feels that Wayfinding should be defined in the new sign ordinance. He would also like to know why 42 Union has been allowed to have their sign in the ROW, and why the privacy fence has not been installed on the north side of the parking lot. He also wanted to know why the property owner along Lewis St. has been asked to remove the brush in the ROW but Grant Baker still has milk weeds in his front yard.

Penny Swan – She does not think that enforcement of garage sale signs is being uniformly enforced.

III. Consent Items/Communications

Commissioner Morrissey moved to approve both the submitted agenda and the submitted December meeting minutes. Commissioner Scholl seconded. Motion passed.

IV. Old business

None.

V. New Business

- A. Officer Elections.
Commissioner Laycock motioned to retain the current officers until November 2019. Chairwoman Yoder's term is complete then and she will step down from the Planning Commission. Commissioner Morrissey seconded. All in favor.
- B. 2020 Mast Plan Amendment.
Mr. Beeker suggested that the housing plan needs updating. He also said the plan should address changing parking needs as a result of downtown development. A discussion of parking in general and for the hotel project in specific followed. Commissioner Laycock suggested that the parking study include pictures at various times to provide insights into usage patterns. Commissioner Moore asked about ownership of the Elks parking lot, Mr. Beeker indicated that it is owned by the Elks but that the City has a lifetime usage agreement. Commissioner Morrissey suggested the inclusion of the Paser Rating data and that the master plan should address road improvements as this is a major concern of City residents. He also suggested that plan include recognition of commercial/technical schools as they are important educational assets in the community. Commissioner Morrissey also requested that "Free Willed Baptists" on page 8 be corrected to "Free Will Baptists."

There was general agreement that the Planning Commission complete an initial update, followed by a joint working session with City Council and then public meetings for reaction and input. Commissioner Yoder suggested that updating the Goals and Land Use sections be given significant attention and the focus of public input meetings.

Discussion followed regarding the infrastructure goals and inclusion in the Utilities and Transportation section. Discussion followed regarding storm water management. There was general agreement that the Planning Commission should undertake a revision of the stormwater ordinance in the coming year.

The Planning Commission will begin review and updating of the existing Master Plan at its February meeting.

VI. Zoning Ordinance Review

None.

VII. Zoning Administrator's Report

Mr. Beeker reported on progress with Keefer Hotel and Dawn Theatre projects. He also reported that the Meijer project is moving forward but no definite date for the project to begin has been set. City authority for the project begins with the construction of the water line to service the store. No date for this has been set.

VIII. Commissioner Comments

None.

