

Grand Haven Charter Township



Facts and Trends Affecting
Grand Haven Charter Township
January 2017

Population Trend



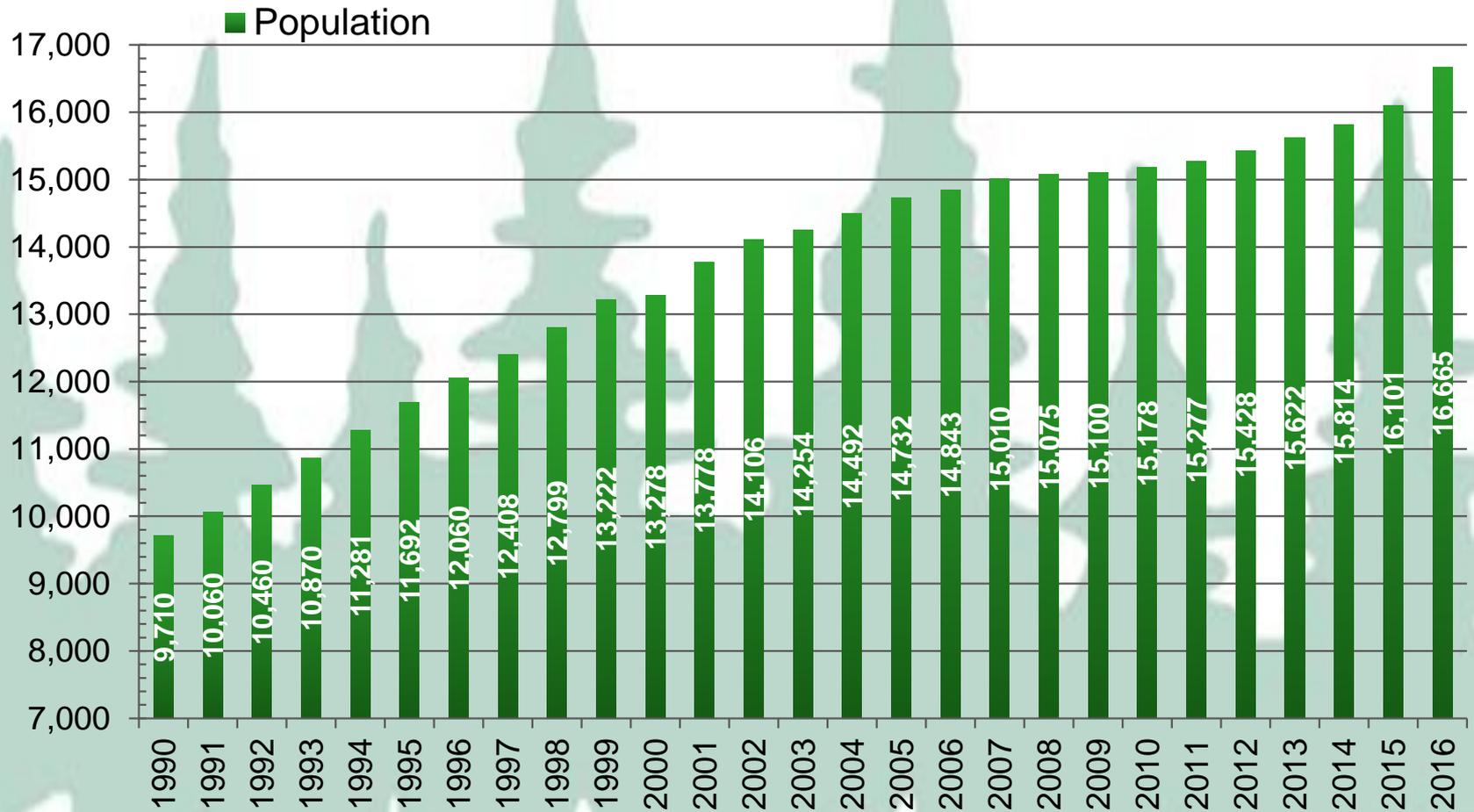
The population of Grand Haven Charter Township has been increasing steadily since 1990. (*GHT estimates that each single family home has 2.9 residents and each apartment or mobile home has 1.5 residents.*)

The official 2010 Census indicates that Grand Haven Charter Township's population is 15,178, which is an increase of 1,900 residents (*or about 14.3%*) since the 2000 census (*i.e., 13,278*). This was an average of 190 new residents each year since the 2000 Census.

However, staff now estimate that the 2016 population has increased to about 16,665 based upon construction permits.

This is an increase of about 1,487 residents since the 2010 census ... or an average of about 248 new residents each year. This trend is expected to continue; albeit the average annual increase may decline slightly.

Township Population Growth



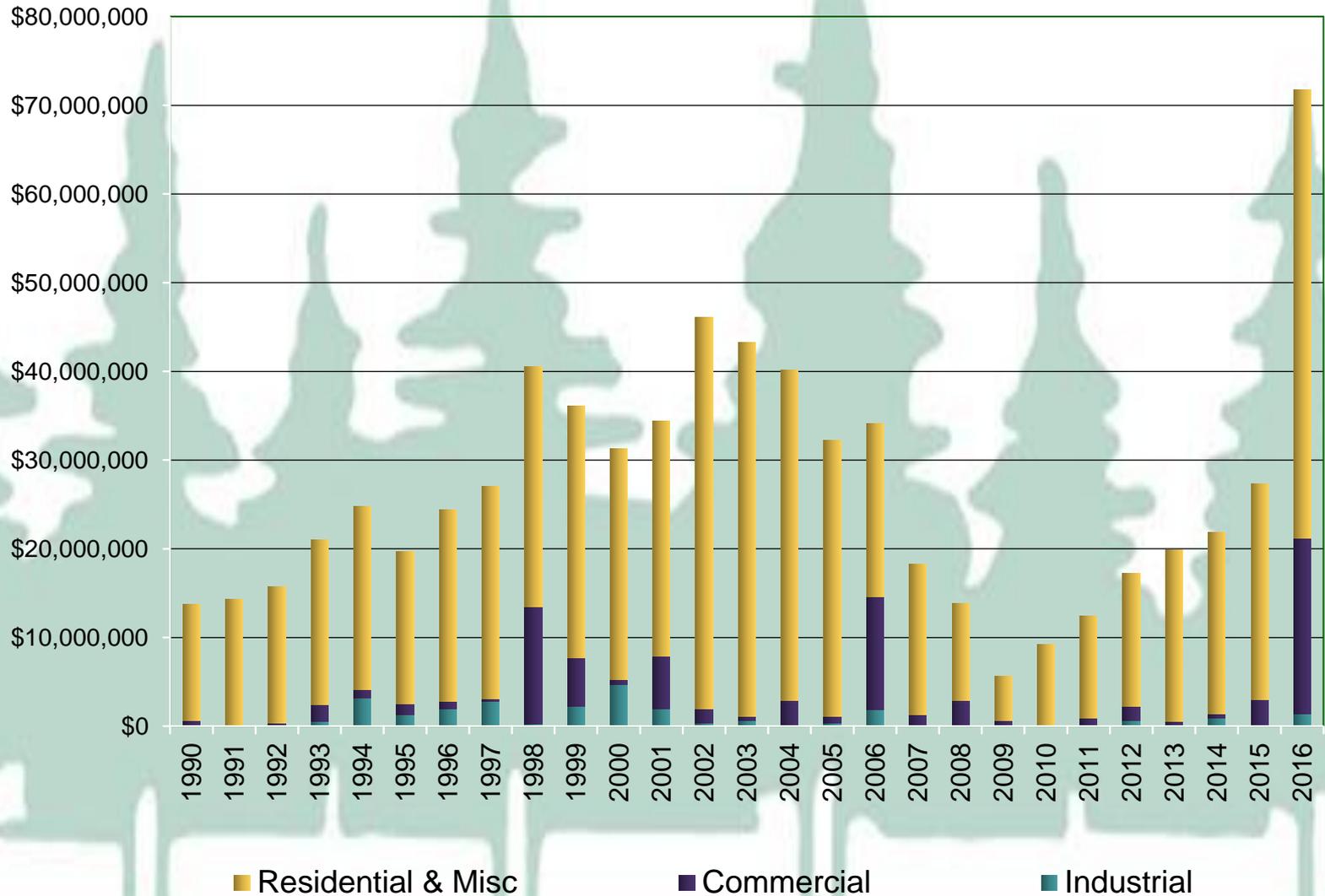
Building Permit Growth

Grand Haven Charter Township shattered the previous 2002 construction record of \$44.2 million in new construction with a new record of **\$71.8 million** – an increase↑ of 62% over the previous high.

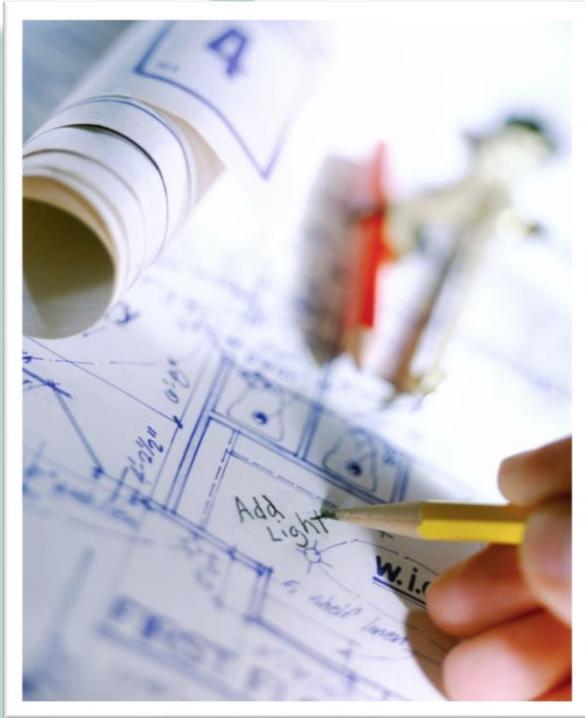
About \$1.4 million was industrial; \$19.8 million was commercial; and, the remaining \$50.6 million was residential with 97 single family homes, 156 apartments and 41 mobile homes.



Building Permit Growth – 1990 through 2016



Commercial & Industrial Trends



By the end of 2016, the Township experienced a positive increase in industrial and commercial building permits with a total value of over \$21.1 million.

This is a significant improvement over 2010 near the end of the so-called “Great Recession” when there was less than \$25,000 in new commercial and industrial growth.

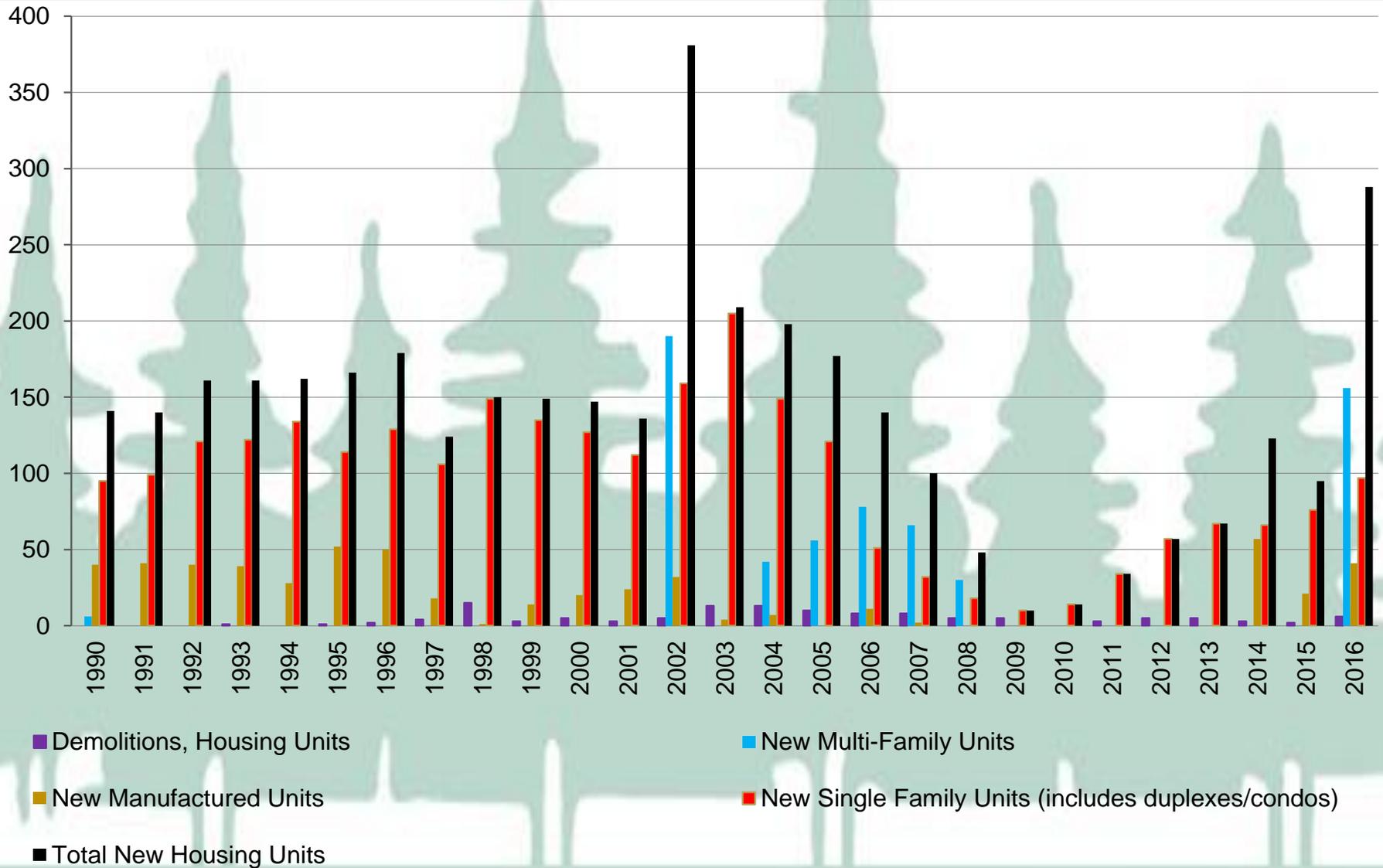
Growth in Township Housing Stock

Since 1990, **3,765** new housing units were constructed in the township while 125 units were razed.

