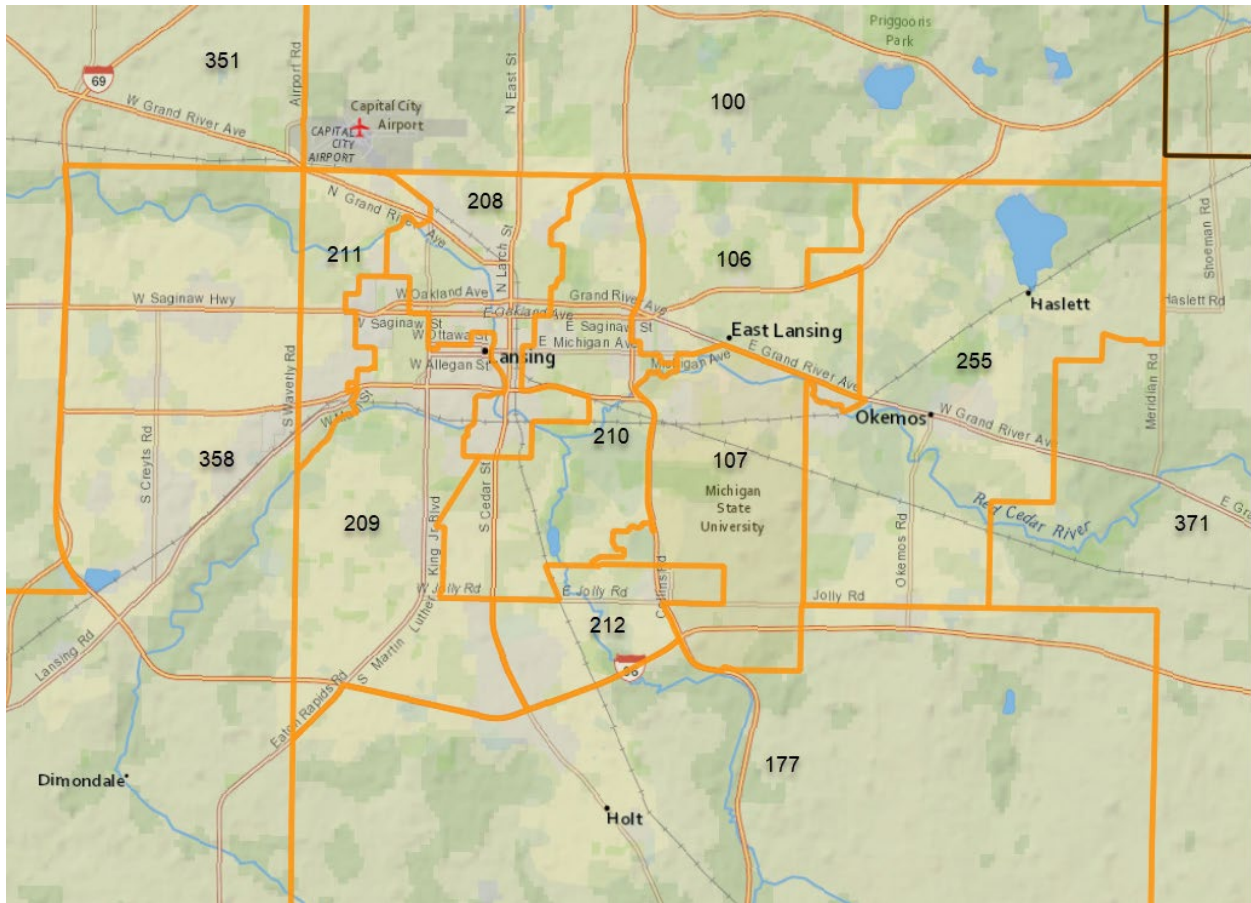


(A table with market names is on the next page)



Market	Name	Market	Name
55	Charlotte	212	Lansing-Southeast
100	Dewitt	214	Leslie
106	East Lansing	255	Okemos-Haslett
107	East Lansing-South, MSU	256	Olivet
177	Holt	328	St. Johns
208	Lansing-Central-North	351	Wacousta
209	Lansing-Central-Southwest	358	Waverly
210	Lansing-East	371	Williamston
211	Lansing-Outer-West		

The South Central Michigan Housing Partnership includes three counties (Clinton, Eaton and Ingham) as well as 17 Statewide Housing Needs Assessment markets. An analysis of the latest-available Census data, as well as changes in housing prices and availability since 2016, shows that these markets fall into eight broad categories.

- The first group is comprised of markets in northern Clinton, central Clinton, and northwestern Ingham counties. Housing demand indicators in these areas are near statewide averages. The housing supply in these areas is predominately made up of single-family detached homes, with a slightly elevated proportion of mobile homes as well. Units here tend to be slightly larger than in other markets, and the percentage of new-build units is relatively low. Seasonal housing vacancies are low here, as are market vacancies. “Other” vacancies are higher than average, however. Both housing values and housing costs tend to be low; that coupled with moderate income tends to keep the incidence of shelter overburden relatively low. This pattern is likely to continue into the short term, at least, since housing costs and home values have decreased or remained steady since 2016.
- The second market type incorporates territory in western and southwestern Eaton County and southeastern Ingham County. Housing demand indicators in these markets is positive, as incomes are slightly higher than statewide averages, and unemployment rates tend to be lower. Workers tend to have longer commutes in these markets. On the supply side, older, single-family homes tend to dominate the landscape. Homes tend to be larger among members of this group, and homeownership rates are significantly higher than statewide. Markets in this group tend to have a more stable household base, since they have relatively fewer new in-movers, and a significant proportion of households residing in their neighborhoods since before 1990. Rents and homeowner costs are lower than statewide, as is the percentage of households experiencing shelter overburden. Vacancy tends to be very low in this market group. Despite a sharp drop in market vacancies over the last five years, housing costs for residents have remained mostly stable.
- The third market group includes neighborhoods in central and southwestern Lansing. Housing demand indicators in these markets are relatively low; household income tends to be significantly lower than the statewide average, and unemployment is strongly higher. Housing supply indicators imply markets where single-family detached structures are very common, with some presence of denser housing types such as duplexes and small-scale multifamily structures. The stock tends to be quite old, with few units built after 2010 and nearly a quarter dating back to 1939 or earlier. Overcrowded conditions are more common in these places than in other markets around the state. Home values and shelter costs are much lower in these areas; this is likely due to the age of the stock among other factors. Despite this, overburden is a large issue for many households here. Five-year trends in housing costs (both owner and renter) show decreases, even in the face of a decrease in the stock available for sale or rent.
- Another group of markets with similar market dynamics is the eastern part of the City of Lansing and its near southern and western suburbs. The residents in this group tend to be younger on average, with moderately high incomes and low levels of unemployment. They also tend to be well-educated, with a higher-than-average proportion of persons with bachelors degrees.

Housing here tends to have more diversity in terms of both tenure and construction type; a majority is still single-family detached, but with higher levels of more-dense housing alternatives. Similarly, renters are more common in these markets, but most households own their homes. More of its stock tends to date back to the 1970s and 1980s, but some recent development has occurred as well. Housing quality is relatively high, since the percentage of units built before 1940 is low, as is the percentage of households that experience overcrowding. Housing values and cost tend to be moderately high in these markets, as is the overburdened percentage. Housing vacancy is not a large issue in these markets, as both the renter and owner vacancy rates are low, and there is not a large amount of seasonal or “other” vacancy either. Changes between 2016 and 2021 may indicate higher housing costs in the future, since the number of market vacancies has decreased significantly during that time. This seems to have increased housing costs and home values for current residents, especially renters.

- The next market type takes in the southeastern corner of Clinton County as well as the northwestern portion of Ingham County. Housing demand indicators for this group are very strong, led by incomes that are significantly higher, and unemployment rates significantly lower, than statewide averages. Median age tends to be higher in these areas, as does educational attainment. The housing supply in this group is dominated by owner-occupied, larger, single-family detached structures, with little diversity in offerings outside of a slightly elevated presence of mobile homes. Housing values and costs for both owners and renters are high in these markets as well; however, higher incomes keep the overburden rate relatively low. Vacancies are a smaller portion of the total housing stock than in other places as well. The five-year trends show that market vacancies have increased in these areas, along with housing costs for both tenure types.
- Southeastern Clinton County is included in the next housing market type. Housing demand indicators are strong here, performing better than the Michigan average. The housing supply in these markets, while not new, is of relatively recent vintage and corresponds to the push towards the exurban fringe, distant from more-established population centers. Units here tend to be larger and more expensive than average. Housing costs for owners and renters are higher than statewide, but due to higher income levels, shelter overburdened households are less common here than in other market types. Housing vacancies are low as well, which likely maintains higher housing values and rents. The five-year trend indicates that these patterns could extend into the future, since market vacancies declined strongly and costs for non-mortgaged homeowners and renters increased significantly as well.
- Housing demand in the Okemos-Haslett area is high, as incomes are significantly above the state average, and employment levels are strong. Educational attainment is also much higher than in other market groups. The group’s housing supply displays some diversity, as single-family detached dwellings are only a bare majority in most areas in this group. Duplexes, triplexes and other denser small-scale multifamily structures are more common here as well, as is new construction. Homeownership rates are just under the state average, but homeowners still make up most households in most markets here. These markets also tend to have a higher degree of recent movers than statewide. Housing costs and home values are significantly higher here than in the rest of the state, but the higher incomes common to households in this group

tends to keep the overburden rate slightly lower than the Michigan average. Vacancies in the homeownership market are quite low, and rental vacancies are lower than statewide as well. Five-year trends in vacancy and costs show that even with a hefty increase in stock available for sale or rent in these markets, housing costs rose dramatically, especially for renters. Home values also rose strongly during this period.

- Neighborhoods in East Lansing and southeastern Lansing are included in the last market group. Housing demand indicators in these markets is relatively soft, with low household incomes; however, the unemployment rate is closer to the state average. Residents of these markets tend to be younger, with higher levels of educational attainment. The housing supply displays great diversity; on average, single-family detached units account for less than a third of all homes here. Smaller units are common, and newer construction is more common here than the state in general. These markets tend to have a greater amount of resident turnover, as about a quarter of their households moved to their current residences within the last three years. Housing costs for mortgaged homeowners and renters are higher than state averages, and median home values are higher as well. This market type tends to have more homes available overall, and a low percentage of “other” vacancies. The five-year trend in vacancies shows that the number of homes for sale or lease has increased significantly in these areas. Costs for owners tended to decrease, while renters saw their shelter costs increase significantly. Home values were also up strongly, but less than the statewide average.
- Given local market conditions, certain tools or practices can be more effective than others. This data review uses two sources to generate possible policies to investigate for use regionally. The first is a product of researchers at Brookings and the Aspen Institute, who used local trends in housing data to determine logical tools and practices that could be used to help solve housing issues. They derived a set of market types, and policy responses tailored to conditions within these groups. Their work is at <https://www.brookings.edu/essay/introducing-the-housing-policy-matchmaker-a-diagnostic-tool-for-local-officials/>. The other is derived from the National Community of Practice on Local Housing Policy, which is a joint project of the Furman Center at New York University and Abt Associates. Their work was funded by the Ford Foundation, the John D. and Catherine T. MacArthur Foundation, the Kresge Foundation and the JPMorgan Chase Foundation. They have assembled a large list of tools that are keyed to what they term strong and soft markets, which are detailed at <https://localhousingsolutions.org/housing-policy-framework/>. Each tool entry is hyperlinked to its description on the Local Housing Solutions website. These policies are not presented as prescriptions to meet local goals, since conditions outside the scope of this analysis could impact their appropriateness. Instead, they are a way to start thinking about what might work given a general sense of local market context.

Charlotte

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
49,408	19,519	\$72,064	\$81,564	\$40,650

Housing Costs

Owner Units

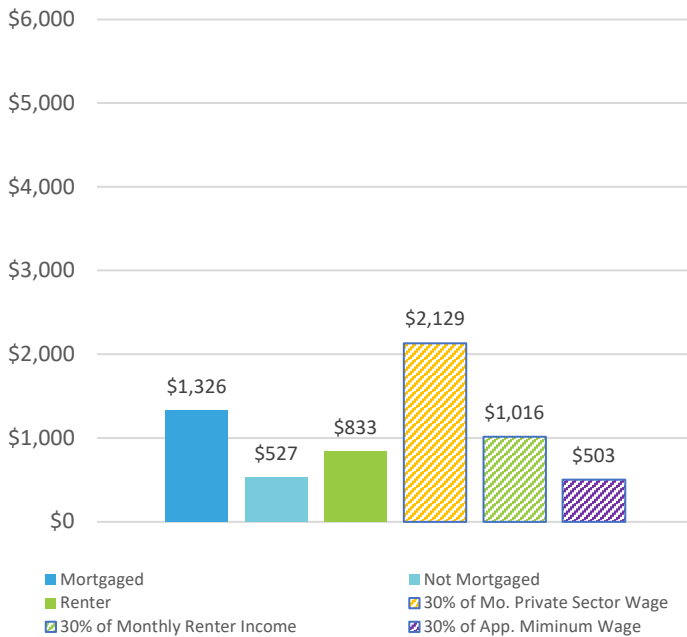
Home Value	\$164,485	2016 Value	\$150,782
Cost M/NM	\$1326/\$527	Value ▲	9.1%
\$54,828 To afford median home			

Renter Units

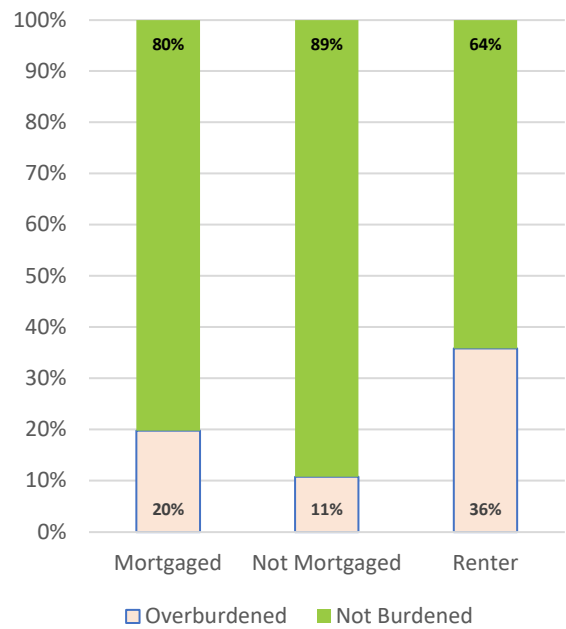
Gross Rent	\$833	2016 Rent	\$820
		Rent ▲	1.6%
\$33,320 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	20,693	Owner HH	78%	Renter HH	22%
Median Year Built	1971	% Built Pre-1970	43.9%		
Median Move Year	2010	% Built After 2010	2.7%		
Median Rooms	6.1	SF%	76.6%	MM%	10.1%
		MF%	6.8%		

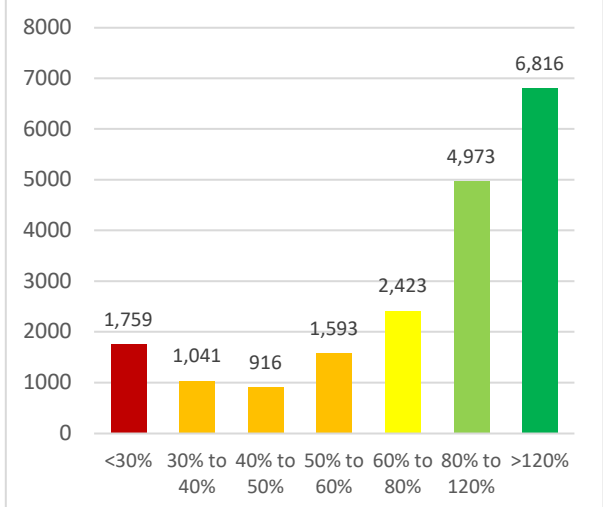
Vacancy Rates

Total	5.7%	Owner	0%	Renter	0.1%
Seasonal	0.2%	Other	3.0%	# V Rent	236
				# V Owner	127

Homeownership Rate by Race/Ethnicity

Black	63.4%	White	78.9%
Asian	100.0%	Other or Multiracial	65.0%
Am. Indian	71.8%	Hispanic	66.4%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Charlotte

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-1.7%	3.5%
Household Count, 2021	19,519	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.55	--	--	--	--	--
Median Income, 2021	\$72,064	--	13.9%	\$64,417	--	13.0%
Median owner income, 2021	\$81,564	--	11.7%	\$83,145	--	11.8%
Median renter income, 2021	\$40,650	--	21.8%	\$35,865	--	13.3%
Median home value	\$164,485	--	9.1%	\$166,411	--	14.3%
Median gross rent	\$833	--	1.6%	\$941	--	6.1%
Income needed for median rent	\$33,320	--	--	\$37,633	--	--
Income needed for median value	\$54,828	--	--	\$55,470	--	--
Overburdened households	4,090	21%	-19.5%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	621	3.0%	-6.9%	6,898	3.4%	0.6%
Seasonal vacancy	48	0.2%	-18.6%	683	0.3%	-43.1%
For-Sale vacancy	127	0.6%	-56.2%	1,376	0.7%	-30.3%
For-Rent vacancy	236	1.1%	-27.8%	3,822	1.9%	-12.6%
Homes built pre-1940	4,836	23.4%	--	33,490	16.7%	--
Homes built post-1990	5,930	28.7%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Shrinking
Low Strength and Low Need (Type III)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	262	254	516
Market supply (vacant on market, adjusted for age)	54	107	162
5 year Market production goals (based on 75K units)	200	141	341
1 year Market production goals (based on 15K units)	40	28	68
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Charlotte

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	929	Total Amt/App	\$192,879	% Approved	80.2%
Total Conventional Apps	616	Conventional Amt/App	\$199,481	% Conv Apprvd	81.8%
Total Assisted Apps	313	Assisted Amt/App	\$179,888	% Asst Apprvd	77.0%
Applications by Race: White					
Total Apps	814	Total Amt/App	\$188,919	% Positive	80.5%
Total Conventional Apps	537	Conventional Amt/App	\$196,155	% Conv Positive	82.1%
Total Assisted Apps	277	Assisted Amt/App	\$174,892	% Asst Positive	77.3%
Applications by Race: Black					
Total Apps	8	Total Amt/App	\$220,000	% Positive	75%
Total Conventional Apps	4	Conventional Amt/App	\$217,500	% Conv Positive	100.0%
Total Assisted Apps	4	Assisted Amt/App	\$222,500	% Asst Positive	50.0%
Applications by Race: Asian					
Total Apps	8	Total Amt/App	\$283,750	% Positive	87.5%
Total Conventional Apps	8	Conventional Amt/App	\$283,750	% Conv Positive	87.5%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	11	Total Amt/App	\$115,909	% Positive	54.5%
Total Conventional Apps	4	Conventional Amt/App	\$110,000	% Conv Positive	75.0%
Total Assisted Apps	7	Assisted Amt/App	\$119,286	% Asst Positive	42.9%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	2	Total Amt/App	\$110,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$105,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$115,000	% Asst Positive	100.0%
Applications by Race: Race Not Available					
Total Apps	76	Total Amt/App	\$216,974	% Positive	75.0%
Total Conventional Apps	49	Conventional Amt/App	\$221,939	% Conv Positive	73.5%
Total Assisted Apps	27	Assisted Amt/App	\$207,963	% Asst Positive	77.8%
Applications by Ethnicity: Hispanic					
Total Apps	33	Total Amt/App	\$191,667	% Positive	72.7%
Total Conventional Apps	15	Conventional Amt/App	\$201,667	% Conv Positive	66.7%
Total Assisted Apps	18	Assisted Amt/App	\$183,333	% Asst Positive	77.8%