IX. Adjournment

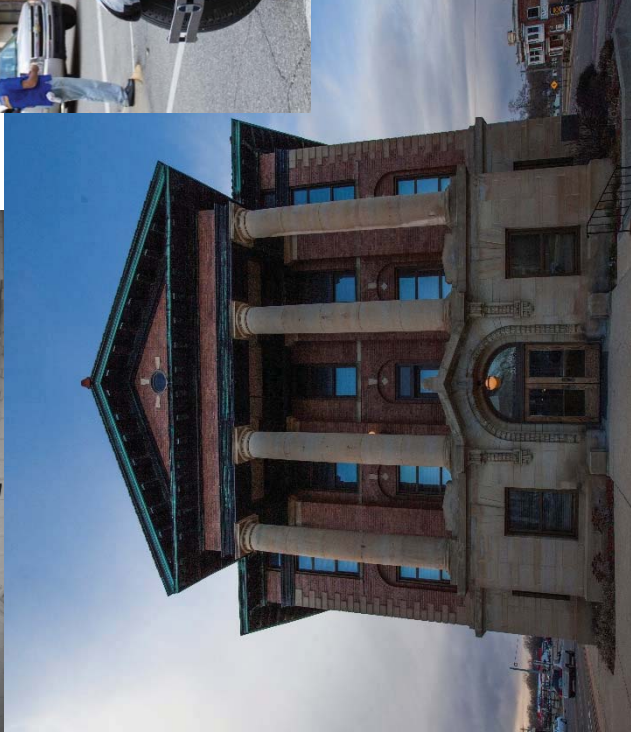
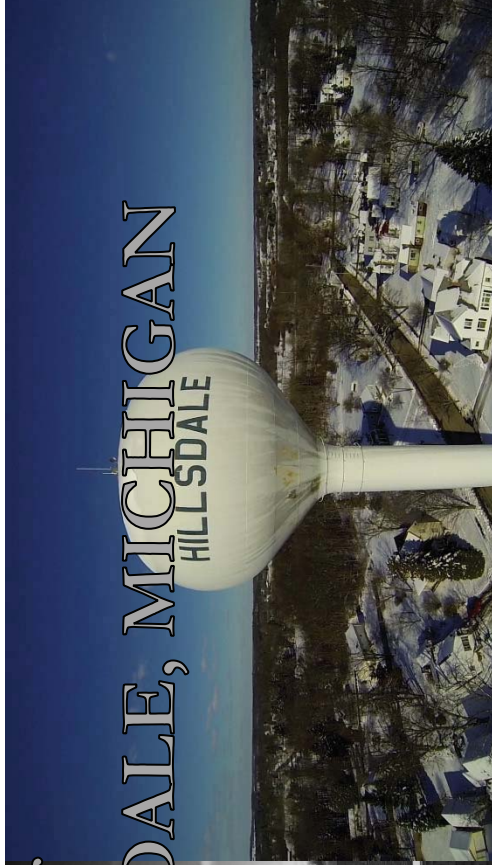
Commissioner Laycock motioned to adjourn. Commissioner Morrisey seconded. All in favor. Meeting adjourned at 6:46 pm.

Next meeting: February 19, 2019 at 5:30 pm.



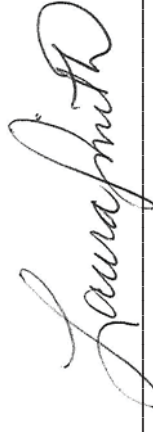
CITY of

HILLSDALE, MICHIGAN
HILLSDALE



Master Plan 2015 Edition

The 2015 edition of the City of Hillsdale's Master Plan was approved by the Hillsdale Planning Commission following a public hearing held on August 18, 2015.

A handwritten signature in cursive script, appearing to read "Laura Smith", positioned above a horizontal line.

Chair



CITY OF HILLSDALE, MICHIGAN

www.cityofhillsdale.org

Acknowledgements:

This document has been prepared by the City of Hillsdale Planning Commission, in coordination with city staff, community organizations and local stakeholders. The Planning Commission would especially like to thank the individuals who participated in the Master Plan Charrette for their assistance in the development of this Plan Amendment.

Alan Beeker, Zoning Administrator
Mary Wolfram, Economic Development

Planning Commission Members:

Laura Smith – Chair
Kerry Laycock – Vice-Chair
Mayor Scott Sessions – Ex-facto member
Bonnie Kyser-Lavelle
Samuel Nuttner
Jonathan Smith
Amber Yoder

Prepared by the

City of Hillsdale
Planning Commission

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History Master Plan

History

Historical research has revealed long-lost details about Baw Beese and his people in Hillsdale County. Those first settlers credited Baw Beese and his tribe of about 100 for helping their pioneer families by providing meat and traditional medicinal care through the long hard winters. The Potawatomies were known as successful planters and growers of maize (corn), who fished and hunted in fruitful locations. Baw Beese led his people around the county to three primary spots. The first was near the shores of Baw Beese Lake (supposedly named after the old chief by an early settler, Colonel William Fowler), where they fished; the second was near the corner of Squawfield and Waldron Roads, where they grew maize; and the third was just south of Somers, where they hunted. The native inhabitants also made excursions into Ohio and Indiana, as well as into neighboring Michigan counties.

