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MEMORANDUM

To: Village of Ravenna Planning Commission
From: Kevin Yeomans
Date: 2/19/2026
Re: Master Plan – Initial Community Feedback and Information Gathering

The initial community feedback and information gathering period for the new Master Plan is complete. This period included a community survey, collection of census and housing data, and the creation of informative maps. These items are intended to help inform the Planning Commission's decision as you prepare an updated Master Plan for the Village.

We understand that the Planning Commission may desire additional time to review the reports and maps included before providing us with further directions on next steps. Given this, we are prepared to answer any questions you may have at your February 24, 2026, meeting, but have planned to go into more detail on next steps at your March meeting.

Community Survey

For the community survey a postcard that included a link and instructions on how to obtain a physical copy of the survey was mailed to all Village property owners. The survey was open from January 12 to January 30, 2026. The survey had a 10% response rate, which is within the range we expected and hoped for. A copy of our survey findings report is attached.

Based on our findings we recommend additional community outreach to gather more feedback in regard to commercial development, industrial development, and desires for future development within Downtown Ravenna.

Census and Housing Report

For this report we gathered data from the U.S. Census Bureau and other online sources to provide a high-level overview of historical and projected growth patterns within the Village.

Informative Maps

We worked with Muskegon County GIS to develop the attached maps. These maps are intended to identify characteristics of the land such as soil conditions, publicly owned property and other factors which may impact your overall planning goals and strategies.

Next Steps

Pending Planning Commission confirmation, we plan to cover the following items at your March meeting:

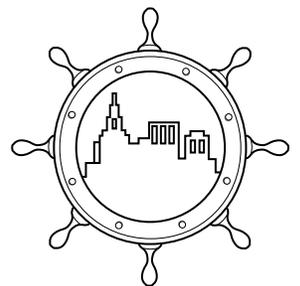
- Determine what, if any, additional community outreach is desired.
- 1st Draft of Overall Community Goals
- 1st Draft of Future Land Use Map
 - A blank Village Map has been attached for your use in drawing boundaries for future zoning district boundaries.
 - Also attached is a copy of the current zoning map and current master plan map
- Review and refine project plan.

Kevin Yeomans

Master Plan Survey

Summary of Responses

2026



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Summary of Findings

Based on our review of the survey results, the key findings are as follows:

Residents are generally satisfied with life in the Village. There is support for slow, steady residential growth and a strong preference for increased commercial development. Industrial growth also appears to have moderate support. Any future growth should be managed to preserve the Village's small-town character, including the protection of natural areas and nearby farmland.

Residential development should continue to focus primarily on single-family homes, though respondents are also open to duplexes, townhomes, and limited apartment options. The need for senior housing should be factored into future land-use policies.

While support exists for commercial and industrial expansion, additional community input will be important in determining the appropriate scale, location, and type of future development.

Respondents also identified several broader priorities, including improved walkability, enhanced access to public recreation, and the availability of essential public services such as water, sewer, and emergency response.

Survey Results

Community Sentiment

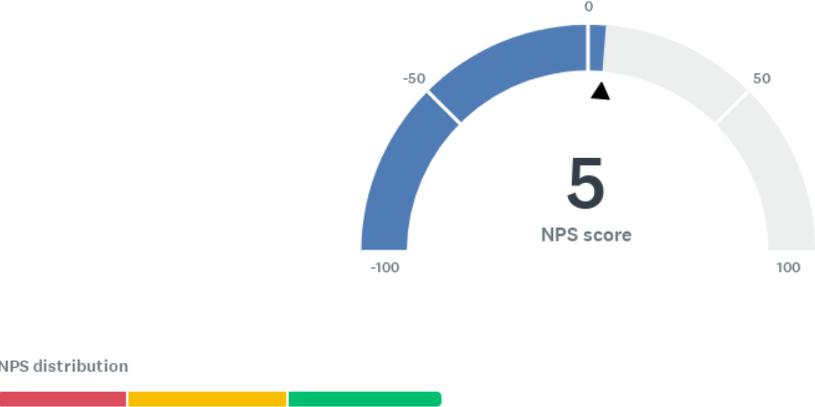
Net Promoter Score

Net Promoter Score (NPS) is a metric developed in 2003 to assess overall experience and loyalty. In this survey, NPS is used to evaluate residents' perceptions of and relationship with the Village.

Respondents fall into three categories: Promoters, who are highly satisfied and likely to advocate for the community; Passives, who are generally satisfied but not strongly engaged; and Detractors, who are dissatisfied and may discourage others from engaging with the community.

NPS ranges from -100 to 100, with higher scores indicating more positive sentiment. While this tool provides only a general measure of community satisfaction, similar communities typically score between 10 and 20. The Village's slightly lower score suggests opportunities to better align services and initiatives with residents' expectations.

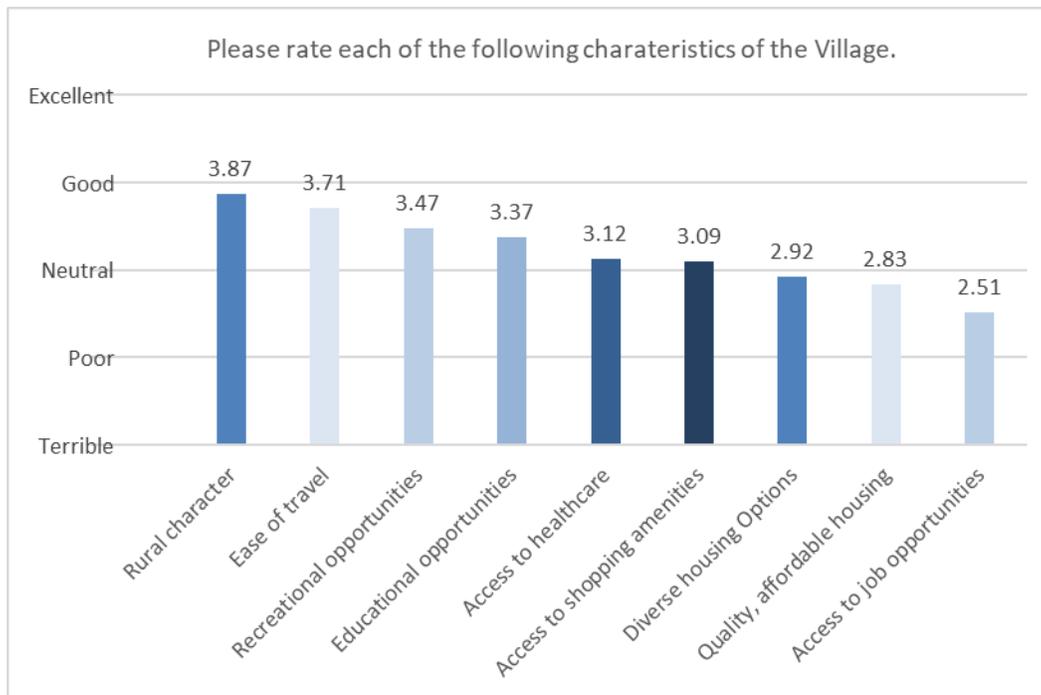
Q1 How likely is it that you would recommend living in the Village of Ravenna to a friend or colleague?



Community Character Ratings

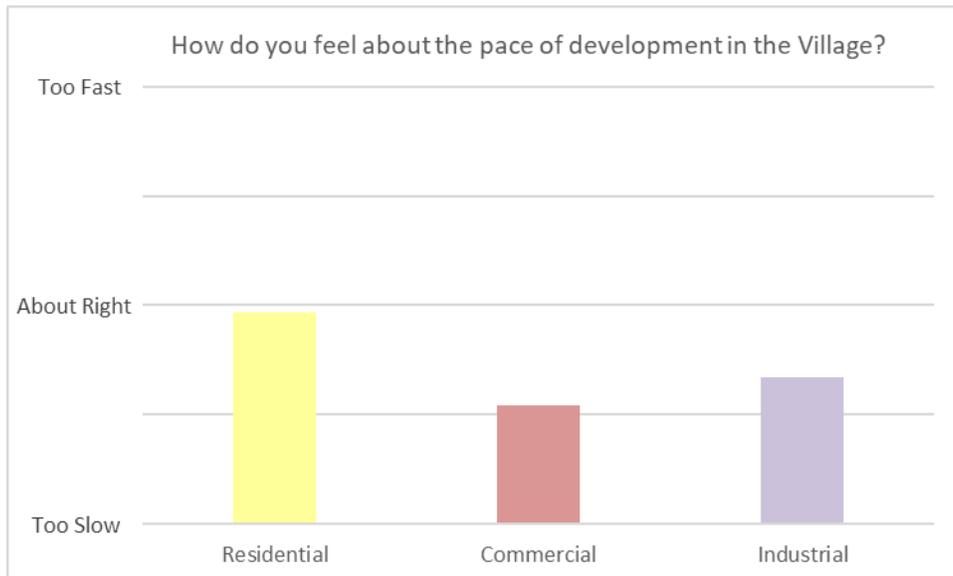
Respondents rated several community characteristics. The Village received good ratings for its rural character, ease of travel, recreational opportunities, and educational opportunities. Ratings for access to healthcare, shopping, diverse housing options, and quality affordable housing were generally neutral. Access to job opportunities received comparatively low ratings.

Overall, it appears that respondents value the Village's small-town, rural character and appear comfortable with driving to reach certain amenities. The neutral ratings suggest potential demand for improved healthcare, shopping, and housing options. The lower rating for job opportunities indicates a desire for additional employment options within the community.



Development Preferences

There is clear support for continued development within the Village. The chart below indicates that residents favor the current pace of residential growth, along with increased commercial and industrial expansion. The following subsections outline community preferences for each development type in greater detail.