Dewitt

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
38,827	15,731	\$77,286	\$92,489	\$38,224

Housing Costs

Owner Units

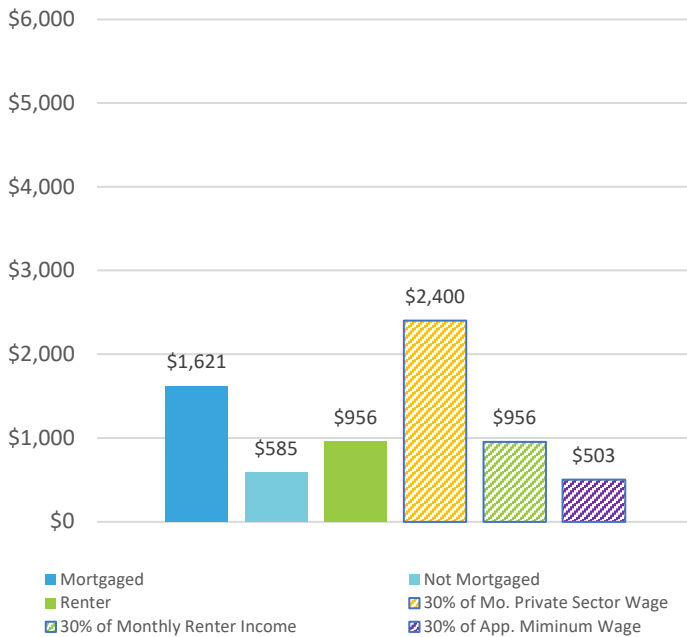
Home Value	\$228,248	2016 Value	\$188,595
Cost M/NM	\$1621/\$585	Value ▲	21.0%
\$76,083 To afford median home			

Renter Units

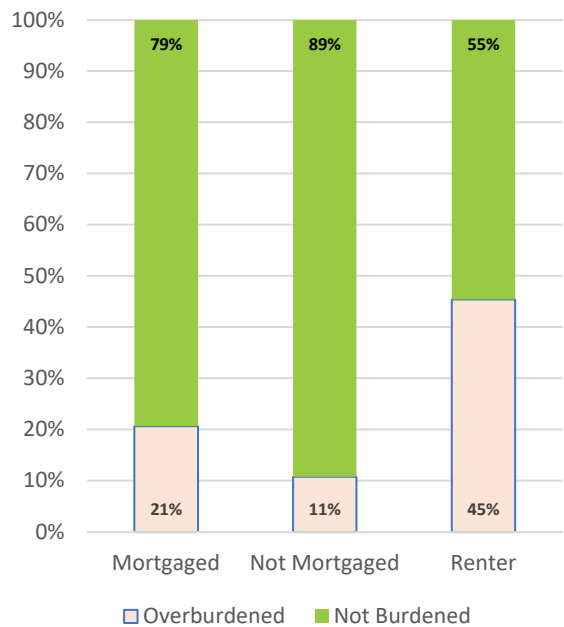
Gross Rent	\$956	2016 Rent	\$996
		Rent ▲	-4.1%
\$38,240 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	16,607	Owner HH	78%	Renter HH	22%
Median Year Built	1988	% Built Pre-1970	25.6%		
Median Move Year	2009	% Built After 2010	10.8%		
Median Rooms	6.5	SF%	70.3%	MM%	11.1%
		MF%	10.2%		

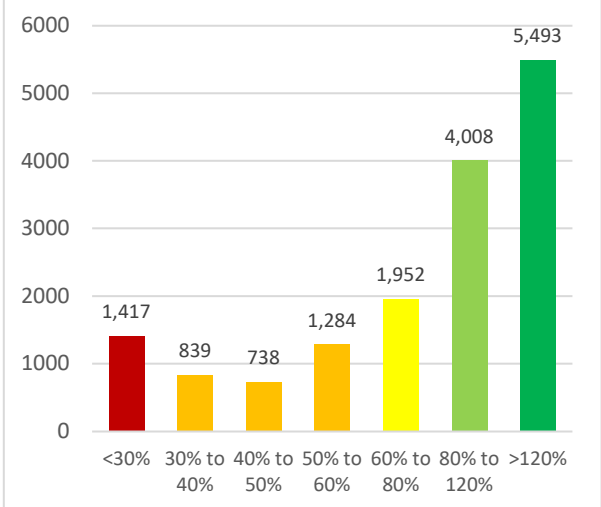
Vacancy Rates

Total	5.3%	Owner	0%	Renter	0.1%
Seasonal	0.2%	Other	1.3%	# V Rent	465
				# V Owner	59

Homeownership Rate by Race/Ethnicity

Black	42.1%	White	79.4%
Asian	52.1%	Other or Multiracial	64.7%
Am. Indian	37.5%	Hispanic	55.8%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Dewitt

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	11.6%	3.5%
Household Count, 2021	15,731	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.54	--	--	--	--	--
Median Income, 2021	\$77,286	--	4.3%	\$64,417	--	13.0%
Median owner income, 2021	\$92,489	--	5.7%	\$83,145	--	11.8%
Median renter income, 2021	\$38,224	--	10.7%	\$35,865	--	13.3%
Median home value	\$228,248	--	21.0%	\$166,411	--	14.3%
Median gross rent	\$956	--	-4.1%	\$941	--	6.1%
Income needed for median rent	\$38,240	--	--	\$37,633	--	--
Income needed for median value	\$76,083	--	--	\$55,470	--	--
Overburdened households	3,709	24%	2.1%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	208	1.3%	-45.8%	6,898	3.4%	0.6%
Seasonal vacancy	37	0.2%	-77.2%	683	0.3%	-43.1%
For-Sale vacancy	59	0.4%	-75.0%	1,376	0.7%	-30.3%
For-Rent vacancy	465	2.8%	57.6%	3,822	1.9%	-12.6%
Homes built pre-1940	982	5.9%	--	33,490	16.7%	--
Homes built post-1990	8,641	52.0%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type* Strength and Need Type**	Moderately High Cost and Growing High Strength and High Need (Type I)
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Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	189	222	411
Market supply (vacant on market, adjusted for age)	17	68	85
5 year Market production goals (based on 75K units)	166	149	314
1 year Market production goals (based on 15K units)	33	30	63
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Dewitt

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	683	Total Amt/App	\$259,597	% Approved	83.5%
Total Conventional Apps	559	Conventional Amt/App	\$265,250	% Conv Apprvd	83.0%
Total Assisted Apps	124	Assisted Amt/App	\$234,113	% Asst Apprvd	85.5%
Applications by Race: White					
Total Apps	550	Total Amt/App	\$254,200	% Positive	84.5%
Total Conventional Apps	444	Conventional Amt/App	\$261,014	% Conv Positive	84.7%
Total Assisted Apps	106	Assisted Amt/App	\$225,660	% Asst Positive	84.0%
Applications by Race: Black					
Total Apps	14	Total Amt/App	\$252,143	% Positive	93%
Total Conventional Apps	10	Conventional Amt/App	\$246,000	% Conv Positive	90.0%
Total Assisted Apps	4	Assisted Amt/App	\$267,500	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	34	Total Amt/App	\$319,412	% Positive	73.5%
Total Conventional Apps	32	Conventional Amt/App	\$325,313	% Conv Positive	71.9%
Total Assisted Apps	2	Assisted Amt/App	\$225,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	2	Total Amt/App	\$225,000	% Positive	100.0%
Total Conventional Apps	2	Conventional Amt/App	\$225,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	59	Total Amt/App	\$269,068	% Positive	83.1%
Total Conventional Apps	49	Conventional Amt/App	\$259,694	% Conv Positive	79.6%
Total Assisted Apps	10	Assisted Amt/App	\$315,000	% Asst Positive	100.0%
Applications by Ethnicity: Hispanic					
Total Apps	20	Total Amt/App	\$253,000	% Positive	75.0%
Total Conventional Apps	15	Conventional Amt/App	\$249,667	% Conv Positive	80.0%
Total Assisted Apps	5	Assisted Amt/App	\$263,000	% Asst Positive	60.0%

East Lansing

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
33,123	14,078	\$53,662	\$109,150	\$25,597

Housing Costs

Owner Units

Home Value	\$205,082	2016 Value	\$189,514
Cost M/NM	\$1678/\$782	Value ▲	8.2%

\$68,361 To afford median home

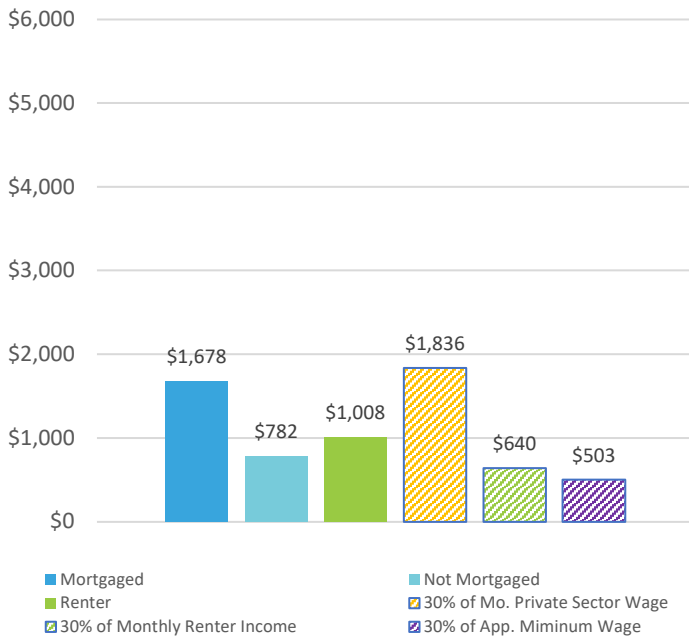
Renter Units

Gross Rent	\$1,008	2016 Rent	\$1,036
		Rent ▲	-2.7%

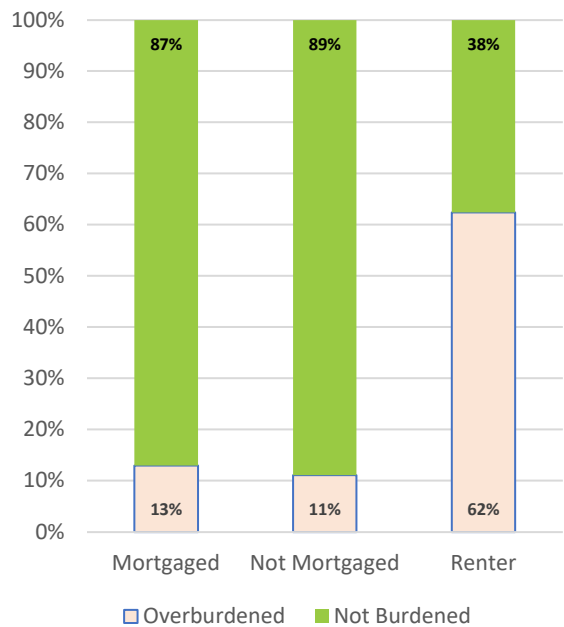
\$40,320 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	15,305	Owner HH	42%	Renter HH	58%
Median Year Built	1972	% Built Pre-1970			41.8%
Median Move Year	2016	% Built After 2010			4.2%
Median Rooms	4.9	SF%	39.3%	MM%	26.5%
				MF%	34%

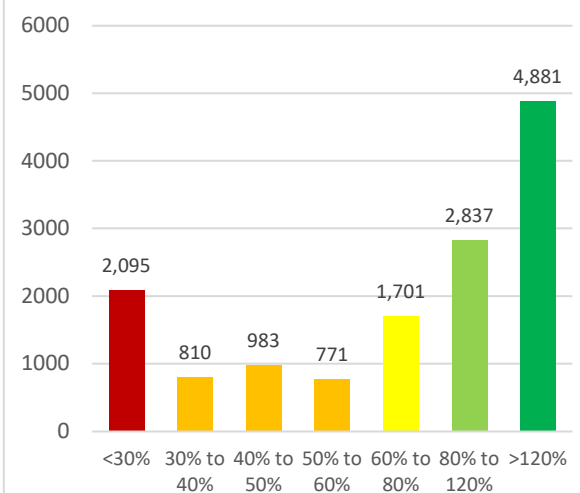
Vacancy Rates

Total	8%	Owner	0%	Renter	0.1%
Seasonal	0.3%	Other	0.9%	# V Rent	612
				# V Owner	77

Homeownership Rate by Race/Ethnicity

Black	31.9%	White	44.2%
Asian	26.8%	Other or Multiracial	32.4%
Am. Indian	68.2%	Hispanic	18.9%
Pacific Islnd	0.0%		

Number of Households by AMI Group



East Lansing

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	6.4%	3.5%
Household Count, 2021	14,078	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.18	--	--	--	--	--
Median Income, 2021	\$53,662	--	18.6%	\$64,417	--	13.0%
Median owner income, 2021	\$109,150	--	5.5%	\$83,145	--	11.8%
Median renter income, 2021	\$25,597	--	-9.0%	\$35,865	--	13.3%
Median home value	\$205,082	--	8.2%	\$166,411	--	14.3%
Median gross rent	\$1,008	--	-2.7%	\$941	--	6.1%
Income needed for median rent	\$40,320	--	--	\$37,633	--	--
Income needed for median value	\$68,361	--	--	\$55,470	--	--
Overburdened households	5,850	42%	-3.4%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	132	0.9%	-44.8%	6,898	3.4%	0.6%
Seasonal vacancy	47	0.3%	-36.5%	683	0.3%	-43.1%
For-Sale vacancy	77	0.5%	-39.8%	1,376	0.7%	-30.3%
For-Rent vacancy	612	4.0%	134.5%	3,822	1.9%	-12.6%
Homes built pre-1940	1,619	10.6%	--	33,490	16.7%	--
Homes built post-1990	3,478	22.7%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type* Strength and Need Type**	Moderate Cost and Growing High Strength and High Need (Type I)
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Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	127	839	966
Market supply (vacant on market, adjusted for age)	45	192	237
5 year Market production goals (based on 75K units)	79	624	703
1 year Market production goals (based on 15K units)	16	125	141
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

East Lansing

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	427	Total Amt/App	\$218,138	% Approved	76.8%
Total Conventional Apps	368	Conventional Amt/App	\$220,163	% Conv Apprvd	78.8%
Total Assisted Apps	59	Assisted Amt/App	\$205,508	% Asst Apprvd	64.4%
Applications by Race: White					
Total Apps	324	Total Amt/App	\$219,414	% Positive	77.2%
Total Conventional Apps	278	Conventional Amt/App	\$222,122	% Conv Positive	79.9%
Total Assisted Apps	46	Assisted Amt/App	\$203,043	% Asst Positive	60.9%
Applications by Race: Black					
Total Apps	25	Total Amt/App	\$213,400	% Positive	68%
Total Conventional Apps	21	Conventional Amt/App	\$212,143	% Conv Positive	71.4%
Total Assisted Apps	4	Assisted Amt/App	\$220,000	% Asst Positive	50.0%
Applications by Race: Asian					
Total Apps	21	Total Amt/App	\$206,905	% Positive	81.0%
Total Conventional Apps	20	Conventional Amt/App	\$208,000	% Conv Positive	80.0%
Total Assisted Apps	1	Assisted Amt/App	\$185,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	40	Total Amt/App	\$204,500	% Positive	75.0%
Total Conventional Apps	36	Conventional Amt/App	\$206,389	% Conv Positive	75.0%
Total Assisted Apps	4	Assisted Amt/App	\$187,500	% Asst Positive	75.0%
Applications by Ethnicity: Hispanic					
Total Apps	14	Total Amt/App	\$200,714	% Positive	78.6%
Total Conventional Apps	8	Conventional Amt/App	\$182,500	% Conv Positive	87.5%
Total Assisted Apps	6	Assisted Amt/App	\$225,000	% Asst Positive	66.7%

East Lansing-South, MSU

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
18,070	2,282	\$25,522	\$70,996	\$19,457

Housing Costs

Owner Units

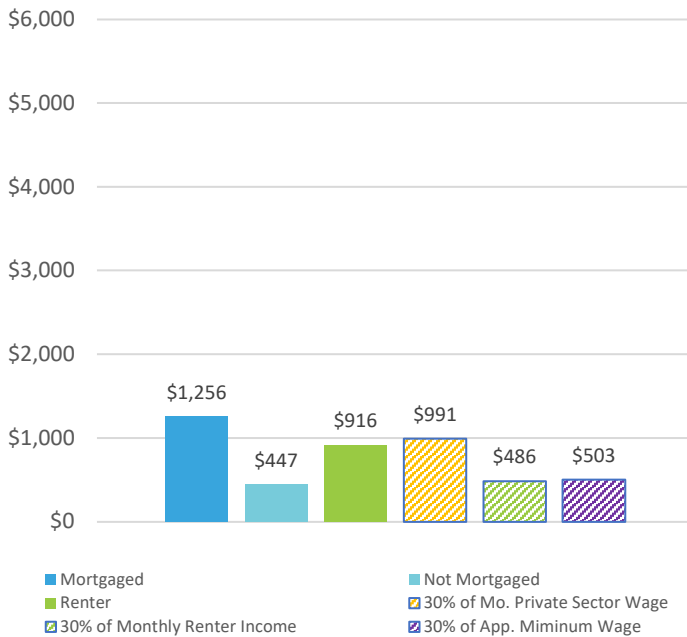
Home Value	\$171,615	2016 Value	\$157,424
Cost M/NM	\$1256/\$447	Value ▲	9.0%
\$57,205 To afford median home			

Renter Units

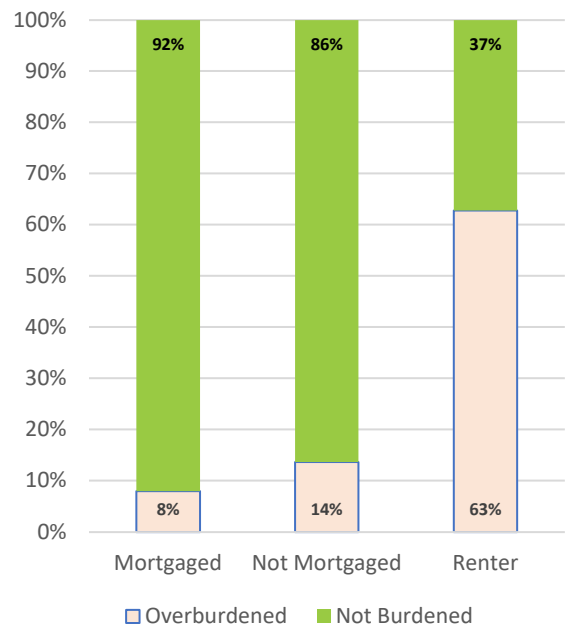
Gross Rent	\$916	2016 Rent	\$978
		Rent ▲	-6.3%
\$36,640 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	3,092	Owner HH	11%	Renter HH	89%
Median Year Built	1986	% Built Pre-1970	40%		
Median Move Year	2019	% Built After 2010	10.4%		
Median Rooms	3.5	SF%	11.4%	MM%	23.2%
		MF%	65.5%		