Most Southern Michigan Indians had been relocated to reservations in Iowa and Kansas by 1838. However, because the majority of settlers in Hillsdale County admired and appreciated the local Indian population, Baw Beese and his people continued to co-exist with their white neighbors until the autumn of 1840. After one of the local pioneers wrote a letter to then President William H. Harrison requesting the removal of Baw Beese's people from the land he had rightfully purchased, federal troops were sent to roundup the "Red Men" to be escorted out of the county. It was a sad day when Baw Beese left. Schools were let out to bid the old chief and his people farewell. With Baw Beese driving a horse-drawn buggy in the lead, the federals took the Indians from the camp at Squawfield, through Jonesville and Litchfield to Marshall. From Marshall they went west, then down the Mississippi, up the Missouri River and eventually to a reservation at Council Bluffs, Iowa where Baw Beese feared his mortal enemy, the Sioux. Later, many members of the Hillsdale County band were relocated to the reservation north of Topeka, Kansas. Descendants of Baw Beese's village remained on that Kansas reservation throughout the 19th and 20th centuries. There is some historical evidence that some of the original inhabitants hid in the forests, or were hidden by settlers, and remained in the area. Other reports indicate that small groups of the Indians taken west returned to Hillsdale County and took up the ways of white men, eventually assimilating into the Euro-American culture.

The first English-speaking white settler in what later would become the city of Hillsdale was Jeremiah Arnold, of De Peyster, New York, who arrived in 1834, pitched a tent and then built a log cabin on the site of the present day fairgrounds. In that same year, Chauncey Ferris and John Cook opened a well-stocked store in Jonesville. In 1835, the Jonesville Presbyterian Church was constructed, the first church building in the county. In 1839, the first newspaper, the Hillsdale County Gazette, was published on April 13, by James K. Kinman, an attorney and one of the early pioneers who credited Baw Beese for saving the lives of his sick family during a severe winter. The Whig-Standard, forerunner of The Hillsdale Daily News, did not appear in print until 1846. As an attorney, Kinman later gained fame as the defence council for the notorious international counterfeiter, horse thief and outlaw Sile Doty, who was convicted in 1852 in the Hillsdale Circuit court and incarcerated throughout the Civil War in Jackson State Prison.

In 1843, the railroad reached Hillsdale from Adrian and the first steam engine of the Erie and Kalamazoo line rolled into the small village. For ten years thereafter, Hillsdale became the "jumping off place" for the Wild West until the railroad was continued through to Coldwater and Chicago in 1853. Hillsdale was itself a little wild during that period as rogues and rascals took the trains to the last stop on the line. From that time until the 1950s Hillsdale was known as a railroad center, with as many as 26 passenger trains a day going in and out of the city.

The railroad lines passing through the county were known by various names: the Erie and Kalamazoo, the Michigan Southern, the Lake Shore and Michigan Southern, and finally the New York Central. Its subsidiaries or branches, originally independent lines were known as the Detroit, Hillsdale and Indiana, which ran from Ypsilanti to Bankers, and the Fort Wayne, Jackson and Saginaw, later known as the Fort Wayne Branch.

In 1844, at Spring Arbor, a group of free-willed Baptists organized and opened a pioneer school of higher education called Michigan Central College. Primarily due to the access of the railroad, the college relocated to Hillsdale in 1853 and was renamed Hillsdale College. Two original Hillsdale settlers served as college trustees

for many years. Chauncey Ferris was elected the first treasurer in 1853 and John Potter Cook served for more than 20 years.

Jonesville was the site of the first county seat. Later, during a political battle between Jonesville and Hillsdale, Osseo was for a brief period the county seat. The issue was settled in 1843 when political power shifted to Hillsdale. The first county courthouse built in 1843 on the current courthouse square burned in 1847 or 48, destroying most of the county's original documents. A second courthouse, called the "old stonepile," was constructed in 1850-51 and served until the current building was constructed in 1898.

The first exhibition of the Hillsdale County fair, nicknamed the "Most Popular Fair on Earth," was organized in 1850 and held on the courthouse lawn in 1851. The present fairgrounds now occupies the site of the original plat for the city of Hillsdale, which was removed to the present downtown area. In 1849, a Hillsdale newspaper reported two bears being killed east of the city. It was the last time bears were known to inhabit the county.

