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## **Residential Foreclosures in Grand Rapids and Kent County, Michigan January-June 2008**

Community Research Institute-Johnson Center

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November 2008

## Data Update: Residential Foreclosures in Grand Rapids and Kent County, Michigan January - June 2008

In a report released earlier this year, the Community Research Institute presented findings from an analysis of foreclosure trends in Kent County from 2004 through 2007. Findings illustrated a dramatic increase in foreclosures across the county over the course of that time period.

In this Data Update, we present updated figures for the period from January through June, 2008 for all Kent County cities, villages and townships as well as for neighborhoods within the city of Grand Rapids.

### Trends to Note

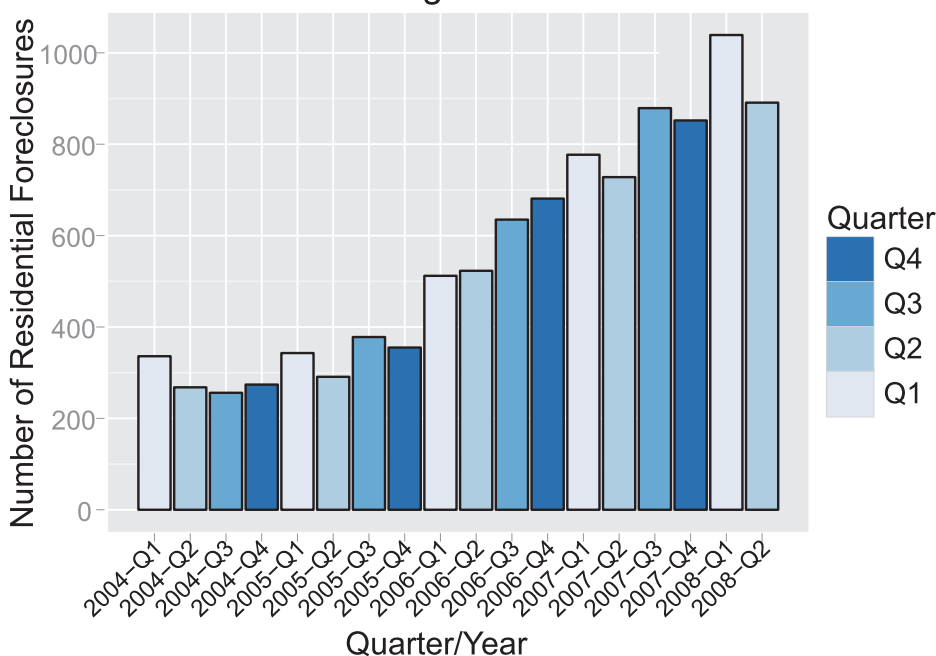
Unfortunately, the current data indicates a continued trend towards increased foreclosure rates both within the city of Grand Rapids and in the remainder of Kent County. As Figure 1 below shows, the period from January - March 2008 shows a notable spike in foreclosures. The somewhat lower rate in the period from April - June 2008 follows seasonal patterns.

Across all of Kent County, 1,930 homes (1.1%) were foreclosed in the first half of 2008 — a 28.2%

*Continued*

Figure 1.

### Quarterly Residential Foreclosures in Kent County 2004 through Q2 of 2008



### Highlights:

- The trend for increased foreclosures has continued into 2008. From January 1 through June 30, 2008, countywide foreclosure rates increased 28.7% over the same period in 2007. There were nearly two thousand foreclosures across the county over the course of the first half of the current year.

- Within the City of Grand Rapids and several other local municipalities, the continued upward trend was even more severe; foreclosure rates within Grand Rapids increased 38.2% over the first half of 2008 compared to the same period in 2007.

- Analysis of updated foreclosure data within Grand Rapids neighborhood areas reveals several neighborhoods facing a continued onslaught of heavy foreclosure rates as well as neighborhoods in which rates continue to steadily increase. Foreclosure rates have increased in over two-thirds of Grand Rapids neighborhood areas in comparison with the first part of last year.

