



Housing

The Community Master Plan survey included seven questions focused on housing-related issues. This information provided a better understanding of local concerns and issues.

How difficult is it for individuals and families to find acceptable and affordable housing? (933 Answers)

76%

**Strongly Agree
& Agree**

24%

**Neutral or
Disagree**

Boyer City lacks an adequate supply of housing options, such as downtown upper-story apartments, duplexes, triplexes, and apartments. (933 Answers)

68%

**Strongly Agree
& Agree**

32%

**Neutral or
Disagree**

What is your opinion of the price of affordable housing? (933 Answers)

\$207,289

What is your opinion of the price of affordable rent? (933 Answers)

\$1,146 / month

Does the City of Boyer City have unsightly or poorly maintained properties? (933 Answers)

55%

**Strongly Agree
& Agree**

45%

**Neutral or
Disagree**

What type of housing is needed? (933 Answers)

Housing Type	Strongly Agree & Agree
Single-Family	75%
Duplex (2 Units – One Structure)	63%
Apartments (5 or more Units)	59%
ADU's (Granny Flats)	44%
Triplex (3 Units – One Structure)	42%
Quad Plex (4 Units – One Structure)	41%
Tiny Home (400-650 square feet)	41%

If the City were to rezone property for new residential development what type of zone is needed? (933 Answers)

Housing Type	Strongly Agree & Agree
Single-Family	77%
Single-Family allows for Duplexes	67%
Multi-Family for Apartments	58%
Mixed-Use Zoning	50%
Accessory Dwelling Units	48%



Land Use & Neighborhoods

The Community Master Plan survey included six questions focused on land use, neighborhoods, and transit issues. This information will provide some direction regarding future land strategies.

In your opinion, does Boyne City have unsightly or poorly maintained properties? (933 Answers)

55% Strongly Agree & Agree	45% Neutral or Disagree
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Use the sliding scale, estimate the percentage of poorly maintained properties. (933 Answers)

Average 24%

Please rank what type of land use is needed in Boyne City? (892 Answers)

1. Residential
2. Open Space
3. Downtown Commercial
4. Corridor Commercial
5. Industrial / Research

Please rank your preference for first floor (ground level) uses in downtown Boyne City? (866 Answers)

1. Eating & Drinking Establishments
2. Retail
3. Professional Offices
4. Finance, Insurance, & Real Estate
5. Public & Non-Profit

How often have you or a member of your family used the Charlevoix County Transit service? (196 Answers)

73% Never used the service	17% Less than once a month	10% Monthly or more
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What are the top three (3) challenges facing your neighborhood? (893 Answers)