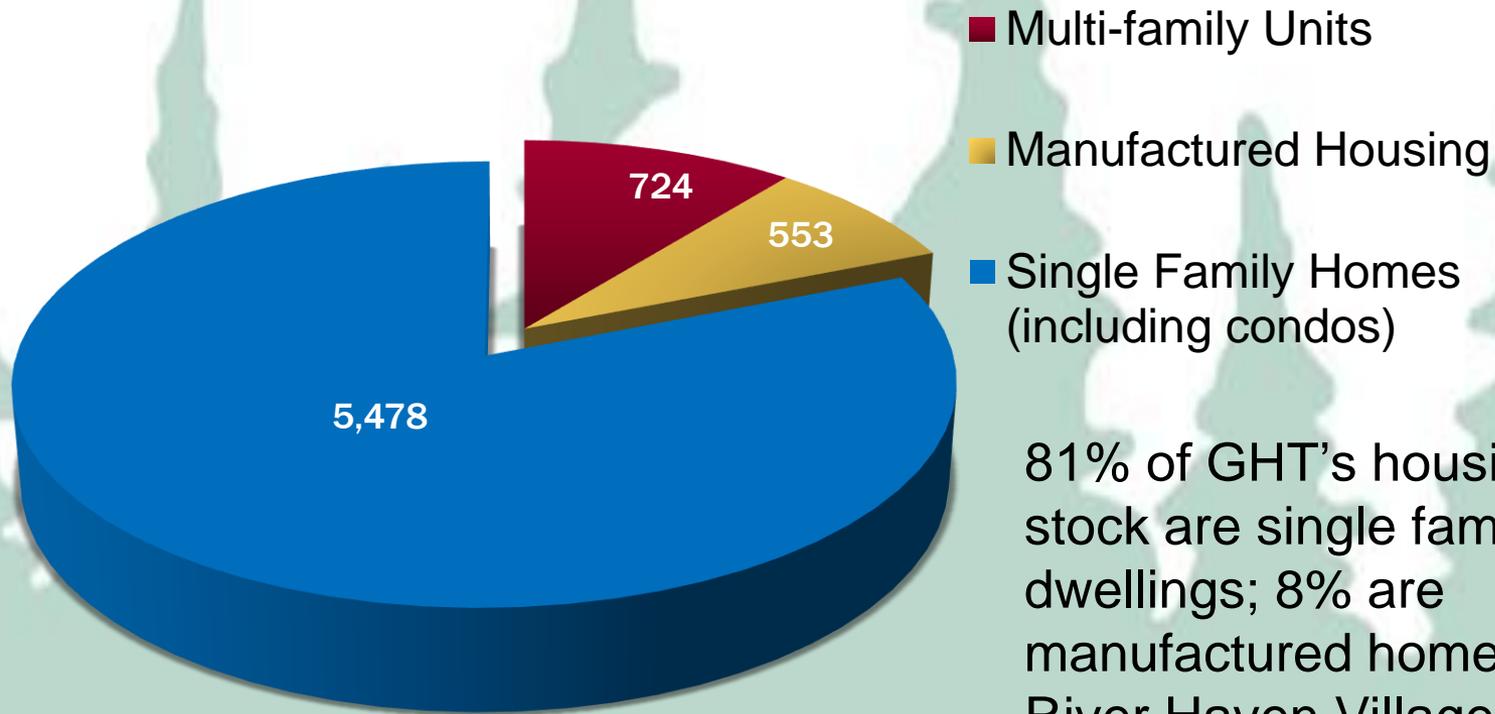
About 69% or 2,599 units were single family homes while 14% or 542 units were mobile homes placed in River Haven Village. The remaining 17% or 624 were multi-family units.



Growth in Township Housing Stock



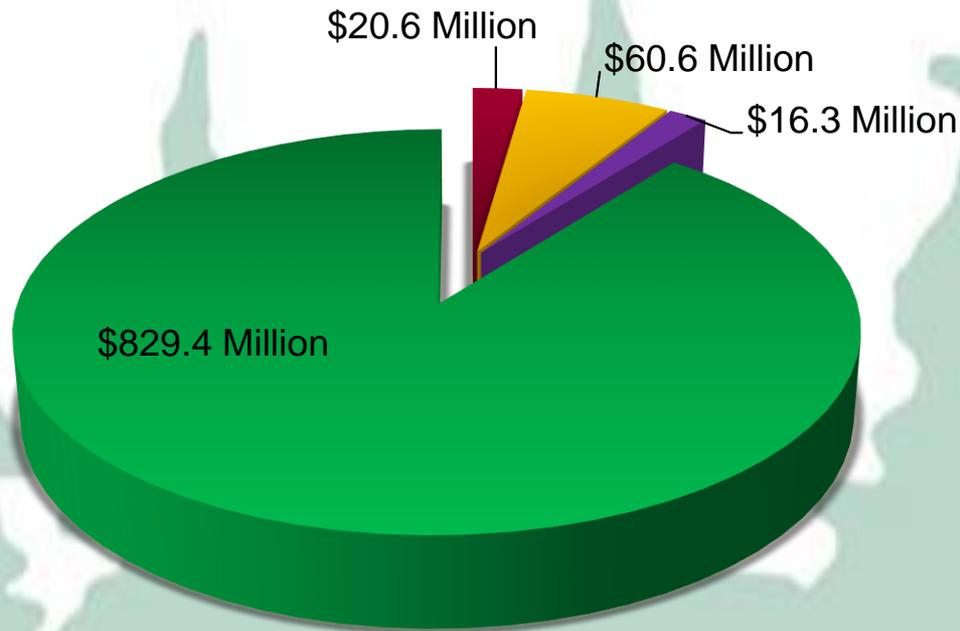
GHT's Housing Characteristics



81% of GHT's housing stock are single family dwellings; 8% are manufactured homes in River Haven Village; and, 10% are multi-family dwellings.

Division of Land Value

(Does not include personal or developmental property)



State Equalization Values in the township are dominated by Residential classes. Commercial and industrial follow, with the smallest value being contributed by Agricultural land.

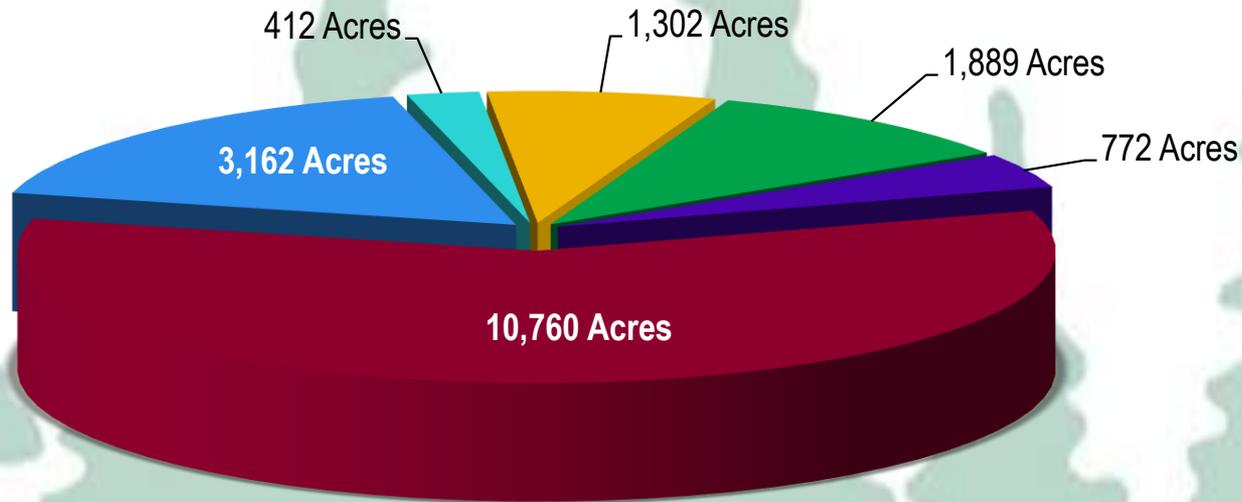
■ Industrial - 2.2%

■ Commercial - 6.5%

■ Agricultural - 1.7%

■ Residential - 89.5%

Division of Land Use in the Township

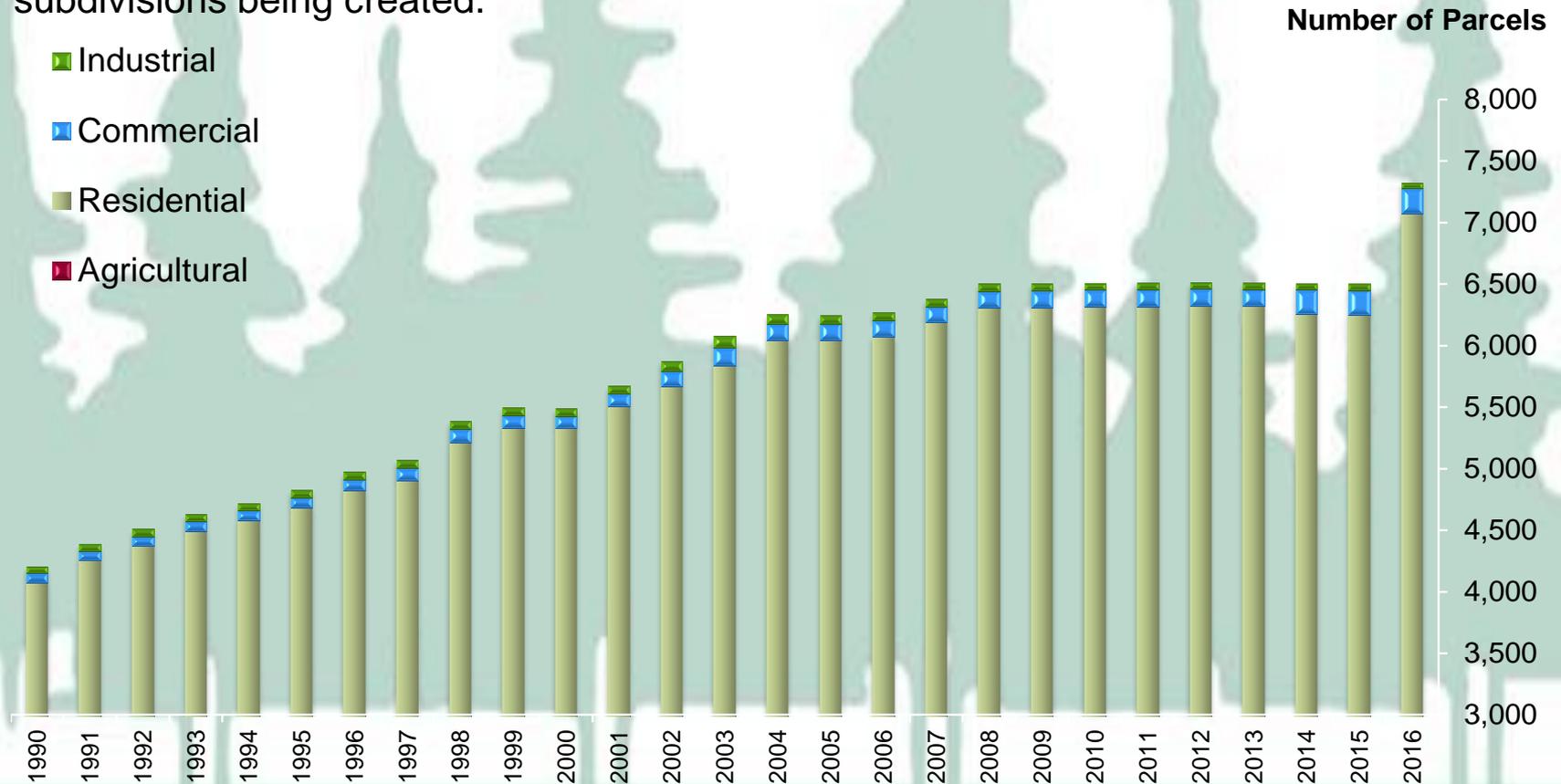


- Public - 10.32%
- Commercial - 4.22%
- Residential - 58.81%
- Agricultural - 17.28%
- Industrial - 2.25%
- Roads - 7.12%

Grand Haven Charter Township consists of about 28.59 square miles or 18,297 acres of land. The majority of this land is divided between Residential (10,760 acres) and Agricultural (3,162 acres).

Number of Parcels

Within Grand Haven Charter Township, there are 50 industrial parcels; 105 agricultural parcels; and, 1199 commercial parcels. Moreover, there have been few changes in these classifications. However, the number of parcels in GHT has increased from 4,207 to 6,987, an increase of 66% since 1990. Most of this increase is due to new residential subdivisions being created.