During the Civil War (1861-1865) hundreds of Hillsdale County residents served in the Grand Army of the Republic. The percentage of male students enlisting from Hillsdale College was higher than that of any other Michigan college and probably higher than that of any non-military college in the North and certainly the American West.

Hillsdale was incorporated as a village in 1847 and received its city charter in 1869. It has long been the county's center of government, commerce and cultural activities. Besides the railroad, many successful businesses have operated here. A gristmill was founded by Cook and Ferris and sold in 1869 to F.W. Stock. Stock's Mill became the largest flourmill east of the Mississippi River and remained so throughout the 20 century. The mill was an important employer and economic asset to the entire county for more than a century and a half. (SOURCES: Condensed from Pioneer Period: 1825-1843 edited and copyrighted by Dan Bisher.)



Population Characteristics Master Plan

Historic Record of the Population

There were 8,164 people in the City of Hillsdale according to the 2012 US Census. Between 1960 and 2000, the City grew by just 7.9%, or an average annual rate of 0.2%. At the same time, Hillsdale County grew by 33.9% or an annual growth rate of 0.8% (please note that the City's population is included in the County population). The City comprised 22.0% of the County's total population in 1960. That percentage had dropped to 18.8% in 2012, suggesting a trend of suburbanization away from the City to outlying areas.

Population — 1960-2012

Year	City of Hillsdale		Hillsdale County	
	Population	% Change	Population	% Change
1960	7,629	—	34,742	—
1970	7,728	1.3%	37,171	7.0%
1980	7,432	-3.8%	42,071	13.2%
1990	8,170	9.9%	43,431	3.2%
2000	8,233	0.8%	46,527	7.1%
2010	8,305	0.9%	46,688	0.3%
2012	8,292	-0.1%	43,995	-5.7%

Source: U.S. Census Bureau

Future Population Estimates

Accurately estimating the future population of a small community can be a difficult task. Changes in population are not limited to a net change in the number of people due to births and deaths. Such changes are also a function of such factors as migration, fertility, the availability of housing, and life expectancy.

The City of Hillsdale has historically experienced relatively low increases in its population. The population has averaged an increase of just 0.2% per year since 1960. If the surge of growth that occurred between 1980

and 1990 had not occurred, the City would have experienced population decline instead of its very low growth during that 40 year period.

More recently, the population has averaged an increase of just 0.1% per year since 1990. Consequently, it is probably not surprising then that future population estimates can either be expected to grow at a very slow rate or that there will be a decline in population over the next 20 years. The following table represents a population projection for the City of Hillsdale through 2030. The estimates are based on a linear (straight line) projection which in turn is based upon the historic change in population between 1990 and 2010, representing a 5 year growth rate of 0.4%. It is assumed that the population will cyclically fall and rise over the 20 year period.

Population Projections — 2010-2030

Year	City of Hillsdale	Hillsdale County
2010	8,305	46,688
2015	8,339	47,563
2020	8,374	48,455
2025	8,408	49,363
2030	8,443	50,289

Source: Region 2 Planning Commission

The table also shows a population projection for Hillsdale County (please note that the City's population is included in the County total). The County's population projection model is based upon the same linear projection model utilized for the City. The County has experienced significant growth during that 20 year time period with an annual growth rate of 0.4%. A number of reasons may account for the disparity between the City and the County including the continued suburbanization of townships in general in Michigan. However, it should be noted that the County only grew 0.3% during the first decade of the 21st century while the City grew 0.9% during the same time period.

Population by Sex and Age

The median age for a resident of the City of Hillisdale was 30.2 years in 2010, considerably younger than his or her counterpart countywide (40.5 years). This difference is primarily due to the fact that over half (56.3%) of Hillisdale County's population was at least 35 years old as opposed to less than half (44.6%) of the City's population.

Race and Ethnicity

Both the City of Hillisdale and Hillisdale County can be said to have a homogeneous population. The overwhelming majority of the population in both the City and County are white. However, minority groups are present. For example, various Native Americans and people of Asian descent comprise 1.1% of the City's population. Hispanics (Latinos) comprised 2.3% of the City's population.

