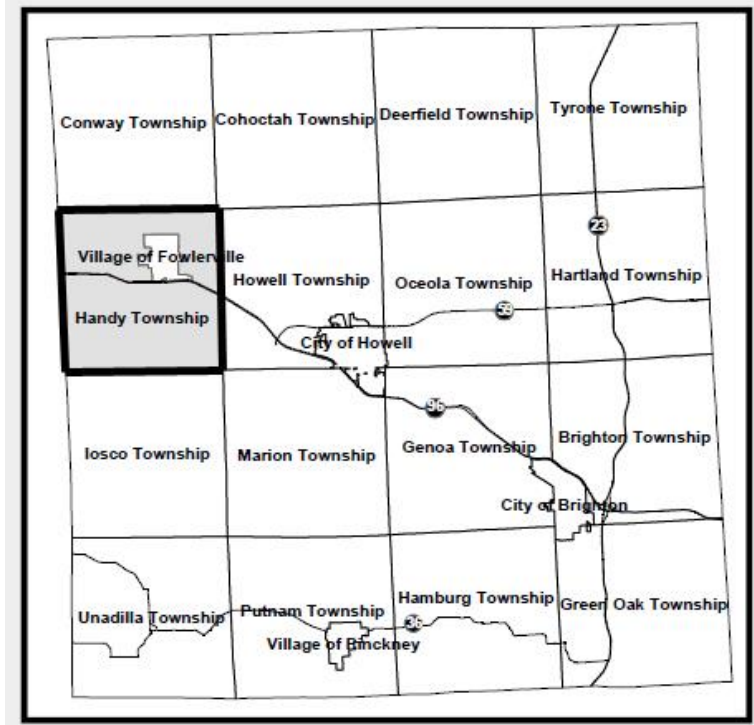


# MASTER PLAN Community Profile

For

## Handy Township

Livingston County, Michigan



### LOCATION

Handy Township is located in the northwest quadrant of Livingston County, Michigan. The first settlers came to Handy in 1834 and the area was organized into a township in 1838. Within the central part of the township, the Village of Fowlerville was platted in 1836 and was incorporated as a village in 1871.

### TAX RATES

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

#### **Homestead:**

27.7198-31.0681/ \$1,000 of taxable value

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

40.4114-58.0576/ \$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

**Hall Address:** 135 N. Grand Avenue  
Fowlerville, MI 48836

**Mailing Address:** P.O. Box 189  
Fowlerville, MI 48836

**Phone:** (517) 223-3228

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

#### **Business Hours**

Monday, Wednesday, Thursday  
9:00 a.m. to 5:00 p.m.

#### **County Commissioners**

Doug Helzerman, District 4

#### **Township Officials**

Supervisor: Ed Alverson

Clerk: Laura Eisele

Treasurer: Connie Shear

**POPULATION AND HOUSEHOLD DATA FOR HANDY TOWNSHIP**

	Census 2020	Census 2010	SEMCOG 2045
<b>Total Population</b>	<b>5,651</b>	<b>5,120</b>	<b>8,780</b>
<b>Household Population</b>	<b>5,647</b>	<b>5,105</b>	<b>8,775</b>
<b>Housing Units</b>	<b>2,077</b>	<b>1,912</b>	<b>-</b>
<b>Occupied Units</b>	<b>2,017</b>	<b>1,793</b>	<b>3,456</b>
<b>Average Household Size</b>	<b>2.80</b>	<b>2.85</b>	<b>2.54</b>

\*Sources: US Census & 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>	364	402	469	600	570	530	502	138	37.9%
<b>5-17</b>	928	847	869	1,061	1,211	1,216	1,174	246	26.5%
<b>18-24</b>	521	471	427	411	366	459	545	24	4.6%
<b>25-54</b>	2,168	2,392	2,656	3,141	3,399	3,503	3,759	1,591	73.4%
<b>55-64</b>	691	938	926	870	758	824	890	199	28.8%
<b>65-84</b>	509	712	1,067	1,508	1,558	1,520	1,498	989	194.3%
<b>85+</b>	87	99	119	168	213	276	412	325	373.6%
<b>Total</b>	5,268	5,861	6,533	7,759	8,075	8,328	8,780	3,512	66.7%