**Table 1. Residential Foreclosures in Kent County Cities Townships and Villages, H1-2007 through H1-2008 and Totals Since 2004.**

City/Village/Township	Total Homes	1st Half 2007		2nd Half 2007		1st Half 2008		Change H1-2007 to H1-2008	Total 01/01/04 - 06/30/08	
		Count	%	Count	%	Count	%	% Increase (Decrease)	Count	%
City of Cedar Springs	797	9	1.1%	10	1.3%	14	1.8%	55.6%	76	9.5%
City of East Grand Rapids	3,839	5	0.1%	9	0.2%	14	0.4%	180.0%	65	1.7%
City of Grand Rapids	55,332	718	1.3%	869	1.6%	992	1.8%	38.2%	4,994	9.0%
City of Grandville	4,853	18	0.4%	18	0.4%	18	0.4%	0.0%	134	2.8%
City of Kentwood	12,106	92	0.8%	87	0.7%	133	1.1%	44.6%	613	5.1%
City of Lowell	1,119	9	0.8%	13	1.2%	14	1.3%	55.6%	82	7.3%
City of Rockford	1,738	10	0.6%	6	0.3%	13	0.7%	30.0%	61	3.5%
City of Walker	6,386	26	0.4%	55	0.9%	42	0.7%	61.5%	201	3.1%
City of Wyoming	21,539	233	1.1%	275	1.3%	316	1.5%	35.6%	1,571	7.3%
Ada Township	4,357	10	0.2%	10	0.2%	12	0.3%	20.0%	46	1.1%
Algoma Township	3,188	11	0.3%	18	0.6%	19	0.6%	72.7%	77	2.4%
Alpine Township	2,903	12	0.4%	14	0.5%	12	0.4%	0.0%	73	2.5%
Bowne Township	989	1	0.1%	2	0.2%	5	0.5%	400.0%	16	1.6%
Byron Township	6,187	20	0.3%	24	0.4%	25	0.4%	25.0%	118	1.9%
Caledonia Township	3,406	23	0.7%	24	0.7%	24	0.7%	4.3%	114	3.3%
Cannon Township	4,812	22	0.5%	17	0.4%	23	0.5%	4.5%	130	2.7%
Cascade Township	6,259	24	0.4%	21	0.3%	21	0.3%	(12.5%)	123	2.0%
Courtland Township	2,609	18	0.7%	23	0.9%	12	0.5%	(33.3%)	104	4.0%
Gaines Township	6,103	49	0.8%	47	0.8%	32	0.5%	(34.7%)	230	3.8%
Grand Rapids Township	5,622	23	0.4%	18	0.3%	13	0.2%	(43.5%)	104	1.8%
Grattan Township	1,495	15	1.0%	6	0.4%	10	0.7%	(33.3%)	60	4.0%
Lowell Township	1,633	11	0.7%	11	0.7%	7	0.4%	(36.4%)	56	3.4%
Nelson Township	1,589	17	1.1%	14	0.9%	11	0.7%	(35.3%)	88	5.5%
Oakfield Township	2,319	11	0.5%	24	1.0%	18	0.8%	63.6%	101	4.4%
Plainfield Township	9,922	51	0.5%	43	0.4%	45	0.5%	(11.8%)	269	2.7%
Solon Township	1,854	12	0.6%	16	0.9%	21	1.1%	75.0%	106	5.7%
Sparta Township	1,363	8	0.6%	8	0.6%	8	0.6%	0.0%	47	3.4%
Spencer Township	1,702	5	0.3%	7	0.4%	14	0.8%	180.0%	85	5.0%
Tyrone Township	1,155	11	1.0%	8	0.7%	9	0.8%	(18.2%)	61	5.3%
Vergennes Township	1,436	9	0.6%	7	0.5%	7	0.5%	(22.2%)	42	2.9%
Village of Caledonia	437	3	0.7%	3	0.7%	3	0.7%	0.0%	19	4.3%
Village of Casnovia	66	2	3.0%	0	0.0%	0	0.0%	(100.0%)	4	6.1%
Village of Kent City	235	3	1.3%	4	1.7%	7	3.0%	133.3%	29	12.3%
Village of Sand Lake	149	1	0.7%	2	1.3%	2	1.3%	100.0%	23	15.4%
Village of Sparta	1,238	13	1.1%	18	1.5%	14	1.1%	7.7%	96	7.8%
<b>Kent County Total</b>	<b>180,737</b>	<b>1,505</b>	<b>0.8%</b>	<b>1,731</b>	<b>1.0%</b>	<b>1,930</b>	<b>1.1%</b>	<b>28.2%</b>	<b>10,018</b>	<b>5.5%</b>