1. Housing Affordability
2. Too many short-term rentals
3. Insufficient supply of housing



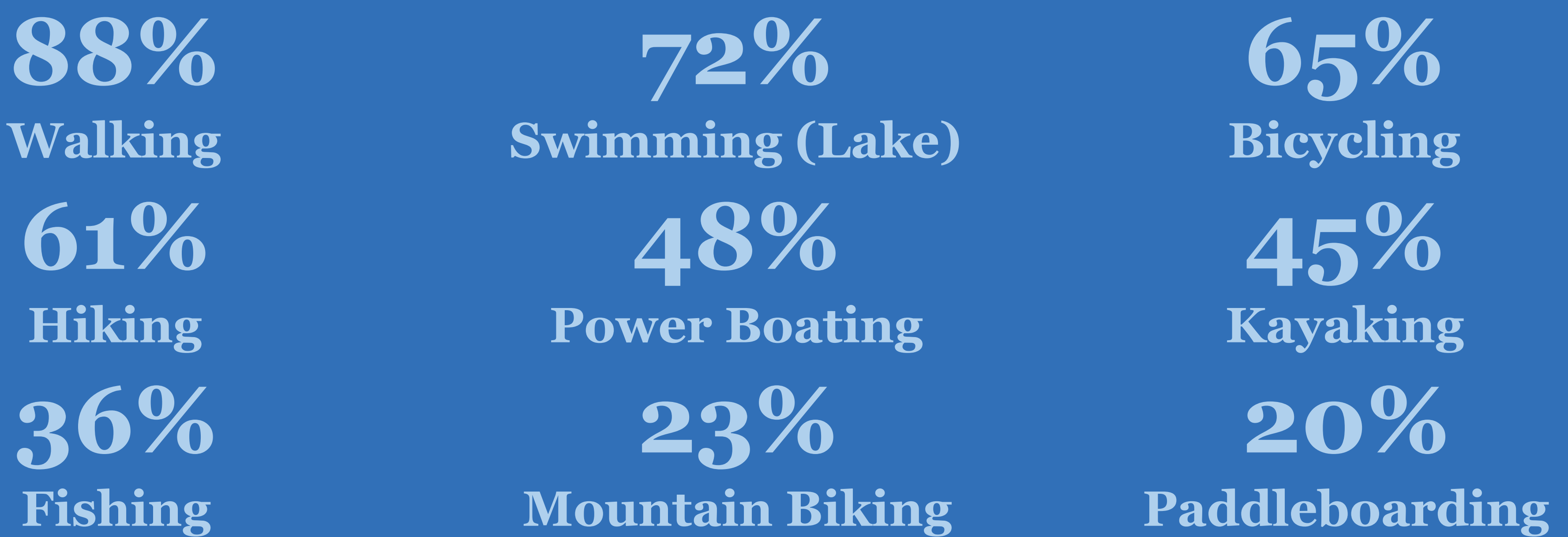
Recreation

The Community Master Plan survey included three questions focused on the utilization of the waterfront and recreation use. This information will provide direction regarding waterfront and open space strategies.

It would be advantageous to have a continuous waterfront non-motorized shared pathway from Open Space Park to Sunset Park. (879 Answers)



What type of recreation do you participate in? (879 Answers)



Your ideas and vision for the waterfront. (570 Open-ended Responses – Word Cloud)





Goal Statements

The following goal statements are sourced from existing community-informed plans in Boyne City and previous surveys. These will be used to craft guiding principles and action strategies.

Of this list, what do you think are the five most important priorities?
(201 Answers)

70%	Protect lakeshore views
53%	Protect Lake Charlevoix and Boyne River
45%	Increase in housing availability
35%	Preserve neighborhood character
33%	More family and year-round residents
32%	Vibrant downtown development that includes residential
30%	Be excellent stewards of taxpayer funds
30%	Preserve the historic character of buildings
26%	Keep Boyne's economy strong and resilient
25%	Invest in infrastructure improvements
25%	Promote Boyne City as a year-round destination
21%	Prioritize redevelopment over new buildings
16%	Enhance recreational opportunities
11%	Local access to healthcare
6%	Improve arts and culture
5%	Communicate better with the community
5%	Encourage industrial development

What are the five issues that are the most critical for Boyne City government to address in the next five years? (195 Answers)

1. **Family-sustainable wage jobs (55%)**
2. **Downtown vitality (52%)**
3. **More types of housing (49%)**
4. **Reduce the amount of short-term rentals (48%)**
5. **Keeping youth in the community (45%)**
6. **Expand public ownership of the waterfront (33%)**
7. **Non-motorized trails and paths (31%)**
8. **Add more greenspace and parks (29%)**
9. **Business diversity (27%)**
10. **City finances (27%)**