Race — 2010

Characteristic	City of Hillisdale		Hillisdale County	
	Population	% of Total	Population	% of Total
Total	8,305	100%	46,688	100%
White	8,122	97.8%	45,381	97.2%
Black or African American	105	1.3%	280	0.6%
American Indian and Alaska Native	114	1.4%	233	0.5%
Asian	94	1.1%	187	0.4%
Native Hawaiian and other Pacific Islander	5	0.1%	5	0.0%
Some other race	38	0.5%	607	1.3%
Hispanic (Latino)	190	2.3%	980	2.1%

Source: 2010 U.S. Census

Disabilities

Estimated Disability Status of the Civilian Population in Hillsdale County – 2008-2012

	Total	Disabled	
Total population	46,245	6,850	14.8%
<i>Population by age:</i>			
Under 18 years	10,908	410	3.7%
18 to 64 years	28,195	3,757	13.3%
65 years and over	7,142	2,683	37.6%

Source: 2008-2012 American Community Survey, U.S. Census Bureau

An estimated 14.8% of Hillsdale County residents were disabled in some way between 2008 and 2012, according to the American Community Survey.^{1,2} Disabilities take the form of various difficulties. For example, it is estimated that the most common difficulty was ambulatory in nature which affected 7.8% of the population. Cognitive and independent living difficulties each affected an estimated 5.3% of the population.

Disability status increased correspondingly with an increase in the age of residents. The percentage of residents under 18 years of age was only 3.7%, while an estimated 13.3% between the ages of 18-64 suffered from some form of disability. The largest age group to be living with some form of disability was 65 years of age or older, an estimated 38.6% of the County's populace. By comparison, the estimated State average for those 65 years of age or older was 37.4% during the 2008-2012 reporting period.

1 Information of disabilities is only available for Hillsdale County.

2 The American Community Survey (ACS) is a nationwide survey designed to provide communities a fresh look at how they are changing. The ACS replaced the decennial census long form in 2010 and thereafter by collecting long form type information throughout the decade rather than only once every 10 years



Education Master Plan

Educational Attainment

The American Community Survey estimated the educational attainment of each resident at least 25 years old between 2008 and 2012. More City of Hillisdale residents (88.9%) had a high school diploma than Hillisdale County residents (86.4%). Bachelors and/or graduate degrees were possessed by 15.9% of City residents and 14% of County residents.

Estimated Educational Attainment — 2008-2012

Educational Level	City of Hillisdale		Hillisdale County	
	Population	% of Total	Population	% of Total
Less than 9th Grade	143	3.1%	1,190	3.9%
9th -12th Grade, No Diploma	365	8.0%	2,955	9.7%
High School Graduate	1,779	39.4%	13,188	43.2%
Some College, No Degree	1,156	25.6%	7,021	23%
Associate's Degree	351	7.7%	2,068	6.7%
Bachelor's Degree	419	9.2%	2,445	8%
Graduate or Professional Degree	300	6.6%	1,855	6%
Population, 25 Years and Over	4,513	100%	30,508	100%
% High School Graduate or Higher	—	88.9%	—	86.4%
% Bachelor's or Higher	—	15.8%	—	14%

Source: 2008-2012 American Community Survey, U.S. Census Bureau

School Enrollment

The American Community Survey estimates that a greater percentage of City of Hillisdale residents (35.4%) were enrolled in some type of school between 2008 and 2012 than Hillisdale County (25.4%). This difference may be due to the estimate that 43.9% of the City residents enrolled in school attended a college or graduate school.

Estimated School Enrollment — 2008-2012

Characteristic	City of Hillisdale		Hillisdale County	
	Population	% of Total	Population	% of Total
Population 3 years and over enrolled in school	3,156	100.0%	11,959	100.0%
Nursery school, preschool	156	4.9%	610	5.1%
Kindergarten	163	5.1%	610	5.1%
Elementary school (grades 1-8)	794	25.1%	4,927	41.2%
High school (grades 9-12)	383	12.1%	2,499	20.9%
College or graduate school	1,660	52.6%	3,313	27.7%

Source: 2008-2012 American Community Survey, U.S. Census Bureau



Occupations and Income Master Plan

Employment Status

The American Community Survey provided estimates of employment status for residents at least 16 years of age between 2008 and 2012. Less than 60% of City of Hillisdale and Hillisdale County residents were included in the labor force. No City or County residents were in the armed forces. The City's and County's unemployment rate were both 7.6%.