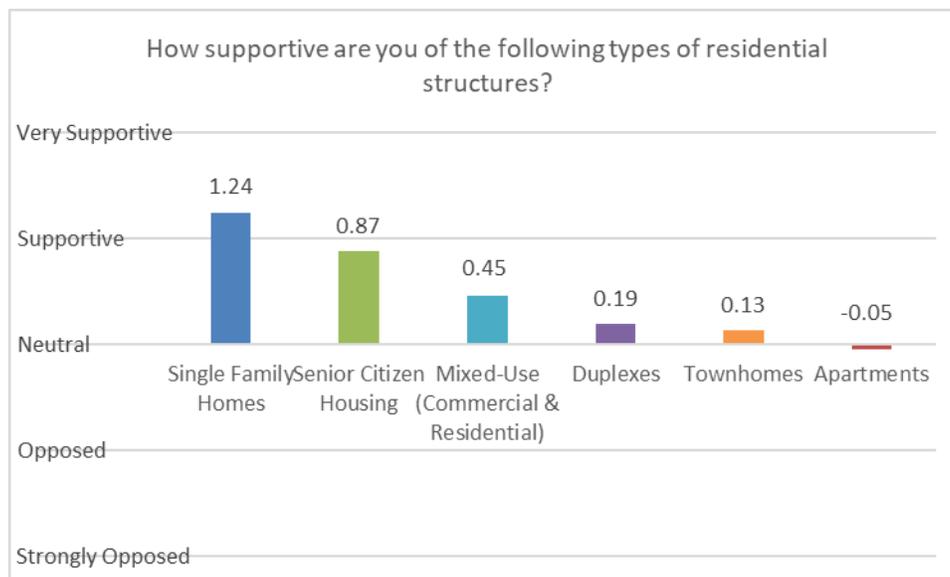
Residential Development

Support for the current pace of residential development remains strong. Recent townhome construction along Slocum Road reinforces this finding; if significant opposition existed, it would likely have been reflected in the survey results.

What type of residential development is preferred?

Survey results indicate a clear preference for single-family homes, along with strong support for senior housing. Senior housing encompasses a range of formats—from smaller single-family units to duplex condominiums and apartment-style options—which should be considered when identifying appropriate locations and regulatory approaches.

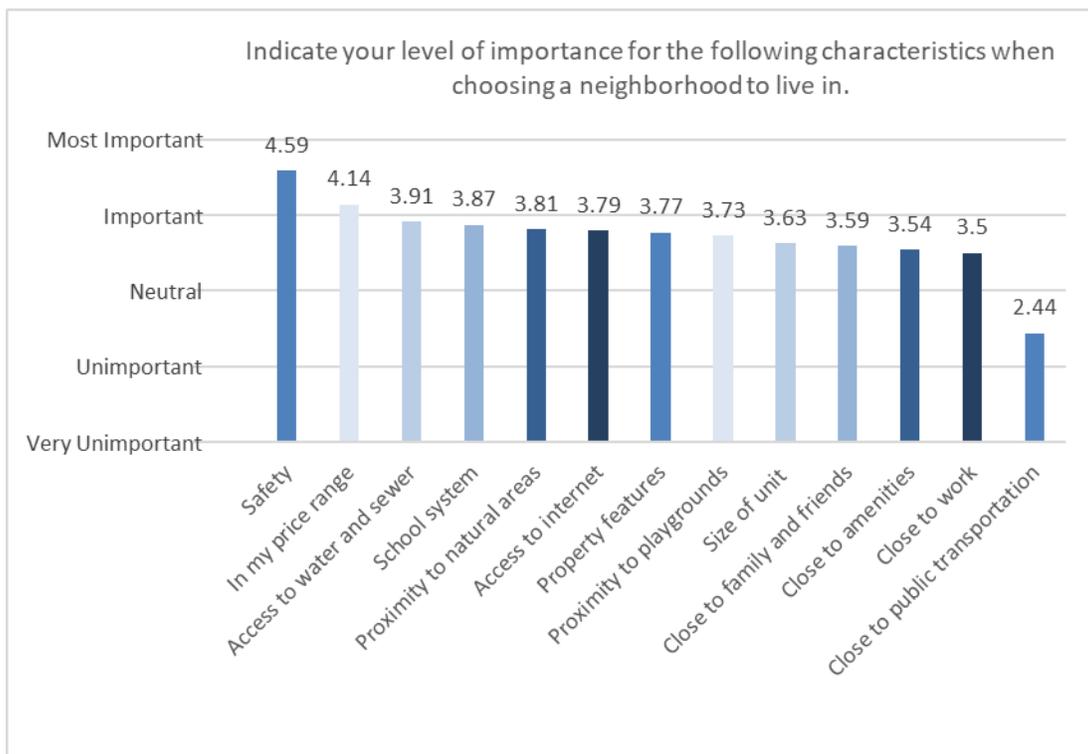
Respondents show generally neutral support for duplexes and townhomes, a level of acceptance that exceeds what is typically observed in comparable rural communities. This trend is even more pronounced for apartments. Although apartments received a slightly negative score (-0.05), this still reflects neutral sentiment. In many rural communities, apartment development faces significant opposition, often with at least half of respondents opposed and fewer than one-fifth in support. In contrast, Village respondents were more evenly split: 30.8% opposed, 35.9% neutral, and 33.3% supportive. While this does not indicate a desire for extensive apartment construction, it suggests that some apartment development may be appropriate in future planning.



Choosing Where to Live

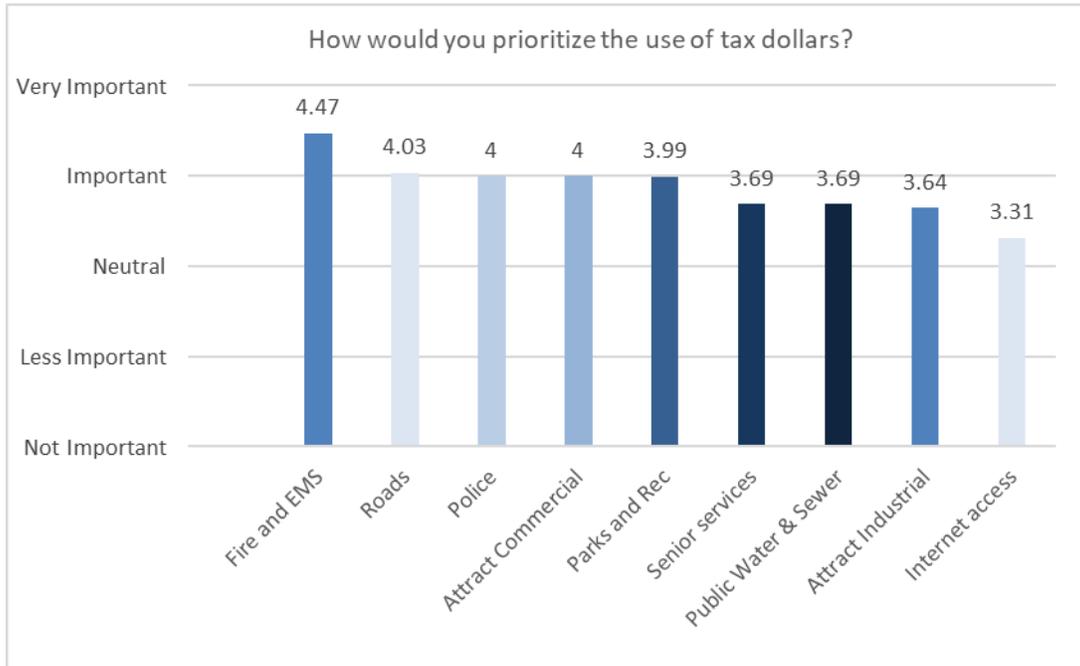
In addition to preferred housing types, the Planning Commission should also consider the factors that influence where residents choose to live. Survey responses show that safety is a top priority, followed by considerations such as housing cost, public utilities, school quality, proximity to natural areas, and internet access.

While the Village cannot directly control all of these factors, land-use strategies can help shape many of them. We will work with the Planning Commission to develop appropriate strategies and tactics for inclusion in the master plan.

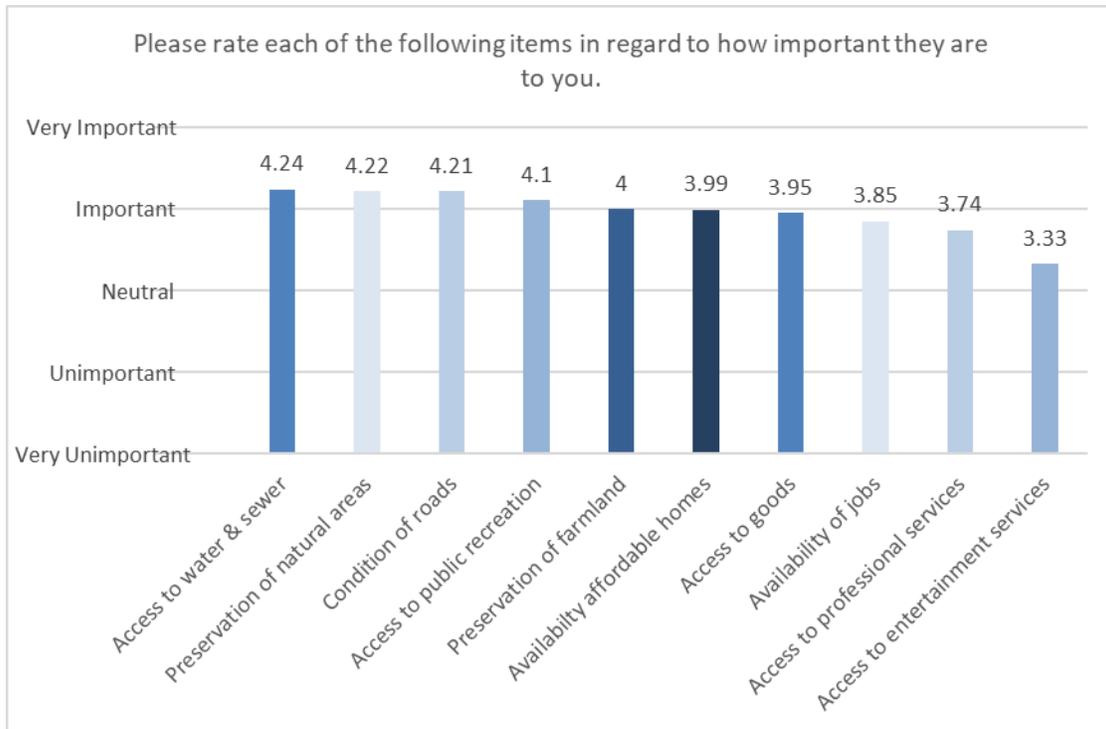


Commercial Development

Survey responses indicate strong support for commercial growth, including for the Village to take a more active role in attracting new businesses. As shown in the chart below, attracting commercial development ranks third among preferred uses of tax dollars—an unusually high priority compared with other communities we have surveyed.



The availability of jobs, while not the highest-ranked factor, is also important to respondents. These findings suggest that the Planning Commission should consider incorporating strategies to attract commercial businesses as part of the Master Plan.



Potential Opportunity

Many communities express a desire for additional commercial services, but this is often tempered by reluctance toward new development. In contrast, the Village’s strong support for commercial growth—combined with its existing water and sewer infrastructure and demand for commercial services in nearby areas—positions it well to serve as a small commercial hub for the region.

