MICHIGAN ASSET GROUP, LLC

Affirmative Fair Housing Marketing Plan

October 17, 2024

Grand Vista Place

Lansing, Michigan

REAL ESTATE SERVICES
1161 E. Clark Rd. Suite 236, DeWitt, MI 48820
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The following information is being submitted as the Affirmative Fair Housing Marketing Plan for Grand Vista Place (sometimes hereafter referred to as "Grand Vista") located at S. Grand Avenue (Parcel ID 33-01-01-16-456-012) and Cherry Street (Parcel ID 33-01-01-16-456-101), Lansing, Michigan 48933. Grand Vista is owned by 425 S. Grand Limited Dividend Housing Association Limited Partnership at 419 Cherry Street, Lansing, Ingham County, MI 48933 (sometimes hereafter referred to as "Owner"). Michigan Asset Group (sometimes hereafter referred to as "MAG") at 1161 E Clark Road, Suite 236, DeWitt, MI 48820 is the managing agent of Grand Vista. Michigan Asset Group will be responsible for marketing and all correspondence concerning this Plan should be sent to Michigan Asset Group as well.

The intent of this document is to define what minority populations exist within the community and to outline the methods which will be used by MAG to make these groups aware of the opportunity for them to reside at Grand Vista.

The goal of this Affirmative Fair Housing Marketing Plan (hereafter sometimes referred to as the "AFHMP" or the "Plan") is to contact group members that are least likely to apply so a representative portion of the total population of the community will reside at Grand Vista. Who then are these target population members, and how do their numbers relate to the total population of the people who live within the market area for Grand Vista?

1. Identifying the Target Population

The target population for Grand Vista Place is a multi-family development. The following statistics were found in the U.S. Census Bureau, 2022 American Community Survey (ACS) 5-Year Estimates.

Market Area consists of the Census Tract 67, City of Lansing, and Ingham County in Michigan. The Market Area for Census Tract 67 is 4,737 people. The Market Area of the City of Lansing consists of 112,986 people, and the Market Area for Ingham County Michigan is 282,540 people.

According to the 2022 ACS Estimates, the statistics reveal that the population breakdown is:

Census Tract 67

- 52% White
- 31% Black
- 17% Other
- 16% With disabilities
- 17% Families with Children

City of Lansing:

- 58% White
- 24% Black
- 18% Other
- 17% With disabilities
- 25% Families with Children

Ingham County:

- 72% White
- 12% Black
- 16% Other
- 14% With disabilities
- 25% Families with Children

Taking these statistics into consideration, the "Target Population" identified as those racial and ethnic people who would not normally apply. The Target Population would be Blacks/African Americans, American Indians, Alaskan Natives, Asians, Native Hawaiians, and Hispanics. Concentrated outreach to these targeted individuals representing the disabled population will effectively place disabled households into the barrier free units of the development.

a. What are the market boundaries of the development?

  - Census Tract 67, Lansing, and Ingham County

b. What percentage of the market population is minority and disabled?

  - 39% of the population is minority and 16% are disabled. Please see the above numbers.

c. Identify target population (population least likely to apply for residence).

  - Black or African American, American Indian or Alaskan Native, Asian, Hispanic, Native Hawaiian, Pacific Islander and Persons with Disabilities.

2. Outreach Efforts

Having identified the "Target Population", we will now explain the outreach efforts which will be initiated to make the "Target Population" aware of the housing development and feel welcome to apply. We set forth below a list of the Community Contacts which will be contacted as part of our affirmative outreach plans. In general, these organizations typically include Michigan Department of Health & Human Services, Tri County Council on Aging, City Rescue Mission of Lansing, and various local churches and nonprofit organizations.

Our Outreach Letters are mailed annually to the organizations from the MAG corporate office and/or the leasing office. We will also be working with the Lansing Housing Commission to identify what other organizations we can outreach.

Capital Area Michigan Works
2110 S Cedar Street
Lansing, MI 48910
(517) 492-5500

Michigan Department of Health & Human Services – Ingham County
5303 S Cedar St. Suite 1
Lansing, MI 48911
(517) 887-9400

Tri-County Council on Aging
5303 S Cedar Street
Lansing MI 48911
(517) 887-1440

St. Vincent Catholic Charities
2800 West Willow Street
Lansing, MI 48917
(517) 323-4734

Bethany Christian Services
612 W Lake Lansing Rd Ste 600
East Lansing MI 48823
(517) 336-0191

City Rescue Mission of Lansing
2216 S. Cedar St
Lansing, MI 48910
(517) 485-0145

3. Methods

The president of MAG along with the regional manager, director of leasing, and property manager will be responsible for the coordination and completion of the AFHMP. Additionally, other members of the MAG staff will be available to assist with open houses or whatever other outreach efforts, which prove constructive in meeting the marketing goals of this Plan. All leasing staff are aware of MAG's commitment to renting housing units to the Target Population.

The primary media of advertising is electronic media and newspapers. Electronic media and newspaper advertising will be used for advertising all vacancies, building the waiting list, and open houses for the development. The largest newspaper in the Lansing area is the Lansing State Journal. The newspapers readership is within the Primary Market Area. The classified section will be utilized weekly during the initial lease-up of the development and as necessary when vacancies occur. The ads will be 1.5” x 2” in size for in the newspaper. In addition, flyers and brochure advertisements will be placed by MAG staff at organizations located within the greater Lansing area which are targeted at reaching the minority population. The flyers and brochures (each will be 8.5” x 11” in size) will indicate location in relation to community landmarks, unit layout, and information on appliances and will contain all necessary slogans and logos. Electronic media will also be used, e.g., Rent.com and Apartmentguide.com. All advertisements, regardless of medium, will contain the words “Equal Housing Opportunity” and logo as well as the wheelchair logo. Representatives of governmental agencies who deal with minority/handicap group members, such as Michigan Department of Health & Human Services and others will be personally contacted and their assistance in reaching the Target Population will be solicited. Follow-up contact will be via letter/brochure describing the apartments.

The above list of advertising media and outreach agencies whose services MAG intends to solicit should, in no way, be construed as complete. This AFHMP is a plan that is in place for the life of the mortgage, created to accomplish the marketing of Grand Vista Place to a representative minority population. If, at any time it is perceived that this goal can be better achieved by advertising with different or additional agencies or individuals, this Plan will be flexible enough to be changed and/or expanded.

The conclusion of this Plan contains the written statement made by the management agent stipulating all the requirements which will be adhered to as part of the Plan.

4. Budget

The budget for the development for marketing and advertising for 2025 is $34,000 and we intend to use at least 27% of this amount to assist us in achieving our AFHMP goals. This amount is inclusive of the newspaper advertising and future information packets that may need to be printed in the future for the continuation of this Affirmative Marketing Plan and toward making the target population aware of such available quality housing we have to offer.

Items	AFHMP (27%)	General (73%)	Total (100%)
Brochures, printed items	$ 4590	$12,410	$17,000
Newspaper, Internet advertising	$4590	$12,410	$17,000
Total Budget	$9,180	$24,820	$34,000

5. Previous Experience

Michigan Asset Group has been successful in writing and achieving affirmative marketing goals. Listed below are the low-income tax credit developments within our portfolio that have been marketed by MAG. Our success with these has afforded us with acquisitions of additional MSHDA financed developments. We have been managing such properties since 2010.

Property	Agency Project #	Total Units	AFHMP Minority Goal %	AFHMP Minority Goal Units	Current % Minority	Current # of Units Minority	AFHMP Disabled Goal %	AFHMP Disabled Goal Units	Current # of Disabled House-holds
Allegan Senior Residences	3261	20	5%	1	0%	0	3%	1	2
Armory Artswalk Apartments	3287	62	16%	10	21%	13	6%	4	16
Big Bend Apartments	1054	128	14%	18	63%	81	13%	17	24

Property	Agency Project #	Total Units	AFHMP Minority Goal %	AFHMP Minority Goal Units	Current % Minority	Current # of Units Minority	AFHMP Disabled Goal %	AFHMP Disabled Goal Units	Current # of Disabled House-holds
Caro Alpine South	8385618-017	20	5%	1	0	0	25%	5	20
Center City Senior Residences	3765	40	4%	2	5%	2	14%	6	12
Coastal Crossings I	1020	48	17%	9	44%	21	20%	10	5
Coastal Crossings II	1755	40	17%	6	45%	18	14%	7	10
Eagle's Trace	3038	40	16%	6	48%	19	28%	5	11
Eagle's Woods	1038	49	16%	7	29%	14	27%	6	10
Emerald Creek I	1031	64	20%	13	55%	35	11%	7	9
Emerald Creek II	1077	30	20%	6	83%	25	11%	3	1
Emerald Park	1064	49	12%	12	10%	5	7%	7	9
Emerald Park Senior	1104	49	12%	6	4%	2	20%	10	12
Emerald Woods	3037	65	12%	7	12%	8	19%	7	14
Emerald Woods Senior	3098	36	12%	9	0%	0	5%	5	9
Hawks Ridge	3100	136	7%	10	23%	31	20%	27	25
Heritage Lane Residences	3638	44	3%	2	7%	3	19%	8	10
Hildebrandt Park	3967	100	27%	27	74%	74	13%	13	25
Island City Apartments	1106	48	12%	6	27%	13	6%	3	24

Property	Agency Project #	Total Units	AFHMP Minority Goal %	AFHMP Minority Goal Units	Current % Minority	Current # of Units Minority	AFHMP Disabled Goal %	AFHMP Disabled Goal Units	Current # of Disabled House-holds
Keystone Village	3293	24	8%	2	25%	6	38%	9	9
LaRoy Froh Apartments	3968	100	27%	27	75%	75	13%	13	29
Maxwell Place Senior Residences	3190	49	17%	9	39%	19	20%	10	10
Northwind Apartments	3688	48	8%	4	4%	2	17%	8	14
Oliver Gardens	3007	30	39%	12	70%	21	16%	5	18
South Washington Park	3922	187	39%	73	58%	109	24%	45	60
The Woods	2351	32	5%	2	0	0	19%	7	14
Vernor Scotten	3193	12	61%	7	50%	6	33%	4	4
Village Glen	1099	120	5%	7	19%	23	12%	14	38
Village View	3368	18	5%	1	33	6	1%	1	7
Waverly Place	3921	140	25%	35	76%	106	12%	17	45
Windsong Townhomes	3106	32	23%	7	78%	25	19%	3	5

We are confident that the implementation of the Affirmative Marketing Plan will ensure success. We will monitor the resident base on an ongoing basis to ensure that there is a tenant mix that meets or exceeds the demographic profile in percentage terms of those least likely to apply. If at any time the percentages do not match or exceed the County percentages of these groups, MAG will increase marketing and outreach efforts to those groups listed in this AFHMP.

6. Training

Training is primarily the responsibility of the president. regional manager and property managers. Most training is done on a one-to-one basis, however, there is at least one annual company-wide FHA training session. All staff are expected to attend the annual FHA training provided by outside professional trainers, such as the National Apartment Association, the National Council for Housing Management, the Department of Housing & Urban Development or Full House Marketing, Occupancy Solutions, among others. Training is ongoing as the need arises or changes in the law dictate. A copy of the Fair Housing Policy is attached as Exhibit A.