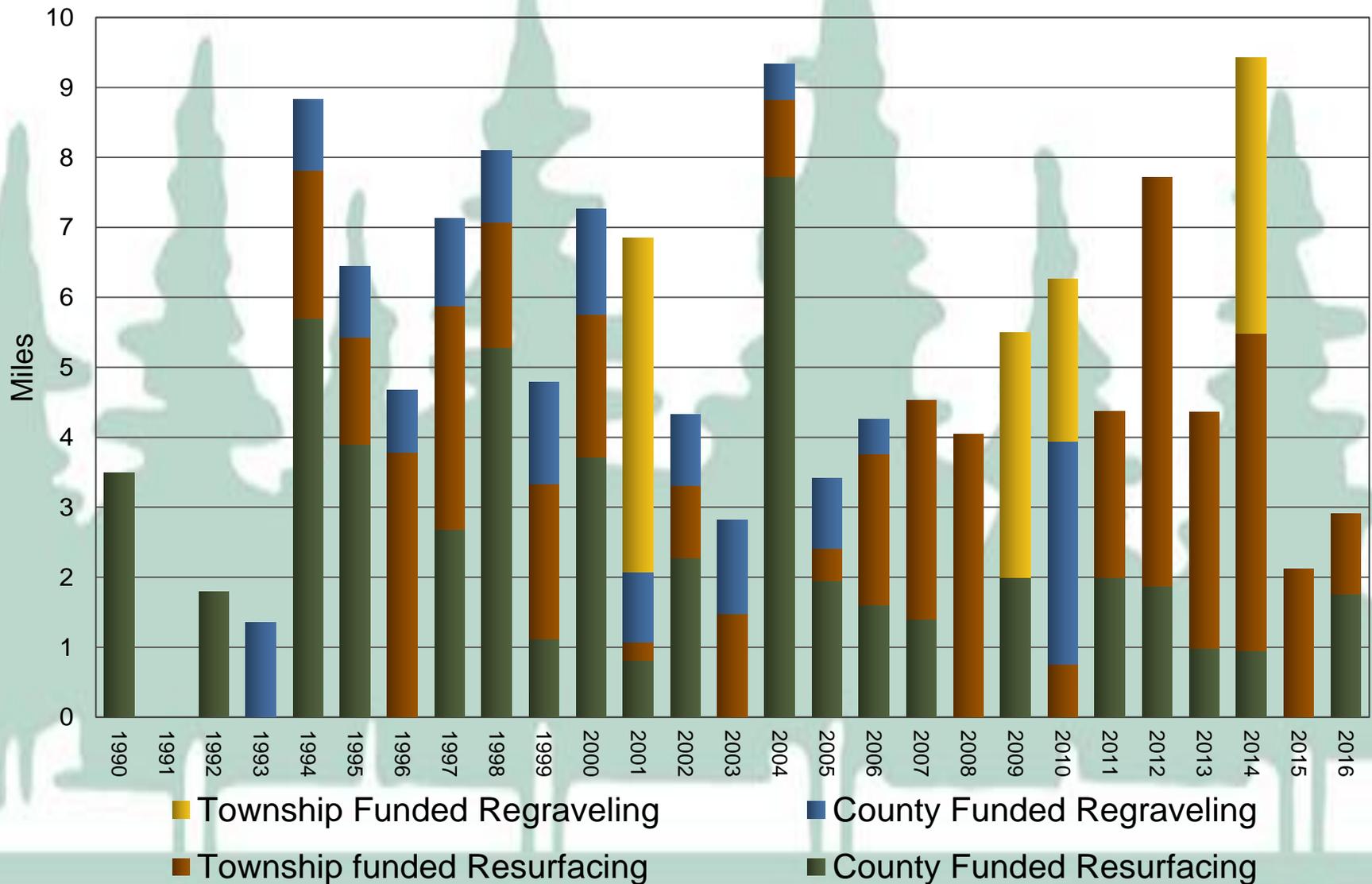
Miles of Roadways Improved



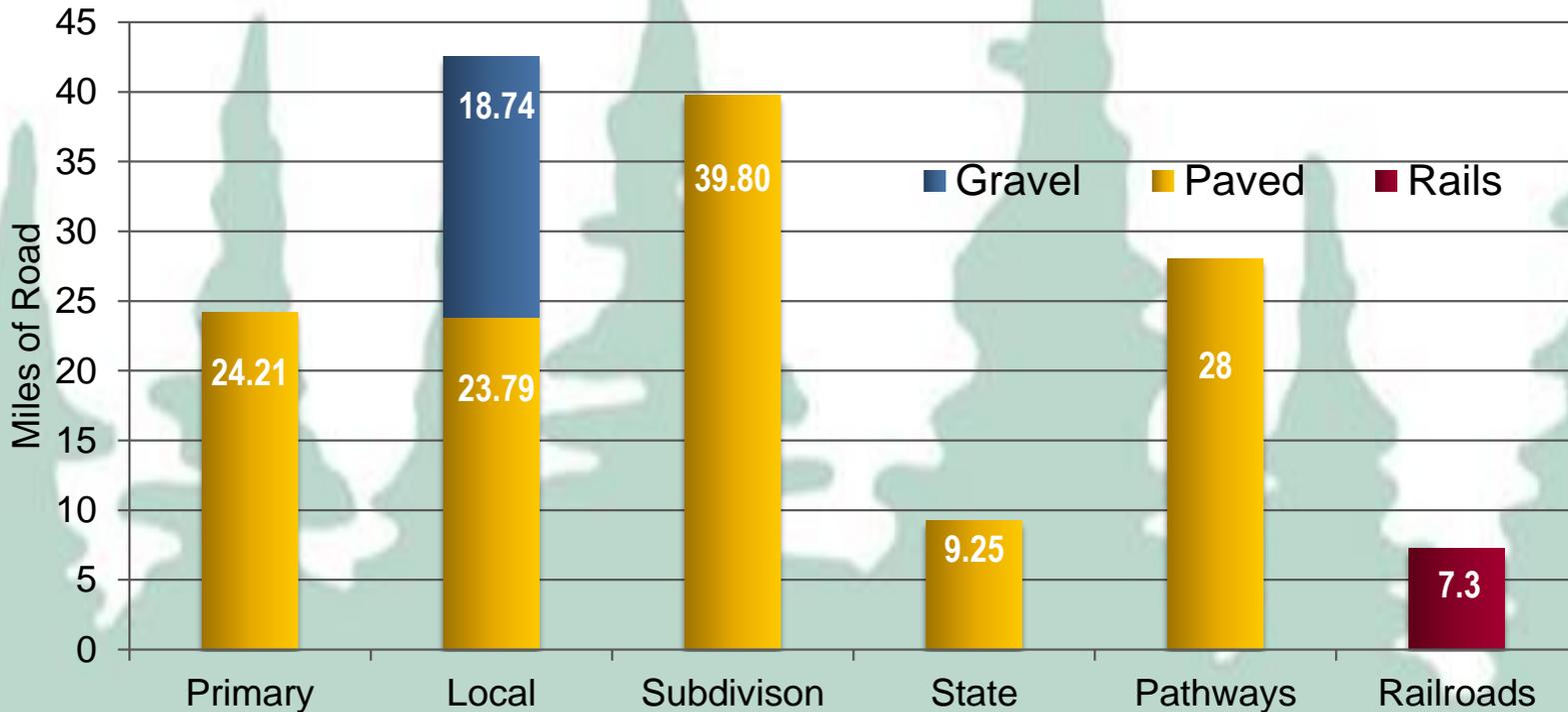
There are approximately **24** miles of primary roads; **43** miles of local roads (*of which about 19 miles are gravel*); and, **40** miles of subdivision roads for a total of about **107** miles of streets and roads within Grand Haven Charter Township. In addition, there are **9.25** miles of State highways (*i.e., US-31 & M-45*).

Since 1990, the Road Commission has resurfaced 53.04 miles of paved streets and re-graveled 18 miles of gravel roads. In addition, the Township has paved or re-surfaced **50.53 miles** of streets and re-graveled **14.5 miles** of roads. In 2011, crack sealing was added to the range of maintenance activities with 49.27 miles of roadways crack sealed, funded mostly by the Township.

Roadway Improvements since 1990



2017 GHT Transportation System



Grand Haven Charter Township has a total of 106.54 miles of streets and roads, 9.25 miles of state highways, 28 miles of pathways, and 7.3 miles of rails. About 82.4% of the streets, roads and highways are paved and 17.6% of the road system are gravel. 100% of the costs of subdivision resurfacing was delegated to Townships in 1987.



HARBOR TRANSIT

Call (616) 842-3200 for a Ride
www.harbortransit.org/
Service is Available

Monday – Friday 6:00am to 5:30pm
(Last pick up at 5:30pm)

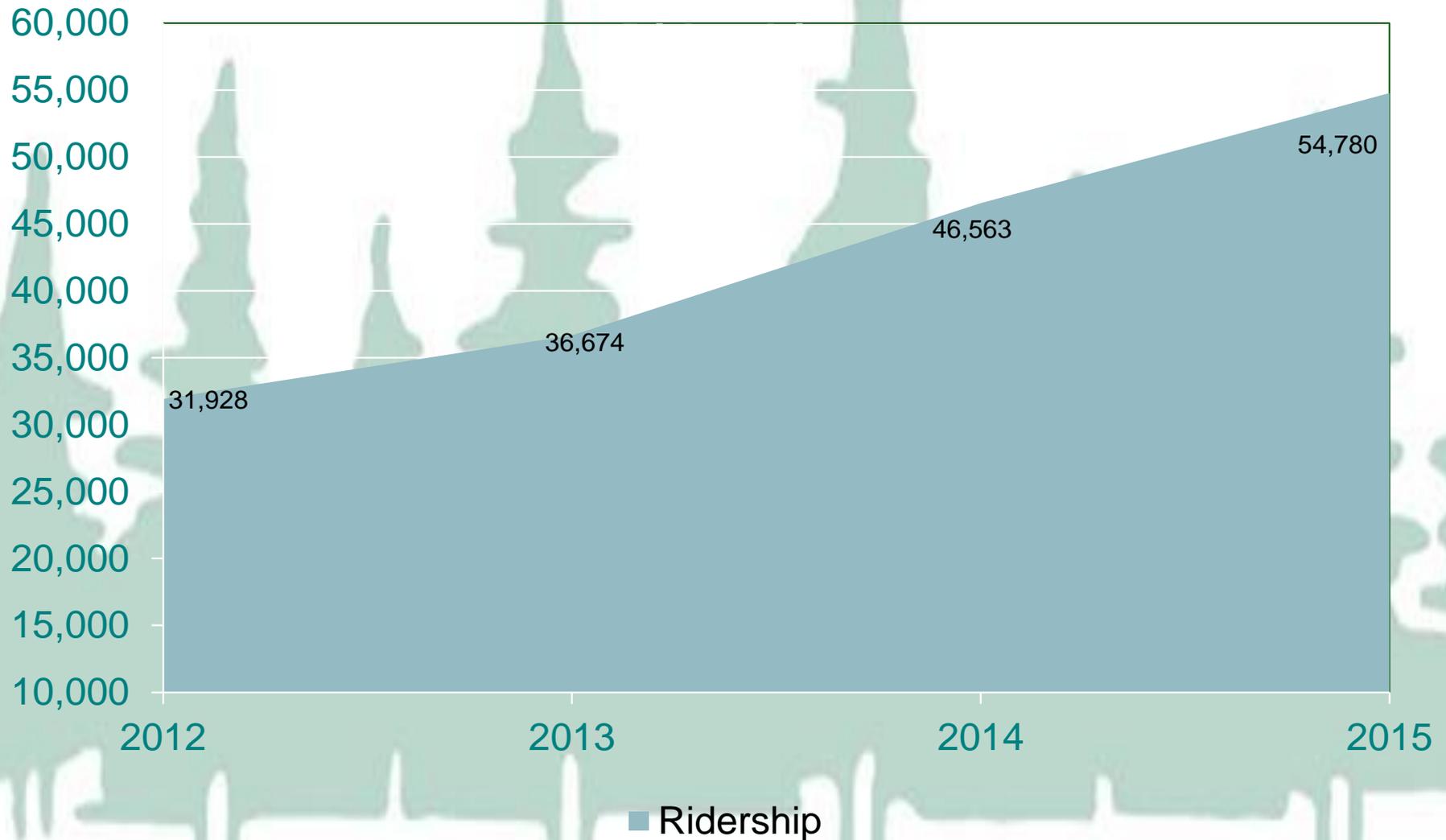
Saturday 9:00am to 3:30pm
(Last pick up at 3:30pm)