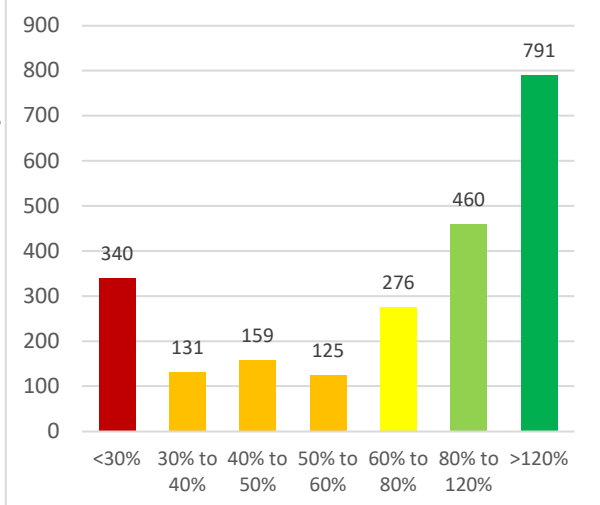
Vacancy Rates

Total	26.2%	Owner	0%	Renter	0.1%
Seasonal	1.0%	Other	13.6%	# V Rent	279
				# V Owner	0

Homeownership Rate by Race/Ethnicity

Black	26.0%	White	14.9%
Asian	4.8%	Other or Multiracial	2.7%
Am. Indian	0.0%	Hispanic	6.7%
Pacific Islnd	0.0%		

Number of Households by AMI Group



East Lansing-South, MSU

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-2.1%	3.5%
Household Count, 2021	2,282	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.66	--	--	--	--	--
Median Income, 2021	\$25,522	--	28.5%	\$64,417	--	13.0%
Median owner income, 2021	\$70,996	--	5.0%	\$83,145	--	11.8%
Median renter income, 2021	\$19,457	--	5.0%	\$35,865	--	13.3%
Median home value	\$171,615	--	9.0%	\$166,411	--	14.3%
Median gross rent	\$916	--	-6.3%	\$941	--	6.1%
Income needed for median rent	\$36,640	--	--	\$37,633	--	--
Income needed for median value	\$57,205	--	--	\$55,470	--	--
Overburdened households	1,296	57%	-16.2%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	422	13.6%	486.1%	6,898	3.4%	0.6%
Seasonal vacancy	30	1.0%	150.0%	683	0.3%	-43.1%
For-Sale vacancy	0	0.0%	NA	1,376	0.7%	-30.3%
For-Rent vacancy	279	9.0%	83.6%	3,822	1.9%	-12.6%
Homes built pre-1940	125	4.0%	--	33,490	16.7%	--
Homes built post-1990	1,164	37.6%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Shrinking
Low Strength and High Need (Type II)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	9	278	287
Market supply (vacant on market, adjusted for age)	0	72	72
5 year Market production goals (based on 75K units)	9	199	208
1 year Market production goals (based on 15K units)	2	40	42
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

East Lansing-South, MSU

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	10	Total Amt/App	\$163,000	% Approved	90.0%
Total Conventional Apps	8	Conventional Amt/App	\$158,750	% Conv Apprvd	87.5%
Total Assisted Apps	2	Assisted Amt/App	\$180,000	% Asst Apprvd	100.0%
Applications by Race: White					
Total Apps	8	Total Amt/App	\$160,000	% Positive	87.5%
Total Conventional Apps	7	Conventional Amt/App	\$156,429	% Conv Positive	85.7%
Total Assisted Apps	1	Assisted Amt/App	\$185,000	% Asst Positive	100.0%
Applications by Race: Black					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	1	Total Amt/App	\$175,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$175,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	1	Total Amt/App	\$175,000	% Positive	100.0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$175,000	% Asst Positive	100.0%
Applications by Ethnicity: Hispanic					
Total Apps	1	Total Amt/App	\$145,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$145,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

Holt

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
49,643	19,837	\$76,444	\$84,533	\$55,609

Housing Costs

Owner Units

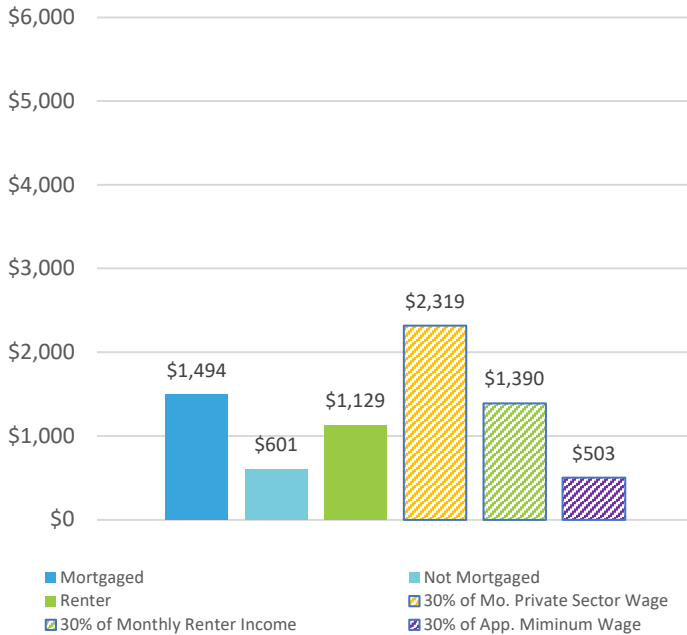
Home Value	\$183,189	2016 Value	\$163,237
Cost M/NM	\$1494/\$601	Value ▲	12.2%
\$61,063 To afford median home			

Renter Units

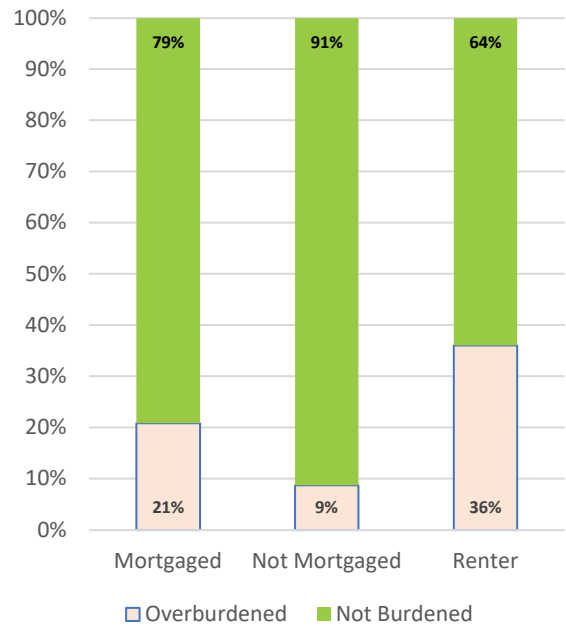
Gross Rent	\$1,129	2016 Rent	\$996
		Rent ▲	13.4%
\$45,160 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	20,972	Owner HH	70%	Renter HH	30%
Median Year Built	1983	% Built Pre-1970			31.6%
Median Move Year	2011	% Built After 2010			6.8%
Median Rooms	6.1	SF%	64.9%	MM%	16.4%
		MF%			10.9%

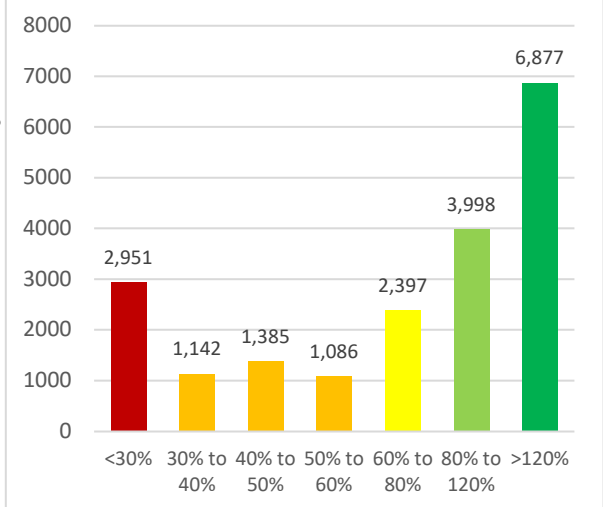
Vacancy Rates

Total	5.4%	Owner	0%	Renter	0%
Seasonal	0.1%	Other	2.8%	# V Rent	151
				# V Owner	203

Homeownership Rate by Race/Ethnicity

Black	46.7%	White	73.5%
Asian	37.3%	Other or Multiracial	57.8%
Am. Indian	62.7%	Hispanic	42.5%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Holt

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	4.9%	3.5%
Household Count, 2021	19,837	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.84	--	--	--	--	--
Median Income, 2021	\$76,444	--	15.0%	\$64,417	--	13.0%
Median owner income, 2021	\$84,533	--	5.4%	\$83,145	--	11.8%
Median renter income, 2021	\$55,609	--	41.7%	\$35,865	--	13.3%
Median home value	\$183,189	--	12.2%	\$166,411	--	14.3%
Median gross rent	\$1,129	--	13.4%	\$941	--	6.1%
Income needed for median rent	\$45,160	--	--	\$37,633	--	--
Income needed for median value	\$61,063	--	--	\$55,470	--	--
Overburdened households	4,481	23%	-14.5%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	581	2.8%	-9.9%	6,898	3.4%	0.6%
Seasonal vacancy	16	0.1%	-27.3%	683	0.3%	-43.1%
For-Sale vacancy	203	1.0%	79.6%	1,376	0.7%	-30.3%
For-Rent vacancy	151	0.7%	-65.2%	3,822	1.9%	-12.6%
Homes built pre-1940	2,204	10.5%	--	33,490	16.7%	--
Homes built post-1990	8,715	41.6%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Growing
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	280	470	750
Market supply (vacant on market, adjusted for age)	65	44	109
5 year Market production goals (based on 75K units)	208	411	619
1 year Market production goals (based on 15K units)	42	82	124
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Holt

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	892	Total Amt/App	\$207,825	% Approved	81.1%
Total Conventional Apps	658	Conventional Amt/App	\$207,264	% Conv Apprved	83.0%
Total Assisted Apps	234	Assisted Amt/App	\$209,402	% Asst Apprvd	75.6%
Applications by Race: White					
Total Apps	678	Total Amt/App	\$204,071	% Positive	82.0%
Total Conventional Apps	504	Conventional Amt/App	\$202,698	% Conv Positive	84.3%
Total Assisted Apps	174	Assisted Amt/App	\$208,046	% Asst Positive	75.3%
Applications by Race: Black					
Total Apps	57	Total Amt/App	\$215,877	% Positive	74%
Total Conventional Apps	35	Conventional Amt/App	\$211,857	% Conv Positive	74.3%
Total Assisted Apps	22	Assisted Amt/App	\$222,273	% Asst Positive	72.7%
Applications by Race: Asian					
Total Apps	43	Total Amt/App	\$239,651	% Positive	83.7%
Total Conventional Apps	37	Conventional Amt/App	\$241,216	% Conv Positive	86.5%
Total Assisted Apps	6	Assisted Amt/App	\$230,000	% Asst Positive	66.7%
Applications by Race: Native American					
Total Apps	8	Total Amt/App	\$98,750	% Positive	62.5%
Total Conventional Apps	6	Conventional Amt/App	\$110,000	% Conv Positive	66.7%
Total Assisted Apps	2	Assisted Amt/App	\$65,000	% Asst Positive	50.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	87	Total Amt/App	\$207,874	% Positive	77.0%
Total Conventional Apps	61	Conventional Amt/App	\$212,541	% Conv Positive	73.8%
Total Assisted Apps	26	Assisted Amt/App	\$196,923	% Asst Positive	84.6%
Applications by Ethnicity: Hispanic					
Total Apps	32	Total Amt/App	\$206,875	% Positive	75.0%
Total Conventional Apps	19	Conventional Amt/App	\$209,737	% Conv Positive	73.7%
Total Assisted Apps	13	Assisted Amt/App	\$202,692	% Asst Positive	76.9%

Lansing-Central-North

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
23,606	9,512	\$40,672	\$54,013	\$31,905

Housing Costs

Owner Units

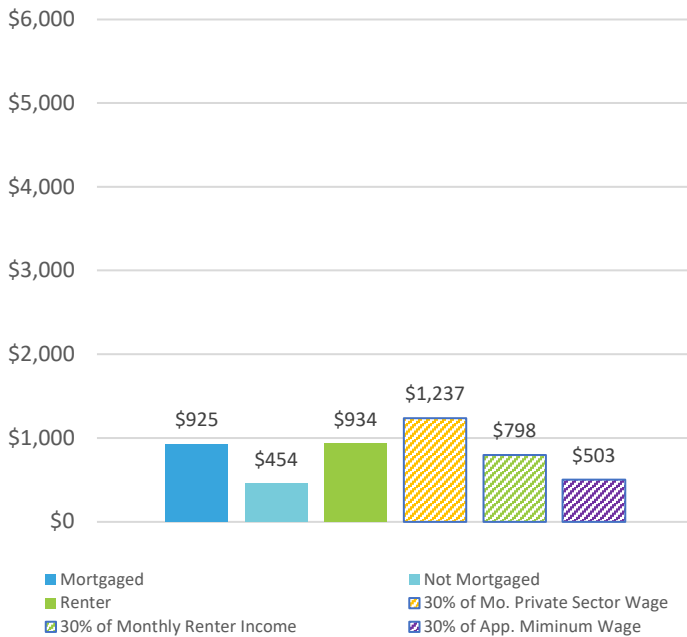
Home Value	\$68,950	2016 Value	\$64,684
Cost M/NM	\$925/\$454	Value ▲	6.6%
\$22,983 To afford median home			

Renter Units

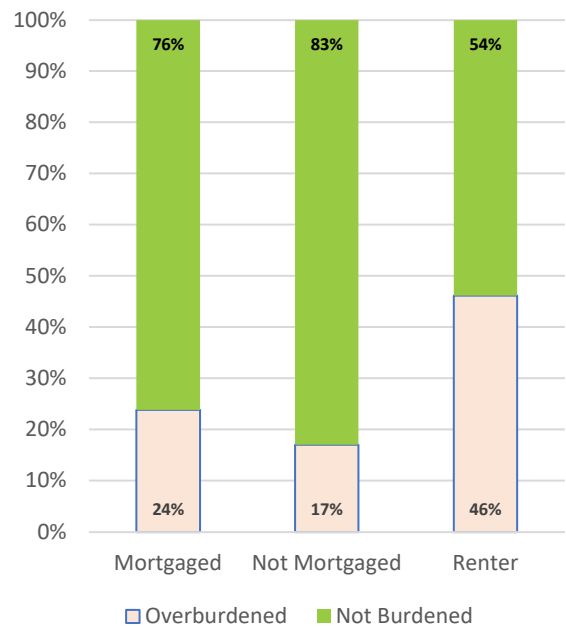
Gross Rent	\$934	2016 Rent	\$824
		Rent ▲	13.4%
\$37,360 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	11,230	Owner HH	39%	Renter HH	61%
Median Year Built	1949	% Built Pre-1970	80.3%		
Median Move Year	2015	% Built After 2010	4.3%		
Median Rooms	4.9	SF%	60.4%	MM%	22.7%
		MF%	16%		

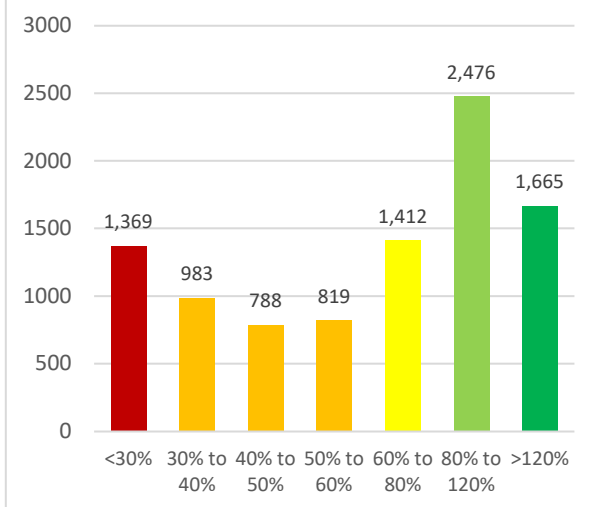
Vacancy Rates

Total	15.3%	Owner	0%	Renter	0.1%
Seasonal	0.6%	Other	9.5%	# V Rent	326
				#V Owner	125

Homeownership Rate by Race/Ethnicity

Black	23.7%	White	45.2%
Asian	31.4%	Other or Multiracial	32.9%
Am. Indian	20.7%	Hispanic	43.4%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Lansing-Central-North

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	1.8%	3.5%
Household Count, 2021	9,512	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	1.07	--	--	--	--	--
Median Income, 2021	\$40,672	--	32.5%	\$64,417	--	13.0%
Median owner income, 2021	\$54,013	--	25.5%	\$83,145	--	11.8%
Median renter income, 2021	\$31,905	--	29.8%	\$35,865	--	13.3%
Median home value	\$68,950	--	6.6%	\$166,411	--	14.3%
Median gross rent	\$934	--	13.4%	\$941	--	6.1%
Income needed for median rent	\$37,360	--	--	\$37,633	--	--
Income needed for median value	\$22,983	--	--	\$55,470	--	--
Overburdened households	3,461	36%	-21.5%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	1,071	9.5%	-19.0%	6,898	3.4%	0.6%
Seasonal vacancy	68	0.6%	518.2%	683	0.3%	-43.1%
For-Sale vacancy	125	1.1%	-1.6%	1,376	0.7%	-30.3%
For-Rent vacancy	326	2.9%	-28.2%	3,822	1.9%	-12.6%
Homes built pre-1940	5,296	47.2%	--	33,490	16.7%	--
Homes built post-1990	1,091	9.7%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

Low Cost and Growing
Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	70	463	533
Market supply (vacant on market, adjusted for age)	111	234	346
5 year Market production goals (based on 75K units)	0	220	220
1 year Market production goals (based on 15K units)	0	44	44
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Lansing-Central-North