Estimated Employment Status — 2008-2012

Characteristic	City of Hillisdale		Hillisdale County	
	Population	% of Total	Population	% of Total
Population 16 years and over	6,649	100.0%	37,047	100.0
In Labor Force	3,776	56.8%	21,463	57.9%
Civilian labor force	3,776	56.8%	21,463	57.9%
Employed	3,266	49.1%	18,629	50.2%
Unemployed	510	7.6%	2,834	7.6%
Armed Forces	0	0.0%	0	0.0%
Not in labor force	2,873	43.2%	15,584	42%

Source: 2008-2012 American Community Survey, U.S. Census Bureau

Employment

Statistics on employment were estimated by the American Community Survey for residents that were employed between 2008 and 2012. It is also important to point out that people did not necessarily live and work in the same community.

Employment by Occupation

It is estimated that most employed City of Hillsdale residents were engaged in one of the following occupations: 1) service; 2) production, transportation, and material moving operations; and 3) sales and office occupations (listed in descending order). Combined, those occupations account for the jobs of 72.6% of the City's employed residents. Those occupations made up 62.4% of the jobs held by Hillsdale County's employed residents. A significant number of City and County residents were also employed in management, professional and related occupations.

Estimated Employment by Occupation — 2008-2012

Occupation	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
Employed population 16 years and over	3,266	100.0%	18,629	100.0%
Management, professional and related occupations	730	22.3%	4,954	26.5%
Service occupations	904	27.7%	3,119	16.7%
Sales and office occupations	743	22.7%	3,854	20.7%
Nat. resources, construction, and service occupations	165	5%	2,040	11%
Production, transp., and material moving occupations	724	22.2%	4,662	25%

Source: 2008-2012 American Community Survey, U.S. Census Bureau

Employment by Industry

The American Community survey estimates that the educational, health and social services sector, which accounted for 28.1% of employed City residents between 2008 and 2012, took over the lead all other forms of employment by industrial classification, followed by the manufacturing sector, which accounted for 18.9% of employed residents. Those industries were also the major employers in Hillsdale County. The arts, entertainment, recreation, accommodation, and food services sector (16.3%) qualified for a close third place as a major employer of City residents while the retail and wholesale trade sectors (14.7%) jointly qualified for a

distant third place as a major employer of County residents. The retail and wholesale trade sector (16.9%) qualified for fourth place as a major employer of City residents while the arts, entertainment, recreation, accommodation, and food services sector (6.8%) qualified for fourth place as a major employer of County residents.

Estimated Employment by Industry — 2008-2012

Industry	City of Hillisdale		Hillisdale County	
	Population	% of Total	Population	% of Total
Agriculture, Forestry, Fishing, Hunting, Mining	34	1.0%	839	4.5%
Construction	109	3.3%	987	5.3%
Manufacturing	618	18.9%	4,293	23%
Wholesale	58	1.8%	451	2.4%
Retail	492	15.1%	2,114	11.3%
Transportation and Warehousing, and Utilities Information	63	1.9%	933	5%
Information	45	1.4%	189	1%
Finance, Insurance, Real Estate, and Rental and Leasing	74	2.3%	708	3.8%
Professional, Scientific, Management, Administrative, and Waste Management	88	2.7%	782	4.2%
Educational, Health and Social Services	918	28.1%	4,376	23.5%
Arts, Entertainment, Recreation, Accommodation, and Food Services	531	16.3%	1,258	6.8%
Other Services, Except Public Administration	141	4.3%	973	5.2%
Public Administration	95	2.9%	726	3.9%
Employed population 16 years and over	3,266	100.0%	18,629	100.0%

Source: 2008-2012 American Community Survey, U.S. Census Bureau

Household Income and Benefits

The American Community survey estimates that the median household income in the City (\$32,022) between 2008 and 2012 was only 75% of the median household income countywide (\$42,668). This was due in part because a greater portion of the workforce countywide (51.5%) was engaged in production, transportation, and material moving occupations and management, professional and related occupations than the City workforce (44%). It is also important to note that median household income includes other sources of income which also may have contributed to the disparity, such as pensions and social security. For example, 21.8% of City households had an income of less than \$15,000 in 2000 as compared to 13.1% of County households.