Sunday on a pre-arranged basis

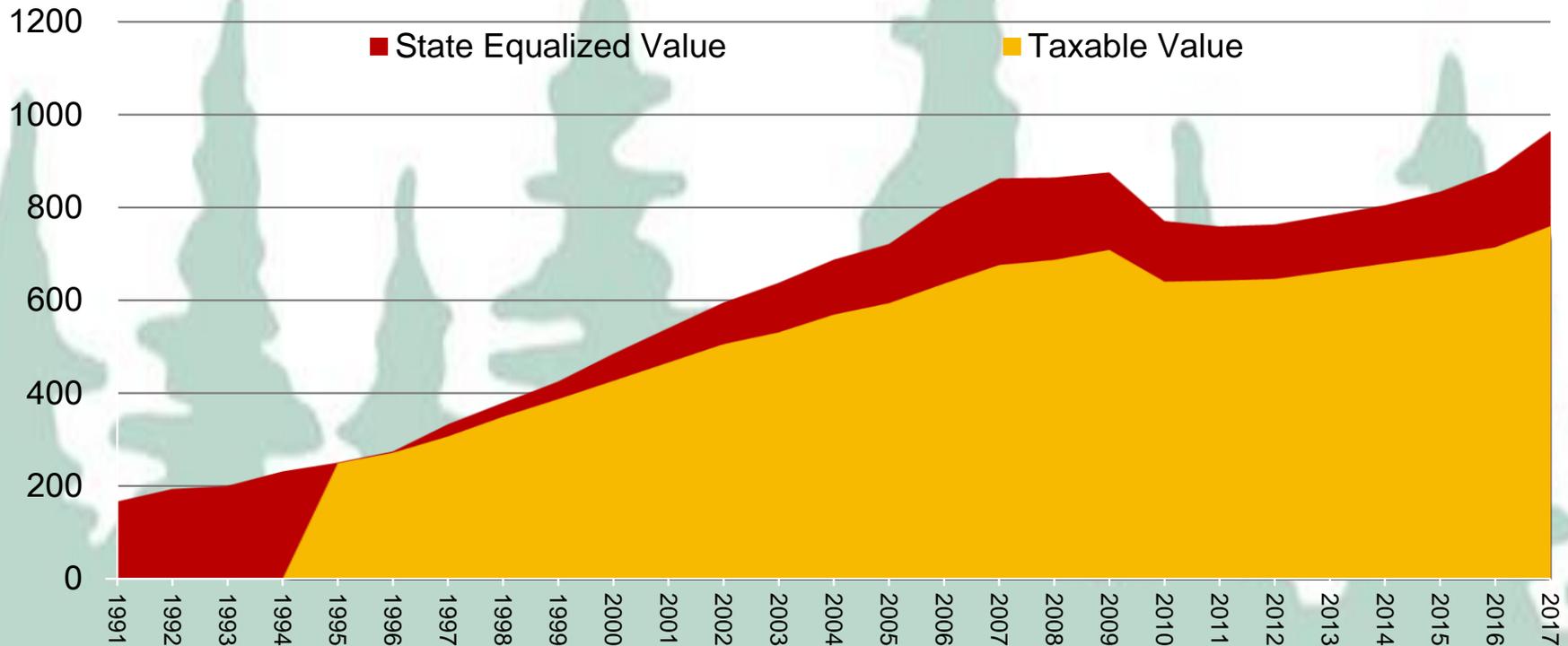
Harbor Transit provides on-demand bus service for the communities of Grand Haven City, Grand Haven Charter Township, Ferrysburg City, Spring Lake Village and, beginning in August of 2015, Spring Lake Township. This is a service area of 54.5 square miles.

The first full year of service had **Township** ridership at 31,928. For 2015, the ridership within the Township increased to **54,780 rides** – an increase of about **62%** over the past three calendar years. Rides originating in Grand Haven Charter Township account for about 28% of the total number of rides provided by Harbor Transit.

Harbor Transit – Township Ridership



State Equalized and Taxable Value Growth Comparisons (does not include IFT's)



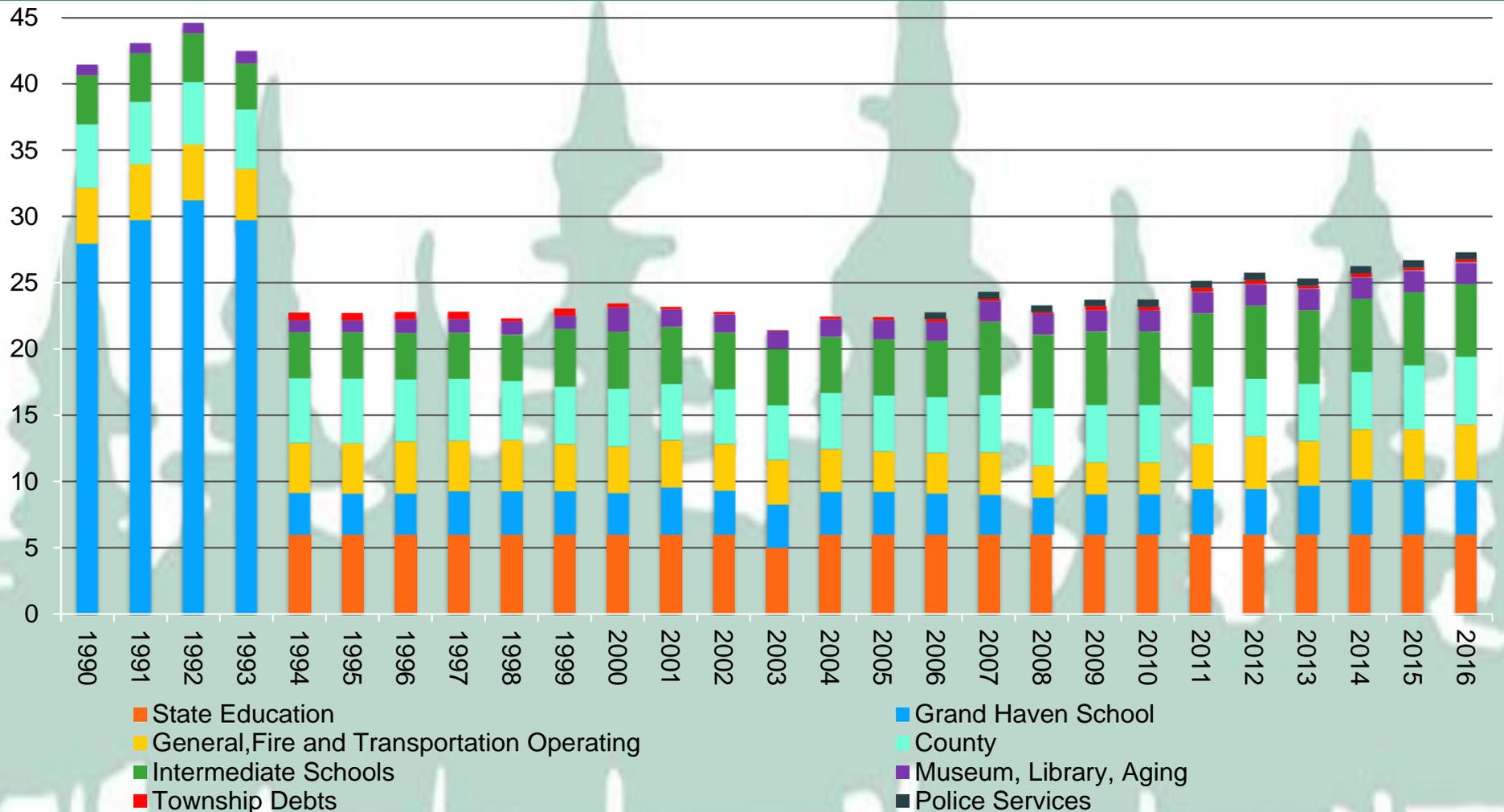
In 2010, property values in GHT dropped. However, since that decline, values have increased. For 2016, it appears that the SEV will rise an additional \$85 million from 2016 numbers and the Taxable Value will increase by about \$45 million. (These are preliminary numbers and may change slightly before the end of March Board of Review.)

Property Tax Rates for Homesteads



Proposal “A” is working. Property tax millage rates for “Homesteads” or what are referred to as “Principal Residences” in Grand Haven Charter Township have fallen from a high of 44.5790 mills in 1992 to a level of 27.7228 mills for 2016, a reduction of about 38%.

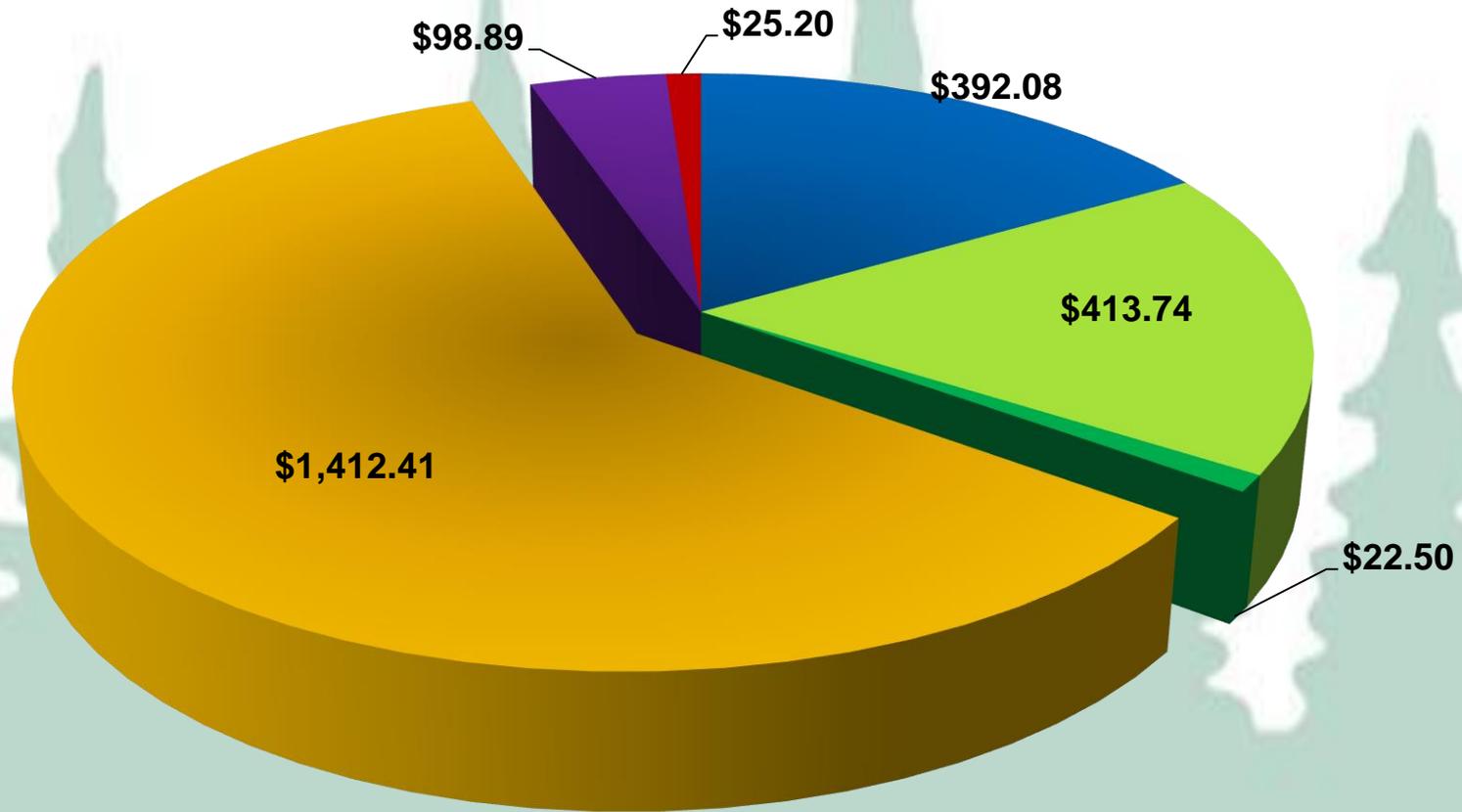
Property Tax Rates for Homesteads



GHT's millage rate is about 4.9 mills, however, about 0.58 mills of the Township's rate is actually collected for Harbor Transit.

Distribution of Taxes in GHT for an Average Home

\$2,364.82 in Property Taxes on a \$180,000 Homestead in 2014



■ Ottawa County (16.6%)

■ Tri-Cities Museum (1%)

■ Loutit District Library (4.2%)

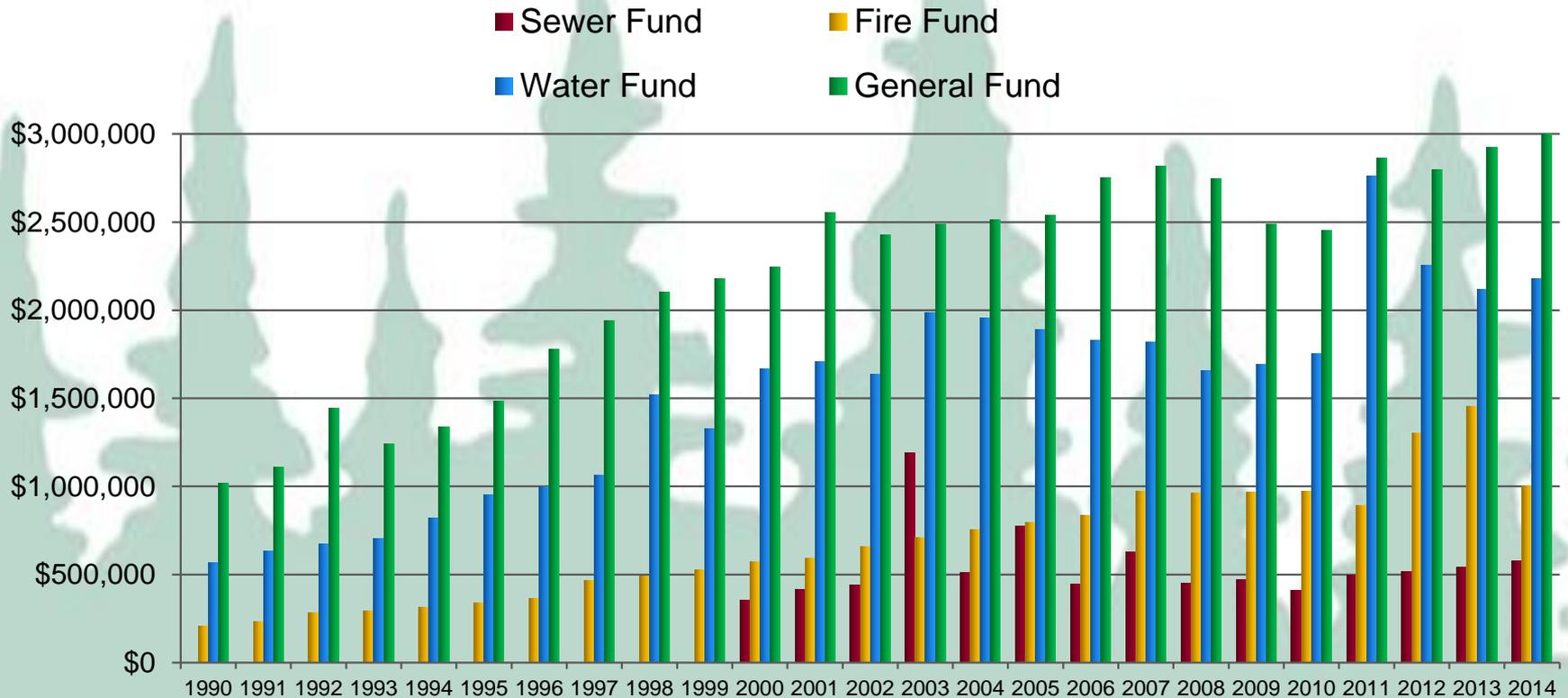
■ Grand Haven Township (17.5%)