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	302	Total Amt/App	\$94,106	% Approved	75.5%
Total Conventional Apps	202	Conventional Amt/App	\$95,396	% Conv Apprvd	78.2%
Total Assisted Apps	100	Assisted Amt/App	\$91,500	% Asst Apprvd	70.0%
Applications by Race: White					
Total Apps	212	Total Amt/App	\$94,009	% Positive	77.4%
Total Conventional Apps	147	Conventional Amt/App	\$94,592	% Conv Positive	80.3%
Total Assisted Apps	65	Assisted Amt/App	\$92,692	% Asst Positive	70.8%
Applications by Race: Black					
Total Apps	33	Total Amt/App	\$103,485	% Positive	64%
Total Conventional Apps	22	Conventional Amt/App	\$113,182	% Conv Positive	63.6%
Total Assisted Apps	11	Assisted Amt/App	\$84,091	% Asst Positive	63.6%
Applications by Race: Asian					
Total Apps	8	Total Amt/App	\$95,000	% Positive	50.0%
Total Conventional Apps	7	Conventional Amt/App	\$87,857	% Conv Positive	57.1%
Total Assisted Apps	1	Assisted Amt/App	\$145,000	% Asst Positive	0.0%
Applications by Race: Native American					
Total Apps	3	Total Amt/App	\$138,333	% Positive	100.0%
Total Conventional Apps	2	Conventional Amt/App	\$110,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$195,000	% Asst Positive	100.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	39	Total Amt/App	\$85,000	% Positive	82.1%
Total Conventional Apps	22	Conventional Amt/App	\$81,364	% Conv Positive	81.8%
Total Assisted Apps	17	Assisted Amt/App	\$89,706	% Asst Positive	82.4%
Applications by Ethnicity: Hispanic					
Total Apps	22	Total Amt/App	\$85,909	% Positive	72.7%
Total Conventional Apps	14	Conventional Amt/App	\$82,143	% Conv Positive	85.7%
Total Assisted Apps	8	Assisted Amt/App	\$92,500	% Asst Positive	50.0%

Lansing-Central-Southwest

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
42,193	18,325	\$47,355	\$61,042	\$28,592

Housing Costs

Owner Units

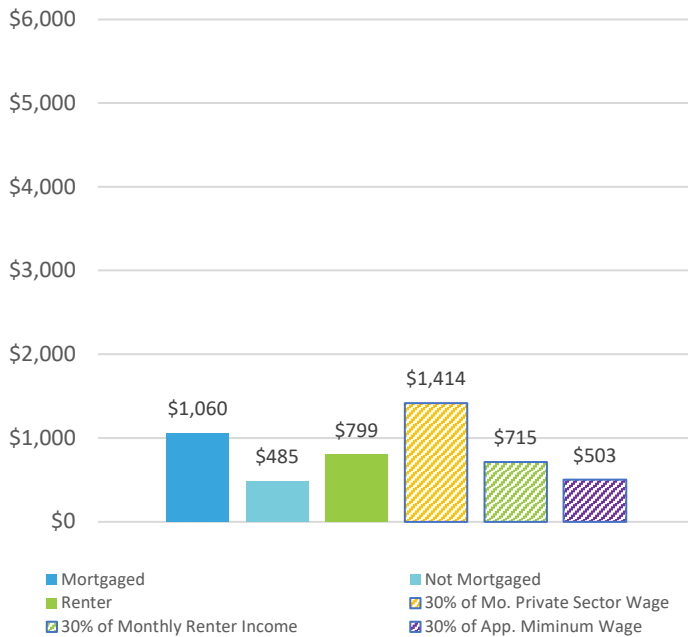
Home Value	\$105,296	2016 Value	\$89,709
Cost M/NM	\$1060/\$485	Value ▲	17.4%
\$35,099 To afford median home			

Renter Units

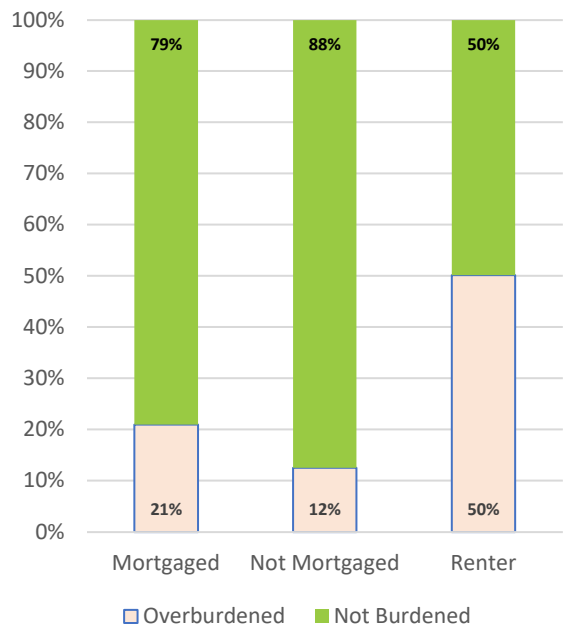
Gross Rent	\$799	2016 Rent	\$790
		Rent ▲	1.1%
\$31,960 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	20,145	Owner HH	57%	Renter HH	43%
Median Year Built	1961	% Built Pre-1970	66.5%		
Median Move Year	2013	% Built After 2010	0.6%		
Median Rooms	5.2	SF%	66.8%	MM%	18.4%
		MF%	13.9%		

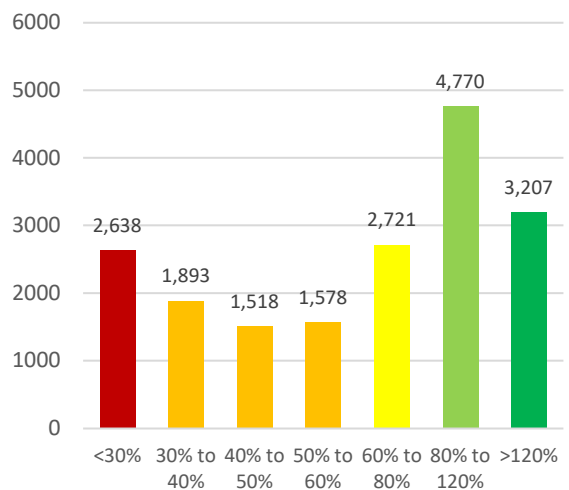
Vacancy Rates

Total	9%	Owner	0%	Renter	0.1%
Seasonal	0.0%	Other	4.3%	# V Rent	577
				#V Owner	280

Homeownership Rate by Race/Ethnicity

Black	39.6%	White	67.3%
Asian	58.5%	Other or Multiracial	29.8%
Am. Indian	13.5%	Hispanic	53.7%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Lansing-Central-Southwest

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	1.8%	3.5%
Household Count, 2021	18,325	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	1.63	--	--	--	--	--
Median Income, 2021	\$47,355	--	13.4%	\$64,417	--	13.0%
Median owner income, 2021	\$61,042	--	7.3%	\$83,145	--	11.8%
Median renter income, 2021	\$28,592	--	9.5%	\$35,865	--	13.3%
Median home value	\$105,296	--	17.4%	\$166,411	--	14.3%
Median gross rent	\$799	--	1.1%	\$941	--	6.1%
Income needed for median rent	\$31,960	--	--	\$37,633	--	--
Income needed for median value	\$35,099	--	--	\$55,470	--	--
Overburdened households	5,794	32%	-14.2%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	859	4.3%	-14.4%	6,898	3.4%	0.6%
Seasonal vacancy	8	0.0%	-93.5%	683	0.3%	-43.1%
For-Sale vacancy	280	1.4%	12.9%	1,376	0.7%	-30.3%
For-Rent vacancy	577	2.9%	-44.6%	3,822	1.9%	-12.6%
Homes built pre-1940	3,746	18.6%	--	33,490	16.7%	--
Homes built post-1990	1,815	9.0%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Low Cost and Growing
Strength and Need Type**	Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	367	503	869
Market supply (vacant on market, adjusted for age)	220	295	516
5 year Market production goals (based on 75K units)	141	200	341
1 year Market production goals (based on 15K units)	28	40	68
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Lansing-Central-Southwest

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	853	Total Amt/App	\$126,747	% Approved	75.3%
Total Conventional Apps	527	Conventional Amt/App	\$126,860	% Conv Apprvd	77.6%
Total Assisted Apps	326	Assisted Amt/App	\$126,564	% Asst Apprvd	71.5%
Applications by Race: White					
Total Apps	566	Total Amt/App	\$125,477	% Positive	77.9%
Total Conventional Apps	379	Conventional Amt/App	\$127,243	% Conv Positive	78.6%
Total Assisted Apps	187	Assisted Amt/App	\$121,898	% Asst Positive	76.5%
Applications by Race: Black					
Total Apps	154	Total Amt/App	\$128,377	% Positive	68%
Total Conventional Apps	70	Conventional Amt/App	\$120,143	% Conv Positive	68.6%
Total Assisted Apps	84	Assisted Amt/App	\$135,238	% Asst Positive	67.9%
Applications by Race: Asian					
Total Apps	21	Total Amt/App	\$136,429	% Positive	71.4%
Total Conventional Apps	17	Conventional Amt/App	\$137,353	% Conv Positive	64.7%
Total Assisted Apps	4	Assisted Amt/App	\$132,500	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	7	Total Amt/App	\$96,429	% Positive	71.4%
Total Conventional Apps	4	Conventional Amt/App	\$92,500	% Conv Positive	75.0%
Total Assisted Apps	3	Assisted Amt/App	\$101,667	% Asst Positive	66.7%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	93	Total Amt/App	\$125,323	% Positive	71.0%
Total Conventional Apps	50	Conventional Amt/App	\$127,000	% Conv Positive	88.0%
Total Assisted Apps	43	Assisted Amt/App	\$123,372	% Asst Positive	51.2%
Applications by Ethnicity: Hispanic					
Total Apps	51	Total Amt/App	\$117,745	% Positive	66.7%
Total Conventional Apps	27	Conventional Amt/App	\$116,481	% Conv Positive	66.7%
Total Assisted Apps	24	Assisted Amt/App	\$119,167	% Asst Positive	66.7%

Lansing-East

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
28,971	13,425	\$51,408	\$62,197	\$42,720

Housing Costs

Owner Units

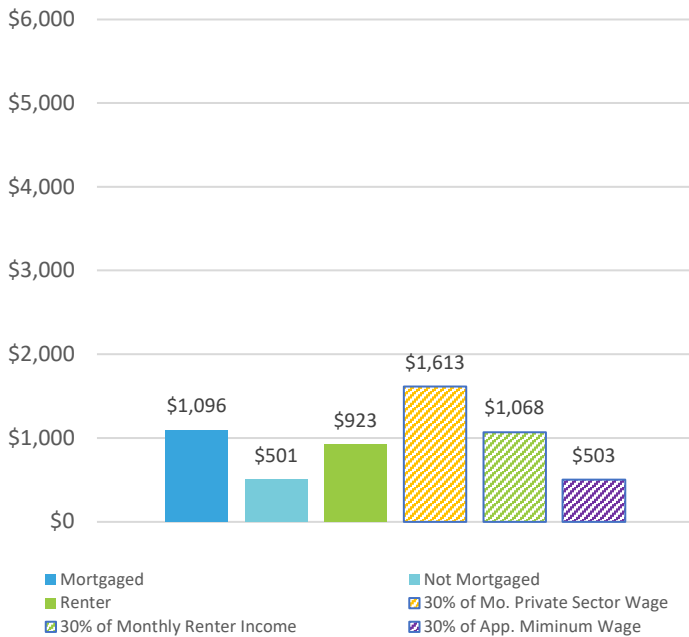
Home Value	\$106,231	2016 Value	\$94,582
Cost M/NM	\$1096/\$501	Value ▲	12.3%
\$35,410 To afford median home			

Renter Units

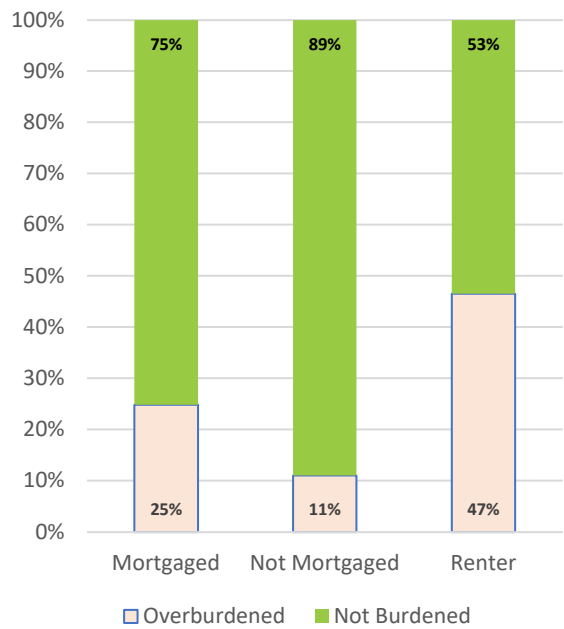
Gross Rent	\$923	2016 Rent	\$952
		Rent ▲	-3.1%
\$36,920 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	14,568	Owner HH	61%	Renter HH	39%
Median Year Built	1953	% Built Pre-1970	73%		
Median Move Year	2013	% Built After 2010	1.2%		
Median Rooms	5.5	SF%	74.4%	MM%	14.9%
		MF%	10.6%		

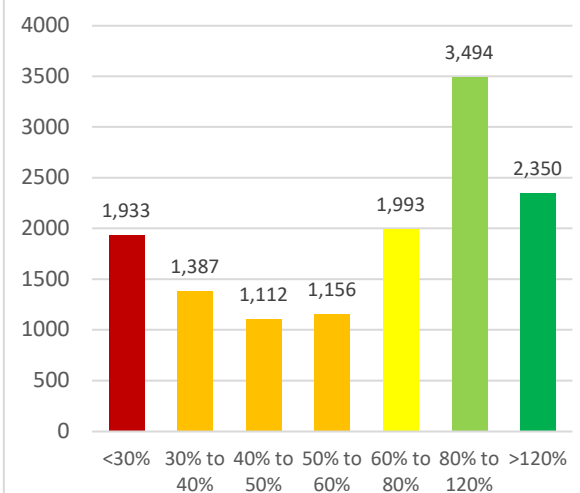
Vacancy Rates

Total	7.8%	Owner	0%	Renter	0%
Seasonal	0.1%	Other	5.0%	# V Rent	181
				# V Owner	82

Homeownership Rate by Race/Ethnicity

Black	36.4%	White	65.5%
Asian	39.1%	Other or Multiracial	62.2%
Am. Indian	28.7%	Hispanic	50.8%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Lansing-East

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	1.1%	3.5%
Household Count, 2021	13,425	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	1.65	--	--	--	--	--
Median Income, 2021	\$51,408	--	3.0%	\$64,417	--	13.0%
Median owner income, 2021	\$62,197	--	7.9%	\$83,145	--	11.8%
Median renter income, 2021	\$42,720	--	21.4%	\$35,865	--	13.3%
Median home value	\$106,231	--	12.3%	\$166,411	--	14.3%
Median gross rent	\$923	--	-3.1%	\$941	--	6.1%
Income needed for median rent	\$36,920	--	--	\$37,633	--	--
Income needed for median value	\$35,410	--	--	\$55,470	--	--
Overburdened households	4,113	31%	-5.0%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	725	5.0%	25.4%	6,898	3.4%	0.6%
Seasonal vacancy	9	0.1%	-81.3%	683	0.3%	-43.1%
For-Sale vacancy	82	0.6%	-47.1%	1,376	0.7%	-30.3%
For-Rent vacancy	181	1.2%	-18.5%	3,822	1.9%	-12.6%
Homes built pre-1940	4,110	28.2%	--	33,490	16.7%	--
Homes built post-1990	1,251	8.6%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Low Cost and Growing
Strength and Need Type**	Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	199	306	505
Market supply (vacant on market, adjusted for age)	66	105	172
5 year Market production goals (based on 75K units)	128	194	322
1 year Market production goals (based on 15K units)	26	39	64
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Lansing-East

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	776	Total Amt/App	\$119,162	% Approved	75.1%
Total Conventional Apps	561	Conventional Amt/App	\$118,690	% Conv Apprvd	77.5%
Total Assisted Apps	215	Assisted Amt/App	\$120,395	% Asst Apprvd	68.8%
Applications by Race: White					
Total Apps	586	Total Amt/App	\$116,621	% Positive	76.1%
Total Conventional Apps	443	Conventional Amt/App	\$117,190	% Conv Positive	77.9%
Total Assisted Apps	143	Assisted Amt/App	\$114,860	% Asst Positive	70.6%
Applications by Race: Black					
Total Apps	87	Total Amt/App	\$135,690	% Positive	66%
Total Conventional Apps	44	Conventional Amt/App	\$133,864	% Conv Positive	70.5%
Total Assisted Apps	43	Assisted Amt/App	\$137,558	% Asst Positive	60.5%
Applications by Race: Asian					
Total Apps	15	Total Amt/App	\$113,667	% Positive	73.3%
Total Conventional Apps	12	Conventional Amt/App	\$100,000	% Conv Positive	75.0%
Total Assisted Apps	3	Assisted Amt/App	\$168,333	% Asst Positive	66.7%
Applications by Race: Native American					
Total Apps	1	Total Amt/App	\$105,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$105,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	1	Total Amt/App	\$115,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$115,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	63	Total Amt/App	\$119,762	% Positive	81.0%
Total Conventional Apps	44	Conventional Amt/App	\$120,000	% Conv Positive	84.1%
Total Assisted Apps	19	Assisted Amt/App	\$119,211	% Asst Positive	73.7%
Applications by Ethnicity: Hispanic					
Total Apps	52	Total Amt/App	\$113,269	% Positive	71.2%
Total Conventional Apps	35	Conventional Amt/App	\$108,143	% Conv Positive	74.3%
Total Assisted Apps	17	Assisted Amt/App	\$123,824	% Asst Positive	64.7%

Lansing-Outter-West

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
10,904	4,582	\$57,036	\$68,002	\$28,627

Housing Costs

Owner Units

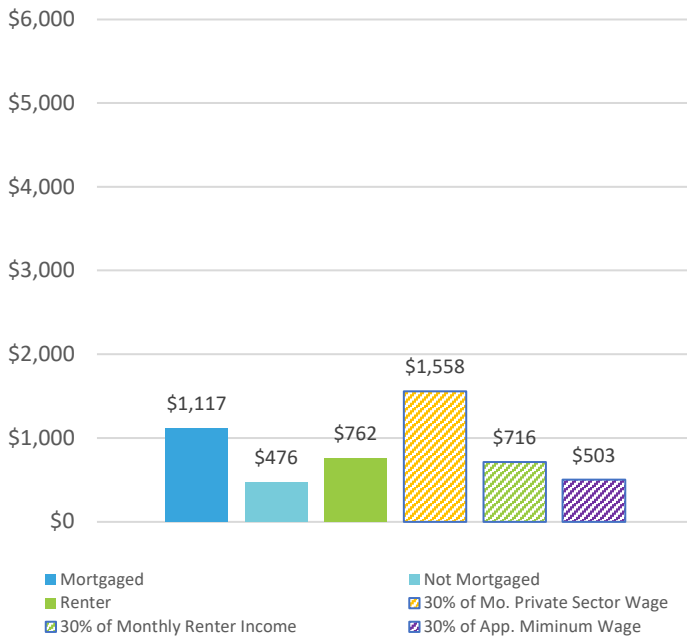
Home Value	\$111,404	2016 Value	\$98,769
Cost M/NM	\$1117/\$476	Value ▲	12.8%
\$37,135 To afford median home			

