

BROWNFIELD REDEVELOPMENT AUTHORITY
April 23, 2026, Communication

To: BRA Members and Staff
From: Dan King – Community Development Director
Date: **April 21, 2026**
Subject: **Information regarding April 23, 2026, regular meeting**

The City Attorney and city staff are in the process of reviewing the Development and Reimbursement Agreement (“Agreement”) between the Hastings Brownfield Redevelopment Authority and WFH Bachman Fields, LLC. Although the “Agreement” mirrors the recent Council approved Brownfield Plan Amendment for Bachman Fields, the “Agreement” is in conceptual form and is subject to further revision. The board is entitled to review the conceptual agreement and approve subject to further revision.

If you have questions regarding any of the information provided in your agenda packet, please do not hesitate to reach out to me.

See you Thursday morning!

Dan

**HASTINGS BROWNFIELD DEVELOPMENT AUTHORITY
SPECIAL MEETING AGENDA
THURSDAY APRIL 23, 2026
MEETING AT CITY HALL**

1. Call to Order/Roll Call. **(Meeting starts at 8:00 a.m.)**
2. Pledge of Allegiance
3. Approval/Additions/Deletions to Agenda
4. Approval of Minutes: Minutes of March 12, 2026, Special Meeting
5. Public Hearing: None
6. New Business: None
7. Old Business:
 - A. Review and consider conceptual Development and Reimbursement Agreement between the City of Hastings Brownfield Redevelopment Authority and WFH Bachman Fields, LLC.
8. Open public discussion and comments
9. BRA Member Comments
10. Adjourn

**City of Hastings
Brownfield Redevelopment Authority
DRAFT Special Meeting Minutes
March 12, 2026**

Meeting was called to order at 8:03 a.m. by Tolles

1. Roll Call

Present: Cowan, Davis, Hatfield, Neil, Schneiderhaan, Tolles, Tossava

Absent:

Others Present: King, Moyer-Cale, Ponsetto, Brian Farkas, Allen Edwin Homes; Joe Agostinelli, Michigan Growth Advisors

2. Pledge of Allegiance

3. Approval of the Agenda

Motion by Tolles, second by Hatfield, to approve agenda as presented.

All ayes motion carried.

4. Approval of Minutes of January 22, 2026 BRA Meeting

Motion by Neil, second by Hatfield, to approve the minutes as presented.

All ayes motion carried.

5. Public Hearing - None

6. New Business – None

7. Old Business

- A. Review and consider a recommendation to the Hastings City Council for an Act 381 Brownfield Plan Amendment for Green Development Ventures, LLC regarding the Bachman Fields residential housing development project located at 900 Bachman Rd., Hastings, Michigan 49058

The board reviewed and discussed options for making a recommendation to Hastings City Council for an Act 381 Brownfield Plan Amendment for the proposed housing development.

Schneiderhaan left meeting at 8:46 a.m.

Motion by Tolles, second by Hatfield, to recommend to Hastings City Council that it review and consider approving Option 1 (23-Year Plan) 10% affordability housing (12 homes for 10 years), developer reimbursement first (\$1,811,520 financing gap reimbursed in year 10; \$10,412,768 hard cost reimbursement in year 18; \$12,224,288 developer reimbursement over 18 years); City reimbursement (\$4,544,000 in year 23); LBRF (5 years of LBRF capture (\$4,877,507), amended to cap interest at 2.5 percent.

All ayes motion carried.

6. Open Public Discussion and Comments- None

7. BRA Member Comments - None

8. Adjournment-

Motion by Neil, second by Tossava, to adjourn.

All ayes motion carried.

Meeting adjourned 9:06 a.m.

Clint Neil
Chair

Brad Tolles
Vice Chair

Prepared by Sandy Ponsetto, City of Hastings

BROWNFIELD PLAN REIMBURSEMENT AGREEMENT

THIS BROWNFIELD PLAN REIMBURSEMENT AGREEMENT (the "Agreement"), is entered into as of the latter date of the signatures below, between **City of Hastings Brownfield Redevelopment Authority**, a Michigan public body corporate, ("BRA"), whose address is 201 E. State Street, Hastings, MI 49058, and **WFH Bachman Fields, LLC**, a Michigan limited liability company (the "Developer"), whose address is 2186 E. Centre Avenue, Portage, MI 49002.

Recitals

A. The BRA and the City of Hastings (the "City") have determined that brownfield redevelopment constitutes the performance of an essential public purpose which protects and promotes the public health, safety and welfare.

B. The County established the BRA and adopted a Brownfield Plan (the "Plan"), pursuant to the provisions of PA, 1996, Act 381, being MCL 125.2651, et seq., ("Act 381") on, _____. The Plan is attached as Exhibit A and is incorporated by reference into this Agreement.

C. Developer intends to develop one parcel totaling approximately 39.17 acres in the City in accordance with the Plan. The property, defined below, is deemed an "Eligible Property," under Act 381. The legal description of the Eligible Property is found in Exhibit A.