■ Education (K-12 and ISD) (59.7%)

■ Council on Aging (1%)

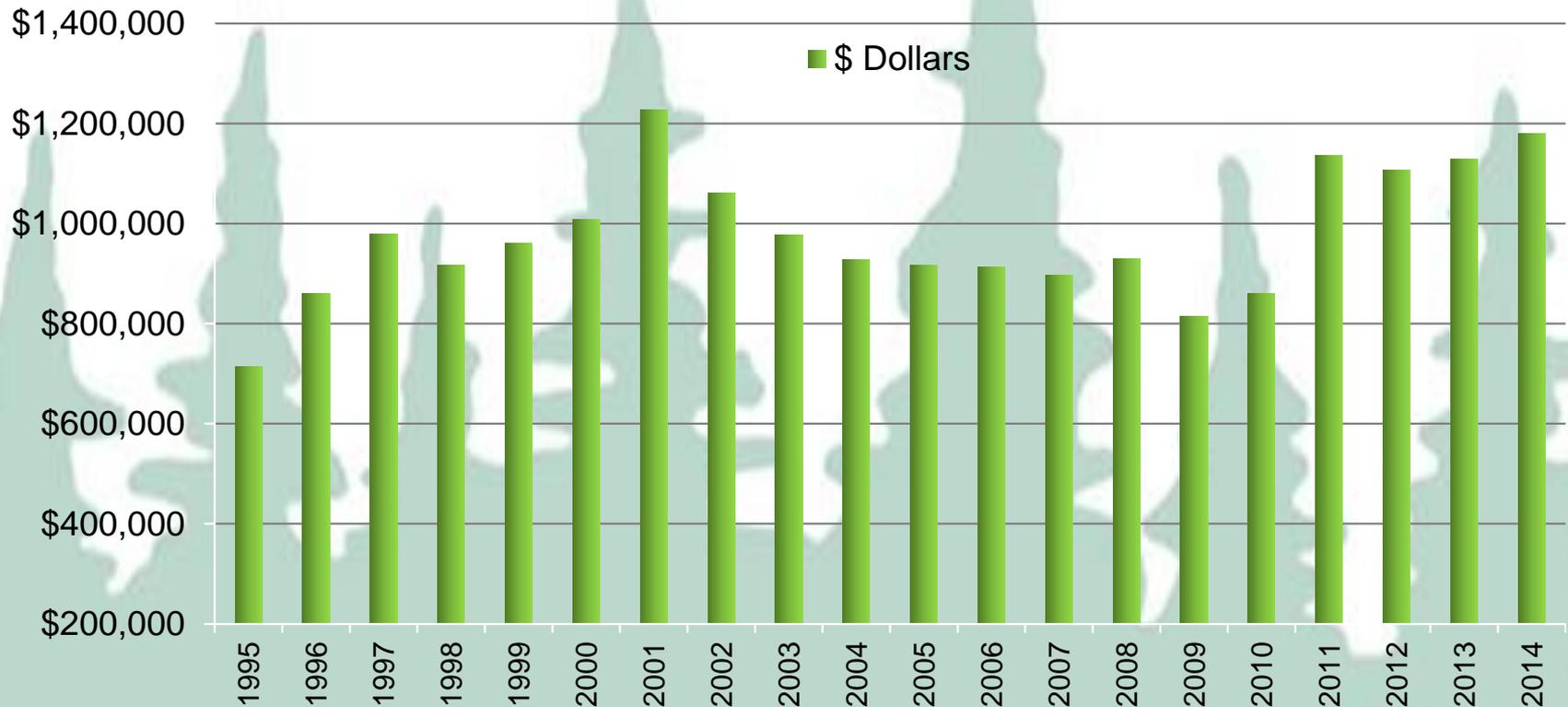
Revenue Trends in the Major Funds

Excludes Grants and Bonds



The 2014 General Fund revenues showed an increase because of a rise in state shared revenue and increased activity in construction. The Fire/Rescue Fund is showing recovery as property values increase.

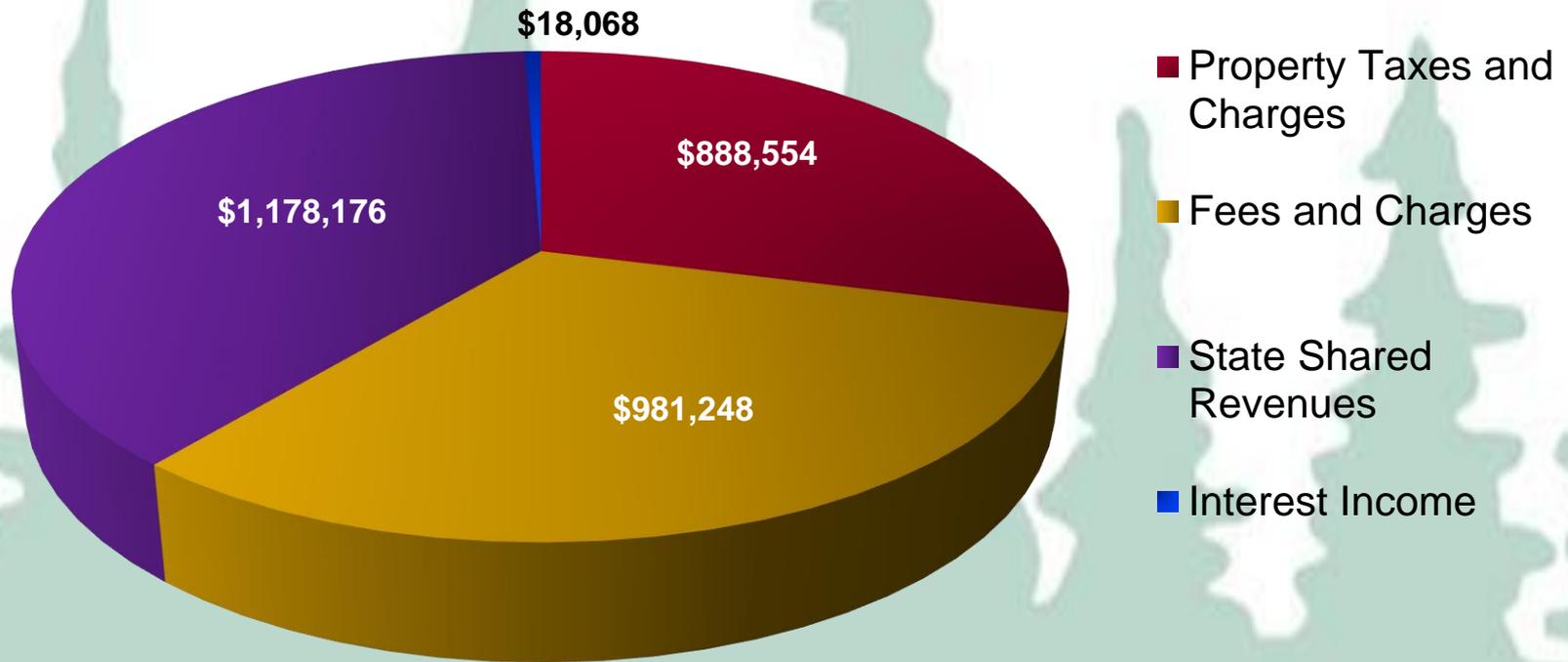
State Revenue Sharing



From a low of about \$814,176 in 2009, GHT's annual state shared revenues have increased to just under \$1.2 million in 2014, which is an increase of about 44.7%. This is almost solely due to the improved Michigan economy since most of GHT's state shared revenues come from the Sales Tax pursuant to the State Constitution.

Distribution by Source of 2014 General Fund Monies

(excludes all grants)



During the so-call “Great Recession”, about 40% of General Fund Revenues came from state revenue sharing. That has increased to about 52% as the Michigan’s economy has recovered. However, interest income continues to be anemic at about \$18,000, which is a decrease of almost \$120,000 due to very low interest rates.

Tax Collection - 2014



During 2014, Grand Haven Charter Township collected about \$20.7 million in taxes. The majority of the monies collected were for local education (*i.e. about 64.8% or \$13.4 million*). **Grand Haven Charter Township was the next largest tax collector accounting for about 15.8%** of the monies collected; Ottawa County accounted for about 14.2%; Loutit District Library accounted for about 3.6%; Tri-Cities Museum and the Council on Aging each accounted for less than 1%.

Tax Collection - 2014

■ Township

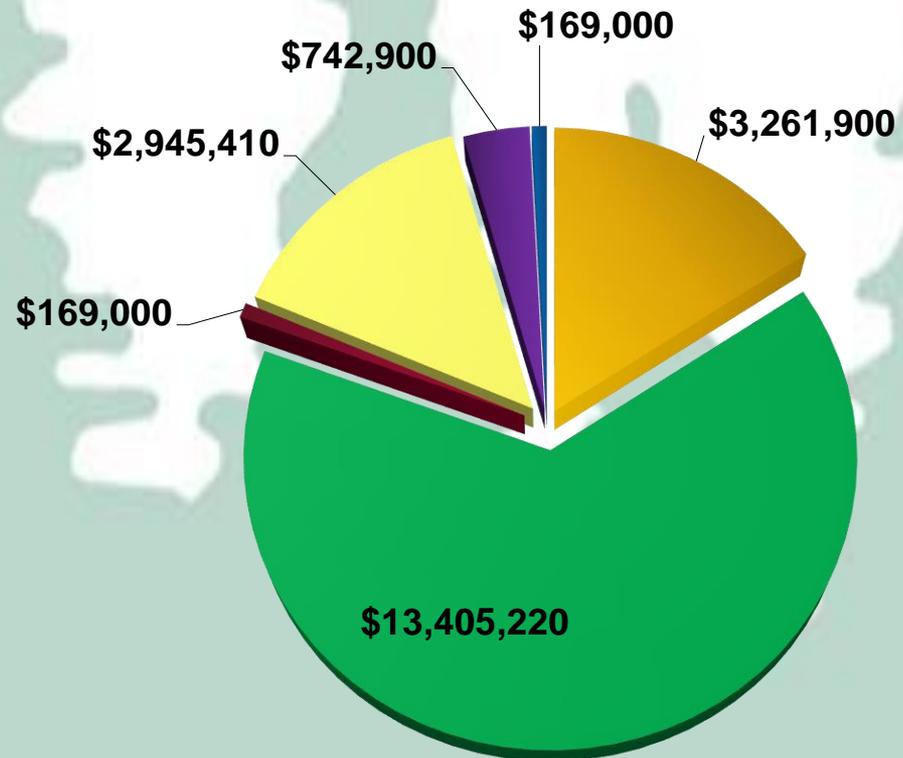
■ Local Schools (includes SET)

■ Tri-Cities Museum

■ Ottawa County

■ Loutit District Library

■ Council On Aging



GHT Fire Rescue Department

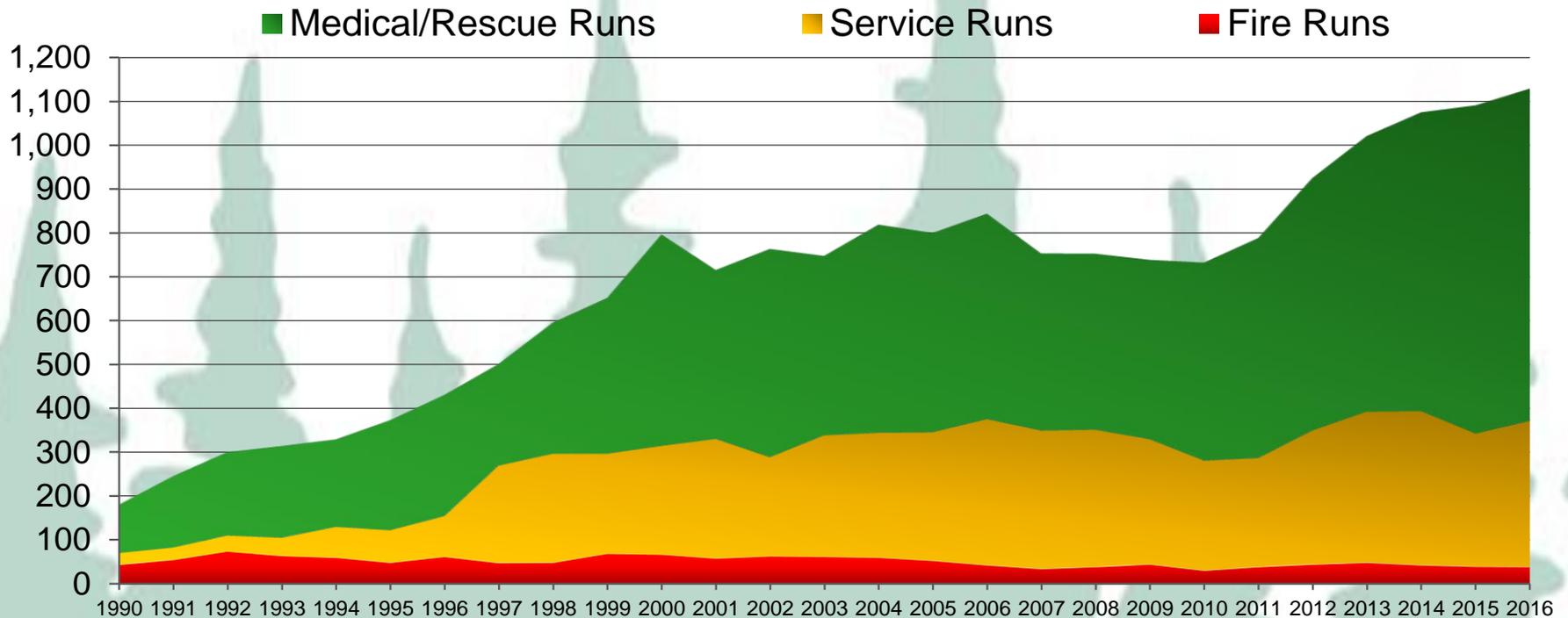


Fire/Rescue Chief
Tom Gerencer
tgerencer@ght.org
616-604-6322

The Fire/Rescue Department has 7 full-time and 24 part-time employees. It is the only ALS (*i.e., paramedic*) certified department in West Michigan. The station is staffed with two fire fighters 24-hours-a-day, 7-days-a-week which allows the initial vehicle to leave the fire station within an average time of about 30 seconds during daytime hours for all emergencies.

