

# MASTER PLAN Community Profile

For

## City of Howell

Livingston County, Michigan



### LOCATION

As the county seat, the City of Howell is centrally located within Livingston County. It is the most populated city in the County, and is known for its rich architectural history and Romanesque style county courthouse that is on both the State and National Registers of Historic Places.

### TAX RATES

#### **2021 Residential Millage Rates:**

#### **Homestead:**

37.1985/ \$1,000 of taxable value

#### **Non-Homestead:**

55.1985/ \$1,000 of taxable value

---

**Sources:** Livingston County Department of Planning, Southeast Michigan Council of Governments (SEMCOG), Livingston County Equalization, U.S. Census Bureau, Michigan Department of Technology, Management & Budget.

### GOVERNMENT

**City Hall Address:** 611 E. Grand River  
Howell, MI 48843

**Mailing Address:** 611 E. Grand River  
Howell, MI 48843

**Phone:** (517) 546-3500

**Web Site:** <http://www.cityofhowell.org>

#### **Business Hours**

Monday-Friday  
8:00 a.m. to 5:00 p.m

#### **County Commissioners**

Jay Drick, District 5

#### **Township Officials**

Mayor: Bob Ellis  
Clerk: Angela Guillen  
Treasurer: Catherine Stanislawski

## POPULATION AND HOUSEHOLD DATA FOR THE CITY OF HOWELL

	Census 2020	Census 2010	SEMCOG 2045
<b>Total Population</b>	<b>10,068</b>	<b>9,489</b>	<b>11,256</b>
<b>Household Population</b>	<b>9,673</b>	<b>9,063</b>	<b>10,567</b>
<b>Housing Units</b>	<b>4,760</b>	<b>4,551</b>	-
<b>Occupied Units</b>	<b>4,481</b>	<b>4,028</b>	<b>4,620</b>
<b>Average Household Size</b>	<b>2.16</b>	<b>2.25</b>	<b>2.29</b>

\*Source: U.S. Census Bureau & SEMCOG

### FORECASTED POPULATION CHANGE 2015-2045

Age Group	2015	2020	2025	2030	2035	2040	2045	Change 2015 - 2045	Pct Change 2015 - 2045
<b>Under 5</b>	602	633	670	668	643	599	568	-34	-5.6%
<b>5-17</b>	1,712	1,554	1,500	1,526	1,710	1,721	1,671	-41	-2.4%
<b>18-24</b>	853	762	724	607	553	623	712	-141	-16.5%
<b>25-54</b>	3,718	3,744	3,948	4,059	4,113	4,204	4,387	669	18%
<b>55-64</b>	1,109	1,264	1,272	1,156	987	993	1,085	-24	-2.2%
<b>65-84</b>	1,182	1,471	1,789	1,958	1,986	2,207	2,137	955	80.8%
<b>85+</b>	263	295	318	410	499	604	696	433	164.6%
<b>Total</b>	9,439	9,723	10,221	10,384	10,491	10,951	11,256	1,817	19.2%

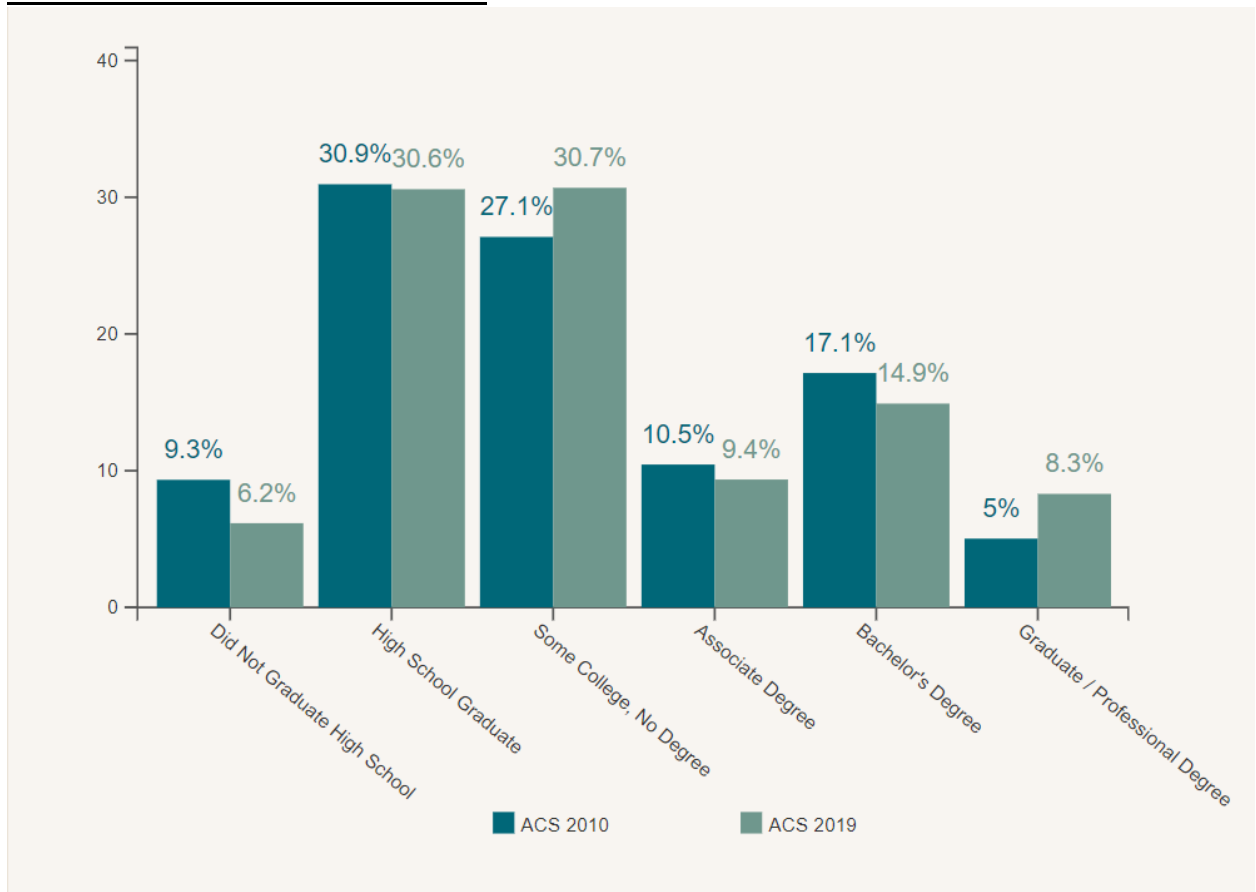
\*Source: SEMCOG 2045 Regional Development Forecast