Estimated Household Income and Benefits — 2008-2012

Income	City of Hillisdale		Hillisdale County	
	Population	% of Total	Population	% of Total
Households	2,876	100.0%	17,557	100.0%
Less than \$10,000	446	15.5%	1,440	8.2%
\$10,000-\$14,999	280	9.7%	1,046	5.9%
\$15,000-\$24,999	408	14.2%	2,299	13.1%
\$25,000-\$34,999	412	14.3%	2,443	13.9%
\$35,000-\$49,999	481	16.7%	2,965	16.9%
\$50,000-\$74,999	519	18%	3,739	21.3%
\$75,000-\$99,999	167	5.8%	1,755	10.9%
\$100,000-\$149,999	119	4.1%	1,318	7.5%
\$150,000-\$199,999	27	0.9%	337	1.9%
\$200,000 Or more	17	0.6%	215	1.2%
Median household income	\$32,022	—	\$42,668	—

Source: 2008-2012 American Community Survey, U.S. Census Bureau

Commuting To Work

One advantage of urban living is that sometimes the commuting distance from home to the work place can be minimized to a point where walking or bike riding is possible. Such is the case in the City of Hillisdale where it is estimated that 13.8% of people reported that they walked to their place of work between 2008 and 2012 while only an estimated 4.0% of Hillisdale County's population reported walking to work. The time it took the average City resident to travel to work was estimated at 14.8 minutes as compared to 24.8 minutes in the County.

Commuting to Work Estimates — 2008-2012

Characteristic	City of Hillisdale		Hillisdale County	
	Population	% of Total	Population	% of Total
Workers 16 years and over	3,244	100.0%	18,262	100.0%
Car, truck or van -- drove alone	2,206	68.0%	14,472	79.2%
Car, truck or van -- carpooled	381	11.7%	1,901	10.4%
Public Transportation, including taxicab	7	0.2%	52	0.2%
Walked	447	13.8%	726	4.0%
Other means	34	1.0%	199	1.1%
Worked at home	169	5.2%	912	4.9%
Mean travel time to work	14.8 min.	—	24.8 min.	—

Source: 2008-2012 American Community Survey, U.S. Census Bureau



Housing Characteristics Master Plan

Types of Residential Structures

Single-family homes generally comprised the greatest segment of housing units between 2008 and 2012. For example, it is estimated that well over half of the housing units within the City (55.3%) were detached single-family homes as were well over three-quarters of housing units countywide (79.5%). Conversely, the City has a much higher percentage of units in multiple-family developments.

Estimated Units Per Residential Structure — 2008-2012

Characteristic	City of Hillsdale		Hillsdale County	
	Structures	% of Total	Structures	% of Total
Total units	3,456	100.0	21,748	100.0
1 unit, detached	1,911	55.3%	17,294	79.5%
1 unit, attached	35	1.0%	136	0.6%
2 units	292	8.4%	447	2.1%
3 or 4 units	289	8.3%	534	2.5%
5 to 9 units	364	10.5%	523	2.4%
10 to 19 units	184	5.3%	305	1.4%
20 or more units	282	8.1%	309	1.4%
Mobile home	99	2.8%	2,193	10.0%
Boat, RV, van etc.	0	0.0%	7	0.0%

Source: 2008-2012 American Community Survey, U.S. Census Bureau

Number of Rooms per Residential Unit

The estimated median number of rooms per residential structure within the City of Hillsdale was 5.6 between 2008 and 2012 and 6.0 countywide. It is further estimated that approximately two-thirds (63.2%) of the residential units within the City were comprised of three to six rooms.