Emergency Runs

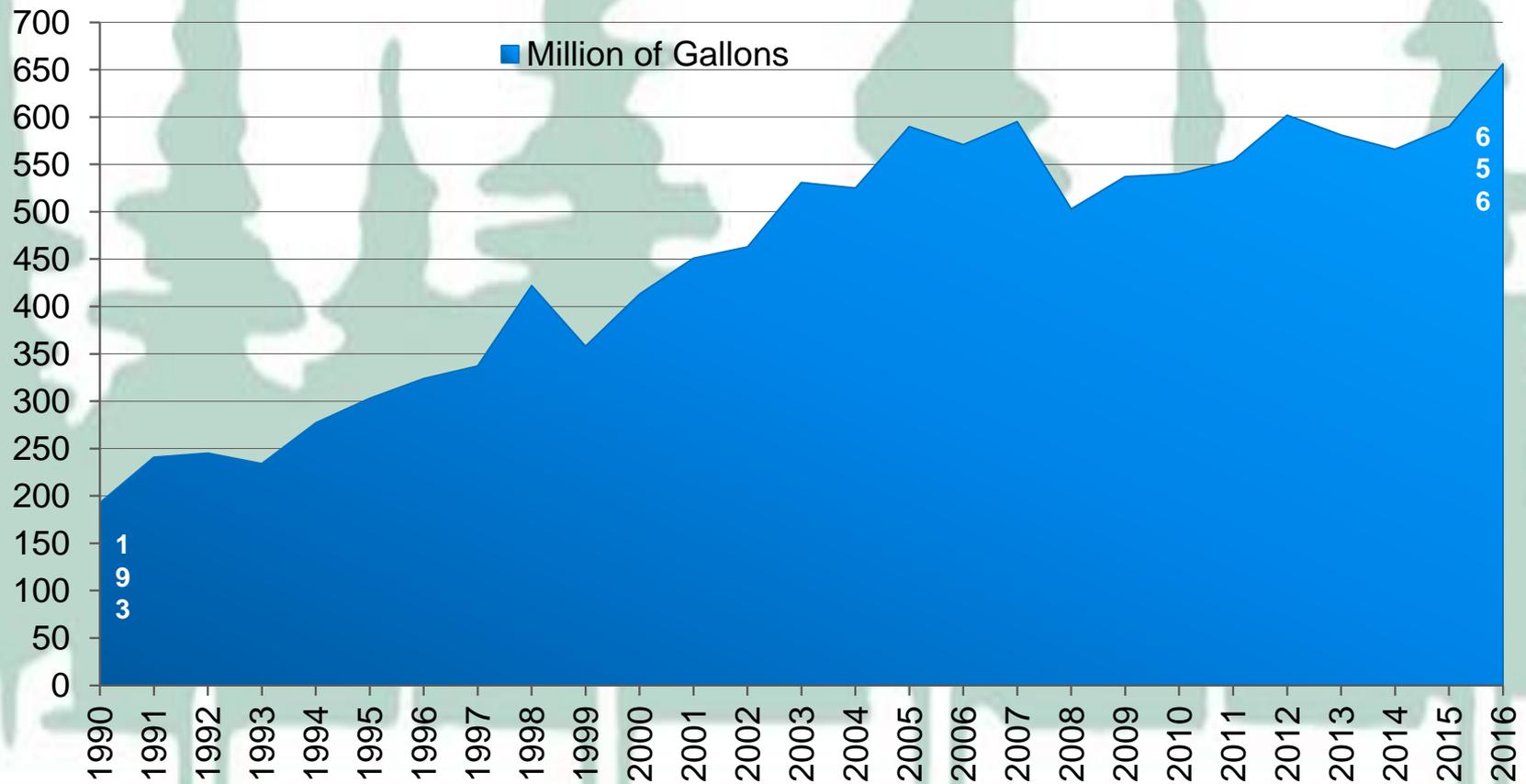
1990 through 2016



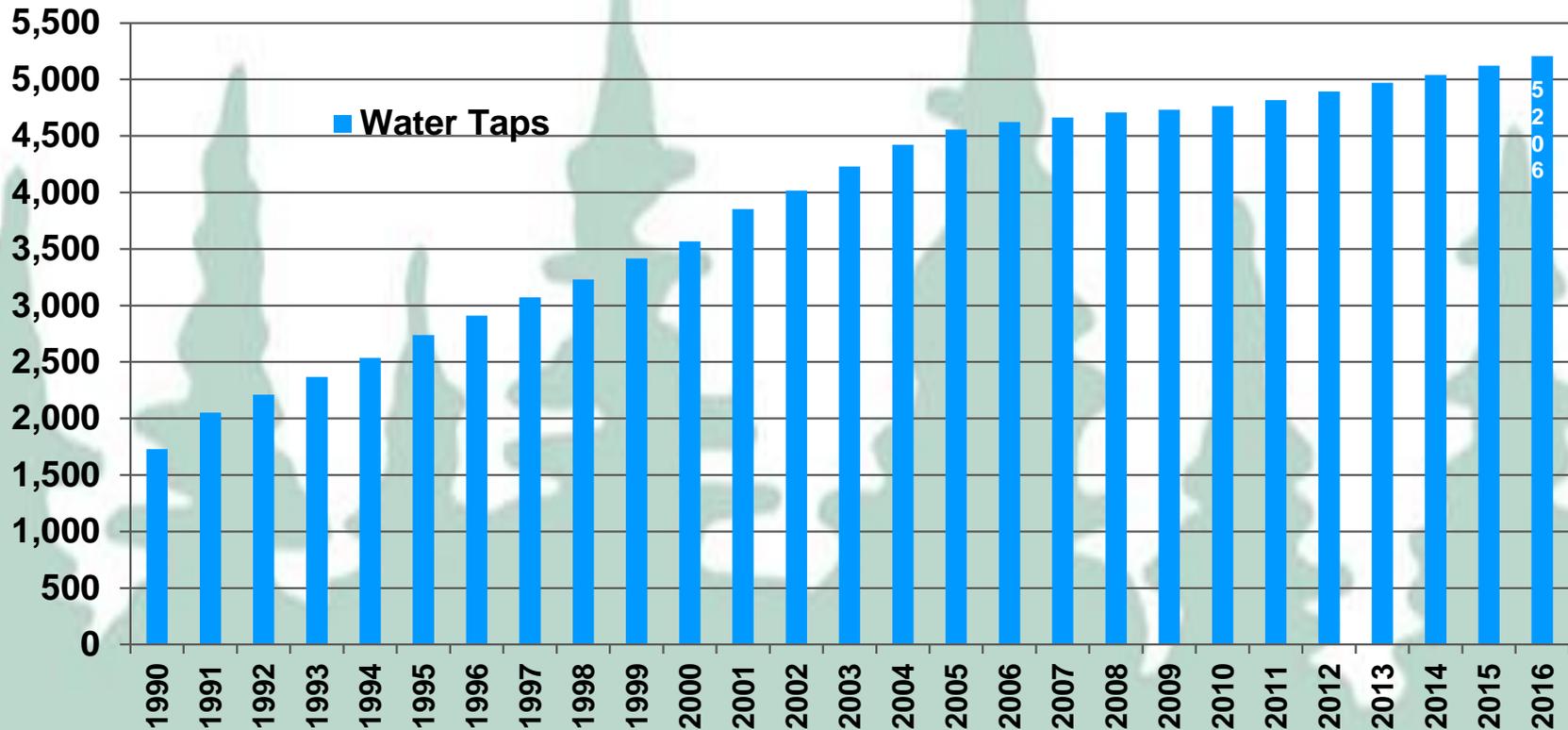
The number of emergency runs were at **1,128** during 2016, which is new record high. This is an increase of over 520% when compared to 1990. The majority of calls continue to be for medical and rescue (*i.e.*, 67%), with fire suppression calls accounting for less than 4% of the total ... with total fire losses at about \$981,000.

Water Usage, Millions of Gallons Per Year

Since 1990, annual water usage has increased by nearly 463 million gallons, an increase of about 240%. This equals an average increase of about 18 million gallons per year.