D. The project ("Project") will involve preparing the site for development to make way for approximately 119 housing units, pending municipal approval. The housing units are all expected to be single family homes. Out of the approximately 119 units constructed, the Project will provide 10% income restricted rental units at an average of 120% Area Median Income (AMI) or lower and rents at not more than 100% AMI over the course of the construction for a duration of 10 years.

The balance of the units are expected to be offered with a mix of for-sale and for-rent at market rates. The homes are expected to be built over a 7-year period, with approximately 24 homes delivered following the first year of construction and approximately 16 homes per year thereafter. The income-restricted rental units are expected to be constructed in Year 1.

The total capital investment on the project is expected to be approximately \$43.9 million. Construction on the project is planned to begin in the spring of 2026 and will be completed by summer of 2032.

E. The City is entitled to \$4,554,000 TIR reimbursement for eligible activities associated with infrastructure reimbursed proportionately to Developer eligible activity balance according to the Plan.

F. The Developer is entitled to 15,143,817 for eligible activities as outlined in the Plan inclusive of interest.

G. Act 381 permits the use of the real and personal property tax revenues generated from the increase in the assessed value of property (“Tax Increment Revenues” or “TIR”) within the Plan following redevelopment of such property to pay or reimburse the payment of costs of conducting Eligible Activities (these costs are referred to as “Eligible Costs”); and unless Developer is a liable party for the site contamination, permits the reimbursement to Developer of Eligible Costs it has incurred.

H. The BRA and Developer desire to establish the terms and conditions upon which the BRA shall utilize TIR captured pursuant to the Plan to reimburse the Developer for the Eligible Costs undertaken by the Developer.

NOW THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth below, the parties agree as follows:

1. Recitals. The above recitals are acknowledged as true and correct and are incorporated by reference into this paragraph.

2. The Plan. The Plan, approved by the BRA, is attached as Exhibit B and incorporated as part of this Agreement. To the extent provisions of the Plan or this Agreement conflict with Act 381, Act 381 controls.

3. Term of Agreement. At any time following the completion of the first housing unit, Developer may give the BRA written notice directing the BRA to commence the capture of such Tax Increment Revenues (the “Capture Commencement Notice”). The parties acknowledge that capture commencement more than five years after the Plan has been approved will reduce the total number of years of capture allowed under Act 381. Upon receipt of the Capture Commencement Notice and pursuant to the Plan, the BRA shall capture that amount of TIR generated from local, real, and personal property taxes, including school taxes approved by the State of Michigan, allowed by law generated from the Property. Capture will begin in the first full year after Developer’s delivery of the Capture Commencement Notice and will continue until full reimbursement of the Developer’s Eligible Costs for those Eligible Activities set forth in the Brownfield Plan, which shall not exceed 30 years of capture inclusive of 5 years of capture to the Local Brownfield Revolving Fund.

Additionally, the City is entitled to receive up to \$4,554,000 in TIR reimbursement for eligible activities associated with infrastructure improvements. The City shall be reimbursed proportionately based on the Developer’s remaining eligible activity balance in accordance with the Plan. The Developer is entitled to reimbursement in the amount of \$15,143,817 for eligible activities, inclusive of interest, as set forth in the Plan. In no event shall the total Eligible Costs for all Eligible Activities exceed \$19,697,817

In addition to the above, the BRA is entitled by Act 381 to capture TIR generated by this Project for certain administrative operating expenses incurred by the BRA.

4. Eligible Activities. The Eligible Activities are described in Table 1, “Eligible Activity Cost Estimates” in the Plan and further defined in any approved Act 381 Work Plan. Developer is entitled to reimbursement of financing gap Eligible Costs related to the affordable housing units as stated in the Plan for so long as the requirements in paragraphs 10.2, 10.3 and 10.4 are met. In the event that legislative or regulatory actions impede compliance with the required affordability period, the Developer shall be entitled to reimbursement of the full amount of Eligible Costs associated with site preparation, demolition, infrastructure and interest, as specified in the Plan.

The Developer shall be entitled to two and a half (2.5) percent simple interest on all Eligible Costs other than financing gap Eligible Costs shall accrue on the unreimbursed Eligible Activity balance and shall be paid after full reimbursement of approved Eligible Activities.

5. Evidence of Ownership. Prior to requesting the initial reimbursement of Eligible Costs, Developer shall provide to the BRA evidence that the Developer acquired fee simple title to the Eligible Property. Evidence shall include (without limitation) a copy of a recorded deed to the Property in favor of the Developer and shall otherwise be in form and substance satisfactory to the BRA.

6. Reimbursement Source. During the term of this Agreement and except as set forth in Paragraph 7 below, the BRA shall reimburse the Developer for its Eligible Costs, as limited under this Agreement, from all applicable collected ad valorem real and personal property taxes on the Property that are subject to recapture under the Plan.