Michigan Asset Group disclaims any "prospective residential preferences" and agrees to comply with the following requirements:

a. That continuous outreach will be conducted to maintain a well-balanced waiting list that will assure the meeting of the affirmative marketing goal at all times.
b. That housing discrimination disclaimer clause shall be included in any preliminary and/or full application blank. (Pledge not to discriminate against applicants based on their race, sex, age, religion, national origin, familial status, or handicap.)
c. That the handicap logo (see bottom of first page of the Application) will be in all advertisements, if the development has barrier free or accessible units.
d. That the MSHDA approved equal opportunity housing slogan or logo (see bottom first page of Application) will be included in all advertising.
e. That a community contacts log, daily traffic records, and any other record keeping materials will be maintained for inspections and a copy of the AFHMP will be kept on site.
f. That all fair housing required signs be posted in designated locations.
g. That Michigan Asset Group has agreed to start the Affirmative Fair Housing Marketing efforts with respect to the “target population” at least 120 days prior to anticipated initial occupancy.
h. That any prospective residential preferences will be identified and made known.

We certify on behalf of the Owner and Michigan Asset Group, to comply with the above requirements.

Evert Kramer

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MICHIGAN ASSET GROUP
By: Evert Kramer, President
Managing Agent for 425 S. Grand Limited Dividend Housing Association Limited Partnership

<u>Exhibit Attachments to the AFHMP</u>

A. Fair Housing Policy
B. Resident Selection Plan
C. Rental Application
D. Census Data

Exhibit A - Fair Housing Policy

POLICY FOR FAIR HOUSING

This policy applies to all leasing and business offices as well as all personnel that interact with prospective tenants, applicants, and tenants, or whose day-to-day activities affect prospective tenants, applicants, and tenants. Day-to-day activities may include, but are not limited to, phone calls, written correspondences, and face to face interaction. This policy is to ensure that we are in accordance with all fair housing laws and HUD guidelines.

Following are common points that all employees must know:

1. Race, color, national origin, religion, sex, age, persons with disabilities, marital status, and familial status are protected classes under current fair housing and other state and federal laws.

2. Some states and local ordinances have additional protected classes including, but not limited to, sexual orientation and gender identity. It is important to understand the local ordinances for the locality of the property. It is our company policy to not discriminate based upon sexual orientation and gender identity.

3. A Fair Housing poster must be posted in clear view in every leasing office.

4. Know the occupancy standards as they apply to those units for which you are responsible. Occupancy standards vary from individual townships and cities. In regard to Affordable Housing projects, please refer to the project-specific addendum to the Resident Selection Plan. These will layout the occupancy standards for the property. If you have any questions, please contact your manager.

5. Fair Housing laws apply to all areas of residential real estate including multi-family, single family, condominiums, lenders, and title companies.

6. Consistent treatment of all prospective tenants, guests, and phone calls will help to ensure that fair housing laws are being followed.

7. It is illegal to steer. Steering is when one tries to influence or group certain types of people together. Examples of steering would be trying to group families and children together or creating an “adults only” building.

8. It is important for leasing staff to thoroughly document their activities in the property management software, on traffic logs (if applicable), and on guest card. Fill in dates and time accurately. Items such as race, color, national origin, religion, gender, age, disabilities, marital or familial status are irrelevant and should never be documented. In regard to Affordable Housing projects, there are specific, required forms that the applicants for Affordable Housing units will have to complete at a later date regarding race and ethnicity.

9. Individuals and/or HUD may bring complaints and lawsuits against residential housing providers. They have up to one year to file a complaint and up to two years to file a lawsuit. Thus it is very important to document every rental inquiry.

10. HUD routinely tests and looks for violations of fair housing laws. HUD does this through secret shoppers or testers. They visit an office or simply place a phone call. Also it is legal for HUD to create a situation in order to trap someone into violating fair housing laws.

11. The Affirmative Fair Housing Market Plans (AFHMP) must be posted in the rental office so that eligible persons will be made aware of the availability of affordable housing

If you have any questions pertaining to fair housing laws; or if you feel that you may have an issue regarding discrimination or fairness that may pertain to fair housing laws, please contact your direct supervisor.

Exhibit B -
Resident Selection Plan

MICHIGAN ASSET GROUP

RESIDENT SELECTION CRITERIA

For LIHTC/Rural Development/USDA Programs/Section 8

This Institution is an Equal Opportunity Provider

Implemented October 1, 2018
Revised May 9, 2024

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INTRODUCTION

Michigan Asset Group (hereinafter referred to as “Management”), is dedicated to providing housing for individuals and families. We do not discriminate against any person(s) on the basis of race, color, religion, sex, national origin, familial status, disability, handicap, age, sexual orientation or gender identity. In addition, we are committed to providing "reasonable accommodations" to person(s) who have a disability. Reasonable accommodations may include structural and non-structural modifications. Please refer to project-specific addendums to this Plan for items that are unique to the property.

SECTION I – PROJECT ELIGIBILTY REQUIREMENTS

A. **Property designation** - Property designation for special population is project specific. Please refer to the Project Specific Addendum.

B. **Citizenship Requirements** - Applicants must provide proof of U.S. Citizenship. If the applicant is not a citizen of the United States of America, the applicant must sign a verification form and submit documentation of their status or sign a declaration that they do not claim to have eligible status. Non-citizens aged 62 years and older, must sign a declaration of eligible immigration status and provide documentation that shows proof of age. Management will verify validity with the Department of Homeland Security. Verification will be made utilizing the Systematic Alien Verification for Entitlements system (SAVE), which is available at site level or at the corporate office.

C. **Social Security Number Documents** – All applicants must provide valid proof of their social security number (social security card) for all household members. If no social security number has been assigned, the applicant or household member must complete a certification that no social security number has been assigned. If the applicant or household member has a social security number but is unable to provide an original social security card, they will be directed to apply for a replacement card from the Social Security Administration, who will issue a receipt indicating that the social security number has been applied for. The Applicant or household member should present this receipt to Management. The Applicant or household member shall provide a copy of the social security card upon receipt. If applicant or household member is still unable to provide an original social security card, other forms of verification may be acceptable per HUD Handbook 4350-Revision 1 as follows:

   a. Driver’s license with social security number
   b. Identification card issued by a federal, State or local agency, medical insurance provider, or an employer or trade union

c. Earnings statements on payroll stubs
d. Bank Statement
e. IRS Form 1099
f. Benefit award letter
g. Retirement benefit letter
h. Life insurance policy
i. Court records

If an applicant or household member is unable to provide an original social security card and instead provides one of the documents listed above, the applicant or household member must also certify that the document provided is complete and accurate.

Failure to subsequently produce an original social security card within 90 days from the date on which the applicant or household member certified that the documentation was not available, or failure to provide certification if another acceptable form of documentation is used, shall be grounds for removal from waiting list. With regard to LIHTC properties, Management shall **not** keep copies of the Social Security Cards for any applicant or household member. Instead, 1) compare the cards with the application to ensure that the numbers are accurate for each proposed household member and 2) complete a Note to File (or fill out the Social Security Verification Form) that indicates that you visually verified the social security numbers for all household members and that they are accurate. No files will be approved without such documentation. Section 8 properties are allowed to have Social Security Cards in tenant files.

SECTION II – INCOME LIMITS

Income limit requirements for occupancy at any property are project specific. Income limit requirements will be based on the MSHDA established tax credit income limits for the specific county or region in conjunction with the income limits published by the U.S. Department of Housing and Urban Development, as applicable. Income limits requirements for occupancy should not exceed the limits set for the specific county or region where the project is located. Published and updated income limits will be distributed to the projects by the corporate office. Income limits will be posted on-site.

SECTION III – RESIDENT SELECTION

A. Accepting Applications

The rental office will be open at convenient times throughout the week to accept applications. The Manager and/or Leasing Consultant will interview the applicant and provide an explanation of the site-specific regulations, eligibility rules and policies associated with the development. If applicable, the applicant will be made aware of the income limit schedule and economic mix (i.e. very low, low income, etc.) specific to property. Updated income limit schedules will be distributed to the property by the corporate office, as published periodically by HUD and/or MSHDA.

Any person(s) who wishes to reside in a community, or be placed on a community's waiting list, must complete a rental application. In addition to providing applicants the opportunity to complete an application on-site, applicants may also submit a completed application via regular mail, facsimile, or scanned and emailed. All applications will be dated, and time stamped when received. If an apartment is not available for lease at the time the application is received, the application will be placed on a waiting list. The application may be processed further if an apartment in the community is available.

B. Alternative Methods for Accepting Applications

Persons with disabilities who, as a result of such disability, cannot complete an application for residency either on-site or via regular mail or facsimile, may submit an application via alternative methods such as email or scan. The application must contain enough information to enable the Manager to:

1. Tentatively determine the household's eligibility (household size; estimated anticipated annual income and assets.);

2. Determine the apartment size and type requested;

3. Screen applicants (obtain information concerning previous landlords, credit information, criminal history, convictions, etc.); and

4. Determine if applicant meets the government eligibility requirements regarding age, income, household size, etc. When determining household size for establishing income eligibility, the applicant must include all persons who will live in the apartment, except for Live-In Aides. A Live-In Aide is a person who resides with one or more elderly persons, near-elderly persons, or persons with disabilities, and who:

    a. Is determined to be essential to the care and well-being of the person(s);
    b. Is not obligated for the support of the person(s); and
    c. Would not be living in the apartment except to provide necessary supportive services.
    d. While a relative may be a live-in aide/attendant, they must meet the requirements above. The live-in aide qualifies for occupancy only as long as the individual needing supportive services requires the aide's services and remains a tenant and may not qualify for continued occupancy as a household member. A married spouse may not qualify as a live-in aide/attendant for his/her spouse. Children of a live-in aide/attendant

would not be counted as part of the household for determining household size for establishing income eligibility.

C. Preferences & Priorities

1. Eligible tenants residing in the property who are either under- or over-housed receive priority over new applicants if relocating them into the newly vacant unit would bring the household into compliance with the occupancy policy for the property. If there are no such over- or under-housed existing tenants, the property must select a new applicant from the waiting list to fill the newly vacant unit. Preferences may be project-specific depending on the rules outlined in the project's regulatory agreement. Please see Project-Specific Addendum to the Resident Selection Criteria. Generally, however, selections shall be made in the following priority order:

    a. Extremely low-income applicants
    b. Very low-income applicants
    c. Low-income applicants

2. In order to assure that eligible persons with disability/handicaps benefit from the particular accessibility features of a specific apartment, a special priority approach to marketing will take place and those eligible persons shall be given priority over all other applicants, regardless of income. When an "accessible apartment" becomes available, the apartment will be offered in the following order:

    a. To current residents having disabilities who would benefit from the available apartment's accessibility features, but whose current apartment does not already offer such features.
    b. To eligible and qualified households on the waiting list having disabilities, and who would benefit from the available apartment's accessibility features.
    c. To other eligible and qualified households on the waiting list (i.e. without disabilities), in which case the landlord will require the household to sign a lease addendum agreeing to transfer to a non-accessible apartment at the landlord's request.

3. When an accessible apartment becomes available, households which need (but currently do not have) the accessibility features assume a position at the top of the waiting list, ahead of households with earlier application dates.

4. Persons who require the special design features of an accessible unit shall have priority only for units with those features.

5. In congregate housing facilities, applicants who qualify for and agree to utilize the services provided by the facility will be housed above all other applicants on the waiting list. Where there is more than one applicant that meets this criterion, the applicants meeting this condition will be ranked by very low-, low- and moderate-income.

6. If the property is receiving low-income housing tax-credits (LIHTCs), the property may leave a housing unit vacant if it is required to rent the available unit to an LIHTC eligible applicant, and none of the applicants on the waiting list meet the applicable LIHTC eligibility requirements.

7. For RD projects, eligible applicants that meet any of the following conditions must be given priority over other applicants in their same income category:

   a. The applicant has a Letter of Priority Entitlement (LOPE) issued in accordance with 7 CFR 3560.660(c).
   b. The applicant was displaced from Agency-financed housing but was not issued a LOPE.
   c. The appliance was displaced in a Federally declared disaster area.