Renter Units

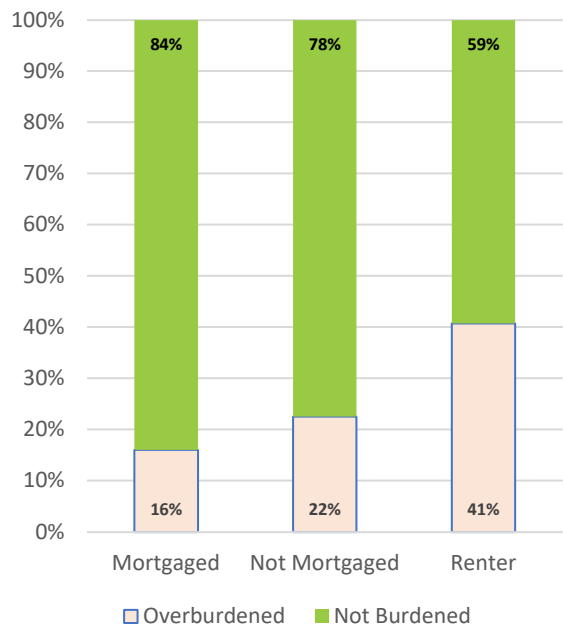
Gross Rent	\$762	2016 Rent	\$733
		Rent ▲	4.0%
\$30,480 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	4,852	Owner HH	68%	Renter HH	32%
Median Year Built	1960	% Built Pre-1970		73.3%	
Median Move Year	2010	% Built After 2010		0%	
Median Rooms	5.4	SF%	71.4%	MM%	10.3%
		MF%		14.3%	

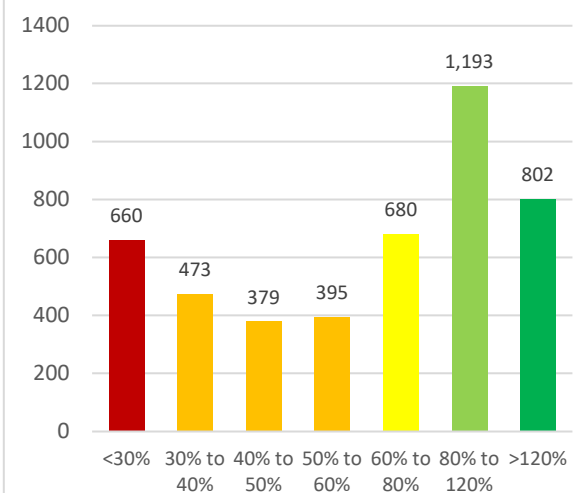
Vacancy Rates

Total	5.6%	Owner	0%	Renter	0%
Seasonal	0.0%	Other	3.6%	# V Rent	0
				#V Owner	6

Homeownership Rate by Race/Ethnicity

Black	43.4%	White	78.0%
Asian	26.6%	Other or Multiracial	36.9%
Am. Indian	100.0%	Hispanic	48.8%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Lansing-Outter-West

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	0.4%	3.5%
Household Count, 2021	4,582	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	1.73	--	--	--	--	--
Median Income, 2021	\$57,036	--	15.2%	\$64,417	--	13.0%
Median owner income, 2021	\$68,002	--	6.2%	\$83,145	--	11.8%
Median renter income, 2021	\$28,627	--	1.0%	\$35,865	--	13.3%
Median home value	\$111,404	--	12.8%	\$166,411	--	14.3%
Median gross rent	\$762	--	4.0%	\$941	--	6.1%
Income needed for median rent	\$30,480	--	--	\$37,633	--	--
Income needed for median value	\$37,135	--	--	\$55,470	--	--
Overburdened households	1,168	25%	-24.4%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	177	3.6%	-24.0%	6,898	3.4%	0.6%
Seasonal vacancy	0	0.0%	-100.0%	683	0.3%	-43.1%
For-Sale vacancy	6	0.1%	-86.7%	1,376	0.7%	-30.3%
For-Rent vacancy	0	0.0%	-100.0%	3,822	1.9%	-12.6%
Homes built pre-1940	477	9.8%	--	33,490	16.7%	--
Homes built post-1990	264	5.4%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Low Cost and Stable
Strength and Need Type**	High Strength and High Need (Type I)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	77	68	145
Market supply (vacant on market, adjusted for age)	5	0	5
5 year Market production goals (based on 75K units)	69	65	135
1 year Market production goals (based on 15K units)	14	13	27
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Lansing-Outer-West

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	230	Total Amt/App	\$139,739	% Approved	80.0%
Total Conventional Apps	146	Conventional Amt/App	\$139,110	% Conv Apprvd	83.6%
Total Assisted Apps	84	Assisted Amt/App	\$140,833	% Asst Apprvd	73.8%
Applications by Race: White					
Total Apps	169	Total Amt/App	\$136,657	% Positive	82.2%
Total Conventional Apps	110	Conventional Amt/App	\$136,727	% Conv Positive	84.5%
Total Assisted Apps	59	Assisted Amt/App	\$136,525	% Asst Positive	78.0%
Applications by Race: Black					
Total Apps	27	Total Amt/App	\$158,704	% Positive	67%
Total Conventional Apps	16	Conventional Amt/App	\$161,875	% Conv Positive	75.0%
Total Assisted Apps	11	Assisted Amt/App	\$154,091	% Asst Positive	54.5%
Applications by Race: Asian					
Total Apps	7	Total Amt/App	\$132,143	% Positive	57.1%
Total Conventional Apps	4	Conventional Amt/App	\$107,500	% Conv Positive	75.0%
Total Assisted Apps	3	Assisted Amt/App	\$165,000	% Asst Positive	33.3%
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	20	Total Amt/App	\$143,500	% Positive	85.0%
Total Conventional Apps	12	Conventional Amt/App	\$146,667	% Conv Positive	83.3%
Total Assisted Apps	8	Assisted Amt/App	\$138,750	% Asst Positive	87.5%
Applications by Ethnicity: Hispanic					
Total Apps	14	Total Amt/App	\$152,857	% Positive	92.9%
Total Conventional Apps	7	Conventional Amt/App	\$147,857	% Conv Positive	85.7%
Total Assisted Apps	7	Assisted Amt/App	\$157,857	% Asst Positive	100.0%

Lansing-Southeast

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
7,038	3,307	\$37,880	\$62,400	\$35,695

Housing Costs

Owner Units

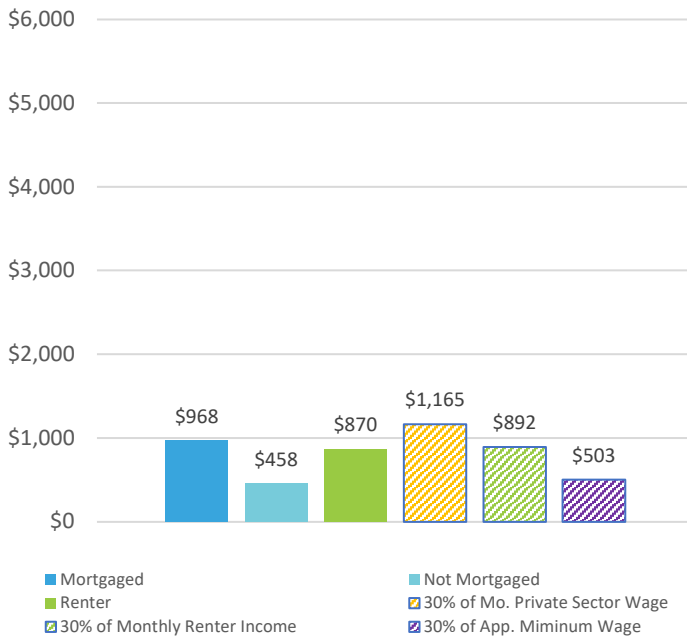
Home Value	\$85,796	2016 Value	\$79,008
Cost M/NM	\$968/\$458	Value ▲	8.6%
\$28,599 To afford median home			

Renter Units

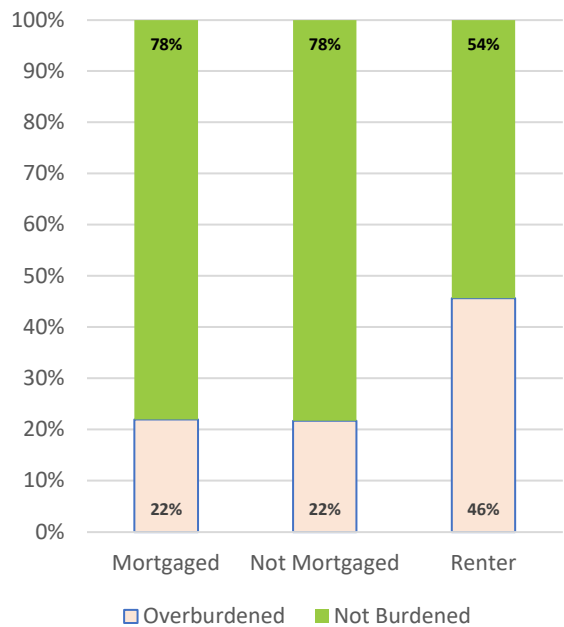
Gross Rent	\$870	2016 Rent	\$835
		Rent ▲	4.3%
\$34,800 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	3,678	Owner HH	17%	Renter HH	83%
Median Year Built	1977	% Built Pre-1970	30.5%		
Median Move Year	2017	% Built After 2010	2.8%		
Median Rooms	3.8	SF%	15.1%	MM%	31%
		MF%	53.3%		

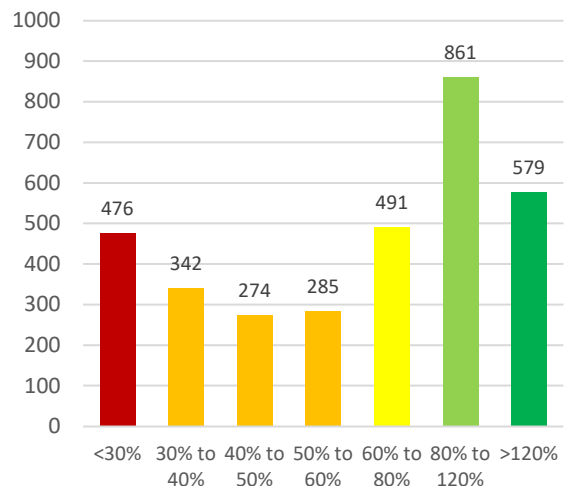
Vacancy Rates

Total	10.1%	Owner	0%	Renter	0%
Seasonal	2.0%	Other	5.1%	# V Rent	78
				#V Owner	0

Homeownership Rate by Race/Ethnicity

Black	7.7%	White	26.6%
Asian	2.4%	Other or Multiracial	25.5%
Am. Indian	0.0%	Hispanic	25.2%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Lansing-Southeast

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-2.5%	3.5%
Household Count, 2021	3,307	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	1.33	--	--	--	--	--
Median Income, 2021	\$37,880	--	12.0%	\$64,417	--	13.0%
Median owner income, 2021	\$62,400	--	13.4%	\$83,145	--	11.8%
Median renter income, 2021	\$35,695	--	14.7%	\$35,865	--	13.3%
Median home value	\$85,796	--	8.6%	\$166,411	--	14.3%
Median gross rent	\$870	--	4.3%	\$941	--	6.1%
Income needed for median rent	\$34,800	--	--	\$37,633	--	--
Income needed for median value	\$28,599	--	--	\$55,470	--	--
Overburdened households	1,377	42%	-12.3%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	186	5.1%	154.8%	6,898	3.4%	0.6%
Seasonal vacancy	72	2.0%	125.0%	683	0.3%	-43.1%
For-Sale vacancy	0	0.0%	-100.0%	1,376	0.7%	-30.3%
For-Rent vacancy	78	2.1%	-70.5%	3,822	1.9%	-12.6%
Homes built pre-1940	148	4.0%	--	33,490	16.7%	--
Homes built post-1990	858	23.3%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

Low Cost and Shrinking
Low Strength and High Need (Type II)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	13	313	326
Market supply (vacant on market, adjusted for age)	0	19	19
5 year Market production goals (based on 75K units)	13	284	296
1 year Market production goals (based on 15K units)	3	57	59
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Lansing-Southeast

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	49	Total Amt/App	\$101,122	% Approved	81.6%
Total Conventional Apps	34	Conventional Amt/App	\$95,882	% Conv Apprvd	85.3%
Total Assisted Apps	15	Assisted Amt/App	\$113,000	% Asst Apprvd	73.3%
Applications by Race: White					
Total Apps	27	Total Amt/App	\$105,741	% Positive	88.9%
Total Conventional Apps	20	Conventional Amt/App	\$100,000	% Conv Positive	90.0%
Total Assisted Apps	7	Assisted Amt/App	\$122,143	% Asst Positive	85.7%
Applications by Race: Black					
Total Apps	10	Total Amt/App	\$98,000	% Positive	60%
Total Conventional Apps	5	Conventional Amt/App	\$83,000	% Conv Positive	80.0%
Total Assisted Apps	5	Assisted Amt/App	\$113,000	% Asst Positive	40.0%
Applications by Race: Asian					
Total Apps	3	Total Amt/App	\$95,000	% Positive	66.7%
Total Conventional Apps	3	Conventional Amt/App	\$95,000	% Conv Positive	66.7%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	1	Total Amt/App	\$155,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$155,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	9	Total Amt/App	\$92,778	% Positive	88.9%
Total Conventional Apps	6	Conventional Amt/App	\$93,333	% Conv Positive	83.3%
Total Assisted Apps	3	Assisted Amt/App	\$91,667	% Asst Positive	100.0%
Applications by Ethnicity: Hispanic					
Total Apps	3	Total Amt/App	\$125,000	% Positive	66.7%
Total Conventional Apps	2	Conventional Amt/App	\$110,000	% Conv Positive	50.0%
Total Assisted Apps	1	Assisted Amt/App	\$155,000	% Asst Positive	100.0%

Leslie

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
16,657	6,235	\$78,102	\$86,831	\$37,469

Housing Costs

Owner Units

Home Value	\$173,722	2016 Value	\$152,933
Cost M/NM	\$1391/\$553	Value ▲	13.6%

\$57,907 To afford median home

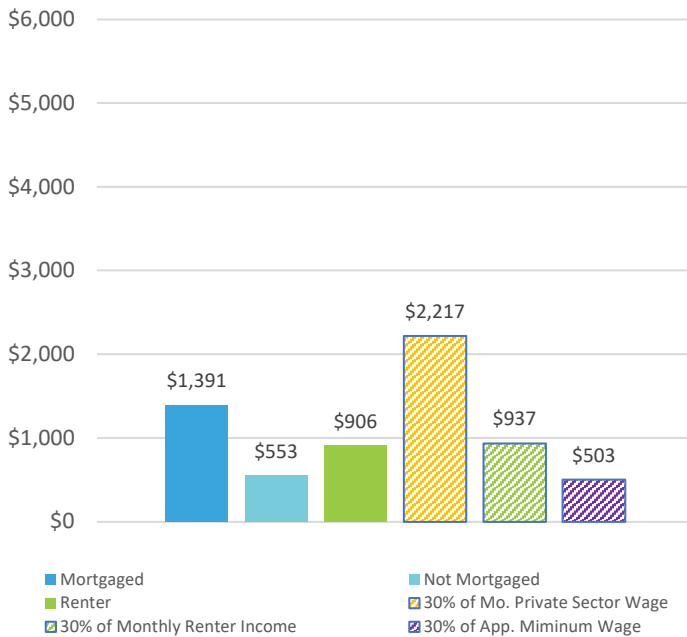
Renter Units

Gross Rent	\$906	2016 Rent	\$890
		Rent ▲	1.8%

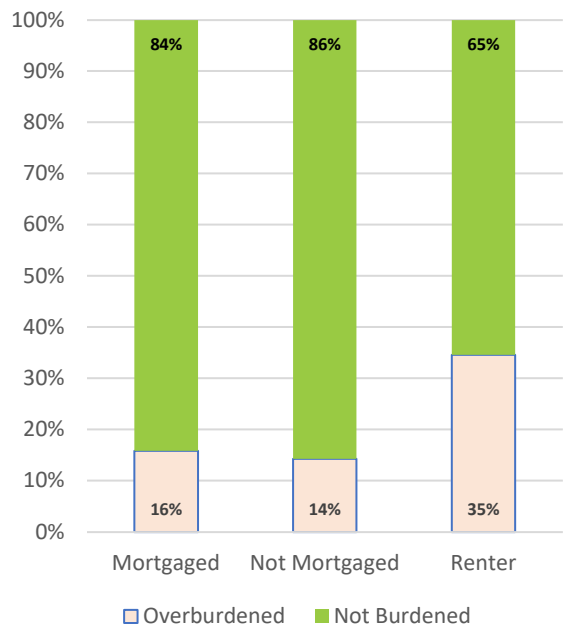
\$36,240 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	6,629	Owner HH	86%	Renter HH	14%		
Median Year Built	1976	% Built Pre-1970		40.5%			
Median Move Year	2008	% Built After 2010		3.9%			
Median Rooms	6.4	SF%	86.5%	MM%	5%	MF%	1.8%

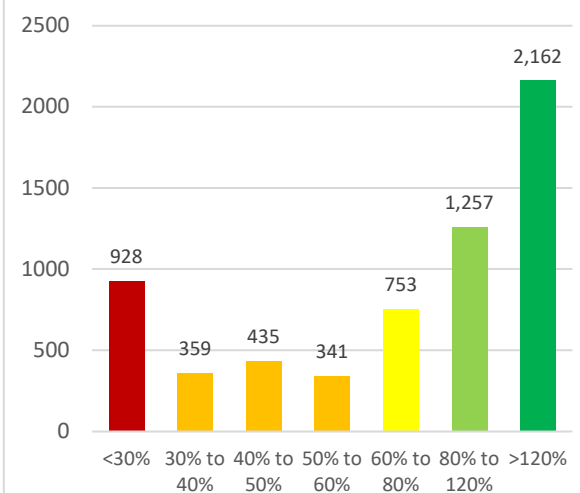
Vacancy Rates

Total	5.9%	Owner	0%	Renter	0%		
Seasonal	0.3%	Other	3.4%	# V Rent	27	#V Owner	57

Homeownership Rate by Race/Ethnicity

Black	100.0%	White	87.2%
Asian	100.0%	Other or Multiracial	57.8%
Am. Indian	66.7%	Hispanic	85.9%
Pacific Islnd	100.0%		