Based on current zoning and land-use patterns, future commercial development is likely to concentrate in the downtown area.

Downtown

The downtown area does not have formally established boundaries; however, based on current zoning and existing land uses, it generally extends along Main Street, Stafford Street, and Crockery Creek Drive. Establishing clear boundaries may be an item for the Planning Commission to address in the new master plan.

When evaluating future development in the downtown area, the Planning Commission should consider the following factors.

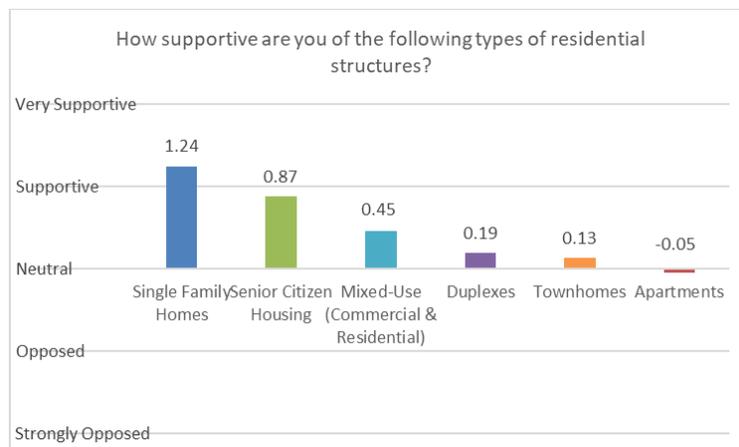
Support for Commercial Growth

As noted earlier, there is strong support for commercial growth within the Village. However, “commercial growth” can encompass a wide range of uses, including restaurants, offices, retail, personal services, and in some cases light industrial activities. Because communities differ in how they distinguish between commercial and industrial uses, additional clarification of where that line is for the Village may be needed.

To better understand community expectations on distinguishing between commercial and industrial uses, it may be beneficial to gather further public input. This could include stakeholder interviews, community workshops, additional surveys, or other engagement methods.

Support Level of Mixed-Use Commercial/Residential Uses

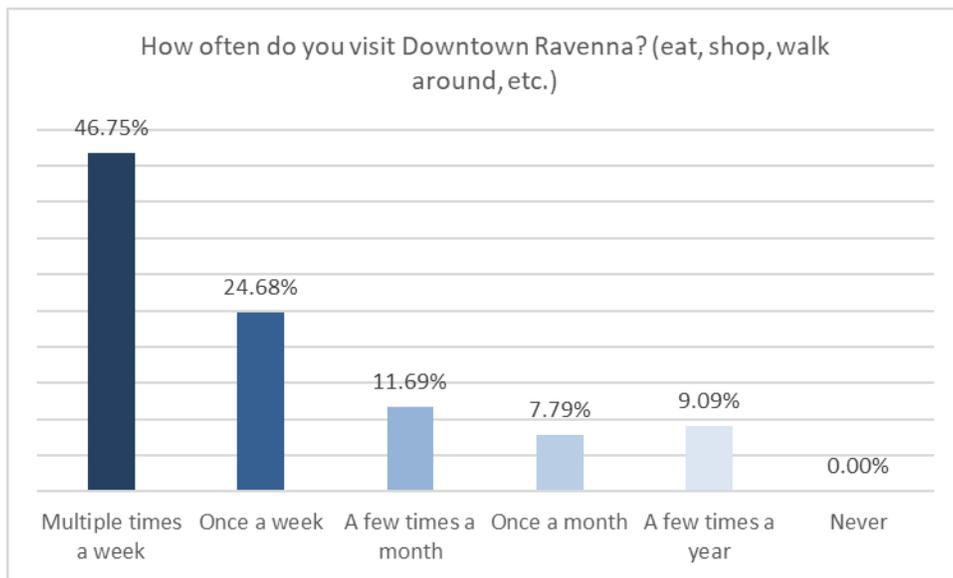
As shown in the chart below, support for mixed-use buildings falls between supportive and neutral, suggesting that some mixed-use development may be appropriate in the downtown area. Mixed-use buildings vary widely—from traditional two-story structures with ground-floor retail and upper-floor residential units to multi-story buildings with a mix of shops, offices, and apartments. Additional community feedback may be needed to better understand local preferences for these building types.



What Already Draws People Downtown

Approximately 71% of respondents visit the downtown area at least once a week, primarily for services such as medical appointments, banking, postal needs, automotive repair, groceries, and dining. Some also visit for shopping or events, while relatively few live or work downtown.

A key factor in creating a vibrant downtown is the presence of employment opportunities. The Planning Commission may want to explore strategies that encourage job creation within the downtown area.



Why do you visit Downtown Ravenna?	% of respondents who selected
Services (visit doctor, mechanic, bank, post office, etc.)	69.23%
Buy groceries	58.97%
Eat/Drink	50.00%
Events	30.77%
Shop	26.92%
I live downtown.	16.67%
Work	7.69%

Other Responses to why respondents visit Downtown Ravenna:

- *sell advertising*
- *I take a lot of walks in the downtown area- I like to get hills in*
- *Occasionally have breakfast.*
- *Jennifer Ann's boutique is great, we enjoy the Christmas shopping event.*
- *Walk/Bike*
- *For the safety of walking my dog on the sidewalks*
- *I don't. Unless to get pizza or to go to the library. There's nothing to do for a family really and people drive crazy that it doesn't feel safe to walk.*
- *Would cost more if had more restaurants and shops. As well as side walks for main road connecting Lo Al to city center*
- *There isn't much to visit it for. We have a couple restaurants, grocery store (priced as convenience store), insurance, bank, pharmacy, and post office. We need to expand businesses in our community.*
- *Buy gas*
- *I don't*
- *Banking/post office*
- *There's nothing here; so I go outside Ravenna to Muskegon. The prices are too high here.*

Desired Improvements to the Downtown Area

Sidewalk improvements and additional community events are the most desired enhancements for the downtown area. Connections to the bike path and other beautification projects rank next in priority. There is limited interest in expanded outdoor spaces, roadway improvements, or enhanced lighting. While there is currently little demand for additional parking, future growth in the downtown area will likely increase parking needs.

Is there anything you'd like to change in Downtown Ravenna?	% of respondents who selected
Sidewalk improvements	46.15%
More events	40.00%
Connection to bike path	32.31%
More landscaping (trees, flowers, bushes, etc.)	27.69%
More outdoor spaces	18.46%
Roadway Improvements	16.92%
Better lighting	13.85%
More parking	6.15%

Other Responses to things respondents would like to change in Downtown Ravenna:

- *Update and beautify downtown corridor and business area (storefronts), making it an inviting and quaint experience similar to small downtowns nearby like Sparta, Grant, and others (and small towns all across MI and the country)*
- *need more small businesses*
- *None*
- *Wellness/Fitness facilities*
- *Trash cans*
- *Upkeep of homes near the businesses!*
- *Another restaurant*
- *More businesses*
- *#5 3714 Conklin St*
- *Local shops, restaurants*
- *Active businesses*
- *I would love to see Downtown Ravenna become a place that people of all ages genuinely enjoy spending time. There is strong potential to enhance the area through improved home exteriors, thoughtful landscaping, attractive lighting, and seasonal flowers. Creating a more visually inviting atmosphere would naturally encourage visitors to explore local shops and businesses. The farmers market was a great idea and the alleyway space is already very charming, but it would benefit from more*

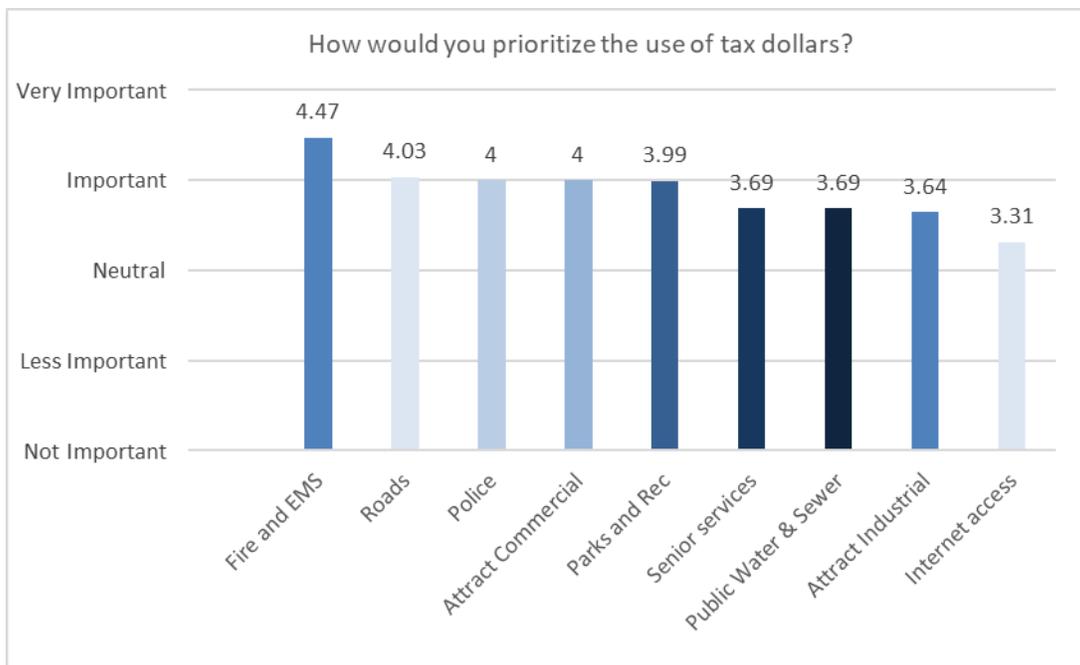
vendors and additional room to grow. Expanding that concept could make it a real destination. Adding features such as a community fireplace, revitalizing the ice skating rink, or enhancing the sledding hill with a gazebo and warming area would create a welcoming environment for families—giving parents a comfortable place to gather while children play. There is also a strong opportunity for growth through additional quality restaurants, unique shopping options, and local thrift stores. Overall, investing in the appearance and experience of downtown—especially during seasonal events like Christmas—could draw more visitors, much like how beautifully decorated towns encourage people to stop, explore, and support local businesses.