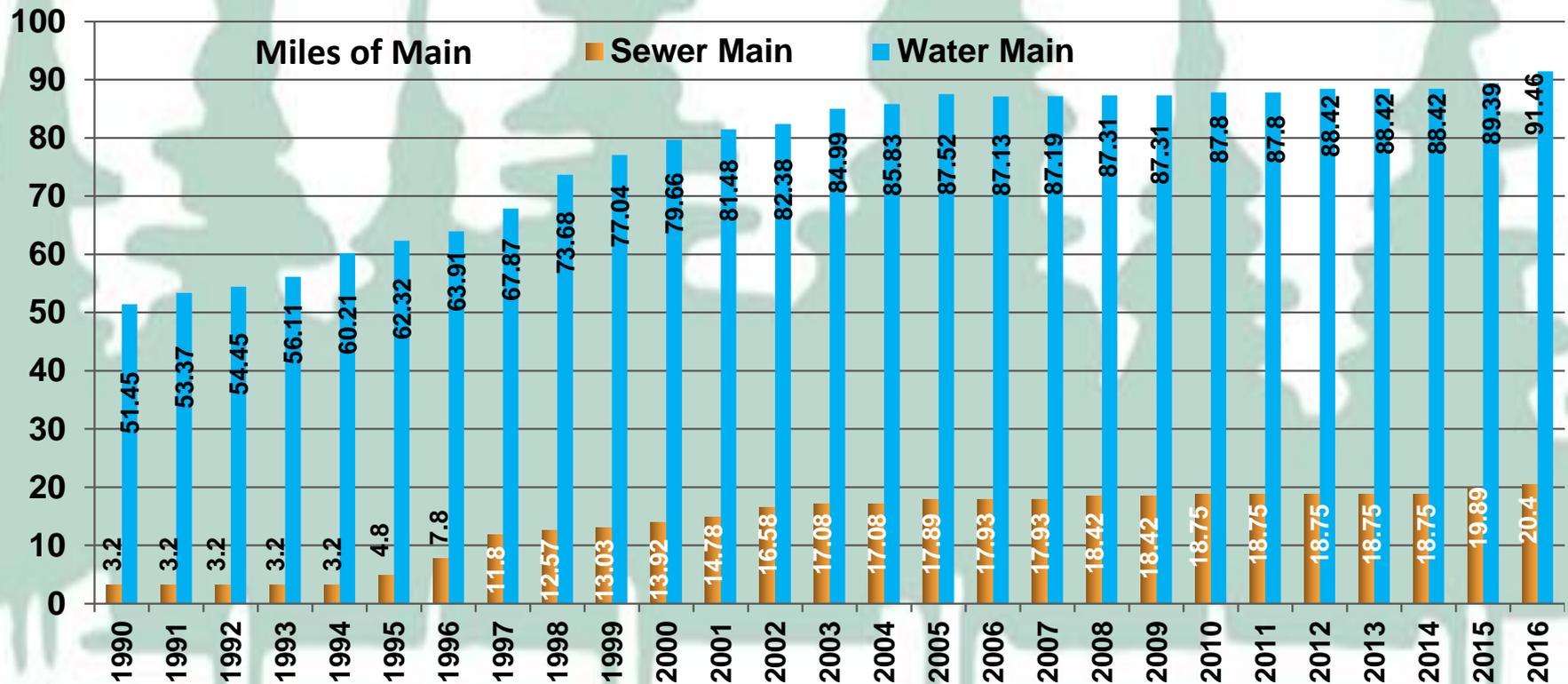
Water Taps



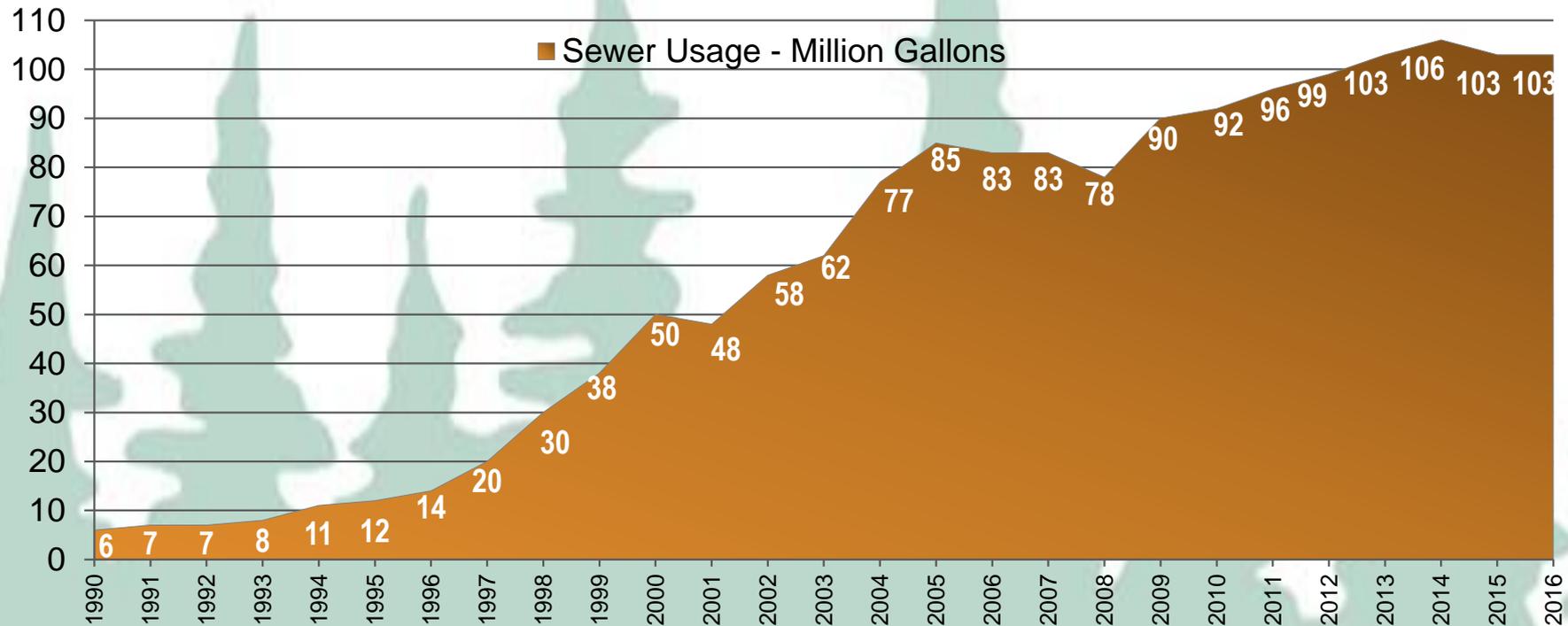
Water connections in the Township have increased by 3,478 since 1990. This is an increase of about **201%**... an average of about 134 new “taps” each year.

Growth in Water and Sewer System

The Water Distribution System has expanded by about 40 miles since 1990. The Sewer System has expanded by over 17 miles over the same period. About 85% of the Township's 107 miles of roads have water mains and approximately 19% of the roads have sanitary sewer mains.



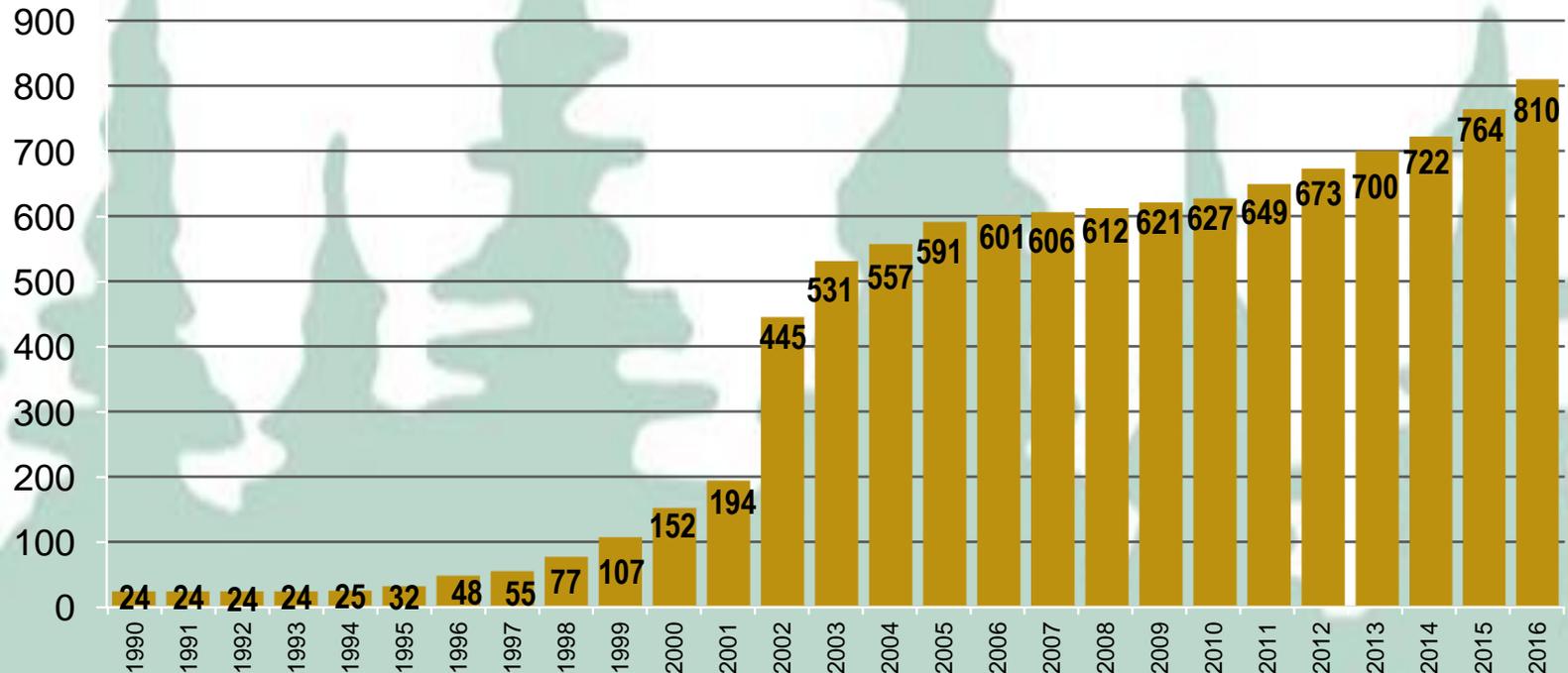
Sewer Usage – Millions of Gallons Each Year



About 16% of the municipal water distributed to GHT residents is collected by the municipal sewer system. The remaining 84% is treated by on-site septic system.

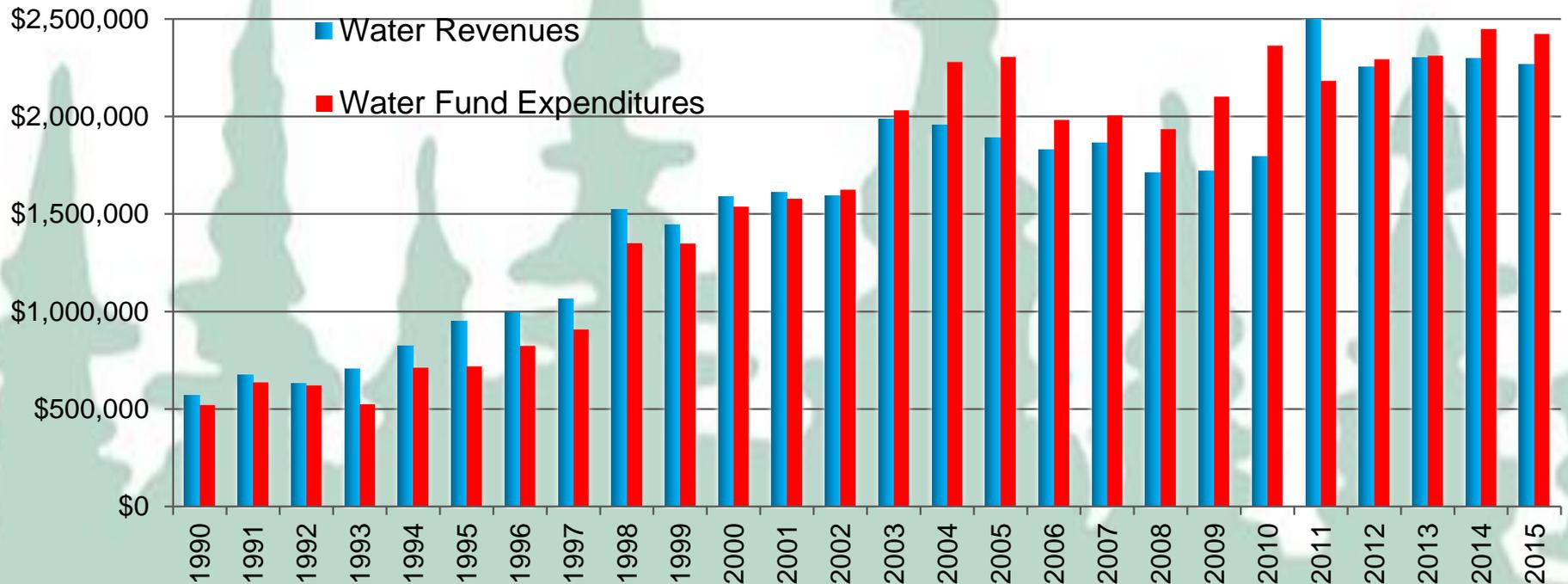
Sewer Connections

■ Sewer Connections



Grand Haven Charter Township still has fewer sewer connections than septic systems, but a trend did begin toward more connections. As the economy continues to recover, implementation of the Township's Master Plan should increase the momentum toward new connections. This trend mitigates some of the negative impacts of growth.

Water Fund: Revenues and Expenditures



The “gap” between revenues and expenditures includes both depreciation and amortization expense. The cash reserves in the Water Fund are currently about **\$1.36 million**. Water Rates were adjusted beginning in 2016 and should mitigate this trend.

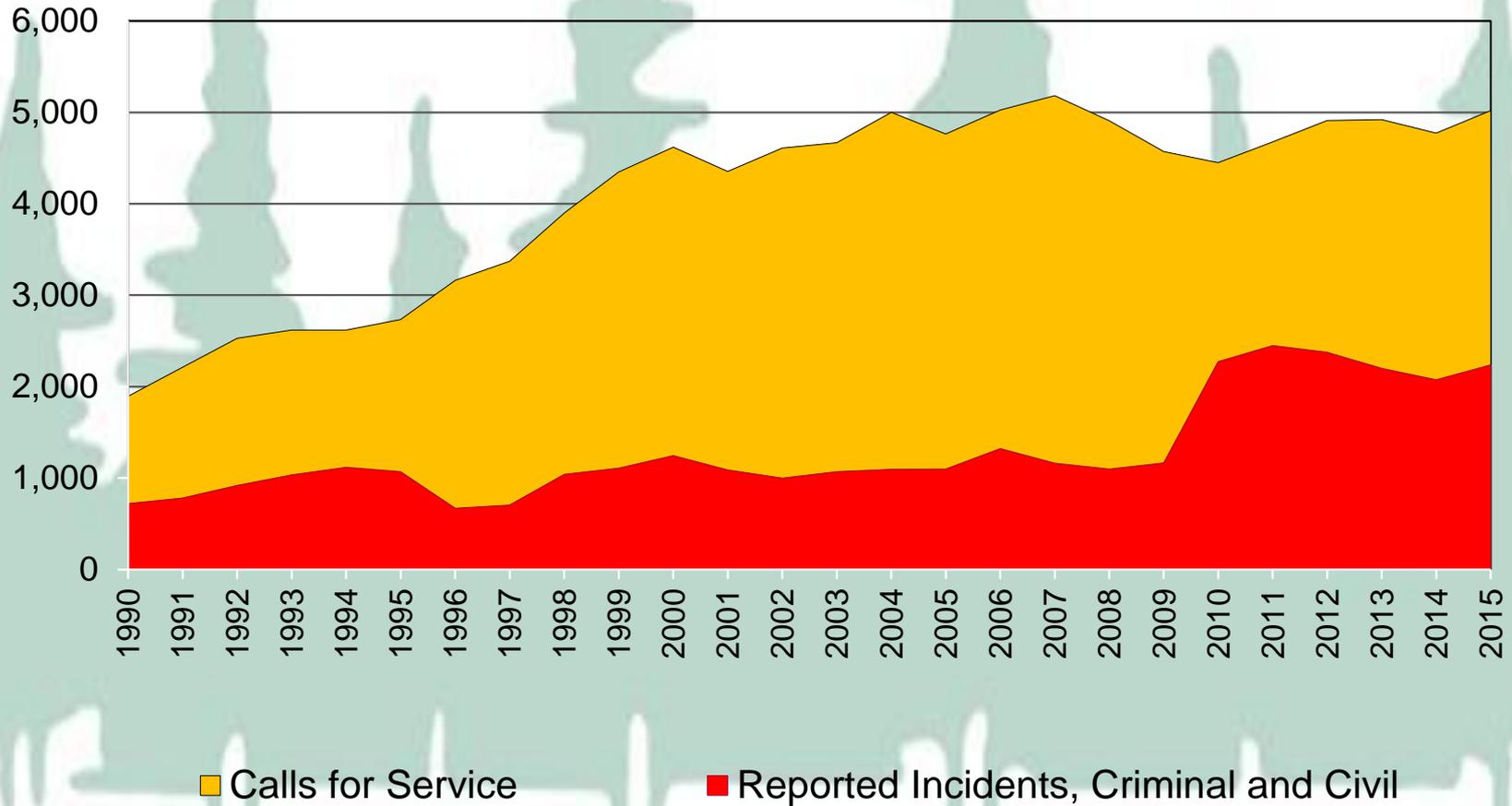
Criminal Activity in Grand Haven Charter Township 1990-2015



Calls for service to the Sheriff have increased by 3,125 or about 165% since 1990. This increase is viewed, mainly, as a function of increased population. Most of the crimes are not violent. However, serious crime still occurs in the Township with 10 cases of criminal sexual conduct, 1 robbery, 35 burglaries, and 221 larcenies.