Number of Households by AMI Group



Leslie

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	0.4%	3.5%
Household Count, 2021	6,235	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.70	--	--	--	--	--
Median Income, 2021	\$78,102	--	19.5%	\$64,417	--	13.0%
Median owner income, 2021	\$86,831	--	23.2%	\$83,145	--	11.8%
Median renter income, 2021	\$37,469	--	-7.4%	\$35,865	--	13.3%
Median home value	\$173,722	--	13.6%	\$166,411	--	14.3%
Median gross rent	\$906	--	1.8%	\$941	--	6.1%
Income needed for median rent	\$36,240	--	--	\$37,633	--	--
Income needed for median value	\$57,907	--	--	\$55,470	--	--
Overburdened households	1,115	18%	-22.0%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	228	3.4%	-4.6%	6,898	3.4%	0.6%
Seasonal vacancy	19	0.3%	-69.8%	683	0.3%	-43.1%
For-Sale vacancy	57	0.9%	-45.7%	1,376	0.7%	-30.3%
For-Rent vacancy	27	0.4%	-64.9%	3,822	1.9%	-12.6%
Homes built pre-1940	1,392	21.0%	--	33,490	16.7%	--
Homes built post-1990	2,186	33.0%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Stable
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	106	34	140
Market supply (vacant on market, adjusted for age)	22	13	35
5 year Market production goals (based on 75K units)	82	20	102
1 year Market production goals (based on 15K units)	16	4	20
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Leslie

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	290	Total Amt/App	\$209,517	% Approved	81.0%
Total Conventional Apps	189	Conventional Amt/App	\$212,725	% Conv Apprvd	83.6%
Total Assisted Apps	101	Assisted Amt/App	\$203,515	% Asst Apprvd	76.2%
Applications by Race: White					
Total Apps	246	Total Amt/App	\$204,431	% Positive	81.7%
Total Conventional Apps	160	Conventional Amt/App	\$206,250	% Conv Positive	83.8%
Total Assisted Apps	86	Assisted Amt/App	\$201,047	% Asst Positive	77.9%
Applications by Race: Black					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	4	Total Amt/App	\$87,500	% Positive	75.0%
Total Conventional Apps	1	Conventional Amt/App	\$85,000	% Conv Positive	100.0%
Total Assisted Apps	3	Assisted Amt/App	\$88,333	% Asst Positive	66.7%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	38	Total Amt/App	\$231,316	% Positive	73.7%
Total Conventional Apps	24	Conventional Amt/App	\$242,500	% Conv Positive	79.2%
Total Assisted Apps	14	Assisted Amt/App	\$212,143	% Asst Positive	64.3%
Applications by Ethnicity: Hispanic					
Total Apps	12	Total Amt/App	\$229,167	% Positive	100.0%
Total Conventional Apps	7	Conventional Amt/App	\$249,286	% Conv Positive	100.0%
Total Assisted Apps	5	Assisted Amt/App	\$201,000	% Asst Positive	100.0%

Okemos-Haslett

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
35,206	15,269	\$85,226	\$122,311	\$46,272

Housing Costs

Owner Units

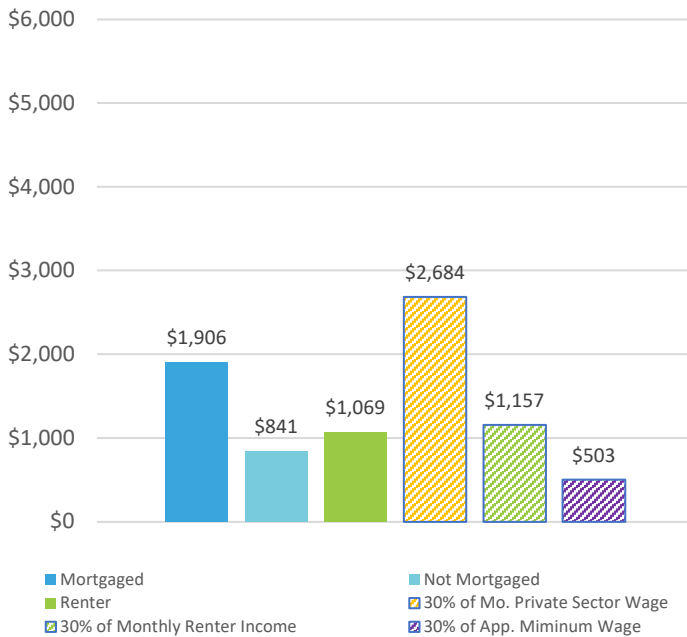
Home Value	\$269,884	2016 Value	\$209,975
Cost M/NM	\$1906/\$841	Value ▲	28.5%
\$89,961 To afford median home			

Renter Units

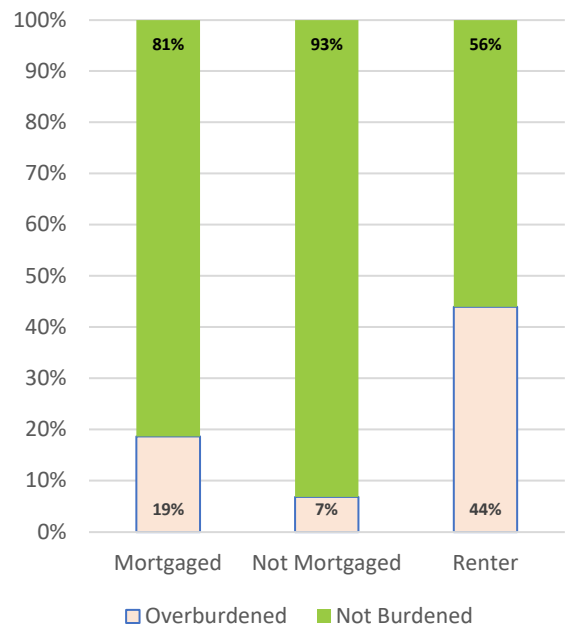
Gross Rent	\$1,069	2016 Rent	\$930
		Rent ▲	14.9%
\$42,760 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	16,234	Owner HH	58%	Renter HH	42%
Median Year Built	1984	% Built Pre-1970	26%		
Median Move Year	2013	% Built After 2010	9.2%		
Median Rooms	5.9	SF%	52.7%	MM%	20%
		MF%	27.2%		

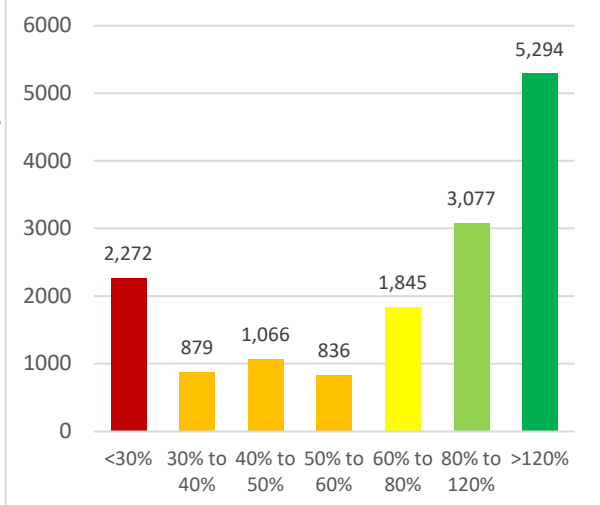
Vacancy Rates

Total	5.9%	Owner	0%	Renter	0.1%
Seasonal	1.0%	Other	1.4%	# V Rent	369
				# V Owner	69

Homeownership Rate by Race/Ethnicity

Black	25.5%	White	60.7%
Asian	60.1%	Other or Multiracial	46.5%
Am. Indian	58.1%	Hispanic	44.3%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Okemos-Haslett

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	7.1%	3.5%
Household Count, 2021	15,269	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	4.19	--	--	--	--	--
Median Income, 2021	\$85,226	--	11.7%	\$64,417	--	13.0%
Median owner income, 2021	\$122,311	--	15.9%	\$83,145	--	11.8%
Median renter income, 2021	\$46,272	--	19.2%	\$35,865	--	13.3%
Median home value	\$269,884	--	28.5%	\$166,411	--	14.3%
Median gross rent	\$1,069	--	14.9%	\$941	--	6.1%
Income needed for median rent	\$42,760	--	--	\$37,633	--	--
Income needed for median value	\$89,961	--	--	\$55,470	--	--
Overburdened households	4,068	27%	2.0%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	235	1.4%	75.4%	6,898	3.4%	0.6%
Seasonal vacancy	170	1.0%	13.3%	683	0.3%	-43.1%
For-Sale vacancy	69	0.4%	56.8%	1,376	0.7%	-30.3%
For-Rent vacancy	369	2.3%	186.0%	3,822	1.9%	-12.6%
Homes built pre-1940	582	3.6%	--	33,490	16.7%	--
Homes built post-1990	5,915	36.4%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*	High Cost and Growing
Strength and Need Type**	High Strength and High Need (Type I)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	184	541	726
Market supply (vacant on market, adjusted for age)	20	80	100
5 year Market production goals (based on 75K units)	159	445	604
1 year Market production goals (based on 15K units)	32	89	121
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Okemos-Haslett

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	647	Total Amt/App	\$275,309	% Approved	78.1%
Total Conventional Apps	591	Conventional Amt/App	\$279,399	% Conv Apprvd	78.8%
Total Assisted Apps	56	Assisted Amt/App	\$232,143	% Asst Apprvd	69.6%
Applications by Race: White					
Total Apps	429	Total Amt/App	\$261,364	% Positive	80.4%
Total Conventional Apps	389	Conventional Amt/App	\$265,308	% Conv Positive	81.7%
Total Assisted Apps	40	Assisted Amt/App	\$223,000	% Asst Positive	67.5%
Applications by Race: Black					
Total Apps	22	Total Amt/App	\$305,000	% Positive	91%
Total Conventional Apps	18	Conventional Amt/App	\$306,667	% Conv Positive	94.4%
Total Assisted Apps	4	Assisted Amt/App	\$297,500	% Asst Positive	75.0%
Applications by Race: Asian					
Total Apps	103	Total Amt/App	\$286,262	% Positive	69.9%
Total Conventional Apps	99	Conventional Amt/App	\$289,444	% Conv Positive	69.7%
Total Assisted Apps	4	Assisted Amt/App	\$207,500	% Asst Positive	75.0%
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	74	Total Amt/App	\$314,459	% Positive	70.3%
Total Conventional Apps	68	Conventional Amt/App	\$316,912	% Conv Positive	69.1%
Total Assisted Apps	6	Assisted Amt/App	\$286,667	% Asst Positive	83.3%
Applications by Ethnicity: Hispanic					
Total Apps	25	Total Amt/App	\$245,400	% Positive	64.0%
Total Conventional Apps	22	Conventional Amt/App	\$236,818	% Conv Positive	63.6%
Total Assisted Apps	3	Assisted Amt/App	\$308,333	% Asst Positive	66.7%

Olivet

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
14,428	5,052	\$68,794	\$75,271	\$38,606

Housing Costs

Owner Units

Home Value	\$153,112	2016 Value	\$127,683
Cost M/NM	\$1280/\$500	Value ▲	19.9%

\$51,037 To afford median home

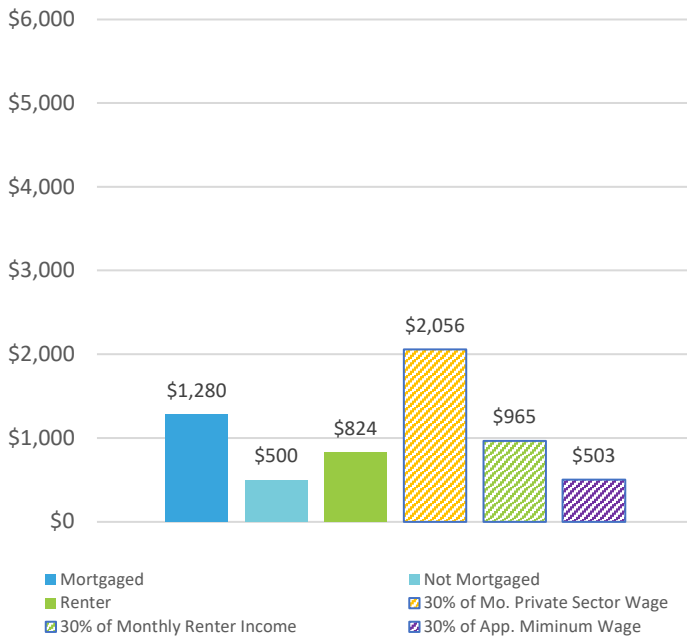
Renter Units

Gross Rent	\$824	2016 Rent	\$898
		Rent ▲	-8.3%

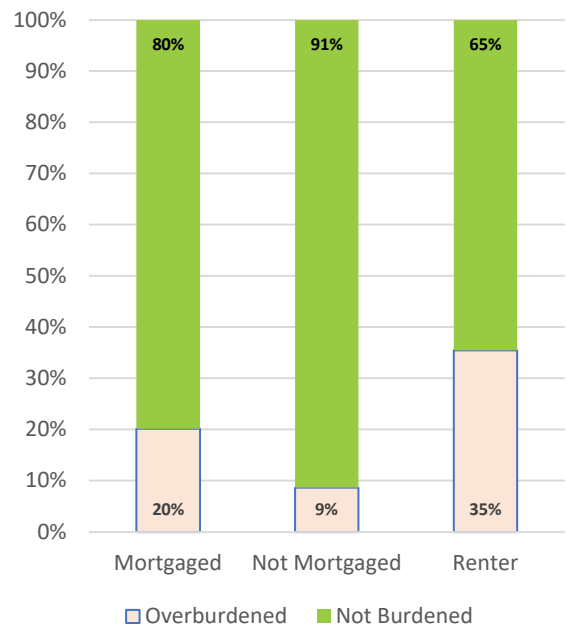
\$32,960 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	5,478	Owner HH	84%	Renter HH	16%
Median Year Built	1972	% Built Pre-1970		45.7%	
Median Move Year	2007	% Built After 2010		3.1%	
Median Rooms	6.3	SF%	86.9%	MM%	5.1%
		MF%	2.5%		

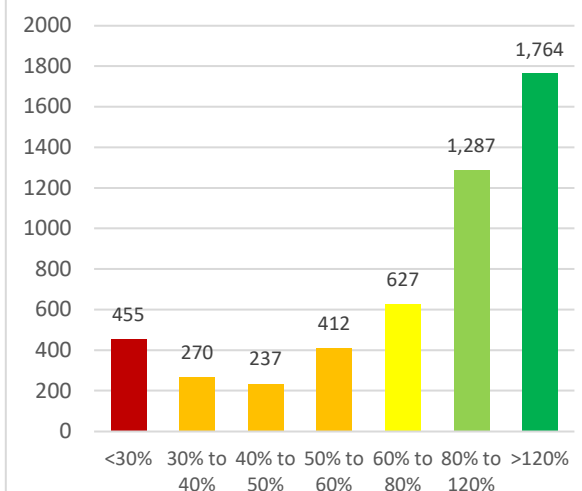
Vacancy Rates

Total	7.8%	Owner	0%	Renter	0%
Seasonal	0.7%	Other	4.9%	# V Rent	45
				#V Owner	23

Homeownership Rate by Race/Ethnicity

Black	100.0%	White	83.9%
Asian	100.0%	Other or Multiracial	77.7%
Am. Indian	100.0%	Hispanic	45.7%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Olivet

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-2.0%	3.5%
Household Count, 2021	5,052	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.38	--	--	--	--	--
Median Income, 2021	\$68,794	--	18.1%	\$64,417	--	13.0%
Median owner income, 2021	\$75,271	--	18.4%	\$83,145	--	11.8%
Median renter income, 2021	\$38,606	--	-6.6%	\$35,865	--	13.3%
Median home value	\$153,112	--	19.9%	\$166,411	--	14.3%
Median gross rent	\$824	--	-8.3%	\$941	--	6.1%
Income needed for median rent	\$32,960	--	--	\$37,633	--	--
Income needed for median value	\$51,037	--	--	\$55,470	--	--
Overburdened households	960	19%	-25.0%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	268	4.9%	10.7%	6,898	3.4%	0.6%
Seasonal vacancy	40	0.7%	-52.4%	683	0.3%	-43.1%
For-Sale vacancy	23	0.4%	-72.3%	1,376	0.7%	-30.3%
For-Rent vacancy	45	0.8%	-22.4%	3,822	1.9%	-12.6%
Homes built pre-1940	1,640	29.9%	--	33,490	16.7%	--
Homes built post-1990	1,493	27.3%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

Low Cost and Shrinking
Low Strength and Low Need (Type III)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	79	37	116
Market supply (vacant on market, adjusted for age)	9	27	36
5 year Market production goals (based on 75K units)	67	10	77
1 year Market production goals (based on 15K units)	13	2	15
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Olivet

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	235	Total Amt/App	\$176,362	% Approved	74.0%
Total Conventional Apps	159	Conventional Amt/App	\$185,000	% Conv Apprved	72.3%
Total Assisted Apps	76	Assisted Amt/App	\$158,289	% Asst Apprvd	77.6%
Applications by Race: White					
Total Apps	195	Total Amt/App	\$174,897	% Positive	74.4%
Total Conventional Apps	132	Conventional Amt/App	\$185,530	% Conv Positive	73.5%
Total Assisted Apps	63	Assisted Amt/App	\$152,619	% Asst Positive	76.2%
Applications by Race: Black					
Total Apps	1	Total Amt/App	\$235,000	% Positive	100%
Total Conventional Apps	1	Conventional Amt/App	\$235,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	2	Total Amt/App	\$250,000	% Positive	50.0%
Total Conventional Apps	2	Conventional Amt/App	\$250,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	35	Total Amt/App	\$178,143	% Positive	68.6%
Total Conventional Apps	24	Conventional Amt/App	\$177,500	% Conv Positive	62.5%
Total Assisted Apps	11	Assisted Amt/App	\$179,545	% Asst Positive	81.8%
Applications by Ethnicity: Hispanic					
Total Apps	3	Total Amt/App	\$168,333	% Positive	33.3%
Total Conventional Apps	3	Conventional Amt/App	\$168,333	% Conv Positive	33.3%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

St. Johns

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
25,080	9,421	\$65,605	\$77,486	\$34,725