8. Regarding unit transfer priorities, please refer to the Unit Transfer policy.

D. **Income-Target -** Income-Targeting is governed by the project's regulatory agreement. If income-targeting is necessary, it will be listed on the Project Specific Addendum.

E. **Screening Applicants**

When the application is complete and an apartment is available for the applicant, the following criteria will be used to determine the applicant's eligibility in the following areas:

1 Applicant's ability and willingness to pay rent and utilities in a timely manner. This will be determined by contacting current and prior landlords within the past five (5) years.

2. Comments from former landlords. Endorsement from at least two non-related landlords will effectively assess the applicant's previous housing situations. Former landlord references will be based upon information obtained regarding rent payments, utility payments, compliance to rules and regulations of the lease, maintenance of the apartment in decent, safe and sanitary physical condition, non-interference of the enjoyment of the housing by other residents, and avoidance of criminal activity by the applicant and/or their guests.

3. While talking with prospective renters, the Manager and/or Leasing Consultant may document any undesirable behavior such as unruly conduct, noisiness or use of profanity.

It is acceptable to attach such comments to the application, if the comments are fair, impartial, and consistent.

4. Background checks will be completed for the applicant, and all anticipated adult household members, in the state where the housing is located, and in other states where the applicant(s) are known to have previously resided. The background check will consist of:

    a. Credit history to include public records, NSF records, and any other information included in the applicant's credit report.
    b. Landlord / Tenant Eviction History
    c. Criminal history
    d. Dru Sjodin National Sex Offender website.

5. Applicant Score Rating: Each applicant will be assigned a computer-generated score. The applicant will be accepted or rejected based on a predetermined acceptable baseline. A lack of a credit history (as opposed to a poor credit history) is not sufficient justification to reject an applicant.

6. Criminal history background checks will be completed for the applicant and all anticipated household members (including live-in aides) in the state where the housing is located and in other states where the applicant(s) are known to have previously resided. Admission may be denied to an applicant if the criminal background check indicates the applicant provided false information. If the determination is made to deny admission to the applicant, the Manager must:

    a. Notify the applicant of the proposed denial of admission.
    b. Provide the subject of the record and the applicant with a copy of the information the action is based upon.
    c. Provide the applicant with an opportunity to dispute the accuracy and relevance of the information obtained from any law enforcement agency.

7. Applicants will be screened for any registration requirement under any state sex offender registration program.

8. Applicant's ability and willingness to abide by the lease. This information can be obtained through past landlord references. Criminal history checks of police records will be utilized to determine the applicant's and/or applicants household members' history of conviction for crimes and/or current illegal use of a controlled substance.

9. Any household member, if there is reasonable cause to believe that member's behavior, from alcohol abuse or pattern of alcohol, may interfere with the health, safety, and right

to peaceful enjoyment by other residents. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

10. SECTION 8 PROPERTIES ONLY: The Employment Income Verification (EIV) Existing Tenant Search must be performed on all anticipated household members when screening applicants to search for those applicants who may be receiving assistance at another location.

    a. Notice and Consent to the Release of Information to HUD (Form HUD 9887 & 9887-A) **MUST** be completed prior to screening.
    b. If an applicant/anticipated household member is receiving assistance from another location, a move-out Form 50058 from the current landlord must be obtained prior to move-in.

F. Ineligible Applicants

An applicant is considered ineligible if:

1. The household size for which the size of apartment the community is comprised of is either too small or too large. (Example: a property has only two bedrooms and a household of six applies, this household is ineligible.) Standard policy is a maximum of two (2) occupants per bedroom.

2. The applicant is ineligible to legally enter into the lease. To be eligible to sign a lease, one of the following must apply:
    a. Applicant must be 18 years of age or older
    b. Must have joined the armed services
    c. Must have a court order (emancipation)

3. Program requirements are not met (i.e.: elderly housing, income limits, tax credit income limits and rent limits, etc.)

4. The applicant does not meet the established household income requirements.

5. Illegal immigrants/aliens are not eligible. Applicants must provide proof of U.S. Citizenship, or acceptable documentation regarding his/her eligible immigration status if not a citizen of the United States of America.

6. Any household member has been evicted from federally assisted housing for drug-related criminal activity, for three years from the date of eviction. Upon request, landlord may consider whether 1) the evicted household member has successfully completed an approved, supervised drug rehabilitation program or 2) the circumstances leading to the

eviction no longer exist (e.g., the household member no longer resides with the applicant household).

7. A household in which any member is currently engaging in illegal use of drugs or for which there is reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

8. Any household member, if there is reasonable cause to believe that member's behavior, from alcohol abuse or pattern of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents.

9. Any member of the household is subject to any registration reporting requirements under any State sex offender registration program.

G. Rejecting Applicants

Applicants may be rejected if:

1. Applicant does not meet the community's project specific requirements.

2. Background check is determined to be unacceptable, as defined above.

3. Household characteristics are not appropriate for the type of apartment available (i.e. accessible apartment is available and a non-handicap/disabled household makes application).

4 Household size is not appropriate for the size of the apartment that is available (as defined by the Occupancy Standards). If the property offers apartments that would be appropriate for the household size, the applicant is placed on a waiting list as defined in Waiting List policy.

5 The applicant will be rejected if the applicant or member of the household has a criminal conviction for:

   a. Assault with the intent to murder, assault with the intent to rob while armed, kidnapping, assault with the intent to do great bodily harm, felonious assault, aggravated assault;
   b. Breaking and entering and/or attempted breaking and entering;
   c. Criminal sexual assault contact in the first, second, third or fourth degrees, sodomy, gross indecency or assault with intent to commit sexual contact. Additionally, any household member who is placed on a sex offender list after

initial occupancy will have their tenancy terminated. Housing a known criminal sex offender will also be grounds for termination.

d. Manufacturing, delivery, or possession with the intent to deliver a controlled substance, manufacturing of controlled substances, possession of any controlled substance or any attempted offense associated with those with in the last 20 years prior to date of application;
e. Larceny from a person, armed robbery, larceny from a motor vehicle;
f. Arson or intent to maliciously burn real property;
g. Any firearm offense;
h. Currently charged with a crime involving sex, violence, weapons, drugs, fraud, dishonesty
i. A record of arrest only will not be sufficient grounds to reject an applicant;
j. Other criminal activity or alcohol abuse that threatens the health, safety and the right to peaceful enjoyment of the property by other tenants or health and safety of the owner/agent, employees, contractors, subcontractors, or agents for the owner/agent;
k. Convictions not listed will be evaluated on an individual basis;
l. Arrests for felonies that are pled down to a misdemeanor conviction will be evaluated on an individual basis;

6. If an applicant has a history of behavior, which if displayed by a resident would be a lease violation, the applicant may be denied housing, even if the behavior is a manifestation of a disability condition. However, if the behavior is a manifestation of a disability condition, the person will be given an opportunity to submit mitigating circumstances and to demonstrate that a reasonable accommodation by the housing provider would address the non-lease compliant behavior.

7. Applicants will be rejected if any member of the household is subject to any reporting requirements of any State sex offender registration program.

8. Applicant will be rejected if they are unable to provide valid proof of a social security number.

9. Any household member has been evicted from federally assisted housing for drug-related criminal activity, for three years from the date of eviction. Upon request, landlord may consider whether 1) the evicted household member has successfully completed an approved, supervised drug rehabilitation program or 2) the circumstances leading to the eviction no longer exist (e.g., the household member no longer resides with the applicant household).

10. A household in which any member is currently engaging in illegal use of drugs or for which there is reasonable cause to believe that a member's illegal use or pattern of illegal

use of a drug may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents.

11. Any household member, if there is reasonable cause to believe that member's behavior, from alcohol abuse or pattern of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents.

12. If the applicant is not placed on the waiting list or immediately processed for admission, management must promptly notify the applicant of the rejection in writing and providing the applicant with an explanation including:

    a. The reasons for the rejection; and
    b. That the applicant has 14 days to respond in writing or to request a meeting to discuss the rejection. Any meeting with the applicant to review the applicant's written response should be conducted by a member of the staff who did not make the initial decision to reject the applicant. Persons with disabilities have the right to request reasonable accommodations to participate in the informal hearing process.
    c. If the applicant appeals the rejection, the landlord must give the applicant a written final decision within five (5) business days of the response or meeting.

13. The project must keep the following materials on file for at least three (3) years:
    a. Application
    b. Initial rejection notice
    c. Any applicant reply;
    d. Landlord's final response
    e. All interviews and verified information on which the landlord based the rejection.

14. The applicant's or resident's file should be available for review by the applicant or resident upon request by a third party who provides signed authorization for access from the applicant or resident.

15. Applicant and resident files must be disposed of in a manner that will prevent any unauthorized access to personal information, e.g. burn, pulverize, shred, etc.

SECTION IV – OCCUPANCY STANDARDS

A. General Occupancy Standards

1. The applicant may select any size apartment for which the household size qualifies.

2. Applicants on the waiting list for more than one unit size will be placed on both lists in accordance to size qualification.

3. Below are the customary acceptable occupancy standards. Unit size and occupancy standards may be project specific. State or local ordinances or regulatory agreements may supersede this occupancy standard.

Apartment Size	Min Occupants	Max. Occupants
Zero Bedroom/Studio	1	1
One Bedroom	1	2
Two Bedroom	1	4
Three Bedroom	1	6
Four Bedroom	1	8

B. **Household Members**. To determine how many bedrooms a household may have, the project will count: (Depending on the rental program, documentation may be required).

1. All full-time members of the household.

2. Children who are away at school but live with the household during school recesses.

3. Children who are subject to joint custody agreement but live in the apartment at least 50% of the time or are in the process of securing legal custody of children under the age of 18 and provides documentation from court.

4. An unborn child.

5. Foster children.

6. Live-in aides.

7. Children who are temporarily absent due to placement in a foster home.

C. Income/Assets Verifications. All sources of income and assets will be third-party verified by Management for all initial move-in/initial certifications. All households are required to recertify eligibility under their specific program (LIHTIC, Section 8 etc.) annually. Income is always required to be third-party verified by Management. However, residents under the LIHTC program may self-certify their assets at their first and second annual recertifications, using the MSHDA Checklist. The third annual recertification requires that all assets be third-party verified by Management. This cycle will repeat annually with third-party verifications occurring every three (3) years.

SECTION V – UNIT TRANSFER POLICIES

A. An apartment transfer will be given to current residents requesting or requiring a transfer to a different apartment for the following reasons:

1. due to change in household composition;
2. due to change in household size;
3. medical reasons as certified by a doctor;
4. the need for deeper subsidy (Rent Supplement, RAP or Section 8 assistance),
5. accommodation for a disability.

B. The community reserves the right to disallow transfers except for reasons of occupancy or to accommodate a disability.

C. Transfers will be made to current residents who meet the transfer criteria as stated above, and requested transfers will be prioritized in the following order:

1. Transfer requested based on the need for an accessible apartment to accommodate a disability;
2. Transfer requested due to change in household composition or size;
3. Transfer requested for medical reasons as certified by a doctor;
4. Transfers requested due to the need for deeper subsidy (Rent Supplement, RAP or Section 8 Assistance)

D. Depending on the circumstances of the transfer, the resident may be obligated to pay all costs associated with the move (this provision does not apply to regulated households i.e. HUD, MSHDA, RD), or if a resident is transferred as a reasonable accommodation due to a household member's disability. (See the section pertaining to reasonable accommodations for more information.)