During 2015, 2,239 cases were investigated leading to 411 arrests. 57 of the total arrests were juveniles.

Criminal Activity in Grand Haven Charter Township 1990-2015



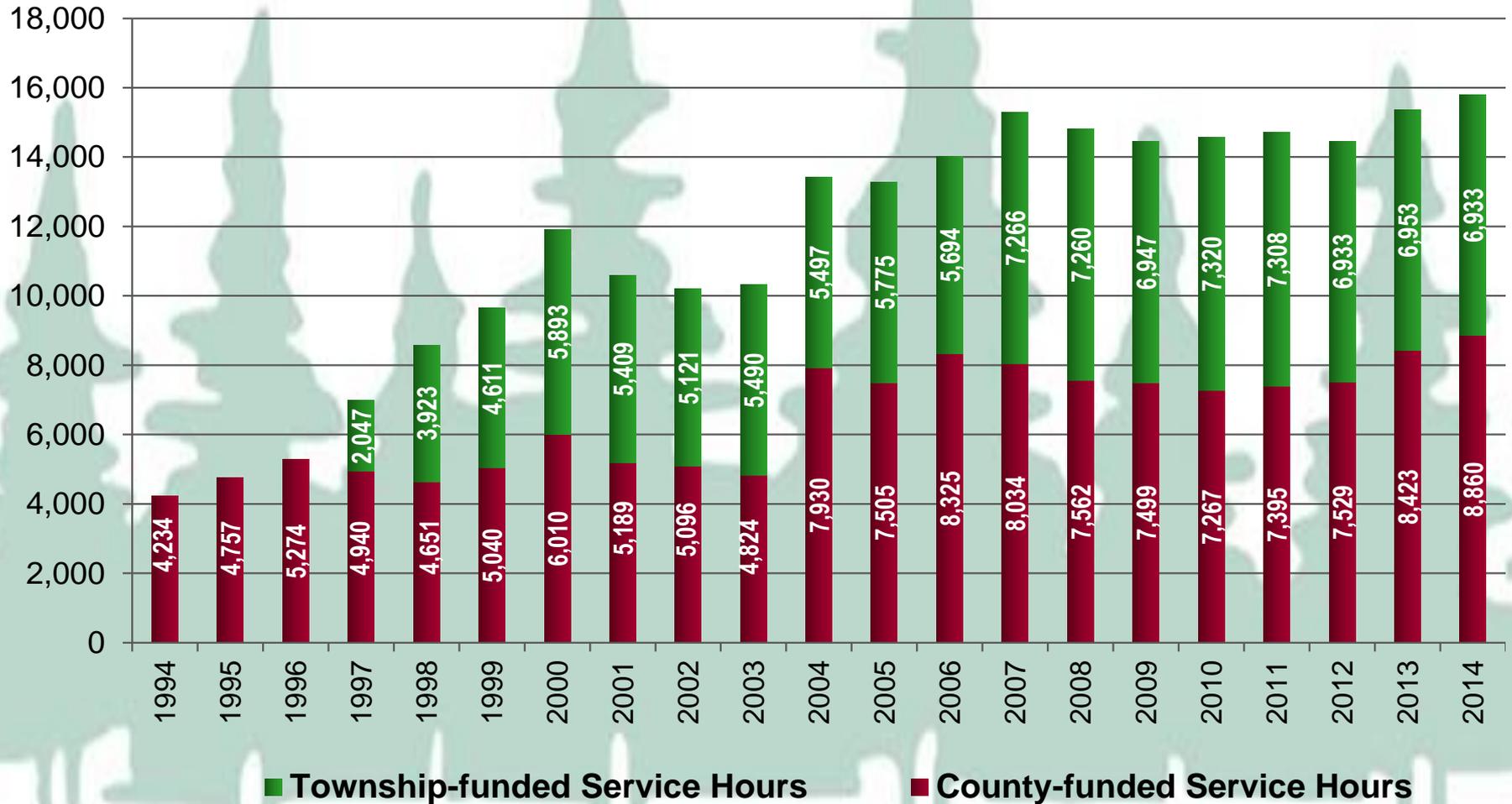
Sheriff Hours in Grand Haven Charter Township



GHT provides four deputies through a contract with Ottawa County to supplement the service provided by the Sheriff's department. When the program began in 1997, the Sheriff's Department agreed to maintain a minimum level of service (*i.e., about 5,000+ hours annually*). This service level ensured that the supplemental program would not replace the existing basic service level provided.

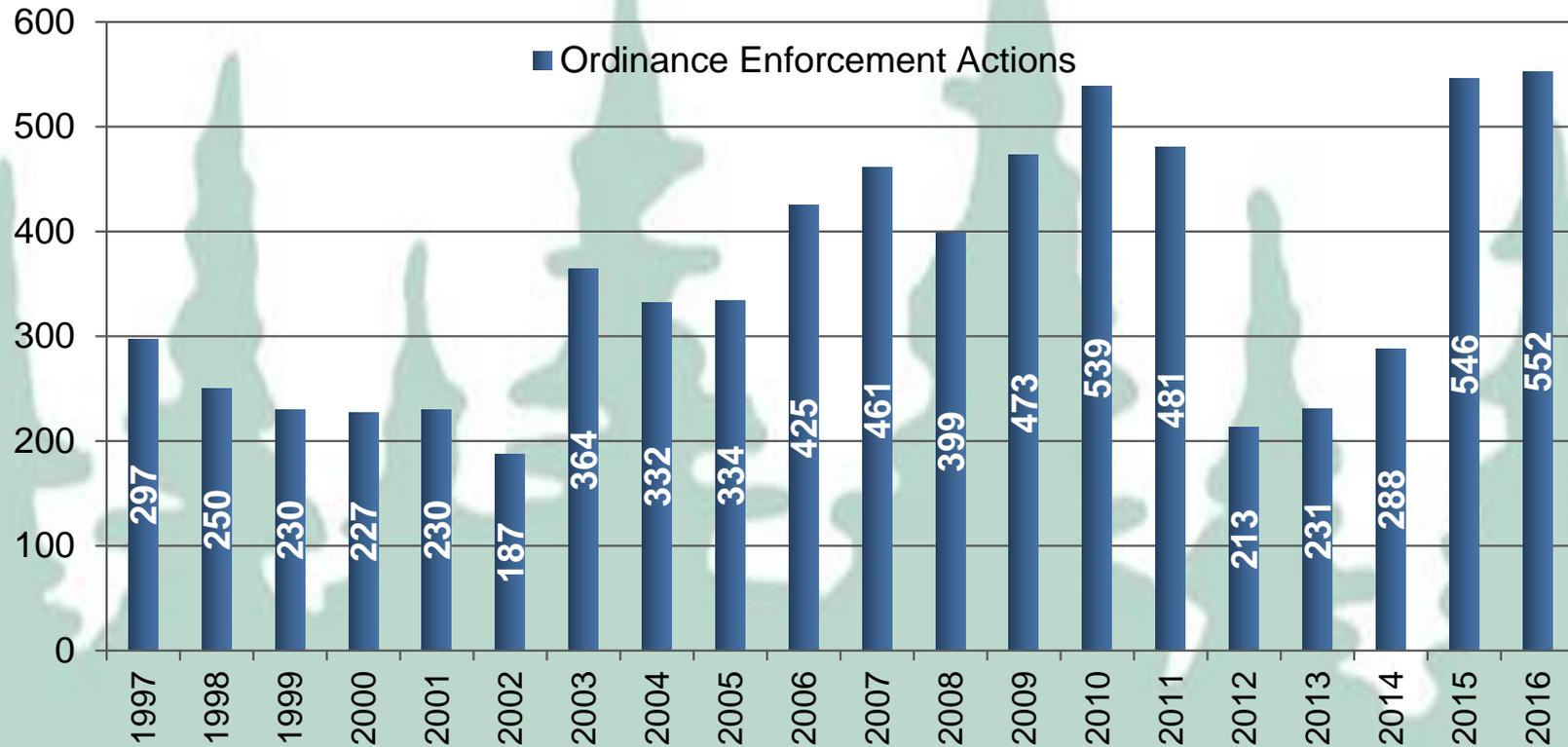
During the past nine years, the basic service level within GHT averaged 7,680 hours, or about 53% **above** the minimum level. GHT helps fund about 7,300+ hours of additional service through the Police Special Assessment District that was approved by voters in 2006.

Sheriffs Hours in Grand Haven Charter Township



Ordinance Enforcement Actions

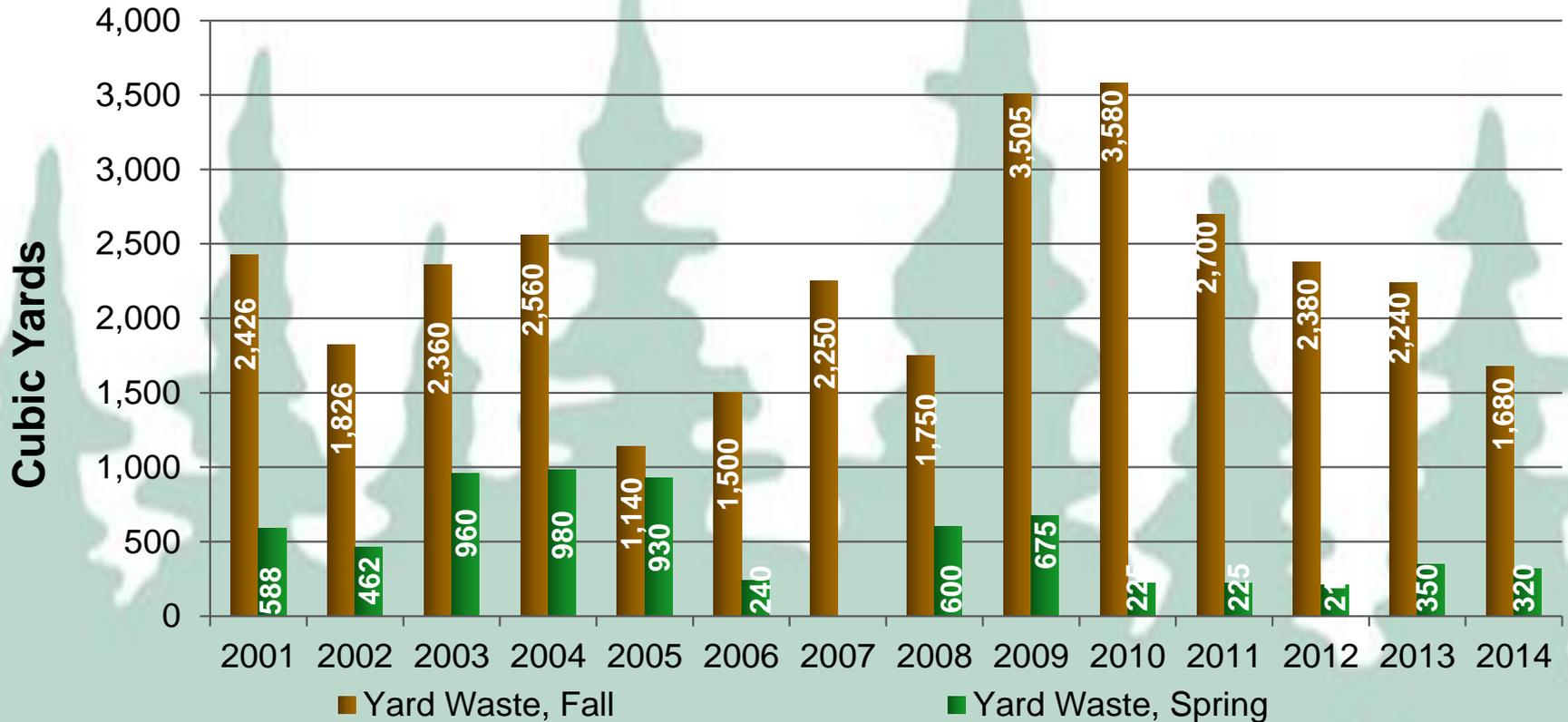
1997 - 2016



GHT changed ordinance violations from criminal misdemeanors to civil infractions in 1997 and began a program of ordinance enforcement.

These numbers do not include traffic citations. Enforcement actions are designed to either protect property values or enhance public safety.

Yard Waste Collected



GHT modified the yard waste collection program in the fall of 2005 and again in the fall of 2006. These changes made the program more convenient for residents, provided a source of compost for the river dredging project, and minimized the costs.



The End

If there are data or performance measurements that you believe should be added to the program, please e-mail the township at your earliest convenience.