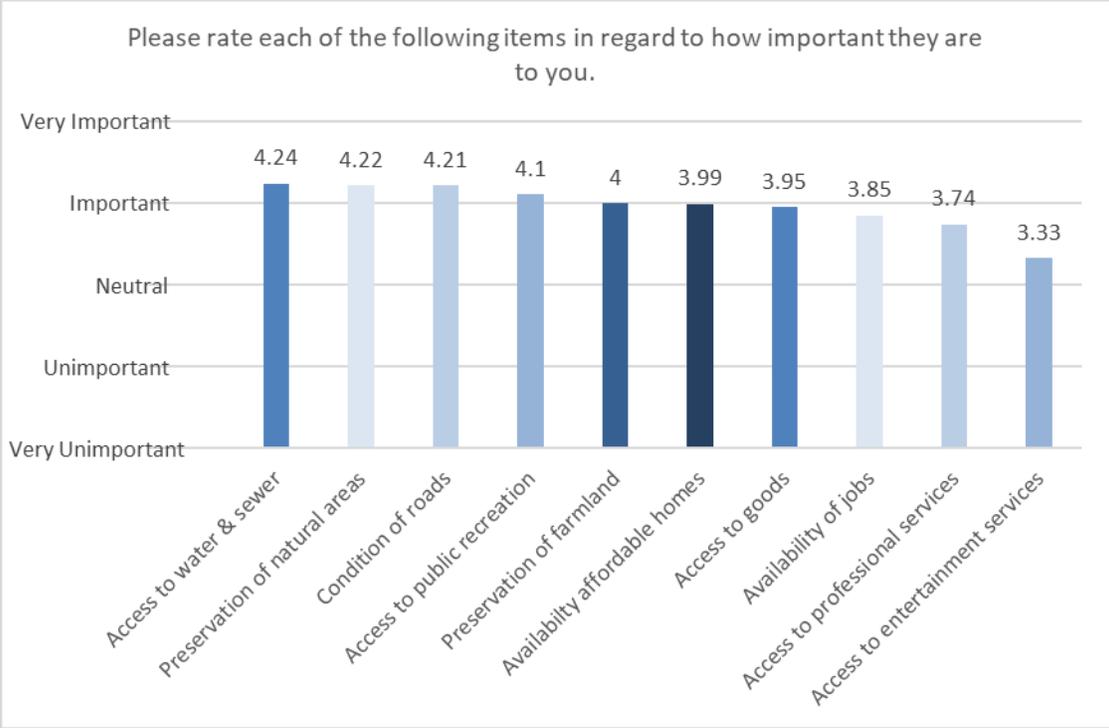
- *Businesses for people to work near town like the foundry or pattern shop*
- *There isn't much to visit it for. We have a couple restaurants, grocery store (priced as convenience store), insurance, bank, pharmacy, and post office. We need to expand businesses in our community.*
- *Coffee*
- *None*
- *More sustainable business options, more surrounding houses to buy*
- *Dirt hiking trails, a few miles of single track mountain bike trails - there's a large population of mountain bikers around here and it'd be nice to have trails close to home. It would also bring lots of people to our town. WMMBA is an association of volunteers that help build and maintain mountain bike trails in West Michigan, and could be looked into contacting. Mountain biking is extremely popular and would add cause huge attraction to our town. Maybe around Musketawa trail, or the undeveloped area in Haymeadow?*
- *Blackmer rd after Ellis needs overhaul*
- *More food options*
- *More grocery stores.*
- *Another restaurant option would be great.*

Industrial

There is support for industrial growth within the Village, which contrasts with other surveyed communities that report industrial development occurring too quickly. As noted earlier, the distinction between commercial and industrial uses varies by community, so additional feedback may be important in determining where this line should be for the Village.

Once this boundary is defined, the Planning Commission will be better positioned to identify appropriate areas for future industrial development. However, given the Village's limited land area, distance from major transportation routes, and public utility capacity, accommodating industrial growth may be challenging. Facilitating such growth will likely require coordination with Ravenna Township.



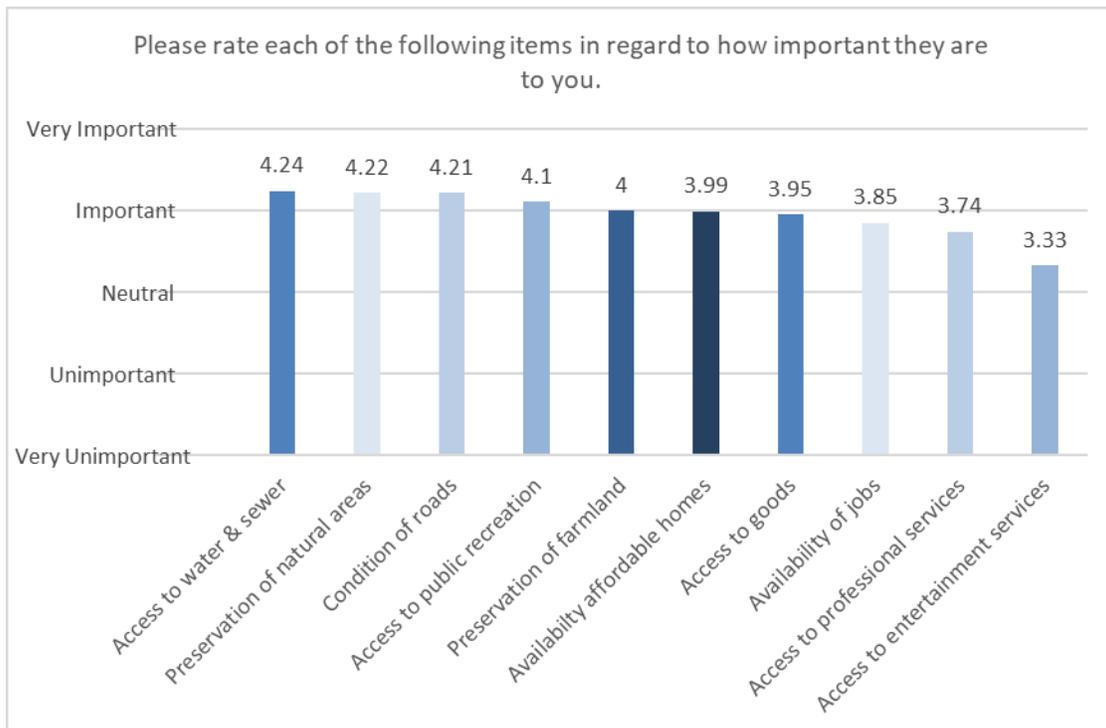


Miscellaneous

In addition to preferences for residential, commercial, and industrial growth, respondents identified several other important community priorities.

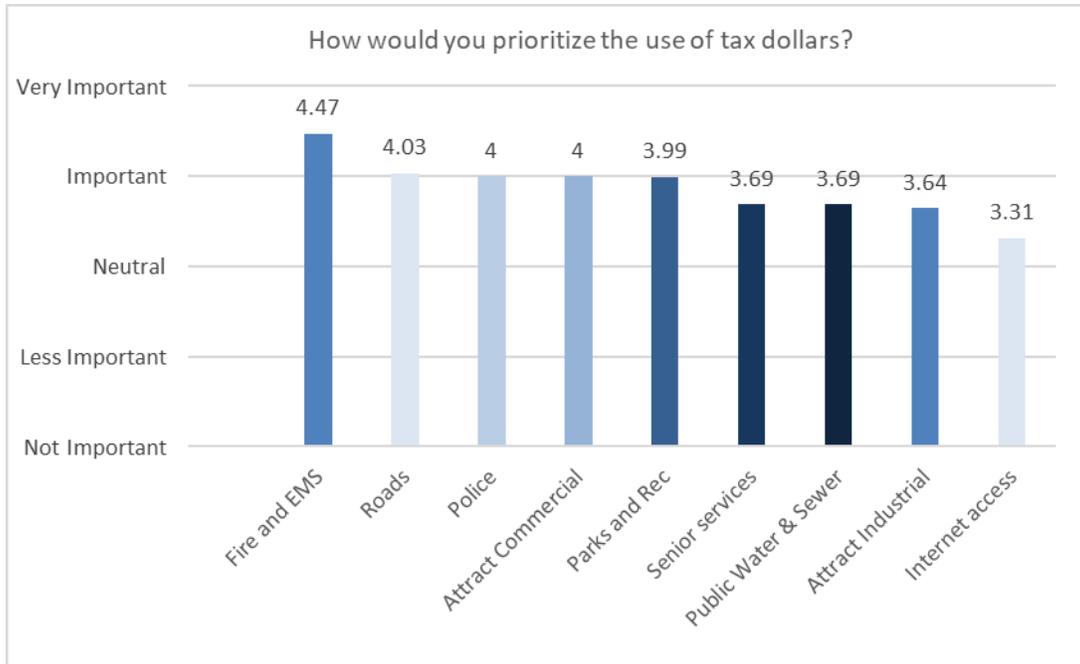
Public Servies

Respondents indicate that access to water and sanitary sewer, as well as road conditions, are important community priorities. Support for allocating tax dollars to fire, emergency medical, and police services also suggests strong backing for these essential services.