E. A transfer for a regulated household must be handled in accordance with the regulatory guidelines. (HUD, MSHDA or RD). A voluntary transfer for an unregulated household will include a charge to be applied to those residents transferring during the term of the lease. This charge will be an administrative fee plus the prorated unit rehabilitation costs.

F. Residents making voluntary transfers may be required to pay a new security deposit in advance of the transfer; with settlement of the old security deposit to be made within 30 days of the date that the old apartment is vacated.

G. Unit Transfer requests must be submitted in writing. The Unit Transfer Request must be completed and signed by the head of household and all adult household members who wish to transfer and must be consented to in writing by the corporate office. The unit transfer request may be submitted in an equally effective manner as a reasonable accommodation if there is the presence of a disability. Factors concerning approval of transfers are as follows:

1. The household must be able to establish mandatory utilities in the new unit (gas, electric, water, etc.)

2. A household whose unit meets the property's occupancy standards and who does not require the unit transfer as a reasonable accommodation and/or a medical need must have been a resident in good standing for at least one year. A resident in good standing must meet the following criteria:

    a. No current outstanding balances owed for 60 days or more;
    b. No confirmed complaints against the resident for disturbing the peace and quiet comfort of other neighbors and/or their guests;
    c. Last unit inspection resulted in no findings of damage or undue wear and tear and no findings of unsafe or unsanitary conditions;
    d. No major lease violations within the last year;
    e. No more than three minor lease violations within the last year; and
    f. Acceptable current inspection of the current unit is performed and there is no damage. Damages cannot be paid with Security Deposit monies.

SECTION VI - FAIR HOUSING, EQUAL OPPORTUNITY, REASONABLE ACCOMMODATION AND MODIFICATION, AND VAWA

A. Fair Housing & Equal Opportunity

1. Properties must comply with all federal, state, and local fair housing and civil rights laws and with all Equal Opportunity requirements regarding the rental of housing. These requirements apply to:

    a. Accepting and processing applications;
    b. Selecting residents from among eligible applicants on the waiting list;

c. Assigning apartments; and
d. Certifying and recertifying eligibility for assistance.

2. Nondiscrimination means that landlord cannot refuse to rent a unit, provide a different selection criteria, fail to allow reasonable accommodations or modifications, evict, or otherwise treat a tenant or applicant in a discriminatory way based solely on that person's inclusion in a protected class. Landlord may not engage in steering, segregation, false denial of availability, denial of access to services or amenities, discriminatory advertising, or retaliation against individuals that make fair housing complaints.

3. Federal Laws - Federal law forbids discrimination based on race, color, religion, sex, national origin, handicap, and familial status. Administration procedures further prohibit discrimination based upon certain class memberships. Federal Fair Housing notices will be visibly posted in all leasing offices.

4. Michigan law prohibits discrimination based upon religion, race, color, national origin, age, sex, marital status, familial status, disability, height, or weight. Some local ordinances have additional protected classes including, but not limited to, sexual orientation and gender identity. Michigan State Housing posts will be visibly posted in all leasing offices in Michigan, as applicable.

5. Affirmative Fair Housing Marketing Plan – All properties must comply with its approved Affirmative Fair Housing Marketing Plan (AFHMP). This plan outlines the marketing strategies that the property must utilize. It will be visibly posted in all leasing offices.

B. Reasonable Accommodation/Modification of Apartments and Common Areas

1. Reasonable Accommodation/Modifications of Policies and Practices - The Fair Housing Amendment Act of 1988 makes it illegal for any applicable property to refuse to make reasonable accommodations in rules, policies, practices, or services necessary to provide a disabled person equal opportunity to use and enjoy a dwelling. Reasonable accommodations might be tactile signs, visual doorbells, oral presentation, and written material in large print or Braille. Housing providers are not required to provide, at its expense, individually prescribed items (i.e. hearing aids, etc.) or personal items (i.e. wheelchairs, etc.). Management may verify the disability only to the extent necessary to document that the applicants/tenants have a need for the requested accommodation. Management may not require applicants/tenants to provide access to confidential medical records or to submit to physical examination. Management may not specifically ask for or verify the nature and extent of the disability. The verification form used must be signed by the applicant/tenant to authorize release of such information and should request that the source identify a) whether the applicant/tenant meets the definition of disabled and (2) whether the requested accommodation or modification relates to the person's

specific needs. Receipt of social security disability payments is adequate verification of an individual's disability status, but the correlation between the disability and the requested accommodation or modification may still need to be verified.

2. Fair Housing Amendments Act of 1988 - Reasonable accommodation of physical aspects of property. The Fair Housing Amendments Act of 1988 covers all properties regarding the protection of families with children and persons with disabilities against discrimination. It mandates that persons with disabilities be allowed to reasonably modify their apartment or project common area at their expense if it is necessary for the disabled person to fully enjoy it. It is advised to accept the applicant's or resident's own assessment of what is needed to allow accessibility. The resident may be required to restore the interior of the apartment to the condition that existed before, if it will interfere with a future resident's use of the premises (grab bars and widened door entrances are determined not to be an interference with a future resident's use of premises).

3. Section 504 is a provision of the Rehabilitation Act of 1973 that covers all federally assisted properties about discrimination against qualified persons with disabilities. It mandates that for properties receiving federal assistance, if requested by an applicant or resident with disabilities, the housing provider must make a dwelling apartment (and common area) accessible, at the property's expense, unless to do so would result in a fundamental alteration or in an undue financial/administrative burden. Additionally, if a resident is being moved to a different apartment as reasonable accommodation to a household member's disability, then the property must pay for the move unless doing so would constitute an undue financial/administrative burden. If an accessibility modification is unreasonable, would result in a fundamental alteration or would result in an undue burden, Section 504 does not apply. However, the FHAA of 1988 provisions continue to be applicable and specifically the housing provider must allow the modification to be made at the expense of the person with disabilities.

4. A common type of reasonable accommodation involves service animals. "Service Animals" is used to broadly describe a category that includes therapy animals, companion animals, emotional support animals, and assistance animals. These types of animals are not pets and therefore must be permitted even in "no pet" housing, assuming that the individual has requested an accommodation to the "no-pet" rule and that the need for the service animal can be verified. In addition, the Management cannot charge an upfront security deposit or a fee (one-time or recurring) for the service animal. However, Management can charge the tenant the cost of repairing any damage caused by the service animal.

5. Internal Procedures and Documentation.

a. The applicant, tenant or household member or someone else acting on the applicant/tenant's behalf must make a request for an accommodation or modification. Requests for reasonable accommodations/modifications may be made either orally or in writing. If the request is made orally, the recipient shall document the nature of the request, the date and time received.

b. Management verifies the need only if (1) the disability is not obvious, (2) if unsure if the disability is permanent or temporary, and/or (3) if unsure how the request relates to the need (i.e. does not understand the correlation between the person's needs and the request made). The form used to request verification cannot ask specific information about the nature of a person's disability. The purpose of the verification is to verify only that the person does meet the FHA definition of disability and that the requested accommodation or modification is necessary for that person's equal opportunity to enjoy and use the dwelling.

c. If verification supports the need, then Management must take the necessary steps to provide the accommodation or modification. Undue delay is unacceptable and is treated as noncompliance.

d. If verification does not support the need, then Management staff should schedule an interactive meeting with the applicant/tenant to request clarifications and attempt to achieve a mutually acceptable resolution of the issue.

e. Management must document the tenant file with all related information.

f. Approval of modifications performed by tenant and/or their representative or contractor may be conditioned on assurances of the quality of workmanship.

C. Violence Against Women Act ("VAWA")

1. VAWA provides protections for victims of domestic violence, dating violence, sexual assault or stalking. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.

2. If you otherwise qualify for assistance under either the low-income housing tax credit or rural development/USDA programs, you cannot be denied admission or denied assistance or be evicted because you are or have been a victim of domestic violence, dating violence, sexual assault or stalking, or for being affiliated with a victim.

3. VAWA Emergency Transfer Plan

Michigan Asset Group ("MAG") is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), MAG allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of MAG to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether MAG has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, confidentiality protections, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that the Low-Income Housing Tax Credit (LIHTC) and HOME program are in compliance with VAWA.

Eligibility for Emergency Transfers
A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.
A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.
Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.
An immediate transfer may be possible for a tenant requesting an emergency transfer if there is another safe and available unit that does not require the survivor to undergo an application process as a new tenant. The tenant shall determine whether any offered unit for transfer is a safe unit under that particular tenant's circumstances.

Emergency Transfer Request Documentation
To request an emergency transfer, the tenant shall notify MAG's management office and submit a written request for a transfer to another MAG managed property. MAG will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

a. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under one of the above-referenced housing programs, OR
b. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.
c. The above-referenced statement(s) may be written by the tenant and be self-certified by the tenant as to the truthfulness of the content of the statement.

Confidentiality
MAG will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives MAG written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the VAWA for all tenants for more information about MAG's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking. MAG shall keep annual records of all requests for emergency transfers, including the outcome of each request for a period of three (3) years. The records of all VAWA requests for emergency transfer shall be kept separately from tenant's lease file and shall be kept in a safe and locked container.

Emergency Transfer Timing and Availability
MAG cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. MAG will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. MAG may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit. If MAG has no safe and available units for which a tenant who needs an emergency is eligible, MAG will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, MAG will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants
Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.
Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).
Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE or visit the online hotline at https://ohl.rainn.org/online/.
Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at https://www.victimsofcrime.org/our-programs/stalking-resource-center.

Each managed property will maintain a list of local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

SECTION VII – WAITING LIST

A. Waiting List Description

1. When an applicant has submitted an application form, the applicant will be placed on the waiting list. All applications, whether complete, eligible, or ineligible, will be placed on the list. The waiting list will document the final disposition of all applications (rejected, withdrawn, or placed in a unit).

2. Applicants must initially qualify by having an acceptable credit history and pass the criminal background checks as defined in the Resident Selection Criteria.

3. Within 10 days of receipt of a complete application, the property must notify the applicant in writing that he/she has been selected for immediate occupancy, placed on a waiting list, or rejected.

4. The project may require the applicant to contact the office every six (6) months to remain on the list.

5. The application will be recorded on the waiting list and include the following information:
    a. Date and time application was received.
    b. Preferences for which the applicant qualifies.
    c. Name and address of Head of Household.
    d. Annual income level.

e. Identification of the need for an accessible apartment.
f. Apartment size.
g. Additional information may be recorded on the waiting list as required by specific programs.

6. Selections from completed applications on the waiting list shall be made in the following priority order:

   a. Extremely low-income applicants;
   b. Very Low-income applicants
   c. Low-income applicants

7. When a vacancy occurs, Management will determine if apartment transfer requests have been received from current residents who would qualify to move to another apartment for reasons more specifically described in the Unit Transfer Policy.

8. If an apartment transfer request has been made for the apartment type that is currently available, current residents requesting a transfer will be offered first refusal. If the residents refuse the transfer, the next applicant from the waiting list, based on apartment size available, preferences established for the property, and requirements and screening policies will be selected. A final determination of eligibility and suitability for occupancy will be completed.

9. A household, who has reached the top of the waiting list and has indicated a need for certain apartment accommodations because of a disability, may not be skipped over because the available apartment may not be an accessible apartment. The applicant must be offered the apartment and decide for themselves whether the apartment meets the needs of the household.

B. Updating the Waiting List

A letter is sent to each applicant on the waiting list annually to inquire as to whether the applicant wishes to remain on the waiting list. If an applicant fails to respond during the time period noted in the letter (HUD/MSHDA/RD have differing time periods), the application is removed from the waiting list. At a minimum, the removal of any names from the waiting list must be documented with the time and date of removal. In the event that an applicant is removed from the waiting list in error, the applicant will be reinstated to the list. The applicant's place on the waiting list will be determined based on the date and time their original application was received.

