



Charter Township of Garfield

Grand Traverse County

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- As of January 1, 2022, the population of Garfield Township is estimated at 20,274 – the most populated community in Northern Michigan.
- Over the last three years, the Township has approved over 1,100 new housing units – of which 97% are multi-family residential units.
- Over the last three years, the number of property sales in the Township have been at the highest ever. Of those sales, the majority are being made at or above listing price.
- Over the last three years, 817 building permits have been issued in the Township for a construction value of \$152,964,203.
- Township planning and zoning efforts have accommodated the widest variety of housing in the region including single family housing, rental housing, senior housing, manufactured housing, low-income housing, workforce housing, transitional housing, supportive housing, and homeless shelters.
- 42% of all rental housing units in Grand Traverse County are in the Township - more than any other community.
- The Township has approved 14 PILOT housing tax credit projects comprising nearly 1,100 housing units. Over 13% of all Township housing units are in a PILOT project.
- The Township has stood strong in not permitting short term rentals in residential zoning districts which dilute housing opportunities for local owners and renters.
- The Township Master Plan identifies a significant opportunity for a 40-acre mixed-use town center with the redevelopment of the Cherryland Center. The significant amount of new housing in the area, especially along LaFranier Road, will help support the town center.