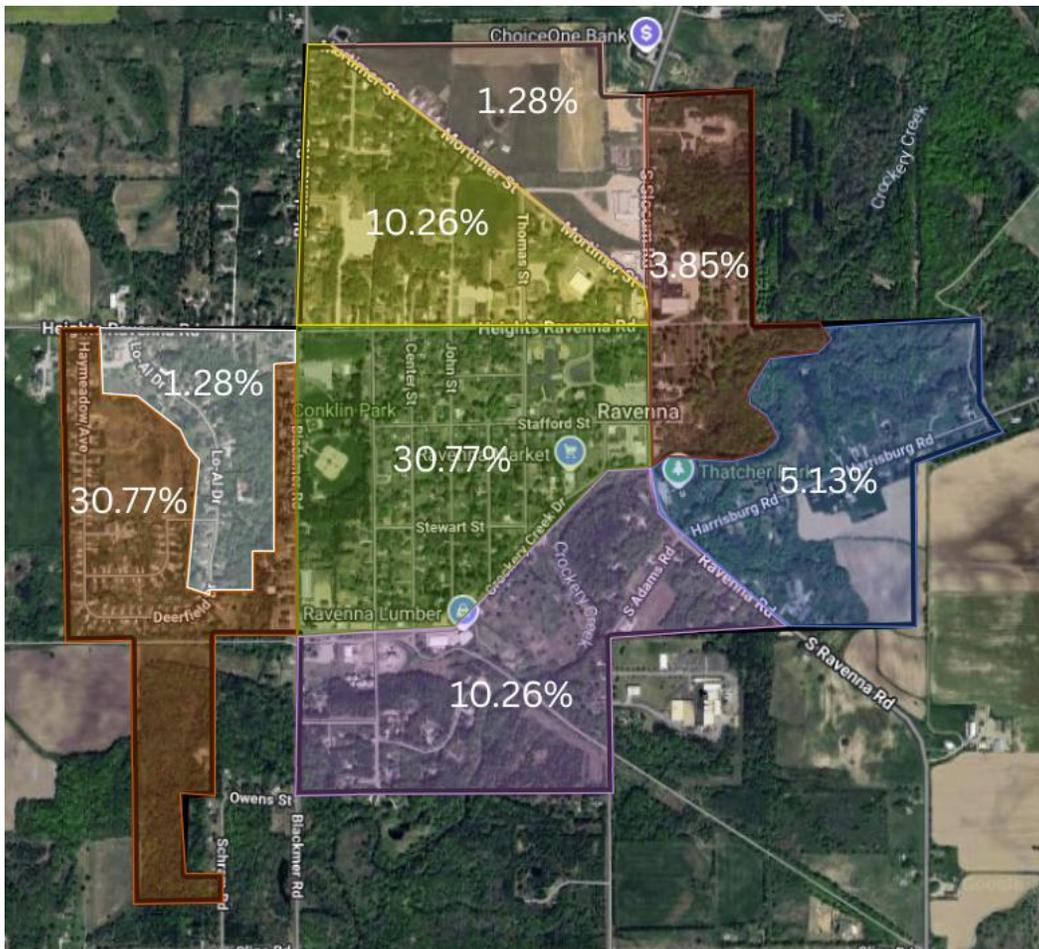
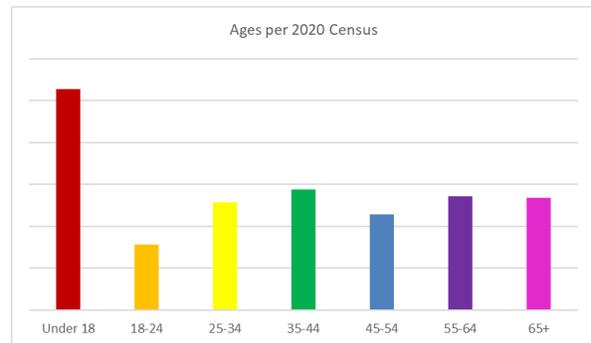
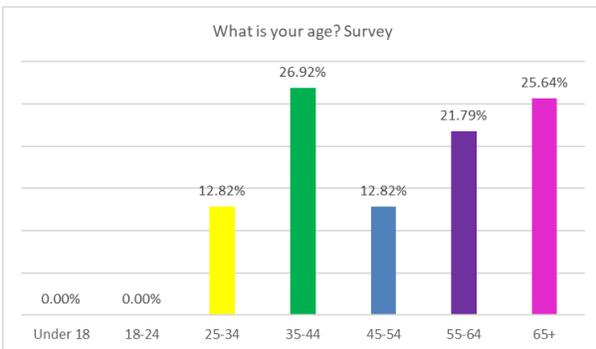
Preservation of Natural Areas and Recreation

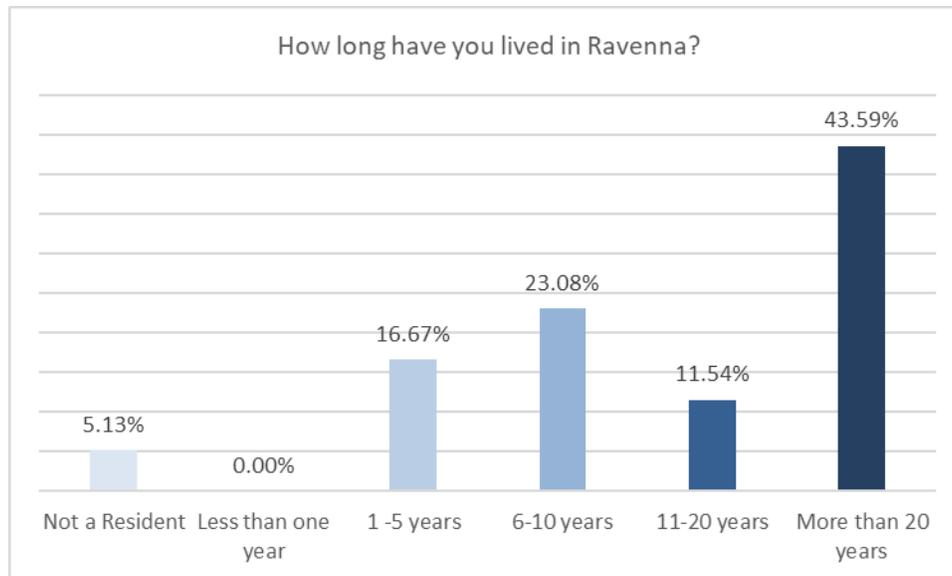
Respondents place a high level of importance on preserving natural areas and ensuring access to public recreation. Although the Village contains limited farmland, respondents also strongly value farmland preservation, which may indicate a preference for directing future growth away from farmland in Ravenna Township.



Demographics

We use demographics to ensure that the survey is a valid representative sample of the population. Based on the responses to demographic questions the survey appears to be a fairly representative sample of individuals over the age of 25 and is representative of different areas of the Village. No responses were received from residents 24 years old or younger. With almost half of respondents living in the Village for more than 20 years.





Other Comments

For the last question of the survey, we gave the respondents the opportunity to provide any additional comments or concerns. The following is a list of responses.

- *Have had many recent concerns about the makeup and direction of the village council and the progress of Ravenna (village AND township) overall. With the departure of toxic councilmember Kelly K., it's expected that things will start to improve, allowing business and commerce to thrive while improving;preserving quality of life and small town charm. The hope is that the village leaders are able to think independently (not be bullied by a few) and consider overall economic and human consequences of their leadership. Thank you for asking for resident input thru this survey.*
- *I would like to see a carwash*
- *fix curb at drugstore and at Brotons*
- *cost to produce the Master Plan by Fresh Coast is excessive*
- *I would love to see the bathrooms at Conklin Park and Thatcher Park get an update. Especially Conklin park with the hand dryers not working in the fall and the overall rundown state of the restrooms. I think Ravenna could be better represented, especially when we have visitors there from other communities to watch sporting events. Thanks for allowing us to provide input on this!*
- *We have loved living in Ravenna. I feel there needs to be a good balance in keeping the hometown feeling and growing. And change is never easy. One thing I feel is critical is affordable senior housing. There are seniors who call Ravenna home who*

would like to (and NEED) to move into Ravenna but cannot due to very limited availability.

- *Appreciation for all who serve and support the Village of Ravenna. Hope that productive, professional, respectful and collaborative conversations/planning/efforts continue, and conversely that shortsighted, negative and unproductive interactions cease. Ravenna is a great place to live, working together it can remain that way.*
- *One thing I've really wanted/is a big priority that I think would be doable is access to dog poop bags/more trash cans along the path in Conklin Park. I walk my dog in this park every day and people just don't pick up their dog poop. There's times it's right next to the path, or even times it's been right in the path and people just don't pick it up. I think if there were more trash cans along the walking path, or even those poles that have dog poop bags on them (like what you see at a dog park), people may be more willing to pick up their dog poop. They should be doing it no matter what, but the fact is right now they just aren't.*
- *we do need more control over ravenna rules...yard cleanup, animal control, noise complaints, etc.*
- *Need another restaurant. Do not bring fast food. More job opportunities like factory. Pharmacy open later and Saturdays*
- *Village residents who paid for chicken permits, should be allowed more than 6 chickens.*
- *I feel we have very low water pressure. Our road needs fixing. (Ledlie Court)*
- *Sidewalks would be nice or at least make the main roads wider so people can bike and walk a little safer.*
- *More diverse services downtown. Gym, tailor, ect*
- *Thank you!*
- *Need to modify semi traffic. Route to stay on either Slocum or Ravenna Road rather than cut across Mortimer. Speeds on Mortimer are excessive. Weight of semis cause decay to existing homes and road.*
- *"I would love to see Downtown Ravenna become a place that people of all ages genuinely enjoy spending time. There is strong potential to enhance the area through improved home exteriors, thoughtful landscaping, attractive lighting, and seasonal flowers. Creating a more visually inviting atmosphere would naturally encourage visitors to explore local shops and businesses.*
- *The farmers market was a great idea and the alleyway space is already very charming, but it would benefit from more vendors and additional room to grow. Expanding that concept could make it a real destination. Adding features such as a*

community fireplace, revitalizing the ice skating rink, or enhancing the sledding hill with a gazebo and warming area would create a welcoming environment for families—giving parents a comfortable place to gather while children play.

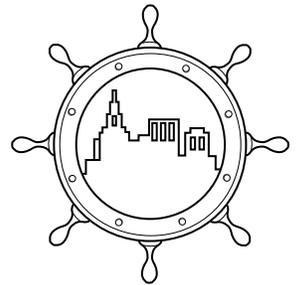
- *There is also a strong opportunity for growth through additional quality restaurants, unique shopping options, and local thrift stores. Overall, investing in the appearance and experience of downtown—especially during seasonal events like Christmas—could draw more visitors, much like how beautifully decorated towns encourage people to stop, explore, and support local businesses."*
- *Taxes are very high in Haymeadow and why aren't the roads being replaced?*
- *NA*
- *We live in Lo Al but map seemed to show not part of village ? Anyways. Would love not to pay taxes if that's true.*
- *We need a council and planning commission who are trained in how a meeting needs to be run. Meetings need to be more professional and follow the Robert's Rules of Order. Also concerned that if we don't start having some business come in and available housing our school will continue to struggle with financing due to little tax base.*
- *See comment about downtown*
- *I would like that this community stays small and rural. I'd appreciate if my taxes remained affordable. I love this small community*
- *Would love to see more food options in town, coffee, bakery etc. not a village issue but winter driving is horrible with ice with the farm land being open. Unsure how to avoid that*
- *The roadside rain drains need to be better than just a hole in the ground. They should be interconnected and drain away, this would help in maintaining roads (not wash away and deteriorate) at the very least.*
- *None*
- *We need some new people running the Village. All the fighting in the office needs to STOP. I have been to a few meetings and I'm not at all impressed with the current situation. As a Village tax payer, this needs to be resolved A.S.A.P.*
- *Street lights in haymeadow subdivision need to be updated. The roads in haymeadow subdivision need serious work.*
- *Wondering why village and township tax's appear to be so my more than surrounding areas*
- *I would like to express my appreciation to the individuals that do a good job working for the village/township.*

Village of Ravenna, Michigan

Census Report & Housing Assessment

Village of Ravenna

2026



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Planning

Purpose

The purpose of the report is to provide a report on demographic data, including a high-level summary of expected demand for housing in the Village of Ravenna over the next ten years.