An applicant will have 14 days to respond to the annual letter inquiring as to their desire to remain on the waiting list. Failure to respond within said 14-day period will result in their application being removed from the waiting list.

An applicant who has refused an available unit two (2) times will be removed from the waiting list.

C. Opening and Closing the Waiting List

1. The waiting list will be monitored regularly to ensure there are enough applicants to fill vacancies. If it is deemed that the waiting list for the apartment community has become excessive, the waiting list will be closed. Potential applicants will be advised that the waiting list is closed, and no additional applications will be accepted.

2. A notice will be published in a newspaper within the primary marketing area and will specify the reason the waiting list is closed, and that no additional applications are being accepted at this time.

3. A notice/advertisement will be published in a newspaper within the primary marketing area when the waiting list is reopened and will define the rules for application, and the order in which applications will be accepted.

SECTION VIII - ELIGIBILITY OF STUDENTS

Determining the eligibility of Full-Time Students who are Head or Co-head of a Household is as follows.

A. Under LIHTC rules and regulations, the applicant is eligible for occupancy if:
    1. A student receiving assistance under Title IV of the Social Security Act.

    2. A student who was previously under the care and placement responsibility of the State Agency responsible for administering a plan under part B or part E of title IV of the Social Security Act.

    3. A student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar Federal, State or local laws.

    4. Single parents and their children and such parents are not dependents of another individual and such children are not dependents of another individual other than a parent of such children.
    5. Married and file a joint return.

6. A single parent receiving AFDC payments with minor children who are also full-time students.

B. Under Section 8 rules and regulations, Section 8 assistance shall be provided to any individual who:

1. is enrolled as either a part-time or full-time student at an institution of higher education for the purpose of obtaining a degree, certificate, or other program leading to a recognized educational credential.

2. Is under the age of 24;

3. Is not married.

4. Is not a veteran of the United States Military;

5. Does not have a legal dependent;

6. Is a person with disabilities, as such term is defined in 3(b)(3)(E)) of the United States Housing Act of 1937 (42 U.S.C. 1427a(b)(3)(E) and was receiving section 8 assistance as if *November 30, 2005;*

7. Is not living with his or her parents who are receiving Section 8 assistance; and

8. Is not individually eligible to receive Section 8 assistance **and** has parents (the parents individually or jointly) who are not income eligible to receive Section 8 assistance.

9. A student's eligibility for Section 8 assistance and to be eligible for occupancy under LIHTC must be determined at move-in, annual recertification, initial certification (when an in-place tenant begins receiving Section 8), and at the time of an interim recertification if one of the family composition changes reported is that a household member is enrolled as a student (Section 8 only).

PROJECT SPECIFIC ADDENDUM TO
MICHIGAN ASSET GROUP'S RESIDENT SELECTION CRITERIA FOR
PROJECT BASED VOUCHERS

Property Name: Grand Vista Place
MSHDA Project #4135
Lansing, Michigan

As of October 17, 2024

Michigan Asset Group ("MAG") is an equal opportunity housing provider. We fully comply with all Federal, State and Local Fair Housing and Civil Rights laws.

The following procedures apply to all new applicants for Project Based Vouchers (PBV) units. Approval is based on the criteria set forth below.

1. <u>Project Eligibility Requirements</u>

All apartments are designated as PBV units.

2. APPLICATION PROCESS:

No applicant will be denied the opportunity to complete a rental application. A non-refundable application fee is required at the time of completion. A separate rental application must be completed by each adult applicant 18 years of age or over who will be residing in the apartment. The rental application must be completed in its entirety. All applicants must have a Social Security Number or provide an ITIN and must be eligible to reside in the United States for the next 12 months. Copies of birth certificates are required for all household members under the age of 18. An applicant rejected for any reason may not reapply for 90 days unless proof can be shown that eligibility has changed.

3. PROGRAM ELIGIBILITY REQUIREMENTS FOR LOW INCOME HOUSING TAX CREDIT (SECTION 42 of the IRS Code):

All affordable housing applicants must be eligible under Section 42 guidelines. A lease guarantor or co-signer is not permissible.

<u>Income Verification:</u>
Third party written verification of all income sources will be required to determine resident eligibility. Sources of income verification may include employment, alimony/child support, self-employment, pension benefits, social security income (SS & SSI), unemployment benefits, student loan/grant verification and welfare benefits (TANF), etc.

<u>Asset Verification:</u>
Third-party written verification of all asset sources will be requested and reviewed to determine resident eligibility. Sources of asset verification may include bank (savings, checking, C.D.'s, etc.), stocks and bonds, real estate, etc.

Student Status:
Third-party written verification of student status may be required based on the full-time student rules of the Section 42 Program. If all members of the household are full-time students, one member of the household will need to meet one of the five exceptions permitted by the Program.

Transfer:
Transfers to another unit must be approved by the Director of Compliance, President or Vice President of Michigan Asset Group.

4. INCOME LIMIT REQUIREMENTS

Income limit requirements will be based on the MSHDA established tax credit income limits for Ingham County in conjunction with the income limits published by the U.S. Department of Housing and Urban Development. Income limits requirements for occupancy should not exceed the limits set for the specific county or region where the project is located. Published and updated income limits will be distributed to the projects by the corporate office. Income limits will be posted on-site.

Income Targeting

# of Units	Description
11	One Bedroom @ 60% AMI LIHTC, PBV
36	Two Bedroom @ 60% AMI LIHTC, PBV
8	Three Bedroom @ 60% AMI LIHTC, PBV
55	Total Units

5. CREDIT HISTORY CRITERIA

The credit score will not be grounds for denial.

6. CRIMINAL HISTORY

Criminal Background checks will be conducted on each adult applicant. A decision will automatically be generated by Screening Reports based on the criteria Michigan Asset Group has set forth. The criminal criteria are available to view by request. Applicants listed in the sex offender registry are automatically denied. Criminal overrides can only be approved by the President or Vice President of Michigan Asset Group.

7. OCCUPANCY STANDARDS

The Property is comprised of 55 apartments, all of which are set aside for Project Based Vouchers. The breakdown is as follows:

ENTIRE PROPERTY

# of Units	Apartment Size
11	One Bedroom
36	Two Bedroom
8	Three Bedroom

In determining initial eligibility, the maximum occupancy for each apartment is two people per bedroom. Occupancy standards will conform to any state and local laws governing this issue.

8. VAWA PROTECTIONS

If a person otherwise qualifies for assistance under the applicable Program, they cannot be denied admission or denied assistance because they are or have been a victim of domestic violence, dating violence, sexual assault or stalking. Additionally, Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim abused. VAWA protections are not only available to women but are available equally to all individuals regardless of sex, gender identity or sexual orientation. We may consider criminal activity directly relating to abuse, engaged in by tenant or a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.

The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence of Stalking, For HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide certification or other supporting documentation within the specified timeframe may result in eviction.

9. WAITLIST

If an applicant is eligible for residency, but the desired apartment home (size or AMI) is not available, management will place the applicant on a waiting list. The list will include:

- Applicant name
- Household unit size
- Date and time application is received
- Qualification for any preferences and ranking
- Targeted program qualifications
- Accessibility requirements (if applicable)
- Number of persons in the household

There will be a separate waiting list for each bedroom size with seniority appropriated on a first come, first serve basis. Consideration will be given once a person has completed an application and submitted it to the office. The waiting list will be kept and maintained at the on-site office.

10. APPEAL AND GRIEVANCE

All applicants have the right to appeal any decision made by MAG. In the event an appeal is requested, the applicant must first submit a written appeal to the Property Manager within 10 days of a decision. In the event an appeal is requested, the applicant must submit a written appeal documenting specific reasons for the appeal as follows:

- Any decision to deny residency due to credit and criminal results must be submitted to Property Manager within 10 days of a decision.
- Any decision to deny residency due to Section 42 program eligibility must be submitted to the Property Manager within 10 days of a decision. The Property Manager will have 10 days from receipt of an appeal to file a formal written decision.
- Any type of grievance can be emailed or mailed to Michigan Asset Group If via mail, direct all correspondence to the President of Property Management, Michigan Asset Group, 1161 E Clark Road, Suite 236, DeWitt, MI 48820. If via email, please send it to evert@miasset.com.

Exhibit C - Rental Application

For Office Use Only	Date Rec'd	Time Rec'd	Initials

Preliminary Rental Application
Tax Credit/Section 42 Financed Properties

Please note that this is a preliminary application and gives no lease or rent rights.

Community: ________________________________ Office Phone:__________________ Date:______________________

Unit Size 1 bedroom 2 bedroom 3 bedroom Unit Type: Apartment House

Would you or a member of your household benefit from the design features of a barrier free unit? **Yes** or **No**

Applicant:____Email________________________Phone (___)________________

Co-Applicant:_______________________________________Email________________________Phone (___)________________

Applicant's History	
Applicant:	**Co-Applicant**
Current Address: ________________	**Current Address:** ________________
Date: From __________________ Rent: $ ________ To: __________________ Reason for Moving: ________________ Current Landlord: ________________ Address: ________________ Phone ________________	Date: From __________________ Rent: $ ________ To: __________________ Reason for Moving: ________________ Current Landlord: ________________ Address: ________________ Phone ________________
Previous Address: ________________	**Previous Address:** ________________
Date: From __________________ Rent: $ ________ To: __________________ Reason for Moving: ________________ Previous Landlord: ________________ Address: ________________ Phone ________________	Date: From __________________ Rent: $ ________ To: __________________ Reason for Moving: ________________ Previous Landlord: ________________ Address: ________________ Phone ________________
Previous Address: ________________	**Previous Address:** ________________
Date: From __________________ Rent: $ ________ To: __________________ Reason for Moving: ________________ Previous Landlord: ________________ Address: ________________ Phone ________________	Date: From __________________ Rent: $ ________ To: __________________ Reason for Moving: ________________ Previous Landlord: ________________ Address: ________________ Phone ________________

If you have resided at additional addresses within the past five (5) years, please attach Previous Address Information on a separate sheet. Additionally, please list EACH state that you have ever resided in.

The information contained in this application is treated confidentially. No information will be revealed to anyone without the express written consent of the applicant.

______________________________________ ______________________________________

Head of Household Date Co-Applicant, Spouse/Co-Head Date

EQUAL HOUSING OPPORTUNITY

We pledge not to discriminate against applicant based on their race, color, sex, age, religion, national origin, familial status or disability.

TDD/TTY Dial 711

Please list all persons that will occupy the residence.

Name (First, Middle Initial, Last)	Maiden Name (If Applicable)	Date of Birth	Relationship of Head Of Household	Social Security Number
1.			Head of Household	
2.				
3.				
4.				
5.				
6.				

Employment

Applicant	Co-Applicant
Employer: ______	Employer: ______
Address: ______	Address: ______
______	______
Phone: ______	Phone: ______
Length of Employment: ______	Length of Employment: ______
Position Held: ______	Position Held: ______
Salary/Wage: ______ Per: ______	Salary/Wage ______ Per: ______
Supervisor: ______	Supervisor: ______
Status: ___ Full-Time: ______ Part-Time ______	Status: ______ Full-Time: ______ Part-Time: ______
List average hours per week worked:	List average hours per week worked:

Total household income from all other sources (i.e. social security pension, child support, Section 8 Certificate, etc.):

Source: ______________________ Amount: $______________

Source: ______________________ Amount: $______________

Source: ______________________ Amount: $______________

Do you or any member of your household engage in current illegal use or illegal distribution of a controlled substance or have you previously been convicted of the same? **Yes** or **No**

If you answered "yes" to the above question, have you successfully completed a controlled substance abuse program or are you presently enrolled in such a program? **Yes** or **No**

If "yes", please explain: ______________________

Have you ever been convicted of a crime, felony, misdemeanor? **Yes** or **No**

If "yes", please explain: ______________________

Are you or any member of the household required to register as a lifetime sex offender in any state? **Yes** or **No**

Provide asset information below:

Type of Assets	Name of Bank, Stock or Bond	Account Number	Balance/ Current Value	Rate of Interest	Dividend	Real Estate
1.						
2.						
3.						
4.						
5.						