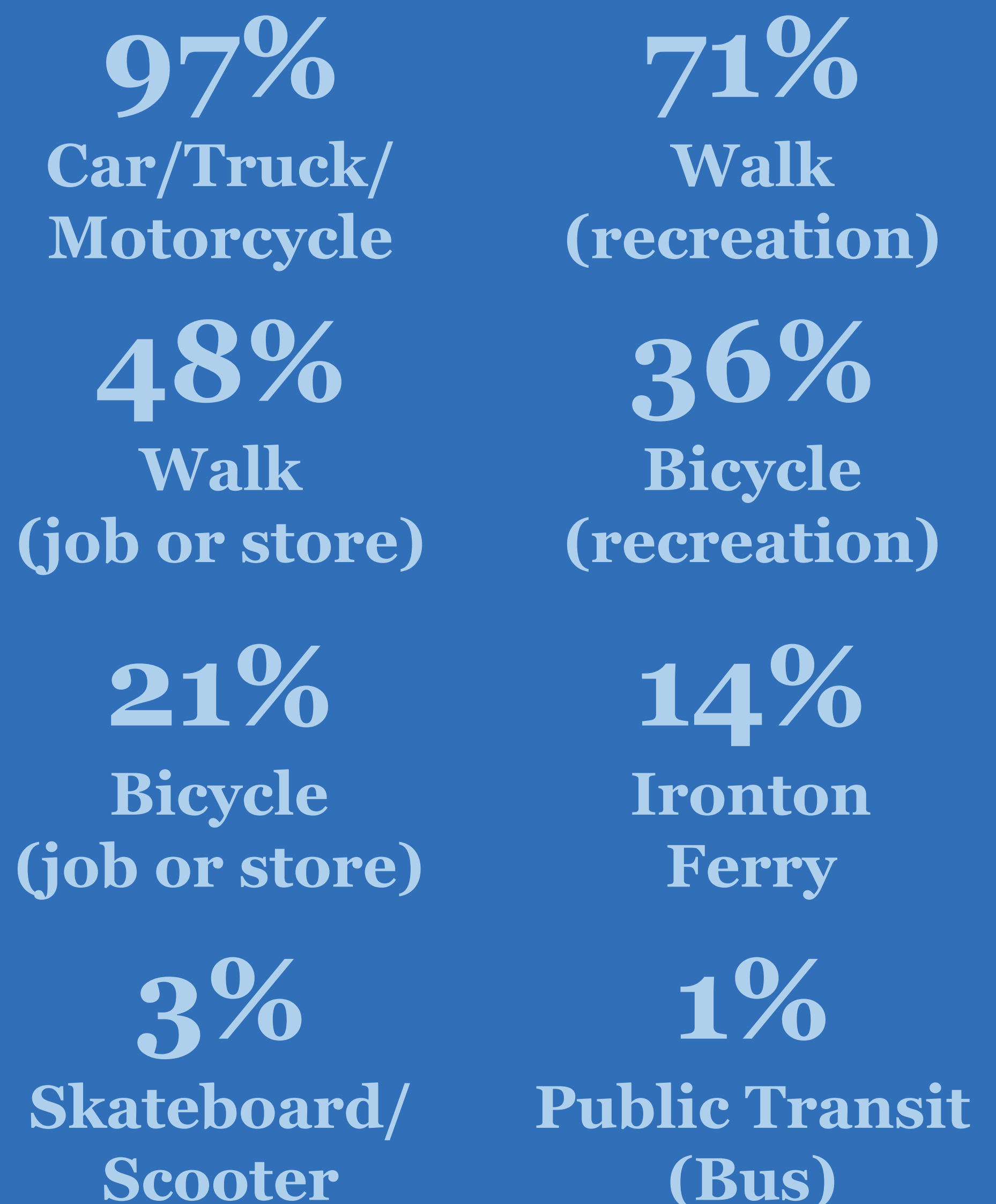
City Services

Several survey questions inquired about city services. The Planning Commission and City Administration will evaluate these as part of their long-range planning and capital improvements budgeting.