Summary

Based on our review of the Census data contained in this report we are bringing the following items to your attention:

From 2010 to 2020 the Village of Ravenna saw a 7.3% increase in population growth. As the Village reviews and develops land use strategies, you may want to consider the availability of new housing and the price range for an affordable house in Ravenna.

Similar to Egelston Township, Crockery Township, and the City of Coopersville, the Village of Ravenna continues to grow at a quicker pace than many of the more rural areas surrounding the community. As the Village grows, young residents appear drawn to the community to start their families. The average family size has grown from 3.16 in the year 2000 to 3.65 in 2020. While median ages have steadily grown across all communities in the area, the Village of Ravenna (36.7) has remained the 3rd lowest of all communities surveyed, following the City of Coopersville (33.9) and Egleston Township (36).

In order to sustain the current growth rate over the next ten years at least 38 housing units would need to be created. It appears that the average home value in Ravenna is comparable to the affordable home price, which results in the most affordable home price within the surrounding communities. It should be noted that, due to its size, the Village has limited space for expansion, which may result in decreased housing construction and increased housing costs.

Poverty levels in the Village of Ravenna are similar to the surrounding Muskegon County communities, while levels in Ottawa County are lower. Employment levels are similar to those in the surrounding area; however, median income in the Village is the second lowest of the surrounding communities. With rising prices nationally, this may cause some hardship for area residents; however, this is also evidence of the affordability of living in Ravenna. Education rates are slightly higher than in many of the surrounding communities, and generally similar to Muskegon County's and the State of Michigan.

Growth

Between 2010 and 2020 the average growth rate for the Village of Ravenna was 7.3%. When compared to all surrounding communities' growth rate, this is 1% higher. Egelston Township, Crockery Township, and the City of Coopersville all have growth rates over 12%. When these faster-growing communities are removed, the Village of Ravenna has a growth rate that is 3.9% more than surrounding rural communities.

If this growth rate is sustained, it is projected that between 2020 and 2030 the population of the Village Ravenna will grow to approximately 1,403 persons, or 95 new persons. In determining the number of new housing units that may be necessary to house these individuals a few factors were considered, including average household size and occupancy/vacancy rate.

Based on data collected from the U.S. Census Bureau, approximately 97.4% of housing in the Village of Ravenna is occupied (523 units) and 2.6% (14 units) is vacant. The minimal amount of vacant housing may be an indication of high demand for housing in the Village.

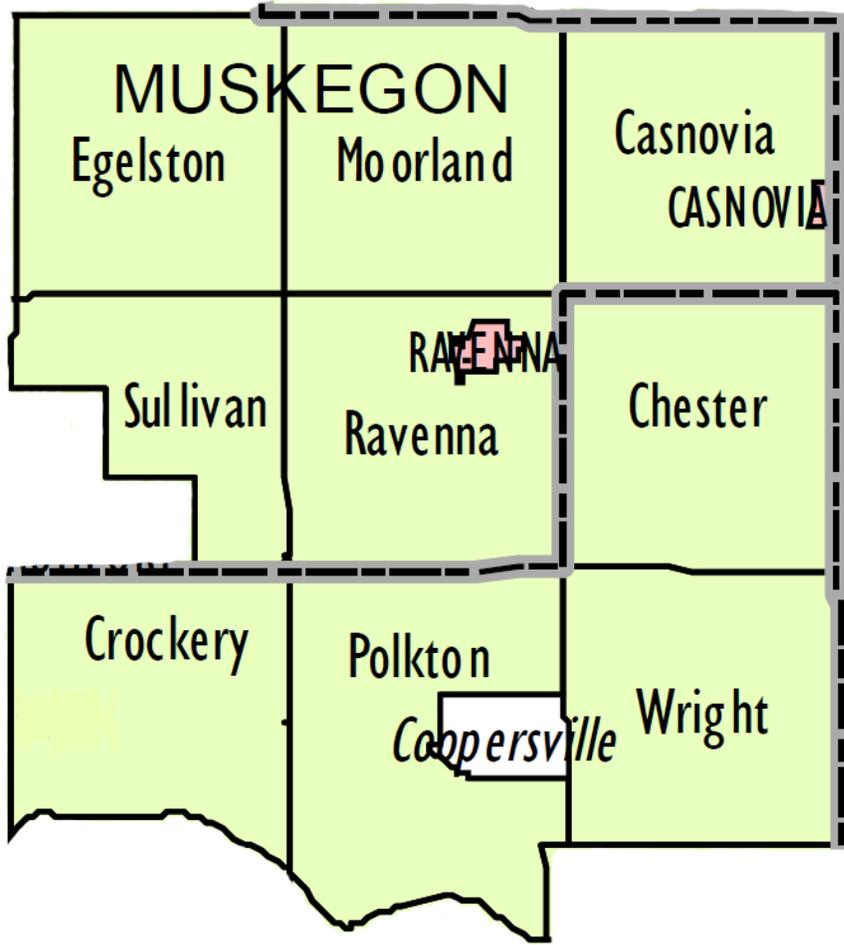
The U.S. Census Bureau states that the average household in the United States is 2.5 persons. Given this, to sustain the current growth rate and provide housing for 95 new persons, an additional 38 housing units need to be constructed in the Village of Ravenna between 2020 and 2030.

Affordability

Based on the data on household income collected from the U.S. Census Bureau and our calculations on home affordability, an affordable house for the average Ravenna resident is between \$149,692 and \$188,098.

The average home value in the Village is currently \$282,614 according to a Zillow report (<https://www.zillow.com/home-values/167456/harrisburg-ravenna-mi/>). The median sale price average in the Village from Redfin.com is \$146,000, (<https://www.redfin.com/city/17230/MI/Ravenna/housing-market>). According to a 2023 study by the American Community Survey, the median home price is \$128,100.

The 2020 United States Census states the mean annual household income in the Village of Ravenna is \$62,410, with an affordable home price of \$188,098, which is \$42,098 more than the median sale price in the Village. Considering this data, it appears that the average home value and sale price in the Village of Ravenna is comparable to the affordable home price, which results in the most affordable home price within the surrounding communities. It should be noted that, due to its size, the Village has limited space for expansion, which may result in decreased housing construction and increased housing costs in the future. Further engagement with stakeholders (residents, home builders, developers, and others) may be necessary to fully develop the appropriate strategies for the Village to balance home construction and affordability.



Data

The following data was used to prepare the information provided in this report.

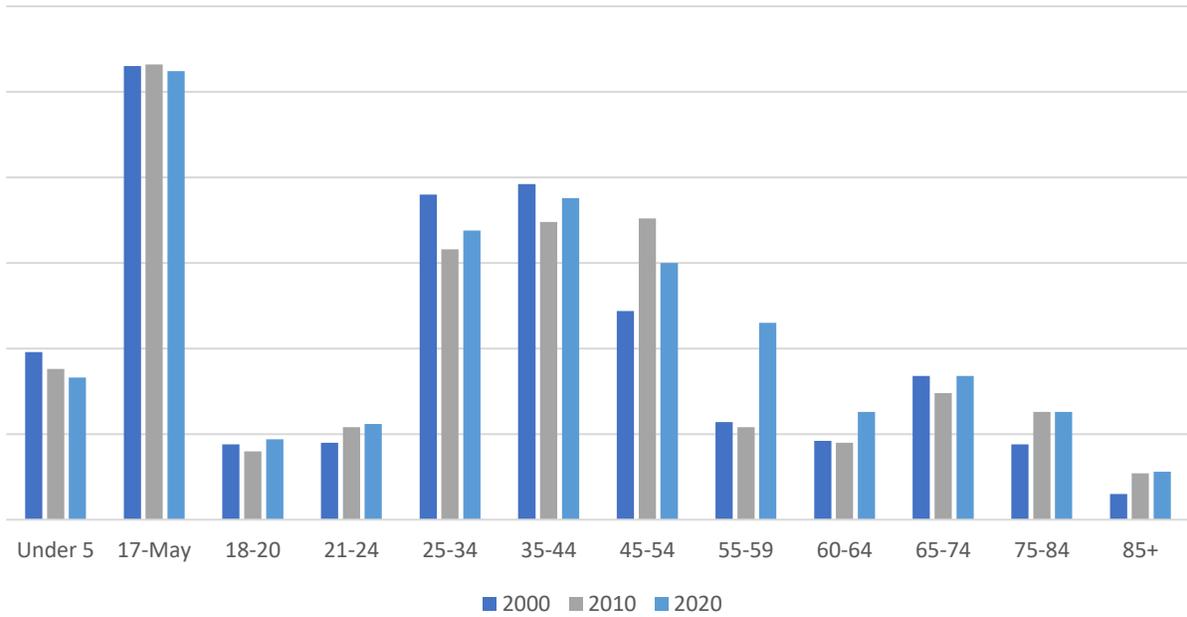
Population Growth 2000-2020

Township or Village	2000	Δ%	Δ#	2010	Δ%	Δ#	2020
Village of Ravenna	1,206	1.7%	13	1,219	7.3%	89	1,308
Ravenna Township	2,856	1.7%	49	2,905	1.9%	57	2,962
Moorland Township	1,616	-2.5%	-41	1,575	3.3%	52	1,627
Sullivan Township	2,477	-1.5%	-36	2,441	4.1%	100	2,541
Egelston Township	9,537	3.9%	372	9,909	12.3%	1,219	11,128
Casnovia Township	2,652	5.8%	153	2,805	-0.4%	-12	2,793
Chester Township	2,315	-13%	-298	2,017	3.8%	79	2,096
Wright Township	3,286	-4.2%	-139	3,147	1.4%	43	3,190
Polkton Township	2,335	3.8%	88	2,423	5.9%	142	2,565
City of Coopersville	3,910	9.3%	365	4,275	23.5%	918	4,828
Crockery Township	3,782	4.8%	178	3,960	15%	612	4,572