Have you disposed of any assets in the last two years? **Yes** or **No**

If "yes", please list asset and value received: ______________________

______________________ ______________________

Head of Household Date Co-Applicant, Spouse/Co-Head Date

EQUAL HOUSING OPPORTUNITY

We pledge not to discriminate against applicant based on their race, color, sex, age, religion, national origin, familial status or disability.

TDD/TTY Dial 711

Do you own a car?_________________Model/Year______________________________License # _________________

Do you own a second car?_________________Model/Year_______________________License # _________________

Are you a full-time student in an institute of higher education? **Yes** or **No**

Are any members of your household full-time students in an institute of higher education? **Yes** or **No**

Have you or any member of your household lived in subsidized housing? **Yes** or **No**
If "yes", when and where? ____

Have you ever committed fraud in a subsidized housing program or been requested to repay money for knowingly misrepresenting information for such housing programs? **Yes** or **No**
If "yes", please explain: ____

Applicant's certification that the unit applied for will be the applicant household's permanent residence and it does/will not maintain a separate subsidized rental unit in a different location.

☐ Applicants Initials ☐ Co-Applicants Initials ☐ Managers Initials

HUD, RURAL DEVELOPMENT& MSHDA APPLICANTS
I fully understand that Title 18, Section 1001 of the United States Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department or agency of the United States. I therefore, certify that the foregoing information is true and complete to the best of my knowledge. I authorize inquiries to be made to verify the statements above. Falsified statements shall be grounds for eviction.

☐ Applicants Initials ☐ Co-Applicants Initials ☐ Managers Initials

RURAL DEVELOPMENT

I/We certify that the rental unit which I/We will occupy will be my/our permanent residence and further certify that I/We do not and will not maintain a separate subsidized rental unit in a different location. I acknowledge that I am responsible to inform the office of any changes to any part of this application (i.e. address, phone, income).

☐ Applicants Initials ☐ Co-Applicants Initials ☐ Managers Initials

GENDER DESIGNATION: (Applicant) ☐ I do not wish to furnish this information
☐ Male ☐ Female

GENDER DESIGNATION: (Co-Applicant) ☐ I do not wish to furnish this information
☐ Male ☐ Female

Additional information will be required at a later date to complete the processing for residency.

Head of Household Date Co-Applicant, Spouse/Co-Head Date

EQUAL HOUSING OPPORTUNITY

We pledge not to discriminate against applicant based on their race, color, sex, age, religion, national origin, familial status or disability.

TDD/TTY Dial 711

Exhibit D - Census Data

ACS Demographic and Housing Estimates

United States Census Bureau

Note: The table shown may have been modified by user selections. Some information may be missing.

DATA NOTES	
TABLE ID:	DP05
SURVEY/PROGRAM:	American Community Survey
VINTAGE:	2022
DATASET:	ACSDP5Y2022
PRODUCT:	ACS 5-Year Estimates Data Profiles
UNIVERSE:	None
MLA:	U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=dp02 dp05&g=050XX00US26065_1400000US26065006700_160XX00US2646000&moe=false. Accessed on August 23, 2024.
FTP URL:	None
API URL:	https://api.census.gov/data/2022/acs/acs5/profile
USER SELECTIONS	
TABLES	DP02; DP05
GEOS	Census Tract 67; Ingham County; Michigan; Lansing city, Michigan; Ingham County, Michigan
EXCLUDED COLUMNS	Ingham County, Michigan!!Margin of Error
	Ingham County, Michigan!!Percent Margin of Error
	Census Tract 67; Ingham County; Michigan!!Margin of Error
	Census Tract 67; Ingham County; Michigan!!Percent Margin of Error
	Lansing city, Michigan!!Margin of Error
	Lansing city, Michigan!!Percent Margin of Error
APPLIED FILTERS	None

APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/ACSDP5Y2022.DP05?q=dp02%20dp05&g=050XX00US26065_1400000US26065006700_160XX00US2646000&moe=false
TABLE NOTES	
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.
	Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
	Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.
	For more information on understanding Hispanic origin and race data, please see the America Counts: Stories Behind the Numbers article entitled, 2020 Census Illuminates Racial and Ethnic Composition of the Country, issued August 2021.
	The Hispanic origin and race codes were updated in 2020. For more information on the Hispanic origin and race code changes, please visit the American Community Survey Technical Documentation website.
	The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.
	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
	Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

COLUMN NOTES	None

	Ingham County, Michigan (Expanded Housing Market Area)		Census Tract 67; Ingham County; Michigan (Census Tract)	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
SEX AND AGE				
Total population	282,540	282,540	4,737	4,737
Male	138,535	49.0%	2,466	52.1%
Female	144,005	51.0%	2,271	47.9%
Sex ratio (males per 100 females)	96.2	(X)	108.6	(X)
Under 5 years	15,123	5.4%	523	11.0%
5 to 9 years	15,951	5.6%	292	6.2%
10 to 14 years	14,914	5.3%	95	2.0%
15 to 19 years	24,100	8.5%	197	4.2%
20 to 24 years	38,333	13.6%	702	14.8%
25 to 34 years	40,195	14.2%	1,275	26.9%
35 to 44 years	32,617	11.5%	451	9.5%
45 to 54 years	29,650	10.5%	219	4.6%
55 to 59 years	14,755	5.2%	207	4.4%
60 to 64 years	16,683	5.9%	286	6.0%
65 to 74 years	24,873	8.8%	363	7.7%
75 to 84 years	10,315	3.7%	127	2.7%
85 years and over	5,031	1.8%	0	0.0%
Median age (years)	33.0	(X)	29.4	(X)
Under 18 years	55,421	19.6%	1,020	21.5%
16 years and over	233,674	82.7%	3,717	78.5%
18 years and over	227,119	80.4%	3,717	78.5%
21 years and over	202,145	71.5%	3,620	76.4%
62 years and over	50,168	17.8%	664	14.0%
65 years and over	40,219	14.2%	490	10.3%
18 years and over	227,119	227,119	3,717	3,717
Male	110,181	48.5%	1,708	46.0%
Female	116,938	51.5%	2,009	54.0%

	Lansing, Michigan (Housing Market Area)	
Label	Estimate	Percent
SEX AND AGE		
Total population	112,986	112,986
Male	55,579	49.2%
Female	57,407	50.8%
Sex ratio (males per 100 females)	96.8	(X)
Under 5 years	8,011	7.1%
5 to 9 years	7,407	6.6%
10 to 14 years	6,472	5.7%
15 to 19 years	5,963	5.3%
20 to 24 years	11,142	9.9%
25 to 34 years	21,479	19.0%
35 to 44 years	13,644	12.1%
45 to 54 years	12,030	10.6%
55 to 59 years	6,138	5.4%
60 to 64 years	6,477	5.7%
65 to 74 years	9,498	8.4%
75 to 84 years	3,193	2.8%
85 years and over	1,532	1.4%
Median age (years)	32.9	(X)
Under 18 years	25,724	22.8%
16 years and over	90,023	79.7%
18 years and over	87,262	77.2%
21 years and over	83,209	73.6%
62 years and over	18,198	16.1%
65 years and over	14,223	12.6%
18 years and over	87,262	87,262
Male	42,256	48.4%
Female	45,006	51.6%

	Ingham County, Michigan (Expanded Housing Market Area)		Census Tract 67; Ingham County; Michigan (Census Tract)	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Sex ratio (males per 100 females)	94.2	(X)	85.0	(X)
65 years and over	40,219	40,219	490	490
Male	17,652	43.9%	282	57.6%
Female	22,567	56.1%	208	42.4%
Sex ratio (males per 100 females)	78.2	(X)	135.6	(X)
RACE				
Total population	282,540	282,540	4,737	4,737
One race	260,155	92.1%	4,226	89.2%
Two or More Races	22,385	7.9%	511	10.8%
One race	260,155	92.1%	4,226	89.2%
White	202,102	71.5%	2,441	51.5%
Black or African American	33,555	11.9%	1,473	31.1%
American Indian and Alaska Native	1,082	0.4%	25	0.5%
Cherokee tribal grouping	7	0.0%	0	0.0%
Chippewa tribal grouping	323	0.1%	0	0.0%
Navajo tribal grouping	21	0.0%	0	0.0%
Sioux tribal grouping	0	0.0%	0	0.0%
Asian	17,965	6.4%	172	3.6%
Asian Indian	4,364	1.5%	160	3.4%
Chinese	5,266	1.9%	0	0.0%
Filipino	890	0.3%	0	0.0%
Japanese	283	0.1%	0	0.0%
Korean	1,689	0.6%	12	0.3%
Vietnamese	1,664	0.6%	0	0.0%
Other Asian	3,809	1.3%	0	0.0%
Native Hawaiian and Other Pacific Islander	15	0.0%	0	0.0%

	Lansing, Michigan (Housing Market Area)	
Label	**Estimate**	**Percent**
Sex ratio (males per 100 females)	93.9	(X)
65 years and over	14,223	14,223
Male	6,143	43.2%
Female	8,080	56.8%
Sex ratio (males per 100 females)	76.0	(X)
RACE		
Total population	112,986	112,986
One race	101,956	90.2%
Two or More Races	11,030	9.8%
One race	101,956	90.2%
White	65,728	58.2%
Black or African American	26,796	23.7%
American Indian and Alaska Native	460	0.4%
Cherokee tribal grouping	7	0.0%
Chippewa tribal grouping	131	0.1%
Navajo tribal grouping	0	0.0%
Sioux tribal grouping	0	0.0%
Asian	5,616	5.0%
Asian Indian	896	0.8%
Chinese	706	0.6%
Filipino	411	0.4%
Japanese	90	0.1%
Korean	268	0.2%
Vietnamese	755	0.7%
Other Asian	2,490	2.2%
Native Hawaiian and Other Pacific Islander	0	0.0%

	Ingham County, Michigan (Expanded Housing Market Area)		Census Tract 67; Ingham County; Michigan (Census Tract)	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Chamorro	0	0.0%	0	0.0%
Native Hawaiian	15	0.0%	0	0.0%
Samoan	0	0.0%	0	0.0%
Other Native Hawaiian and Other Pacific Islander	0	0.0%	0	0.0%
Some Other Race	5,436	1.9%	115	2.4%
Two or More Races	22,385	7.9%	511	10.8%
White and Black or African American	7,665	2.7%	223	4.7%
White and American Indian and Alaska Native	2,175	0.8%	0	0.0%
White and Asian	3,138	1.1%	0	0.0%
White and Some Other Race	7,048	2.5%	99	2.1%
Black or African American and American Indian and Alaska Native	243	0.1%	0	0.0%
Black or African American and Some Other Race	310	0.1%	0	0.0%
Race alone or in combination with one or more other races				
Total population	282,540	282,540	4,737	4,737
White	223,574	79.1%	2,937	62.0%
Black or African American	42,913	15.2%	1,856	39.2%
American Indian and Alaska Native	4,296	1.5%	199	4.2%
Asian	21,638	7.7%	187	3.9%
Native Hawaiian and Other Pacific Islander	460	0.2%	0	0.0%
Some Other Race	13,404	4.7%	243	5.1%