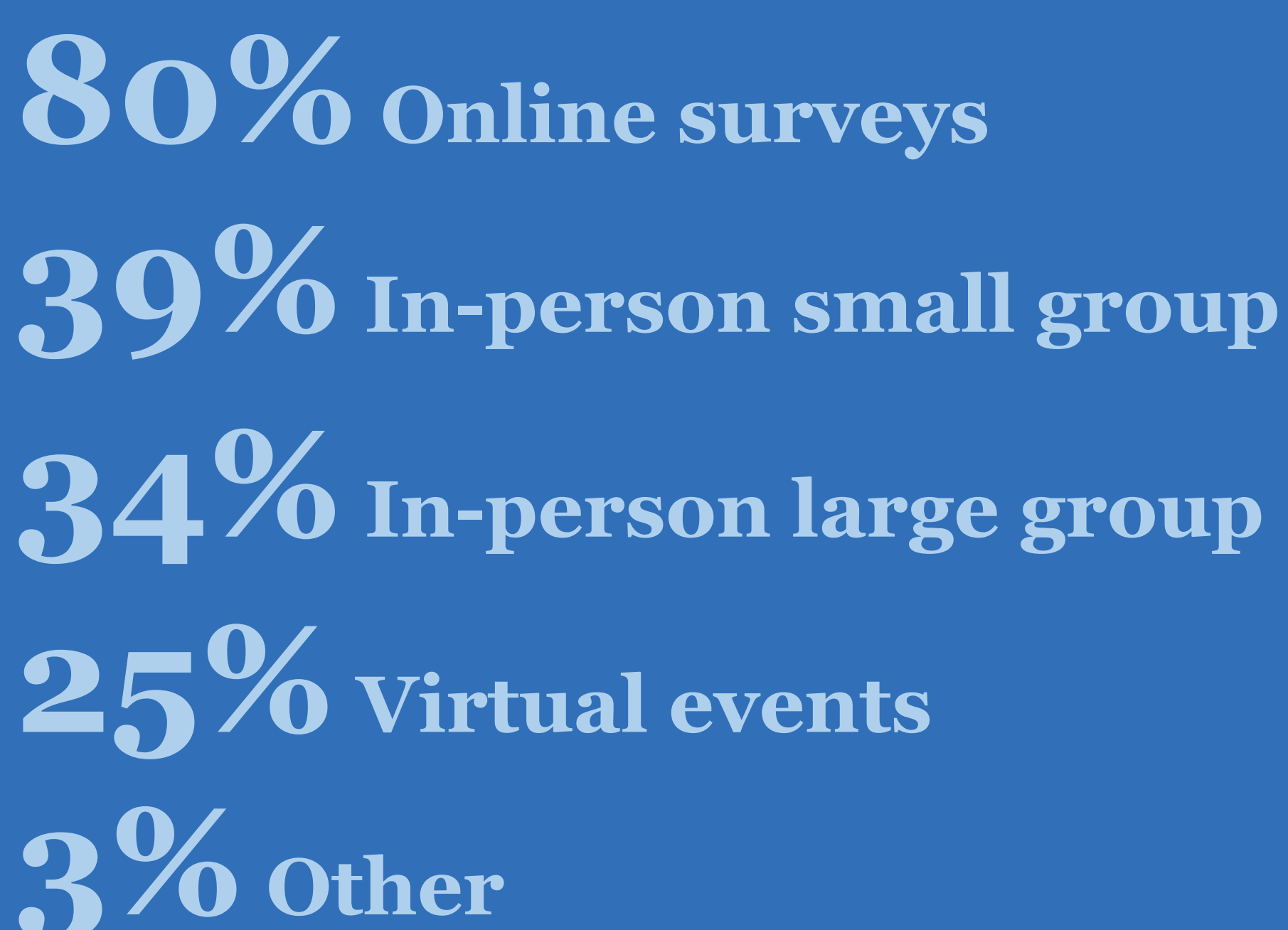
Overall, how do you rate the following public facilities and services? (196 Answers)

Farmer's Market	58%	Excellent
Library	52%	Excellent
Police / Fire	49%	Excellent
City Hall	40%	Excellent
Recreation / Parks	61%	Good
Streets	57%	Good
Sidewalks	49%	Good
Snow Removal	50%	Good
Boat Launch	41%	Good
Cultural Facilities	41%	Good
City Marina	37%	Good

What is your preferred form of mobility (Always and Very Frequently)? (196 Answers)



What is your preferred method of community engagement? (840 Answers)



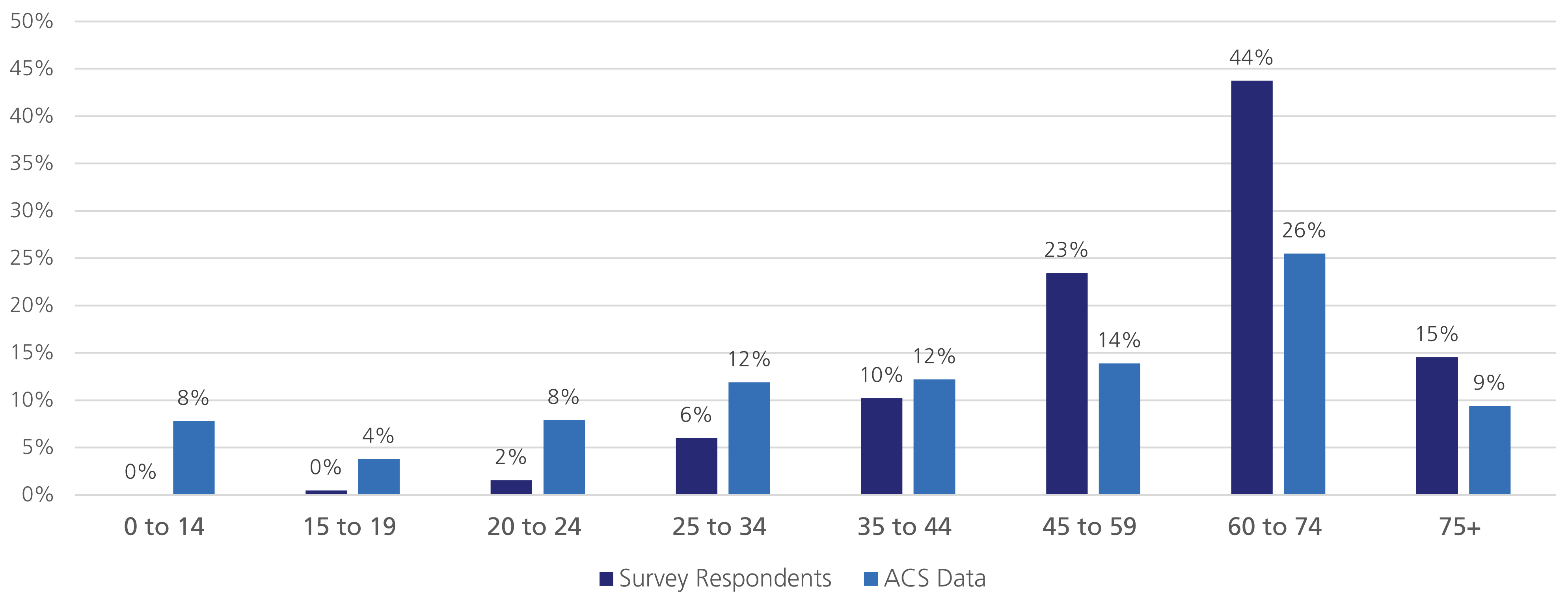
How would you rate the condition of the streets? (196 Answers)