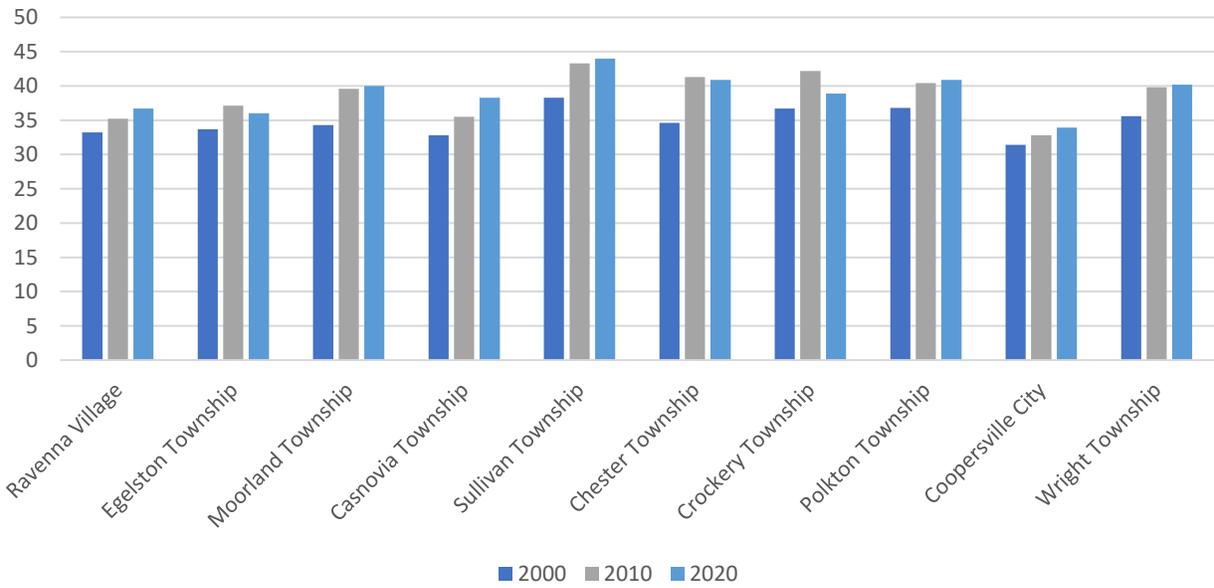
Village of Ravenna Age Distribution and Median Age

Year	Under 5	5-17	18-20	21-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+	Median Age
2000	98	265	44	45	190	196	122	57	46	84	44	15	33.2
2010	88	266	40	54	158	174	176	54	45	74	63	27	35.2
2020	83	262	47	56	169	188	150	115	63	84	63	28	36.7

Village of Ravenna Age Distribution 2000 -2020



Median Age 2000-2020



Median and Mean Household Income & Poverty

Township or Village	Median Household Income (\$)	Mean Household Income (\$)	Population in Poverty	% Employed Residents
Village of Ravenna	\$51,567	\$62,410	8.0%	57.49%
Ravenna Township	\$57,843	\$75,266	8.8%	51.72%
Moorland Township	\$63,306	\$75,729	5.2%	52.24%
Sullivan Township	\$57,167	\$66,203	10.7%	45.18%
Egelston Township	\$51,963	\$59,301	9.8%	38.53%
Casnovia Township	\$70,542	\$79,676	8.4%	54.35%
Chester Township	\$67,821	\$89,170	2.5%	58.97%
Wright Township	\$76,708	\$91,531	6.1%	53.51%
Polkton Township	\$87,250	\$96,975	2.5%	54.27%
City of Coopersville	\$56,824	\$71,152	4.2%	42.61%
Crockery Township	\$69,447	\$83,875	4.8%	49.52%

Village of Ravenna Affordable Housing Costs (Including Utilities)

Affordable Housing = 30% or less of Household Income

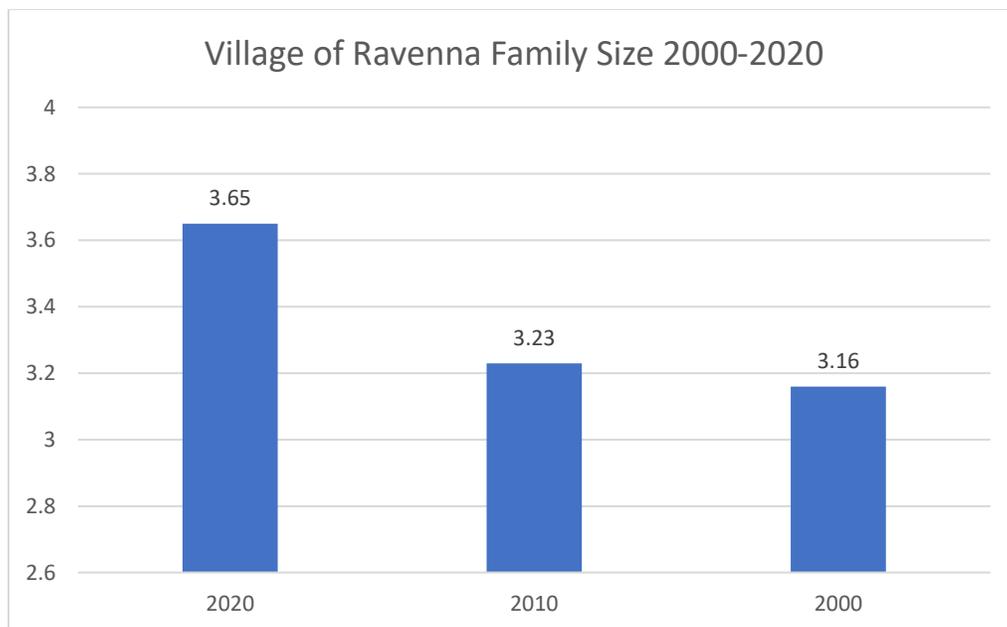
	Annual Income	Affordable Annual Housing Budget	Affordable Monthly Housing Budget	Affordable Home Price
Median Household Income	\$51,567	\$15,470	\$1,289	\$149,692
Mean Household Income	\$62,410	\$18,723	\$1,560	\$188,098

Assumptions included in Affordable Home Price:

- \$200 Monthly Utility Cost
- No Down Payment
- 7% Interest Rate
- 1.2% Property Taxes
- \$950/annual home insurance costs

2023 Housing Value Comparison Source: American Community Survey	Village of Ravenna	Ravenna Township	Moorland Township	Polkton Township	Sullivan Township	Muskegon County
Less than \$50,000	1.2%	3.1%	9.4%	3.7%	3.4%	9.4%
\$50,000 to \$99,999	3.5%	2.1%	9.8%	.4%	4.1%	8.0%
\$100,000 to \$149,999	24.6%	13.5%	11.7%	.8%	13.7%	8.9%
\$150,000 to \$199,999	26%	26.3%	25%	9.1%	34.4%	15.7%
\$200,000 to \$299,999	36.1%	29.9%	19.8%	26.8%	27.8%	28.6%
\$300,000 to \$499,999	8%	14.3%	17.9%	37.4%	11.2%	22.5%
\$500,000 to \$999,999	.7%	10.8%	6%	20.0%	5.4%	5.5%
\$1,000,000 or more	0%	0%	.6%	1.8%	3.4%	1.4%
Median Value (dollars)	\$128,100	\$153,600	\$154,900	\$338,000	\$161,100	\$137,500

Education	Village of Ravenna	Ravenna Township	Moorland Township	Polkton Township	Sullivan Township	Muskegon County	State of Michigan
Population	1,308	2,962	1,627	2,565	2,541	175,824	10,077,31
High School Graduate	893	1,952	1,011	1,641	1,747	108,914	928,120
Bachelors or Higher	316	531	105	491	221	25,532	326,505



VILLAGE OF RAVENNA HOUSEHOLDS	Total	Married-Couple Family Household	Male Householder, No Spouse present	Female Householder, No Spouse Present	Nonfamily Household
Total households	515	303	57	145	144
Average household size	2.78	3.89	2.50	2.92	1.10
FAMILIES					
Total families	339	274	14	51	(X)
Average family size	3.65	3.88	2.21	2.86	(X)
Households with own children of the householder under 18 years					
Under 6 years only	14.9%	15.7%	0.0%	14.3%	(X)
Under 6 years and 6 to 17 years	26.4%	32.2%	0.0%	0.0%	(X)
6 to 17 years only	58.8%	52.1%	100.0%	85.7%	(X)
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18	31.9%	44.2%	42.9%	78.4%	0.0%
Households with one or more people 60+	35.6%	28.5%	0.0%	29.4%	50.5%
Households with one or more people 65	21.6%	(X)	(X)	(X)	38.6%
Householder living alone	32.1%	(X)	(X)	(X)	91.3%
65 years and over	13.0%	(X)	(X)	(X)	37.0%
UNITS IN STRUCTURE					
1-unit structures	86.6%	98.9%	50.0%	52.9%	80.4%
2-or-more-unit structures	13.0%	1.1%	50.0%	47.1%	18.5%
Mobile homes and all other types	0.4%	0.0%	0.0%	0.0%	1.1%
HOUSING TENURE					
Owner-occupied housing units	81.6%	97.4%	28.6%	49.0%	71.2%
Renter-occupied housing units	18.4%	2.6%	71.4%	51.0%	28.8%

Year Structure Built	Owner Occupied Households	Renter Occupied Households
Total	427	96
2020 or later	0	0
2010 to 2019	10	0
2000 to 2009	49	20
1980 to 1999	121	19
1960 to 1979	71	46
1940 to 1959	106	8
1939 or earlier	70	3

Number of Bedrooms in Household	Owner Occupied Households	Renter Occupied Households
Total	427	96
No bedroom	0	0
1 bedroom	0	31
2 or 3 bedrooms	329	65
4+ bedrooms	98	0

Vacant Housing	Number
Total:	14
For rent	0
Rented, not occupied	0
For sale only	0
Sold, not occupied	0
For seasonal, recreational, or occasional use	0
Other Vacant	14

References

U.S. Census Bureau. "Ravenna Village." 2026.

<https://data.census.gov/table?q=Ravenna+village,+Michigan+>

Redfin. "Ravenna, MI Housing Market Report." 2026.