	Lansing, Michigan (Housing Market Area)	
Label	**Estimate**	**Percent**
Chamorro	0	0.0%
Native Hawaiian	0	0.0%
Samoan	0	0.0%
Other Native Hawaiian and Other Pacific Islander	0	0.0%
Some Other Race	3,356	3.0%
Two or More Races	11,030	9.8%
White and Black or African American	4,045	3.6%
White and American Indian and Alaska Native	924	0.8%
White and Asian	946	0.8%
White and Some Other Race	3,589	3.2%
Black or African American and American Indian and Alaska Native	231	0.2%
Black or African American and Some Other Race	254	0.2%
Race alone or in combination with one or more other races		
Total population	112,986	112,986
White	76,088	67.3%
Black or African American	32,038	28.4%
American Indian and Alaska Native	2,196	1.9%
Asian	6,730	6.0%
Native Hawaiian and Other Pacific Islander	269	0.2%
Some Other Race	7,481	6.6%

	Ingham County, Michigan (Expanded Housing Market Area)		Census Tract 67; Ingham County; Michigan (Census Tract)	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
HISPANIC OR LATINO AND RACE				
Total population	282,540	282,540	4,737	4,737
Hispanic or Latino (of any race)	23,272	8.2%	247	5.2%
Mexican	17,008	6.0%	175	3.7%
Puerto Rican	1,457	0.5%	0	0.0%
Cuban	1,791	0.6%	0	0.0%
Other Hispanic or Latino	3,016	1.1%	72	1.5%
Not Hispanic or Latino	259,268	91.8%	4,490	94.8%
White alone	192,417	68.1%	2,403	50.7%
Black or African American alone	32,076	11.4%	1,464	30.9%
American Indian and Alaska Native alone	806	0.3%	25	0.5%
Asian alone	17,835	6.3%	172	3.6%
Native Hawaiian and Other Pacific Islander alone	15	0.0%	0	0.0%
Some Other Race alone	1,527	0.5%	43	0.9%
Two or More Races	14,592	5.2%	383	8.1%
Two races including Some Other Race	1,653	0.6%	0	0.0%
Two races excluding Some Other Race, and three or more races	12,939	4.6%	383	8.1%
Total housing units	125,391	(X)	2,520	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	213,153	213,153	3,578	3,578
Male	102,783	48.2%	1,641	45.9%

	Lansing, Michigan (Housing Market Area)	
Label	**Estimate**	**Percent**
HISPANIC OR LATINO AND RACE		
Total population	112,986	112,986
Hispanic or Latino (of any race)	14,105	12.5%
Mexican	10,766	9.5%
Puerto Rican	783	0.7%
Cuban	1,009	0.9%
Other Hispanic or Latino	1,547	1.4%
Not Hispanic or Latino	98,881	87.5%
White alone	59,487	52.6%
Black or African American alone	26,000	23.0%
American Indian and Alaska Native alone	321	0.3%
Asian alone	5,574	4.9%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	684	0.6%
Two or More Races	6,815	6.0%
Two races including Some Other Race	598	0.5%
Two races excluding Some Other Race, and three or more races	6,217	5.5%
Total housing units	55,082	(X)
CITIZEN, VOTING AGE POPULATION		
Citizen, 18 and over population	81,654	81,654
Male	39,360	48.2%

	Ingham County, Michigan (Expanded Housing Market Area)		Census Tract 67; Ingham County; Michigan (Census Tract)	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Female	110,370	51.8%	1,937	54.1%

	Lansing, Michigan (Housing Market Area)	
Label	**Estimate**	**Percent**
Female	42,294	51.8%

Selected Social Characteristics in the United States

Note: The table shown may have been modified by user selections. Some information may be missing.

DATA NOTES	
TABLE ID:	DP02
SURVEY/PROGRAM:	American Community Survey
VINTAGE:	2022
DATASET:	ACSDP5Y2022
PRODUCT:	ACS 5-Year Estimates Data Profiles
UNIVERSE:	None
MLA:	U.S. Census Bureau. "Selected Social Characteristics in the United States." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP02, 2022, https://data.census.gov/table/ACSDP5Y2022.DP02?q=dp02 dp05&g=050XX00US26065_1400000US26065006700_160XX00US2646000&moe=false. Accessed on August 26, 2024.
FTP URL:	None
API URL:	https://api.census.gov/data/2022/acs/acs5/profile
USER SELECTIONS	
TABLES	DP02; DP05
GEOS	Census Tract 67; Ingham County; Michigan; Lansing city, Michigan; Ingham County, Michigan
EXCLUDED COLUMNS	Ingham County, Michigan!!Margin of Error
	Ingham County, Michigan!!Percent Margin of Error
	Census Tract 67; Ingham County; Michigan!!Margin of Error
	Census Tract 67; Ingham County; Michigan!!Percent Margin of Error
	Lansing city, Michigan!!Margin of Error
	Lansing city, Michigan!!Percent Margin of Error

APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/ACSDP5Y2022.DP02?q=dp02%20dp05&g=050XX00US26065_1400000US26065006700_160XX00US2646000&moe=false
TABLE NOTES	
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.
	Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
	Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.
	Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for German represents the number of people who listed German as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).
	Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico or U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.
	Methodological changes to citizenship edits may have affected citizenship data for those born in American Samoa. Users should be aware of these changes when using 2018 data or multi-year data containing data from 2018. For more information, see: American Samoa Citizenship User Note.
	The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.
	The category "with a broadband Internet subscription" refers to those who said "Yes" to at least one of the following types of Internet subscriptions: Broadband such as cable, fiber optic, or DSL; a cellular data plan; satellite; a fixed wireless subscription; or other non-dial up subscription types.
	An Internet "subscription" refers to a type of service that someone pays for to access the Internet such as a cellular data plan, broadband such as cable, fiber optic or DSL, or other type of service. This will normally refer to a service that someone is billed for directly for Internet alone or sometimes as part of a bundle.

	With a computer includes those who said "Yes" to at least one of the following types of computers: Desktop or laptop; smartphone; tablet or other portable wireless computer; or some other type of computer.
	The "children of the householder" and "own children of the householder" concepts are combined in these estimates. For more information, please see the following User Note.
	The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.
	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
	Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.
COLUMN NOTES	None

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
HOUSEHOLDS BY TYPE				
Total households	115,648	115,648	2,337	2,337
Married-couple household	44,062	38.1%	706	30.2%
With children of the householder under 18 years	16,445	14.2%	119	5.1%
Cohabiting couple household	10,097	8.7%	142	6.1%
With children of the householder under 18 years	2,928	2.5%	51	2.2%
Male householder, no spouse/partner present	26,256	22.7%	544	23.3%
With children of the householder under 18 years	1,390	1.2%	26	1.1%
Householder living alone	19,589	16.9%	507	21.7%
65 years and over	4,700	4.1%	123	5.3%
Female householder, no spouse/partner present	35,233	30.5%	945	40.4%
With children of the householder under 18 years	4,950	4.3%	113	4.8%
Householder living alone	20,990	18.1%	578	24.7%
65 years and over	8,574	7.4%	93	4.0%
Households with one or more people under 18 years	28,408	24.6%	405	17.3%
Households with one or more people 65 years and over	29,539	25.5%	400	17.1%
Average household size	2.30	(X)	2.01	(X)
Average family size	3.02	(X)	2.64	(X)
RELATIONSHIP				
Population in households	265,430	265,430	4,704	4,704
Householder	115,648	43.6%	2,337	49.7%

	Lansing city, Michigan	
Label	**Estimate**	**Percent**
HOUSEHOLDS BY TYPE		
Total households	50,137	50,137
Married-couple household	14,521	29.0%
With children of the householder under 18 years	5,123	10.2%
Cohabiting couple household	5,189	10.3%
With children of the householder under 18 years	1,600	3.2%
Male householder, no spouse/partner present	12,867	25.7%
With children of the householder under 18 years	726	1.4%
Householder living alone	10,083	20.1%
65 years and over	2,060	4.1%
Female householder, no spouse/partner present	17,560	35.0%
With children of the householder under 18 years	3,316	6.6%
Householder living alone	10,496	20.9%
65 years and over	3,531	7.0%
Households with one or more people under 18 years	12,304	24.5%
Households with one or more people 65 years and over	11,387	22.7%
Average household size	2.23	(X)
Average family size	3.11	(X)
RELATIONSHIP		
Population in households	112,028	112,028
Householder	50,137	44.8%

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Spouse	44,212	16.7%	623	13.2%
Unmarried partner	9,950	3.7%	151	3.2%
Child	67,951	25.6%	988	21.0%
Other relatives	11,434	4.3%	120	2.6%
Other nonrelatives	16,235	6.1%	485	10.3%
MARITAL STATUS				
Males 15 years and over	115,044	115,044	1,818	1,818
Never married	53,451	46.5%	1,037	57.0%
Now married, except separated	46,965	40.8%	690	38.0%
Separated	834	0.7%	23	1.3%
Widowed	2,566	2.2%	0	0.0%
Divorced	11,228	9.8%	68	3.7%
Females 15 years and over	121,508	121,508	2,009	2,009
Never married	50,838	41.8%	939	46.7%
Now married, except separated	47,106	38.8%	711	35.4%
Separated	1,253	1.0%	147	7.3%
Widowed	7,713	6.3%	24	1.2%
Divorced	14,598	12.0%	188	9.4%
FERTILITY				
Number of women 15 to 50 years old who had a birth in the past 12 months	3,186	3,186	37	37
Unmarried women (widowed, divorced, and never married)	1,135	35.6%	0	0.0%
Per 1,000 unmarried women	22	(X)	0	(X)

	Lansing city, Michigan	
Label	**Estimate**	**Percent**
Spouse	14,755	13.2%
Unmarried partner	5,294	4.7%
Child	30,659	27.4%
Other relatives	5,970	5.3%
Other nonrelatives	5,213	4.7%
MARITAL STATUS		
Males 15 years and over	44,260	44,260
Never married	21,222	47.9%
Now married, except separated	15,686	35.4%
Separated	478	1.1%
Widowed	938	2.1%
Divorced	5,936	13.4%
Females 15 years and over	46,836	46,836
Never married	19,662	42.0%
Now married, except separated	16,042	34.3%
Separated	823	1.8%
Widowed	3,184	6.8%
Divorced	7,125	15.2%
FERTILITY		
Number of women 15 to 50 years old who had a birth in the past 12 months	1,396	1,396
Unmarried women (widowed, divorced, and never married)	526	37.7%
Per 1,000 unmarried women	26	(X)

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	Estimate	Percent	Estimate	Percent
Per 1,000 women 15 to 50 years old	42	(X)	27	(X)
Per 1,000 women 15 to 19 years old	12	(X)	0	(X)
Per 1,000 women 20 to 34 years old	55	(X)	0	(X)
Per 1,000 women 35 to 50 years old	35	(X)	114	(X)
GRANDPARENTS				
Number of grandparents living with own grandchildren under 18 years	3,650	3,650	0	0
Grandparents responsible for grandchildren	1,428	39.1%	0	-
Years responsible for grandchildren				
Less than 1 year	474	13.0%	0	-
1 or 2 years	316	8.7%	0	-
3 or 4 years	227	6.2%	0	-
5 or more years	411	11.3%	0	-
Number of grandparents responsible for own grandchildren under 18 years	1,428	1,428	0	0
Who are female	831	58.2%	0	-
Who are married	939	65.8%	0	-
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	90,249	90,249	1,113	1,113
Nursery school, preschool	3,325	3.7%	81	7.3%
Kindergarten	3,042	3.4%	0	0.0%