	Overall City	In Front of Home / Business
Very High	2%	8%
High	33%	43%
Neither High or Low	55%	32%
Low	8%	10%
Very Low	2%	7%

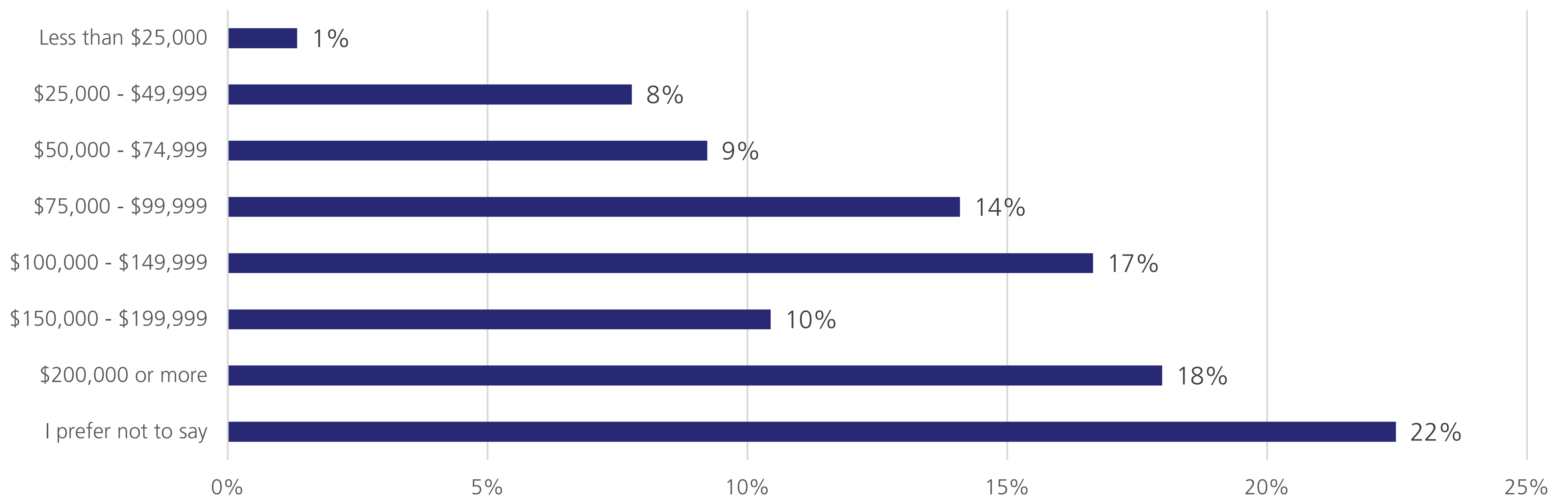


Survey Respondent Demographics

Age of Survey Respondents Compared to Boyne City Population



Income of Survey Respondents



What area of the city do you live? (838 Answers)

31%
North of the
Boyer River

47%
South of the
Boyer River

21%
I do not live in
the city