Housing Costs

Owner Units

Home Value	\$158,104	2016 Value	\$148,230
Cost M/NM	\$1279/\$502	Value ▲	6.7%

\$52,701 To afford median home

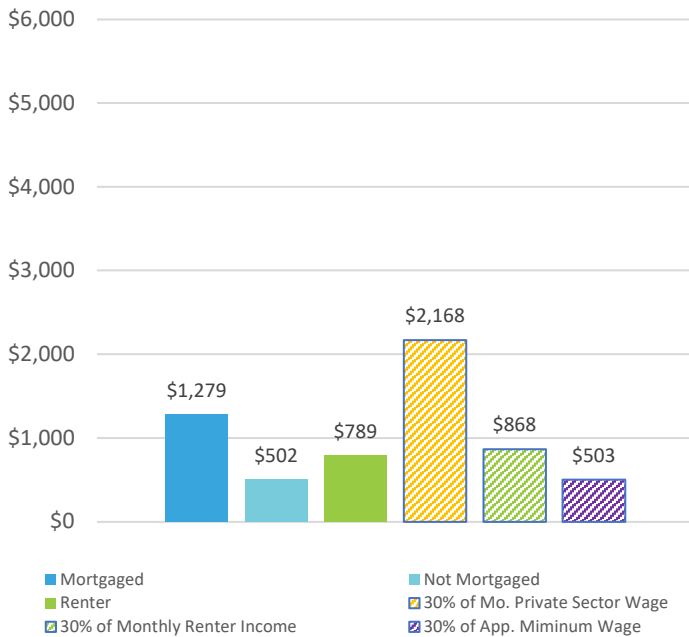
Renter Units

Gross Rent	\$789	2016 Rent	\$757
		Rent ▲	4.3%

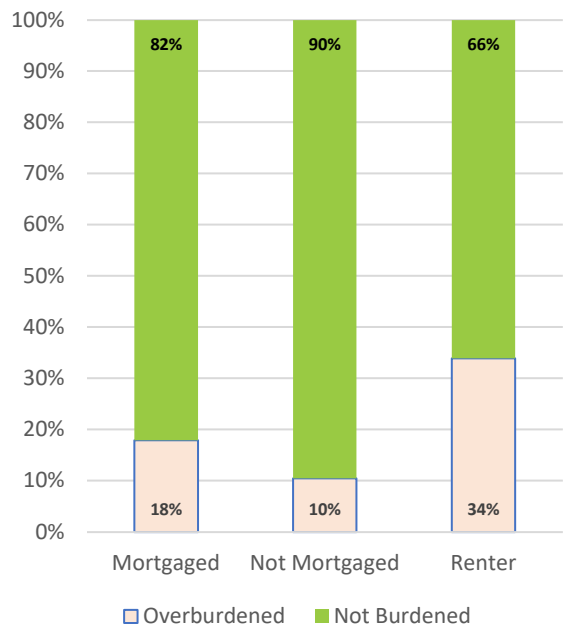
\$31,560 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	10,173	Owner HH	81%	Renter HH	19%
Median Year Built	1966	% Built Pre-1970		50.6%	
Median Move Year	2007	% Built After 2010		2.4%	
Median Rooms	6.4	SF%	82.1%	MM%	8%
				MF%	4.3%

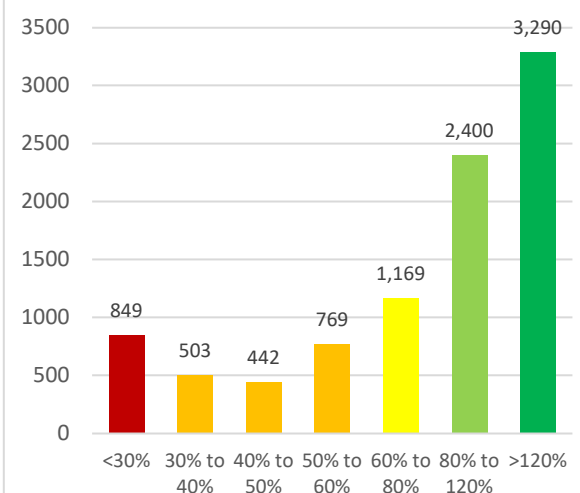
Vacancy Rates

Total	7.4%	Owner	0%	Renter	0.1%
Seasonal	0.5%	Other	4.1%	# V Rent	113
				# V Owner	109

Homeownership Rate by Race/Ethnicity

Black	92.0%	White	81.5%
Asian	91.3%	Other or Multiracial	59.2%
Am. Indian	100.0%	Hispanic	43.3%
Pacific Islnd	0.0%		

Number of Households by AMI Group



St. Johns

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	-0.7%	3.5%
Household Count, 2021	9,421	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.45	--	--	--	--	--
Median Income, 2021	\$65,605	--	11.2%	\$64,417	--	13.0%
Median owner income, 2021	\$77,486	--	11.4%	\$83,145	--	11.8%
Median renter income, 2021	\$34,725	--	5.2%	\$35,865	--	13.3%
Median home value	\$158,104	--	6.7%	\$166,411	--	14.3%
Median gross rent	\$789	--	4.3%	\$941	--	6.1%
Income needed for median rent	\$31,560	--	--	\$37,633	--	--
Income needed for median value	\$52,701	--	--	\$55,470	--	--
Overburdened households	1,739	18%	-21.8%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	413	4.1%	40.5%	6,898	3.4%	0.6%
Seasonal vacancy	47	0.5%	-14.5%	683	0.3%	-43.1%
For-Sale vacancy	109	1.1%	47.3%	1,376	0.7%	-30.3%
For-Rent vacancy	113	1.1%	-27.1%	3,822	1.9%	-12.6%
Homes built pre-1940	3,037	29.9%	--	33,490	16.7%	--
Homes built post-1990	2,574	25.3%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*	Low Cost and Stable
Strength and Need Type**	Low Strength and Low Need (Type III)

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	127	87	214
Market supply (vacant on market, adjusted for age)	55	53	108
5 year Market production goals (based on 75K units)	70	33	102
1 year Market production goals (based on 15K units)	14	7	20
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

St. Johns

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	425	Total Amt/App	\$182,435	% Approved	82.6%
Total Conventional Apps	296	Conventional Amt/App	\$186,588	% Conv Apprvd	82.1%
Total Assisted Apps	129	Assisted Amt/App	\$172,907	% Asst Apprvd	83.7%
Applications by Race: White					
Total Apps	378	Total Amt/App	\$181,270	% Positive	83.9%
Total Conventional Apps	261	Conventional Amt/App	\$184,655	% Conv Positive	83.5%
Total Assisted Apps	117	Assisted Amt/App	\$173,718	% Asst Positive	84.6%
Applications by Race: Black					
Total Apps	3	Total Amt/App	\$198,333	% Positive	100%
Total Conventional Apps	2	Conventional Amt/App	\$195,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$205,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Native American					
Total Apps	4	Total Amt/App	\$125,000	% Positive	50.0%
Total Conventional Apps	4	Conventional Amt/App	\$125,000	% Conv Positive	50.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	2	Total Amt/App	\$155,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$145,000	% Conv Positive	100.0%
Total Assisted Apps	1	Assisted Amt/App	\$165,000	% Asst Positive	100.0%
Applications by Race: Race Not Available					
Total Apps	34	Total Amt/App	\$188,529	% Positive	67.6%
Total Conventional Apps	26	Conventional Amt/App	\$199,231	% Conv Positive	69.2%
Total Assisted Apps	8	Assisted Amt/App	\$153,750	% Asst Positive	62.5%
Applications by Ethnicity: Hispanic					
Total Apps	4	Total Amt/App	\$167,500	% Positive	75.0%
Total Conventional Apps	1	Conventional Amt/App	\$125,000	% Conv Positive	100.0%
Total Assisted Apps	3	Assisted Amt/App	\$181,667	% Asst Positive	66.7%

Wacousta

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
22,397	8,681	\$95,842	\$97,386	\$58,989

Housing Costs

Owner Units

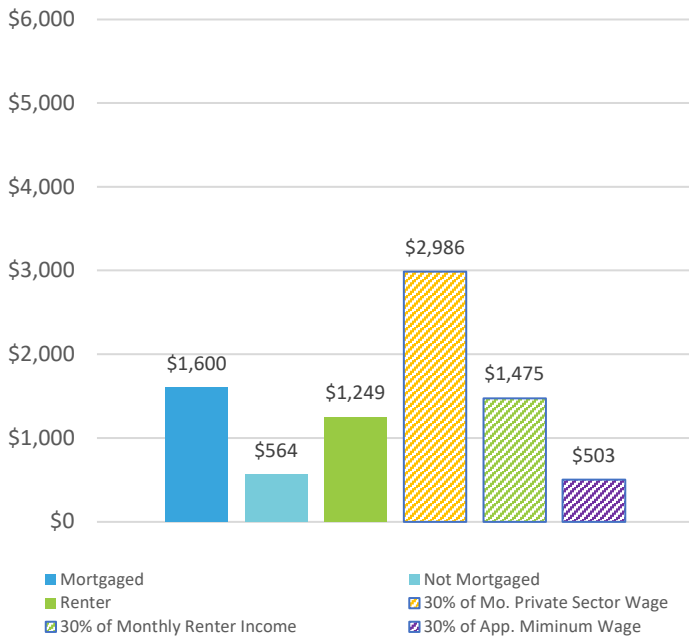
Home Value	\$221,706	2016 Value	\$190,590
Cost M/NM	\$1600/\$564	Value ▲	16.3%
\$73,902 To afford median home			

Renter Units

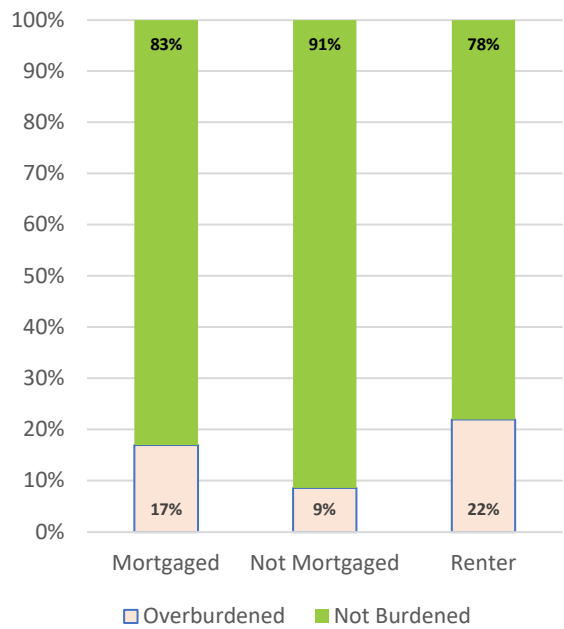
Gross Rent	\$1,249	2016 Rent	\$749
		Rent ▲	66.8%
\$49,960 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	8,851	Owner HH	94%	Renter HH	6%
Median Year Built	1981	% Built Pre-1970		38%	
Median Move Year	2007	% Built After 2010		8%	
Median Rooms	7.2	SF%	92.5%	MM%	3.4%
		MF%	2.3%		

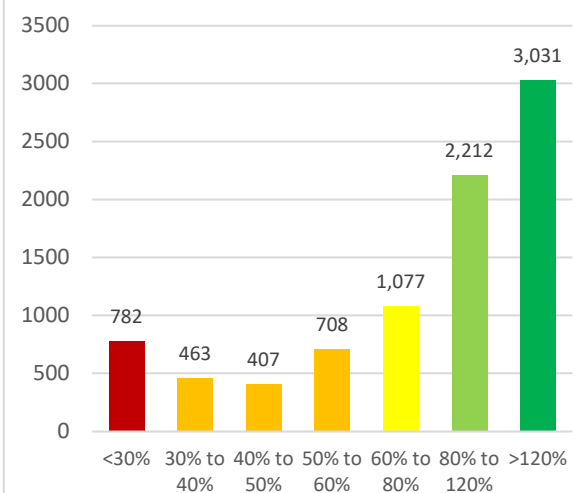
Vacancy Rates

Total	1.9%	Owner	0%	Renter	0%
Seasonal	0.3%	Other	1.5%	# V Rent	3
				#V Owner	14

Homeownership Rate by Race/Ethnicity

Black	70.0%	White	95.0%
Asian	34.8%	Other or Multiracial	86.9%
Am. Indian	0.0%	Hispanic	92.4%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Wacousta

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	13.2%	3.5%
Household Count, 2021	8,681	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.44	--	--	--	--	--
Median Income, 2021	\$95,842	--	12.6%	\$64,417	--	13.0%
Median owner income, 2021	\$97,386	--	12.6%	\$83,145	--	11.8%
Median renter income, 2021	\$58,989	--	-1.0%	\$35,865	--	13.3%
Median home value	\$221,706	--	16.3%	\$166,411	--	14.3%
Median gross rent	\$1,249	--	66.8%	\$941	--	6.1%
Income needed for median rent	\$49,960	--	--	\$37,633	--	--
Income needed for median value	\$73,902	--	--	\$55,470	--	--
Overburdened households	1,256	14%	3.7%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	129	1.5%	-19.9%	6,898	3.4%	0.6%
Seasonal vacancy	24	0.3%	-51.0%	683	0.3%	-43.1%
For-Sale vacancy	14	0.2%	-72.5%	1,376	0.7%	-30.3%
For-Rent vacancy	3	0.0%	-40.0%	3,822	1.9%	-12.6%
Homes built pre-1940	1,279	14.5%	--	33,490	16.7%	--
Homes built post-1990	3,592	40.6%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Growing
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	172	17	189
Market supply (vacant on market, adjusted for age)	5	1	6
5 year Market production goals (based on 75K units)	161	16	176
1 year Market production goals (based on 15K units)	32	3	35
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Wacousta

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	471	Total Amt/App	\$275,106	% Approved	86.0%
Total Conventional Apps	404	Conventional Amt/App	\$279,356	% Conv Apprvd	85.6%
Total Assisted Apps	67	Assisted Amt/App	\$249,478	% Asst Apprvd	88.1%
Applications by Race: White					
Total Apps	366	Total Amt/App	\$265,656	% Positive	87.7%
Total Conventional Apps	310	Conventional Amt/App	\$270,000	% Conv Positive	87.4%
Total Assisted Apps	56	Assisted Amt/App	\$241,607	% Asst Positive	89.3%
Applications by Race: Black					
Total Apps	15	Total Amt/App	\$323,667	% Positive	73%
Total Conventional Apps	13	Conventional Amt/App	\$328,077	% Conv Positive	69.2%
Total Assisted Apps	2	Assisted Amt/App	\$295,000	% Asst Positive	100.0%
Applications by Race: Asian					
Total Apps	24	Total Amt/App	\$313,333	% Positive	79.2%
Total Conventional Apps	23	Conventional Amt/App	\$317,609	% Conv Positive	78.3%
Total Assisted Apps	1	Assisted Amt/App	\$215,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	53	Total Amt/App	\$305,189	% Positive	81.1%
Total Conventional Apps	45	Conventional Amt/App	\$306,556	% Conv Positive	82.2%
Total Assisted Apps	8	Assisted Amt/App	\$297,500	% Asst Positive	75.0%
Applications by Ethnicity: Hispanic					
Total Apps	13	Total Amt/App	\$238,846	% Positive	69.2%
Total Conventional Apps	11	Conventional Amt/App	\$229,545	% Conv Positive	63.6%
Total Assisted Apps	2	Assisted Amt/App	\$290,000	% Asst Positive	100.0%

Waverly

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
37,727	17,326	\$69,920	\$88,143	\$46,506

Housing Costs

Owner Units

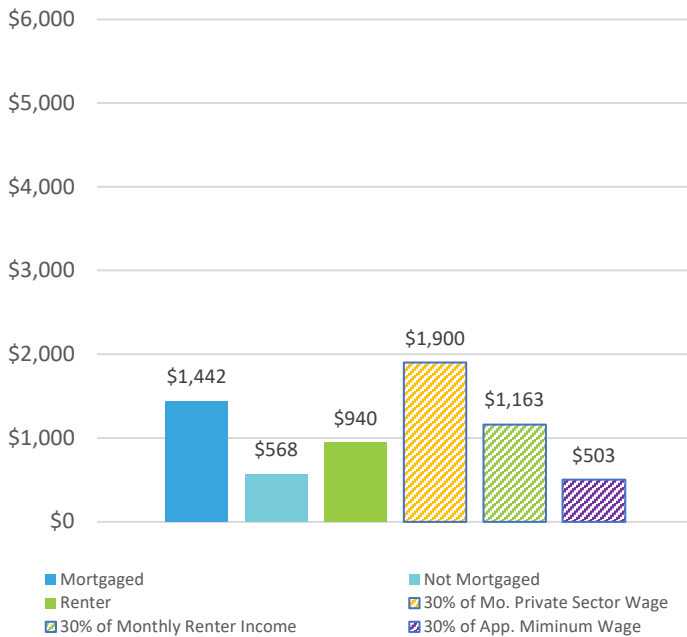
Home Value	\$182,020	2016 Value	\$156,342
Cost M/NM	\$1442/\$568	Value ▲	16.4%
\$60,673 To afford median home			

Renter Units

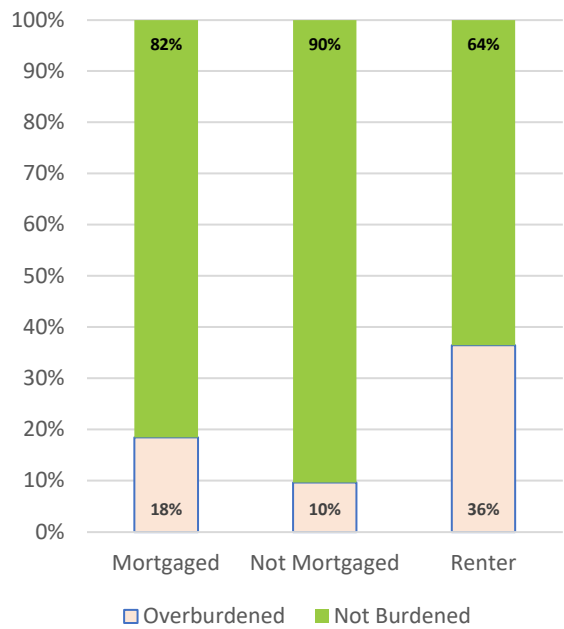
Gross Rent	\$940	2016 Rent	\$886
		Rent ▲	6.1%
\$37,600 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	18,291	Owner HH	61%	Renter HH	39%
Median Year Built	1979	% Built Pre-1970	28.4%		
Median Move Year	2012	% Built After 2010	2.5%		
Median Rooms	5.8	SF%	55.5%	MM%	19.4%
		MF%	21.6%		

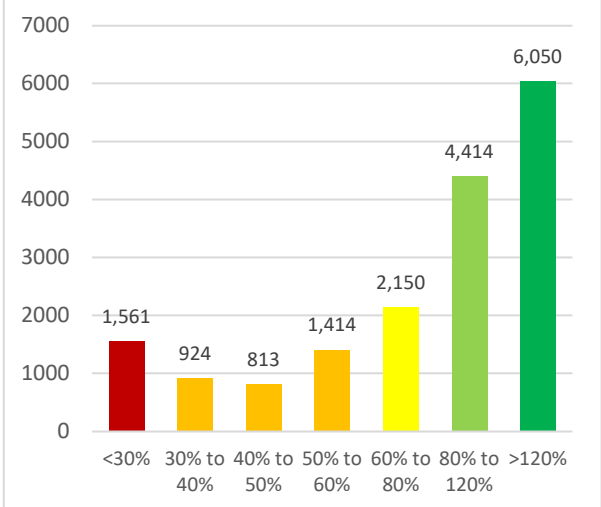
Vacancy Rates

Total	5.3%	Owner	0%	Renter	0%
Seasonal	0.1%	Other	2.6%	# V Rent	323
				# V Owner	82

Homeownership Rate by Race/Ethnicity

Black	36.7%	White	68.5%
Asian	28.4%	Other or Multiracial	61.9%
Am. Indian	9.1%	Hispanic	43.1%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Waverly