## RACE

Race and Hispanic Origin	Census 2010	Percent of Population 2010	Census 2020	Percent of Population 2020	Percentage Point Change 2010-2020
<b>Non-Hispanic</b>	9,158	96.5%	9,623	95.6%	-0.9%
<b>White</b>	8,800	92.7%	8,881	88.2%	-4.5%
<b>Black</b>	38	0.4%	119	1.2%	0.8%
<b>Asian</b>	107	1.1%	114	1.1%	0%
<b>Multi-Racial</b>	116	1.2%	419	4.2%	2.9%
<b>Other</b>	97	1%	90	0.9%	-0.1%
<b>Hispanic</b>	331	3.5%	445	4.4%	0.9%
<b>Total</b>	9,489	100%	10,068	100%	0%

\*Source: U.S. Census Bureau Decennial Census, SEMCOG

## HIGHEST LEVEL OF EDUCATION



\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG

## **HOUSING TYPES**

Housing Type	ACS 2010	ACS 2019	Change 2010-2019	New Units Permitted Since 2018
Single Unit	2,010	1,904	-106	62
Multi-Unit	2,099	2,421	322	39
Mobile Homes or Other	317	269	-48	0
<b>Total</b>	<b>4,426</b>	<b>4,594</b>	<b>168</b>	<b>101</b>
Units Demolished				-8
Net (Total Permitted Units - Units Demolished)				93

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **HOUSING VALUE AND RENT**

Housing Value (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median housing value	\$190,004	\$171,100	\$-18,904	-9.9%
Median gross rent	\$996	\$915	\$-81	-8.1%

**\*Source: SEMCOG & U.S. Census Bureau ACS 5 Year Estimates 2006-2010/2015-2019**

## **BUILDING PERMITS 2010-2018**

	Single Family	Two-Family	Attached Condo	Multi-Family	Total
<b>2010</b>	<b>1</b>	<b>0</b>	<b>0</b>		<b>1</b>
<b>2011</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2012</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2013</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>
<b>2014</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>
<b>2015</b>	<b>8</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>11</b>
<b>2016</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>
<b>2017</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>30</b>
<b>2018</b>	<b>20</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>25</b>
<b>2019</b>	<b>20</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>40</b>
<b>2020</b>	<b>13</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>21</b>
<b>2021</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>

**\*Source: SEMCOG**

## **HOUSEHOLD INCOME**

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$50,525	\$46,341	\$-4,184	-8.3%
Per Capita Income	\$27,293	\$28,735	\$1,442	5.3%

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2015-2019, SEMCOG**

## **POVERTY**

Poverty	ACS 2010	% of Total (2010)	ACS 2019	% of Total (2019)	% Point Chg 2010-2019
Persons in Poverty	1,072	11.8%	891	9.9%	-1.9%
Households in Poverty	437	10.8%	484	11.2%	0.4%

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2019, SEMCOG**

## **HOUSING TENURE**

Housing Tenure	Census 2010	ACS 2019	Change 2010-2019
Owner occupied	2,152	1,978	-174
Renter occupied	1,876	2,329	453
Vacant	523	287	-236
Seasonal/migrant	36	0	-36
Other vacant units	487	287	-200
Total Housing Units	4,551	4,594	43

**\*Source: U.S. Census Bureau, ACS 5 Year Estimates 2006-2010/2019, SEMCOG**

## **TOWNSHIP AND COUNTY MAP AND MASTER PLAN LINKS:**

**City of Howell Zoning Map:**

<https://cms1files.revize.com/revize/howell/2018%20Zoning%20Map.pdf>

**City of Howell Master Plan:** [https://www.cityofhowell.org/Howell Master Plan 2015.pdf](https://www.cityofhowell.org/Howell%20Master%20Plan%202015.pdf)

**Countywide Generalized Zoning Map:**

<https://livgov.maps.arcgis.com/apps/webappviewer/index.html?id=1e91d68c9eb540d5b63d8cc51f8b3652>

**2018 Livingston County Master Plan:** <https://www.livgov.com/plan/Pages/County-Plans.aspx>