	Lansing city, Michigan	
Label	Estimate	Percent
Per 1,000 women 15 to 50 years old	47	(X)
Per 1,000 women 15 to 19 years old	21	(X)
Per 1,000 women 20 to 34 years old	61	(X)
Per 1,000 women 35 to 50 years old	33	(X)
GRANDPARENTS		
Number of grandparents living with own grandchildren under 18 years	1,828	1,828
Grandparents responsible for grandchildren	821	44.9%
Years responsible for grandchildren		
Less than 1 year	249	13.6%
1 or 2 years	165	9.0%
3 or 4 years	222	12.1%
5 or more years	185	10.1%
Number of grandparents responsible for own grandchildren under 18 years	821	821
Who are female	475	57.9%
Who are married	429	52.3%
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	28,659	28,659
Nursery school, preschool	1,655	5.8%
Kindergarten	1,137	4.0%

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Elementary school (grades 1-8)	23,522	26.1%	305	27.4%
High school (grades 9-12)	12,589	13.9%	241	21.7%
College or graduate school	47,771	52.9%	486	43.7%
EDUCATIONAL ATTAINMENT				
Population 25 years and over	174,119	174,119	2,928	2,928
Less than 9th grade	3,844	2.2%	43	1.5%
9th to 12th grade, no diploma	7,330	4.2%	235	8.0%
High school graduate (includes equivalency)	37,312	21.4%	711	24.3%
Some college, no degree	38,787	22.3%	649	22.2%
Associate's degree	16,083	9.2%	126	4.3%
Bachelor's degree	38,966	22.4%	769	26.3%
Graduate or professional degree	31,797	18.3%	395	13.5%
High school graduate or higher	162,945	93.6%	2,650	90.5%
Bachelor's degree or higher	70,763	40.6%	1,164	39.8%
VETERAN STATUS				
Civilian population 18 years and over	226,941	226,941	3,717	3,717
Civilian veterans	11,338	5.0%	91	2.4%
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				
Total Civilian Noninstitutionalized Population	280,876	280,876	4,737	4,737
With a disability	38,077	13.6%	777	16.4%

Table: ACSDP5Y2022.DP02

	Lansing city, Michigan	
Label	**Estimate**	**Percent**
Elementary school (grades 1-8)	10,475	36.6%
High school (grades 9-12)	5,679	19.8%
College or graduate school	9,713	33.9%
EDUCATIONAL ATTAINMENT		
Population 25 years and over	73,991	73,991
Less than 9th grade	2,864	3.9%
9th to 12th grade, no diploma	4,204	5.7%
High school graduate (includes equivalency)	18,440	24.9%
Some college, no degree	19,067	25.8%
Associate's degree	7,749	10.5%
Bachelor's degree	13,448	18.2%
Graduate or professional degree	8,219	11.1%
High school graduate or higher	66,923	90.4%
Bachelor's degree or higher	21,667	29.3%
VETERAN STATUS		
Civilian population 18 years and over	87,240	87,240
Civilian veterans	4,398	5.0%
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Total Civilian Noninstitutionalized Population	112,744	112,744
With a disability	18,565	16.5%

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Under 18 years	55,343	55,343	1,020	1,020
With a disability	2,716	4.9%	0	0.0%
18 to 64 years	186,119	186,119	3,227	3,227
With a disability	22,131	11.9%	539	16.7%
65 years and over	39,414	39,414	490	490
With a disability	13,230	33.6%	238	48.6%
RESIDENCE 1 YEAR AGO				
Population 1 year and over	279,986	279,986	4,703	4,703
Same house	222,692	79.5%	3,189	67.8%
Different house (in the U.S. or abroad)	57,294	20.5%	1,514	32.2%
Different house in the U.S.	55,376	19.8%	1,460	31.0%
Same county	28,664	10.2%	1,047	22.3%
Different county	26,712	9.5%	413	8.8%
Same state	20,479	7.3%	397	8.4%
Different state	6,233	2.2%	16	0.3%
Abroad	1,918	0.7%	54	1.1%
PLACE OF BIRTH				
Total population	282,540	282,540	4,737	4,737
Native	255,857	90.6%	4,492	94.8%
Born in United States	253,679	89.8%	4,492	94.8%
State of residence	201,132	71.2%	3,182	67.2%
Different state	52,547	18.6%	1,310	27.7%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	2,178	0.8%	0	0.0%
Foreign born	26,683	9.4%	245	5.2%
U.S. CITIZENSHIP STATUS				
Foreign-born population	26,683	26,683	245	245
Naturalized U.S. citizen	11,286	42.3%	106	43.3%

	Lansing city, Michigan	
Label	Estimate	Percent
Under 18 years	25,695	25,695
With a disability	1,180	4.6%
18 to 64 years	72,918	72,918
With a disability	12,159	16.7%
65 years and over	14,131	14,131
With a disability	5,226	37.0%
RESIDENCE 1 YEAR AGO		
Population 1 year and over	111,798	111,798
Same house	92,037	82.3%
Different house (in the U.S. or abroad)	19,761	17.7%
Different house in the U.S.	19,464	17.4%
Same county	11,226	10.0%
Different county	8,238	7.4%
Same state	6,067	5.4%
Different state	2,171	1.9%
Abroad	297	0.3%
PLACE OF BIRTH		
Total population	112,986	112,986
Native	101,869	90.2%
Born in United States	101,113	89.5%
State of residence	81,044	71.7%
Different state	20,069	17.8%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	756	0.7%
Foreign born	11,117	9.8%
U.S. CITIZENSHIP STATUS		
Foreign-born population	11,117	11,117
Naturalized U.S. citizen	4,489	40.4%

Table: ACSDP5Y2022.DP02

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Not a U.S. citizen	15,397	57.7%	139	56.7%
YEAR OF ENTRY				
Population born outside the United States	28,861	28,861	245	245
Native	2,178	2,178	0	0
Entered 2010 or later	449	20.6%	0	-
Entered before 2010	1,729	79.4%	0	-
Foreign born	26,683	26,683	245	245
Entered 2010 or later	12,409	46.5%	92	37.6%
Entered before 2010	14,274	53.5%	153	62.4%
WORLD REGION OF BIRTH OF FOREIGN BORN				
Foreign-born population, excluding population born at sea	26,683	26,683	245	245
Europe	2,603	9.8%	0	0.0%
Asia	15,691	58.8%	116	47.3%
Africa	3,555	13.3%	0	0.0%
Oceania	33	0.1%	0	0.0%
Latin America	4,041	15.1%	62	25.3%
Northern America	760	2.8%	67	27.3%
LANGUAGE SPOKEN AT HOME				
Population 5 years and over	267,417	267,417	4,214	4,214
English only	232,474	86.9%	3,701	87.8%
Language other than English	34,943	13.1%	513	12.2%
Speak English less than "very well"	10,877	4.1%	126	3.0%
Spanish	8,990	3.4%	253	6.0%
Speak English less than "very well"	2,392	0.9%	20	0.5%

	Lansing city, Michigan	
Label	**Estimate**	**Percent**
Not a U.S. citizen	6,628	59.6%
YEAR OF ENTRY		
Population born outside the United States	11,873	11,873
Native	756	756
Entered 2010 or later	186	24.6%
Entered before 2010	570	75.4%
Foreign born	11,117	11,117
Entered 2010 or later	5,194	46.7%
Entered before 2010	5,923	53.3%
WORLD REGION OF BIRTH OF FOREIGN BORN		
Foreign-born population, excluding population born at sea	11,117	11,117
Europe	680	6.1%
Asia	4,631	41.7%
Africa	2,590	23.3%
Oceania	7	0.1%
Latin America	2,899	26.1%
Northern America	310	2.8%
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	104,975	104,975
English only	89,661	85.4%
Language other than English	15,314	14.6%
Speak English less than "very well"	5,621	5.4%
Spanish	5,540	5.3%
Speak English less than "very well"	1,875	1.8%

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Other Indo-European languages	9,325	3.5%	10	0.2%
Speak English less than "very well"	2,284	0.9%	0	0.0%
Asian and Pacific Islander languages	11,749	4.4%	250	5.9%
Speak English less than "very well"	4,628	1.7%	106	2.5%
Other languages	4,879	1.8%	0	0.0%
Speak English less than "very well"	1,573	0.6%	0	0.0%
ANCESTRY				
Total population	282,540	282,540	4,737	4,737
American	9,254	3.3%	153	3.2%
Arab	3,431	1.2%	19	0.4%
Czech	1,262	0.4%	0	0.0%
Danish	1,039	0.4%	54	1.1%
Dutch	6,527	2.3%	36	0.8%
English	31,571	11.2%	388	8.2%
French (except Basque)	7,648	2.7%	196	4.1%
French Canadian	3,253	1.2%	74	1.6%
German	51,123	18.1%	206	4.3%
Greek	1,348	0.5%	22	0.5%
Hungarian	1,438	0.5%	8	0.2%
Irish	30,208	10.7%	277	5.8%
Italian	10,831	3.8%	107	2.3%
Lithuanian	712	0.3%	0	0.0%
Norwegian	1,859	0.7%	18	0.4%
Polish	13,871	4.9%	375	7.9%
Portuguese	237	0.1%	0	0.0%

	Lansing city, Michigan	
Label	Estimate	Percent
Other Indo-European languages	3,372	3.2%
Speak English less than "very well"	1,244	1.2%
Asian and Pacific Islander languages	3,042	2.9%
Speak English less than "very well"	1,239	1.2%
Other languages	3,360	3.2%
Speak English less than "very well"	1,263	1.2%
ANCESTRY		
Total population	112,986	112,986
American	3,616	3.2%
Arab	1,443	1.3%
Czech	600	0.5%
Danish	293	0.3%
Dutch	2,283	2.0%
English	9,562	8.5%
French (except Basque)	2,423	2.1%
French Canadian	1,499	1.3%
German	17,428	15.4%
Greek	438	0.4%
Hungarian	309	0.3%
Irish	10,537	9.3%
Italian	3,879	3.4%
Lithuanian	95	0.1%
Norwegian	686	0.6%
Polish	5,362	4.7%
Portuguese	12	0.0%

	Ingham County, Michigan		Census Tract 67; Ingham County; Michigan	
Label	**Estimate**	**Percent**	**Estimate**	**Percent**
Russian	1,377	0.5%	24	0.5%
Scotch-Irish	1,677	0.6%	26	0.5%
Scottish	6,006	2.1%	52	1.1%
Slovak	470	0.2%	0	0.0%
Subsaharan African	4,304	1.5%	0	0.0%
Swedish	4,442	1.6%	0	0.0%
Swiss	873	0.3%	0	0.0%
Ukrainian	818	0.3%	0	0.0%
Welsh	1,866	0.7%	74	1.6%
West Indian (excluding Hispanic origin groups)	1,034	0.4%	0	0.0%
COMPUTERS AND INTERNET USE				
Total households	115,648	115,648	2,337	2,337
With a computer	109,515	94.7%	2,232	95.5%
With a broadband Internet subscription	101,946	88.2%	2,067	88.4%

	Lansing city, Michigan	
Label	**Estimate**	**Percent**
Russian	528	0.5%
Scotch-Irish	532	0.5%
Scottish	2,123	1.9%
Slovak	135	0.1%
Subsaharan African	3,104	2.7%
Swedish	1,442	1.3%
Swiss	316	0.3%
Ukrainian	175	0.2%
Welsh	783	0.7%
West Indian (excluding Hispanic origin groups)	905	0.8%
COMPUTERS AND INTERNET USE		
Total households	50,137	50,137
With a computer	47,144	94.0%
With a broadband Internet subscription	43,752	87.3%