<https://www.redfin.com/city/17230/MI/Ravenna/housing-market>

Zillow. "Ravenna, MI Housing Market." 2026

<https://www.zillow.com/home-values/167456/harrisburg-ravenna-mi/>



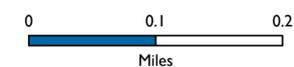
DRAFT
Village of Ravenna
County Drain and
433 Drain Map

Part of the
Village of Ravenna
2026 Master Plan Update

Approved by the Village Council
###/###/####

Map Features

- 433 Drain Routes
- Drain Route
- 433 Countryside Manor Drain District
- Bartholomew Drain District
- Municipalities Mask
- Rivers and Streams
- Street Centerline
- Lakes
- Village Parcels
- Parcels
- Municipalities
- Easements
- Right of Way



Map by Muskegon County GIS
1903 Marquette Ave, Suite A203
Muskegon, MI 49442
www.muskegoncountygis.org
Map data from Muskegon County GIS
Zoning information from the
Village of Ravenna
Projection: State Plane, NAD 1983
Michigan South Zone, International Feet
Printed: 12/1/2025



DRAFT
Downtown Development
Authority (DDA) District
in the Village of Ravenna

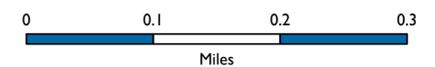
Part of the
Village of Ravenna
2026 Master Plan Update

Approved by the Village Council
###/###/#####

Map Features

- Village of Ravenna DDA District
- Rivers and Streams
- Street Centerline
- Lakes
- Parcels
- Municipalities
- Easements
- Right of Way

The DDA District as shown on this map is derived from the Village of Ravenna DDA Establishment as of August 6, 2002 and is available at the Village of Ravenna offices.



Map by Muskegon County GIS
1903 Marquette Ave, Suite A203
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Map data from Muskegon County GIS
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Printed: 12/1/2025



DRAFT
Publicly Owned Property
Per Assessors Records
in the Village of Ravenna

Part of the
Village of Ravenna
2026 Master Plan Update

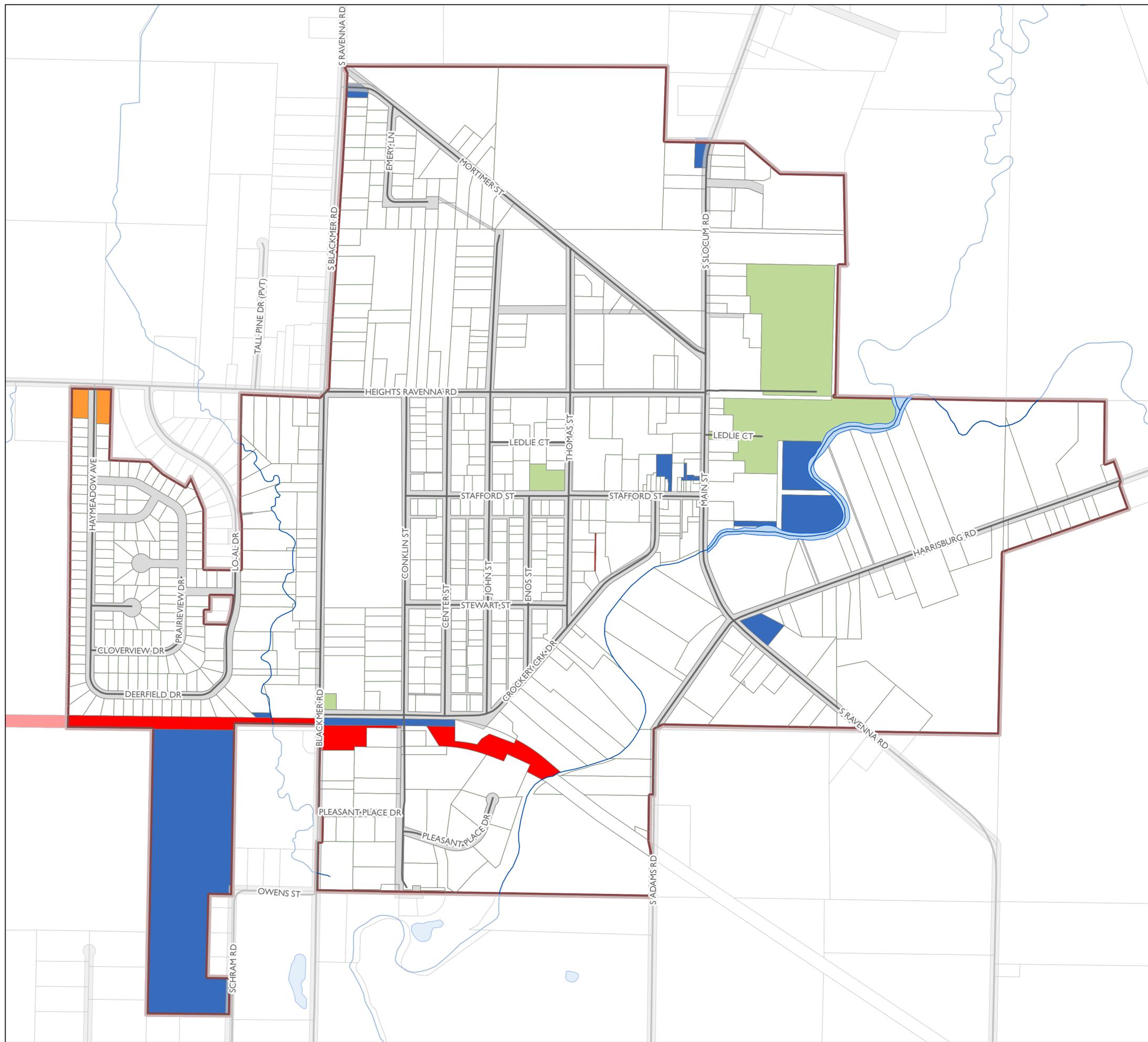
Approved by the Village Council
###/###/####

Map Features

-  Village / Village DPW Owned
-  Township Owned
-  County Owned
-  State of Michigan Owned
-  Municipalities Mask
-  Rivers and Streams
-  Street Centerline
-  Lakes
-  Parcels
-  Municipalities
-  Easements
-  Right of Way
-  Parcels - Private Ownership



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Village of Ravenna
National Wetlands
Inventory Map

Part of the
Village of Ravenna
2026 Master Plan Update

Approved by the Village Council

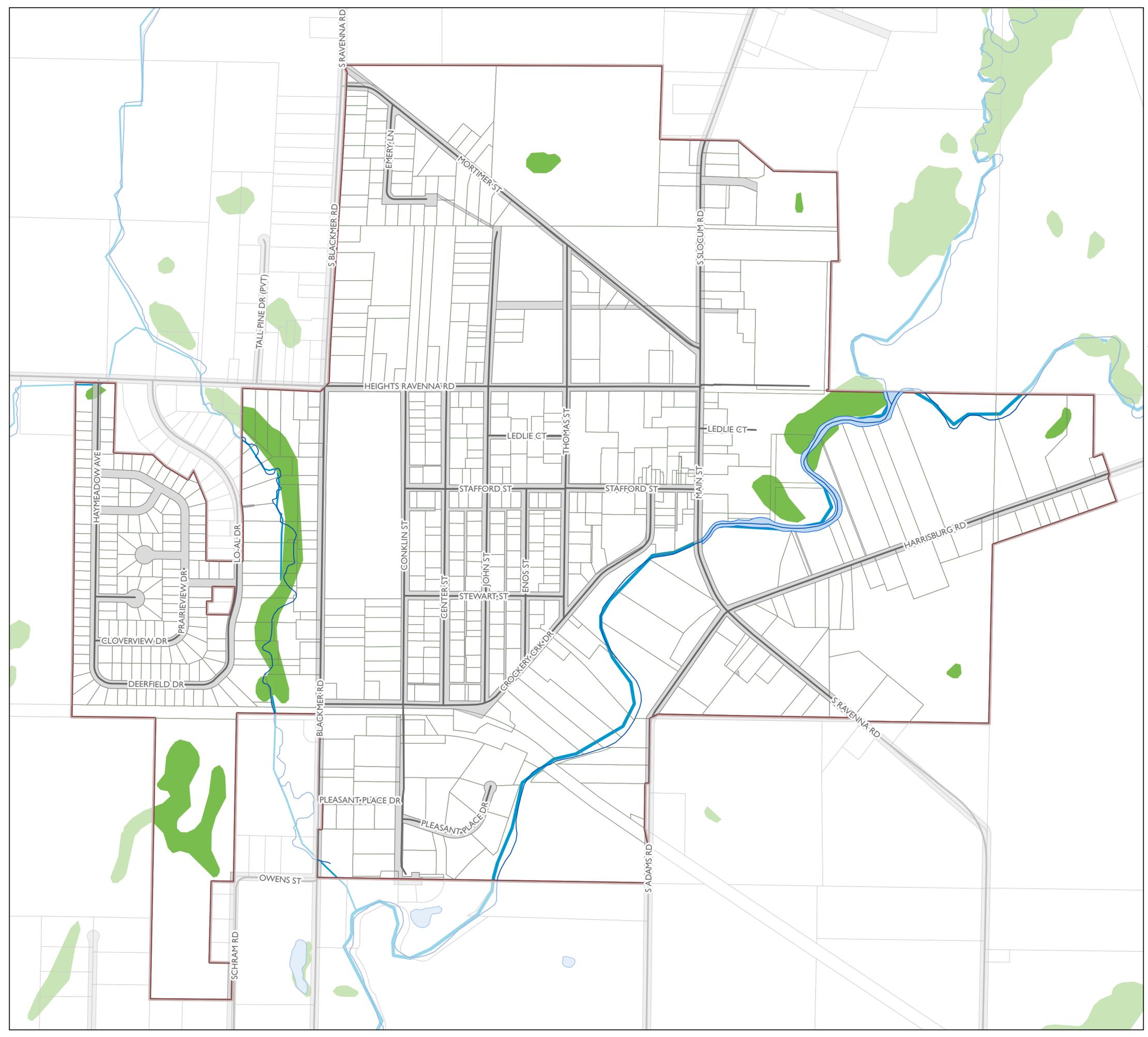
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- NWI Wetlands
- Marine
 - Estuary
 - Marsh, Swamp, Bog, Prairie
 - River
 - Lake, Reservoir
 - Rivers and Streams
 - Street Centerline
 - Lakes
 - Parcels
 - Municipalities
 - Easements
 - Right of Way
 - Parcels
- 2025 Aerial Imagery

Wetlands are areas where water is present at or near the surface of the soil during at least part of the year. Wetlands provide habitat for many species of plants and animals that are adapted to living in wet habitats. Wetlands form characteristic soils, absorb pollutants and excess nutrients from aquatic systems, help buffer the effects of high flows, and recharge groundwater. The National Wetlands Inventory (NWI) was designed to assist land managers in wetland conservation efforts. The NWI is managed by the US Fish and Wildlife Service.



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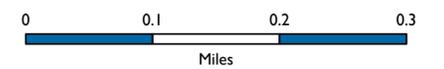


DRAFT Village of Ravenna General Reference Map

For Internal Use
and Markup Only

Map Features

- Municipalities
- Rivers and Streams
- Street Centerline
- Lakes
- Parcels
- Easements
- Right of Way
- Parcels



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