increase over the first half of 2007. Table 1 provides a breakdown of the the number and rates of residential foreclosures for each city, township, and village in Kent County. As this table shows, 20 out of the 37 local government areas within the county experienced increases in foreclosure rates during this time period, and 14 of these

experienced increases greater than 30% over the same period last year. Of particular concern are areas that have experienced large numbers of foreclosures over the past four years and that continue to show increasing rates of foreclosure in the first half of 2008, such as the cities of Grand Rapids, Kentwood, Wyoming, and Cedar Springs

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**Table 2. Residential Foreclosures in Grand Rapids Neighborhoods, H1-2007 through H1-2008 and Totals Since 2004.**

Neighborhood Area	Total Homes	1st Half 2007		2nd Half 2007		1st Half 2008		Change H1-2007 to H1-2008	Total 01/01/04 - 06/30/08	
		Count	%	Count	%	Count	%	% Increase (Decrease)	Count	%
Alger Heights	1,622	16	1.0%	23	1.4%	16	1.0%	0.0%	130	8.0%
Auburn Hills	40	0	0.0%	0	0.0%	2	5.0%	---	2	5.0%
Baxter	759	28	3.7%	28	3.7%	27	3.6%	(3.6%)	153	20.2%
Belknap Lookout	1,335	22	1.6%	22	1.6%	21	1.6%	(4.5%)	138	10.3%
Black Hills	271	5	1.8%	8	3.0%	10	3.7%	100.0%	45	16.6%
Cherry Run	238	2	0.8%	2	0.8%	1	0.4%	(50.0%)	6	2.5%
Creston	8,581	87	1.0%	94	1.1%	124	1.4%	42.5%	635	7.4%
East Hills	1,040	20	1.9%	24	2.3%	16	1.5%	(20.0%)	108	10.4%
Eastgate	567	9	1.6%	4	0.7%	10	1.8%	11.1%	32	5.6%
Easttown	1,280	11	0.9%	12	0.9%	18	1.4%	63.6%	75	5.9%
Fuller Avenue	627	23	3.7%	17	2.7%	17	2.7%	(26.1%)	108	17.2%
Fulton Heights	753	5	0.7%	2	0.3%	4	0.5%	(20.0%)	22	2.9%
Garfield Park	4,655	82	1.8%	108	2.3%	150	3.2%	82.9%	625	13.4%
Heartside	328	1	0.3%	2	0.6%	0	0.0%	(100.0%)	4	1.2%
Heritage Hill	894	5	0.6%	11	1.2%	6	0.7%	20.0%	39	4.4%
Highland Park	1,170	12	1.0%	25	2.1%	21	1.8%	75.0%	117	10.0%
John Ball Park	1,696	17	1.0%	30	1.8%	25	1.5%	47.1%	140	8.3%
Madison Area	1,224	31	2.5%	44	3.6%	47	3.8%	51.6%	246	20.1%
Michigan Oaks	702	1	0.1%	2	0.3%	5	0.7%	400.0%	12	1.7%
Midtown	1,366	12	0.9%	23	1.7%	21	1.5%	75.0%	124	9.1%
Millbrook	1,414	14	1.0%	14	1.0%	16	1.1%	14.3%	83	5.9%
Non Neighborhood Associations	4,525	25	0.6%	47	1.0%	30	0.7%	20.0%	205	4.5%
North East Citizen Action	2,274	9	0.4%	19	0.8%	32	1.4%	255.6%	111	4.9%
Oakdale	704	23	3.3%	19	2.7%	25	3.6%	8.7%	140	19.9%
Ottawa Hills	256	1	0.4%	1	0.4%	2	0.8%	100.0%	8	3.1%
Ridgemoor	808	3	0.4%	2	0.2%	2	0.2%	(33.3%)	15	1.9%
Roosevelt Park	1,182	22	1.9%	27	2.3%	28	2.4%	27.3%	135	11.4%
South East Community (SECA)	1,070	28	2.6%	36	3.4%	33	3.1%	17.9%	184	17.2%
South East End	4,117	100	2.4%	111	2.7%	132	3.2%	32.0%	655	15.9%
South Hill	281	4	1.4%	9	3.2%	7	2.5%	75.0%	47	16.7%
South West Area Neighbors (SWAN)	1,649	43	2.6%	45	2.7%	53	3.2%	23.3%	250	15.2%
West Grand	5,192	97	1.9%	93	1.8%	126	2.4%	29.9%	611	11.8%
Westside Connection	4,993	21	0.4%	20	0.4%	24	0.5%	14.3%	145	2.9%
<b>Grand Rapids Total</b>	<b>55,332</b>	<b>718</b>	<b>1.3%</b>	<b>869</b>	<b>1.6%</b>	<b>992</b>	<b>1.8%</b>	<b>38.2%</b>	<b>4,994</b>	<b>9.0%</b>