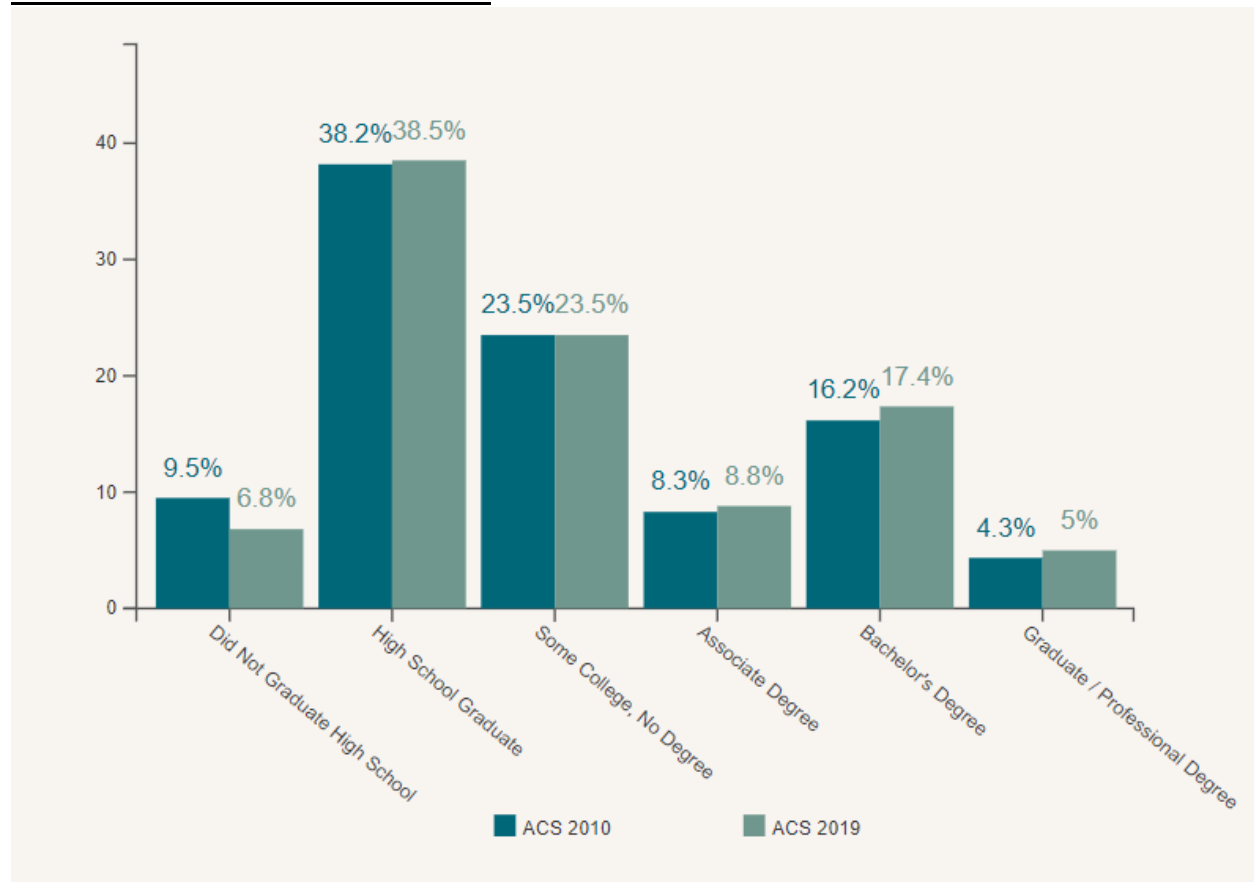
\*Source: SEMCOG 2045 Regional Development Forecast

## 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>	5,011	97.9%	5,451	96.5%	-1.4%
<b>White</b>	4,891	95.5%	5,114	90.5%	-5%
<b>Black</b>	25	0.5%	25	0.4%	0%
<b>Asian</b>	26	0.5%	33	0.6%	0.1%
<b>Multi-Racial</b>	43	0.8%	220	3.9%	3.1%
<b>Other</b>	26	0.5%	59	1%	0.5%
<b>Hispanic</b>	109	2.1%	200	3.5%	1.4%
<b>Total</b>	5,120	100%	5,651	100%	0%

\*Source: US 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	1,541	1,708	167	129
Multi-Unit	58	76	18	0
Mobile Homes or Other	220	116	-104	0
<b>Total</b>	<b>1,819</b>	<b>1,900</b>	<b>81</b>	<b>129</b>
Units Demolished				-6
Net (Total Permitted Units - Units Demolished)				123

\*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	\$221,856	\$184,200	\$-37,656	-17%
Median gross rent	\$828	\$1,049	\$221	26.7%

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

## **BUILDING PERMITS 2010 – 2018**

	Single Family	Two-Family	Attached Condo	Multi-Family	Total
2010	4	0	0	0	4
2011	4	0	0	0	4
2012	5	0	0	0	5
2013	17	0	0	0	17
2014	22	0	0	16	38
2015	35	0	0	0	35
2016	33	0	0	0	33
2017	36	0	0	0	36
2018	31	0	0	0	31
2019	34	0	0	0	34
2020	36	0	0	0	36
2021	28	0	0	0	28

\*Source: SEMCOG

## **HOUSEHOLD INCOME**

Income (in 2019 dollars)	ACS 2010	ACS 2019	Change 2010-2019	Percent Change 2010-2019
Median Household Income	\$82,904	\$77,185	-\$5,719	-6.9%
Per Capita Income	\$29,202	\$30,615	\$1,413	4.8%

\*Source: U.S. Census Bureau, ACS Survey 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	309	6.1%	394	7.2%	1.1%
Households in Poverty	125	7%	109	5.8%	-1.1%

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

## **HOUSING TENURE**

Housing Tenure	Census 2010	ACS 2019	Change 2010-2019
Owner occupied	1,604	1,624	20
Renter occupied	189	243	54
Vacant	119	33	-86
Seasonal/migrant	6	0	-6
Other vacant units	113	33	-80
Total Housing Units	1,912	1,900	-12

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

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

*Handy Township Zoning Map:* <http://www.handytownship.org/handy-twp-zoning-forms/>

*Handy Township Master Plan:* <http://www.handytownship.org/handy-twp-zoning-forms/>

*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>