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	4.6%	3.5%
Household Count, 2021	17,326	190,462

Housing Affordability

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	2.83	--	--	--	--	--
Median Income, 2021	\$69,920	--	15.8%	\$64,417	--	13.0%
Median owner income, 2021	\$88,143	--	11.1%	\$83,145	--	11.8%
Median renter income, 2021	\$46,506	--	13.7%	\$35,865	--	13.3%
Median home value	\$182,020	--	16.4%	\$166,411	--	14.3%
Median gross rent	\$940	--	6.1%	\$941	--	6.1%
Income needed for median rent	\$37,600	--	--	\$37,633	--	--
Income needed for median value	\$60,673	--	--	\$55,470	--	--
Overburdened households	4,065	23%	-15.5%	50,213	26.4%	-11.5%

Housing Quality and Vacancy

	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	470	2.6%	62.6%	6,898	3.4%	0.6%
Seasonal vacancy	16	0.1%	-89.7%	683	0.3%	-43.1%
For-Sale vacancy	82	0.4%	-59.2%	1,376	0.7%	-30.3%
For-Rent vacancy	323	1.8%	-26.4%	3,822	1.9%	-12.6%
Homes built pre-1940	981	5.4%	--	33,490	16.7%	--
Homes built post-1990	4,915	26.9%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderate Cost and Growing
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	187	459	646
Market supply (vacant on market, adjusted for age)	29	56	85
5 year Market production goals (based on 75K units)	152	389	541
1 year Market production goals (based on 15K units)	30	78	108
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Waverly

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	582	Total Amt/App	\$202,577	% Approved	80.6%
Total Conventional Apps	448	Conventional Amt/App	\$204,219	% Conv Apprvd	82.1%
Total Assisted Apps	134	Assisted Amt/App	\$197,090	% Asst Apprvd	75.4%
Applications by Race: White					
Total Apps	405	Total Amt/App	\$197,494	% Positive	85.2%
Total Conventional Apps	318	Conventional Amt/App	\$196,730	% Conv Positive	87.4%
Total Assisted Apps	87	Assisted Amt/App	\$200,287	% Asst Positive	77.0%
Applications by Race: Black					
Total Apps	80	Total Amt/App	\$200,125	% Positive	66%
Total Conventional Apps	54	Conventional Amt/App	\$203,148	% Conv Positive	63.0%
Total Assisted Apps	26	Assisted Amt/App	\$193,846	% Asst Positive	73.1%
Applications by Race: Asian					
Total Apps	15	Total Amt/App	\$235,000	% Positive	80.0%
Total Conventional Apps	14	Conventional Amt/App	\$237,143	% Conv Positive	78.6%
Total Assisted Apps	1	Assisted Amt/App	\$205,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	4	Total Amt/App	\$297,500	% Positive	50.0%
Total Conventional Apps	3	Conventional Amt/App	\$245,000	% Conv Positive	66.7%
Total Assisted Apps	1	Assisted Amt/App	\$455,000	% Asst Positive	0.0%
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	1	Total Amt/App	\$265,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$265,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	66	Total Amt/App	\$229,697	% Positive	69.7%
Total Conventional Apps	54	Conventional Amt/App	\$237,963	% Conv Positive	70.4%
Total Assisted Apps	12	Assisted Amt/App	\$192,500	% Asst Positive	66.7%
Applications by Ethnicity: Hispanic					
Total Apps	33	Total Amt/App	\$163,182	% Positive	78.8%
Total Conventional Apps	24	Conventional Amt/App	\$167,917	% Conv Positive	87.5%
Total Assisted Apps	9	Assisted Amt/App	\$150,556	% Asst Positive	55.6%

Williamston

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
20,249	7,880	\$100,132	\$113,462	\$22,873

Housing Costs

Owner Units

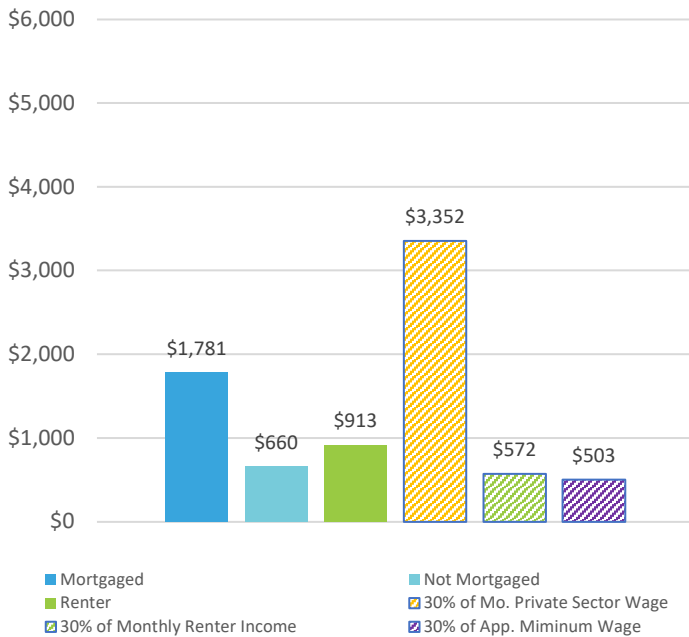
Home Value	\$232,841	2016 Value	\$202,998
Cost M/NM	\$1781/\$660	Value ▲	14.7%
\$77,614 To afford median home			

Renter Units

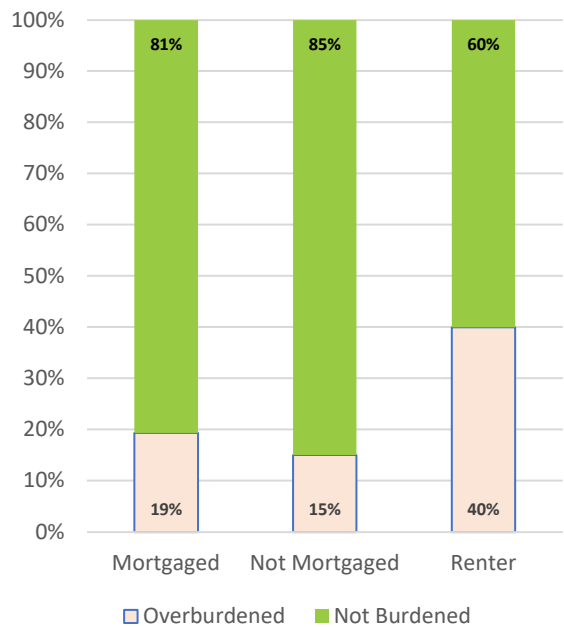
Gross Rent	\$913	2016 Rent	\$741
		Rent ▲	23.2%
\$36,520 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	8,230	Owner HH	85%	Renter HH	15%
Median Year Built	1982	% Built Pre-1970			32.6%
Median Move Year	2007	% Built After 2010			3.3%
Median Rooms	7.0	SF%	81.4%	MM%	7.6%
		MF%			3.9%

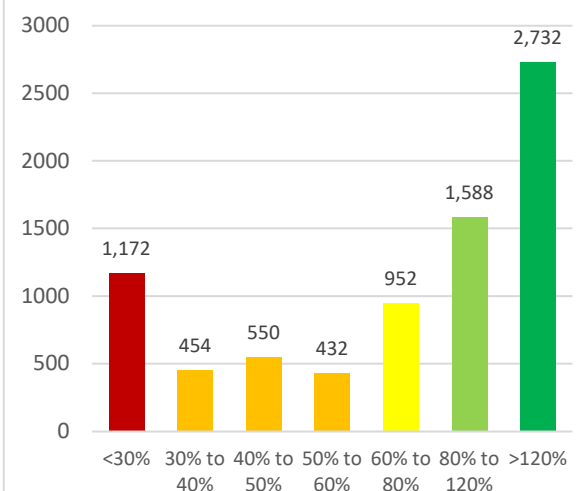
Vacancy Rates

Total	4.3%	Owner	0%	Renter	0%
Seasonal	0.4%	Other	2.1%	# V Rent	37
				#V Owner	63

Homeownership Rate by Race/Ethnicity

Black	100.0%	White	85.5%
Asian	100.0%	Other or Multiracial	42.3%
Am. Indian	0.0%	Hispanic	74.7%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Williamston

Housing Policy Indicators

Household Count and Growth

	Market	Partnership
Household Change, 2016 to 2021	3.9%	3.5%
Household Count, 2021	7,880	190,462

Housing Affordability	Market			Partnership		
	Number	%	% Change	Number	%	% Change
Home value / partnership income	3.61	--	--	--	--	--
Median Income, 2021	\$100,132	--	13.5%	\$64,417	--	13.0%
Median owner income, 2021	\$113,462	--	11.9%	\$83,145	--	11.8%
Median renter income, 2021	\$22,873	--	-27.0%	\$35,865	--	13.3%
Median home value	\$232,841	--	14.7%	\$166,411	--	14.3%
Median gross rent	\$913	--	23.2%	\$941	--	6.1%
Income needed for median rent	\$36,520	--	--	\$37,633	--	--
Income needed for median value	\$77,614	--	--	\$55,470	--	--
Overburdened households	1,671	21%	1.2%	50,213	26.4%	-11.5%

Housing Quality and Vacancy	Market			Partnership		
	Number	%	% Change	Number	%	% Change
"Other" vacancy	173	2.1%	-38.4%	6,898	3.4%	0.6%
Seasonal vacancy	32	0.4%	-65.2%	683	0.3%	-43.1%
For-Sale vacancy	63	0.8%	142.3%	1,376	0.7%	-30.3%
For-Rent vacancy	37	0.4%	362.5%	3,822	1.9%	-12.6%
Homes built pre-1940	1,036	12.6%	--	33,490	16.7%	--
Homes built post-1990	3,048	37.0%	--	56,930	28.5%	--

Other Market Indicators

Housing Policy Matchmaker Type*
Strength and Need Type**

**Moderately High Cost and Growing
High Strength and Low Need (Type IV)**

Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	81	114	195
Market supply (vacant on market, adjusted for age)	21	11	32
5 year Market production goals (based on 75K units)	58	99	157
1 year Market production goals (based on 15K units)	12	20	31
5 year Partnership goals (based on 75K units)	1,760	3,500	5,260
1 year Partnership goals (based on 15K units)	352	700	1,052

Williamston

Home Mortgage Disclosure Act Patterns, 2021

Total Apps	384	Total Amt/App	\$284,583	% Approved	78.6%
Total Conventional Apps	302	Conventional Amt/App	\$298,874	% Conv Apprvd	77.8%
Total Assisted Apps	82	Assisted Amt/App	\$231,951	% Asst Apprvd	81.7%
Applications by Race: White					
Total Apps	325	Total Amt/App	\$278,477	% Positive	78.5%
Total Conventional Apps	254	Conventional Amt/App	\$291,339	% Conv Positive	78.0%
Total Assisted Apps	71	Assisted Amt/App	\$232,465	% Asst Positive	80.3%
Applications by Race: Black					
Total Apps	6	Total Amt/App	\$368,333	% Positive	67%
Total Conventional Apps	6	Conventional Amt/App	\$368,333	% Conv Positive	66.7%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Asian					
Total Apps	12	Total Amt/App	\$405,833	% Positive	66.7%
Total Conventional Apps	11	Conventional Amt/App	\$407,727	% Conv Positive	63.6%
Total Assisted Apps	1	Assisted Amt/App	\$385,000	% Asst Positive	100.0%
Applications by Race: Native American					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Hawaiian or Pacific Islander					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
Applications by Race: Race Not Available					
Total Apps	32	Total Amt/App	\$280,938	% Positive	81.3%
Total Conventional Apps	26	Conventional Amt/App	\$301,923	% Conv Positive	80.8%
Total Assisted Apps	6	Assisted Amt/App	\$190,000	% Asst Positive	83.3%
Applications by Ethnicity: Hispanic					
Total Apps	6	Total Amt/App	\$266,667	% Positive	83.3%
Total Conventional Apps	5	Conventional Amt/App	\$257,000	% Conv Positive	80.0%
Total Assisted Apps	1	Assisted Amt/App	\$315,000	% Asst Positive	100.0%

Market Conditions According to Household Growth and Housing Cost/Value

Strong Markets:

DeWitt
 East Lansing
 Holt
 Lansing-Central-North
 Lansing-Central-Southwest
 Lansing-East
 Lansing-Outer-West
 Leslie
 Okemos-Haslett
 Wacousta
 Waverly
 Williamston

Soft Markets:

Charlotte
 East Lansing-South, MSU
 Lansing-Southeast
 Olivet
 St. Johns

Housing Policy Toolbox

I. Create and preserve dedicated affordable housing units

Suggested Market Type

Establishing incentives or requirements for affordable housing

[Expedited permitting for qualifying projects](#)
[Reduced or waived fees for qualifying projects](#)
[Reduced parking requirements for qualifying developments](#)
[Tax abatements or exemptions](#)
[Density bonuses](#)
[Inclusionary zoning](#)

Soft, Strong
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Generating revenue for affordable housing

[Dedicated revenue sources](#)
[Employer-assisted housing programs](#)
[State tax credits for affordable housing](#)
[Tax increment financing](#)
[General obligation bonds for affordable housing](#)
[Housing trust funds](#)
[Increased use of multifamily private activity bonds to draw down 4 percent Low Income Housing Tax Credits](#)
[Activation of housing finance agency reserves](#)
[Demolition taxes and condominium conversion fees](#)
[Linkage fees/affordable housing impact fees](#)
[Transfers of development rights](#)

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Supporting affordable housing through subsidies

[Below-market financing of affordable housing development](#)
[Low income housing tax credit](#)
[Project-basing of housing choice vouchers](#)
[Acquisition and operation of moderate-cost rental units](#)
[Capital subsidies for building affordable housing developments](#)
[Operating subsidies for affordable housing developments](#)

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Preserving existing affordable housing

[The Rental Assistance Demonstration \(RAD\)](#)
[Preservation inventories](#)
[Rights of first refusal](#)

Soft, Strong
 Strong
 Strong

Expanding the availability of affordable housing in resource-rich areas

[Regional collaboration to support the development of affordable housing in resource-rich areas](#)

Soft, Strong

[Targeted efforts to expand the supply of rental housing and lower-cost housing types in resource-rich areas](#)

Soft, Strong

[Targeted efforts to create and preserve dedicated affordable housing in resource-rich areas](#)

Strong

Creating durable affordable homeownership opportunities

[Community land trusts](#)

Soft, Strong

[Deed-restricted homeownership](#)

Soft, Strong

[Limited equity cooperatives](#)

Soft, Strong

Facilitating the acquisition or identification of land for affordable housing

[Land banks](#)

Soft

[Brownfields](#)

Soft, Strong

[Joint development on land owned by transit and other agencies](#)

Soft, Strong

[Property acquisition funds](#)

Soft, Strong

[Use of publicly owned property for affordable housing](#)

Soft, Strong

II. Align housing supply with market and neighborhood housing conditions

Planning

[Regulating short term rentals](#)

Strong

Reducing development costs and barriers

[Accessory dwelling units](#)

Soft, Strong

[Changes to increase the predictability of the regulatory process](#)

Soft, Strong

[Housing rehabilitation codes](#)

Soft, Strong

[Reduced parking requirements](#)

Soft, Strong

[Reductions in impact fees and exactions](#)

Soft, Strong

[Reforms to construction standards and building codes](#)

Soft, Strong

[Streamlined environmental review processes](#)

Soft, Strong

[Streamlined permitting processes](#)

Soft, Strong

[Zoning changes to facilitate the use of lower-cost housing types](#)

Soft, Strong

[Increases in the supply of buildable land by expanding growth boundaries](#)

Strong

[Missing middle housing](#)

Strong

[Zoning changes to allow for higher residential density](#)

Strong

Creating incentives for new development or redevelopment

[Appraisal gap financing](#)

Soft

[Land value taxation](#)

Soft

[Brownfields](#)

Soft, Strong

[Tax incentives for new construction and substantial rehabilitation](#)

Soft, Strong

[Incentives to encourage the development of lower-cost housing types](#)

Strong

Dealing with vacant, abandoned, and tax-delinquent properties

[Land banks](#)

Soft

[Creating and managing vacant property inventories](#)

Soft

[Demolition of neglected properties](#)

Soft, Strong

[Foreclosure and disposition of tax-delinquent properties](#)

Soft, Strong

III. Help households access and afford private-market homes

Providing tenant-based rental assistance

[HOME tenant-based rental assistance](#)

Soft, Strong

[Housing choice vouchers](#)

Soft, Strong

[Security deposit and/or first and last month's rent assistance](#)

Soft, Strong

[State or local funded tenant-based rental assistance](#) Soft, Strong

Promoting mobility for housing choice voucher holders

[Mobility counseling for housing choice voucher holders](#) Soft, Strong

[Landlord recruitment and retention](#) Strong

[Increased voucher payment standards in high-cost areas](#) Strong

Reducing barriers to homeownership

[Discounted sales of city-owned property](#) Soft, Strong

[Down payment and closing cost assistance](#) Soft, Strong

[Special Purpose Credit Programs](#) Soft, Strong

[Subsidized home mortgages](#) Soft, Strong

[Housing education and counseling](#) Soft, Strong

[Asset building programs](#) Soft, Strong

[Shared appreciation mortgages](#) Strong

[Small balance home mortgages](#) Strong

Reducing energy use and costs

[Energy-efficiency retrofits](#) Soft, Strong

[Energy-efficiency standards](#) Soft, Strong

Combatting housing discrimination

[Enforcement of fair housing laws](#) Soft, Strong

[Fair housing education for real estate professionals and consumers](#) Soft, Strong

[Source of income laws](#) Soft, Strong

[Legal assistance for victims of discrimination](#) Soft, Strong

IV. Protect against displacement and poor housing conditions

Enhancing renters' housing stability

[Just cause eviction policies](#) Soft, Strong

[Eviction prevention programs](#) Soft, Strong

[Legal assistance for at-risk renters](#) Soft, Strong

[Protection from condo conversions](#) Strong

[Rent regulation](#) Strong

Enhancing homeowners' housing stability

[Property tax relief for income-qualified homeowners](#) Soft, Strong

[Foreclosure prevention programs](#) Soft, Strong

Enhancing community stability

[Insurance against property value decline](#) Soft

[Stabilizing high-poverty neighborhoods through a mixed-income approach](#) Soft, Strong

Improving quality of both new and existing housing

[Assistance for home safety modifications](#) Soft, Strong

[Code enforcement](#) Soft, Strong

[Homeowner rehabilitation assistance programs](#) Soft, Strong

[Housing and building codes](#) Soft, Strong

[Lead abatement](#) Soft, Strong

[Weatherization assistance](#) Soft, Strong

Ensuring the ongoing viability of unsubsidized affordable rental properties

[Guidance for small, market affordable rental properties](#) Soft

[Expanded access to capital for owners of unsubsidized affordable rental properties](#) Soft, Strong

[Tax incentives for the maintenance and rehabilitation of unsubsidized affordable rental properties](#) Soft, Strong