Note: Neighborhood figures will not add up to the City of Grand Rapids total due to certain geographic areas that are recognized within multiple neighborhood association boundaries.

and the villages of Kent City and Sand Lake.

Table 2 above shows the number and rates of residential foreclosures for officially recognized neighborhoods within Grand Rapids. The foreclosure rate in the City of Grand Rapids increased over 38% in the first half of 2008 compared with the same period in 2007, with 992 foreclosures (1.8% of homes) occurring from January through June. Increases in foreclosure rates are apparent across 23 out of 32 neighborhood areas, with the largest increases in this period occurring in the Michigan Oaks, North East Citizen Action, Black Hills, Ottawa Hills, and Garfield Park neighborhoods. Some of these

### Data and Methods

CRI, through its data sharing agreement with Kent County, uses data provided by the Kent County Bureau of Equalization to calculate residential foreclosures. Properties with at least one foreclosure sheriff's deed dated between January 1- June 30, 2008 were included in the analysis. CRI then applies data cleaning routines to code the records and enable selection of properties in the final counts. Criteria we use include restricting our analysis to residential properties and excluding multiple sheriff's deeds occurring to the same owner on the same property. For a more detailed explanation of our methods, see [Sold Short: Residential Foreclosures in Kent County, 2004 to 2007](#), available at [www.cridata.org](http://www.cridata.org).

The current analysis also updates the rates of foreclosure based on current total counts for 1-4 unit residential properties in the county. As a result, rates presented may vary slightly from those seen in earlier analyses.

neighborhoods have been experiencing high foreclosure rates for the past few years. The highest overall foreclosure rates in the city continue to be in areas on the southeast and west sides, including the neighborhoods of Black Hills, Oakdale, Baxter, Garfield Park, South East End, South West Area, and South East Community.

Each of these neighborhoods experienced foreclosure rates exceeding 3% of neighborhood homes in the first half of 2008 alone.

The fact that rates continue to increase or remain high is a sign that the foreclosure crisis remains a systemic problem in our local communities and one that will continue to require a coordinated systems response from local government, nonprofit organizations, foundations, neighborhood associations and financial institutions. Active collaborative efforts are underway to address various aspects of the crisis, including Foreclosure Response ([www.foreclosureresponse.org](http://www.foreclosureresponse.org)), a non-profit project to connect residents with community resources and advocate on behalf of the community, as well as redevelopment initiatives by city and county governments.

### Acknowledgments

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