7. Reimbursement Process.

7.1 Cost Reimbursement Request. Before May 1 of each year after Developer has commenced construction of the Project (and in no event more than 2 years following completion of the Project) the Developer and the City shall submit to the BRA the Eligible Costs Reimbursement Form, attached as Exhibit C that identifies the costs of each of the Eligible Activities completed to date as described in Paragraph 4. When submitting Exhibit C, the Developer will also provide sufficient documentation of the Eligible Costs incurred including, but not limited to, the dates, complete description of the work, proof of payment (accompanied by signed lien waivers from the applicable contractors or subcontractors) and detailed invoices for the costs involved for each Eligible Activity. Exhibit C and the above additional documentation comprise the “Completed Request.” Developer may submit multiple Cost Reimbursement Requests; however, such requests shall not be submitted more frequently than twice annually.

7.2 BRA Review. The BRA shall review the Completed Request within 14 days after receiving it. If the BRA determines that the documentation submitted by the Developer is not a Completed Request, then Developer and/or the City shall cooperate

in the BRA's review by providing any additional documentation of the Eligible Costs as deemed reasonable and necessary by the BRA to complete its review.

7.3 Reimbursement. Once summer and winter taxes are collected and captured on the Eligible Property, the BRA shall pay approved Eligible Costs to the Developer and the City within 60 days of receipt of Developer's Completed Request from such available TIR as stated in the Plan and under this Agreement. Consistent with the Tax Increment Revenue reimbursement schedule in the Plan, the BRA shall receive no more than \$7,500 of the local Tax Increment Revenues each year in Administrative Costs for the duration of the Plan. If there are insufficient Tax Increment Revenues available in any given year to reimburse all of the Developer's Eligible Costs for Eligible Activities, and then a proportion of the City's Eligible Cost as described in Paragraph 4, then the BRA shall reimburse the Developer first and then the City only from available Tax Increment Revenues. Both the Developer and the City shall receive the available Tax Increment Revenue, less the BRA's Administrative Costs, during the term of this Agreement, until all the amounts for which submissions have been made, including allowable interest, have been fully paid to the Developer and the City, or the repayment obligation expires, whichever occurs first.

7.4 Method of Reimbursement. The BRA will reimburse the Developer for Eligible Costs as follows, or as the Developer shall specify in writing:

Checks shall be payable to: WFH Bachman Fields, LLC
Delivered to the following address: 2186 E. Centre Ave. Portage, MI, 49002

The City shall be reimbursed by the BRA in accordance with Act 381.

8. Contingencies: The obligation of Developer to develop the Project on the Property is contingent upon Developer's ability to secure the following:

8.1 All necessary governmental and quasi-governmental approvals needed for land development and infrastructure.

8.2 Approval by Michigan State Housing Development Authority ("MSHDA") and any other state agencies of financial incentives needed by Developer for the Project, including without limitation the approval of the Act 381 Work Plan.

8.3 Marketable and insurable title to the Property.

9. Adjustments. The parties acknowledge that adjustments regarding the amount of TIR paid to Developer and the City may occur under any of the following circumstances:

9.1 Audit or Court Ruling. If either a state agency of competent jurisdiction conducting an audit of payments made to the Developer under this Agreement or a court of competent jurisdiction determines that any portion of the payments made to the Developer under this Agreement is unlawful under Act 381, the Developer shall pay back to the BRA that portion of the payments made to the Developer within 30 days of such determination. However, the Developer shall have the right, before any such repayment

is made to appeal on its or the BRA's behalf any such determination made by a state agency or court, and the BRA agrees to cooperate with Developer in any such appeal. If the Developer is unsuccessful in that appeal, the Developer shall repay the portion of payments found to be unlawful to the BRA within thirty (30) days of the date when the final determination is made on the appeal.

9.2 Reduction in Property Assessments. If during the term of this Agreement Developer successfully petitions the Michigan Tax Tribunal ("Tribunal") to lower the assessments levied by the City against the Eligible Property for tax purposes, the provisions under Paragraph 3 will require a redetermination regarding the amount of TIR that would be captured over the reimbursement term of this Agreement as a result of such lower assessments. If such amount is less than the actual amount of TIR that BRA has already paid to the Developer, Developer shall reimburse BRA the difference between the total amount of adjusted TIR captured over the reimbursement term and the amount actually paid to Developer. Otherwise, any refund due to the Developer as a result of the lower assessments is limited only to the amount such refund exceeds the amount of TIR paid to Developer for those years covered by the Tribunal's Order.

10. Developer Commitments. In consideration of the inclusion of the Property into the Plan, the additional financial incentives included with this Project and the resulting financial benefits which it expects to receive, Developer agrees to the following:

10.1 Project. The Project consists of one parcel totaling approximately 39.17 acres in the City of Hastings. The project will involve preparing the site for development to make way for approximately 119 housing units. The housing units are all expected to be single family homes. Out of the approximately 119 units constructed, the Project will provide 10% income restricted rental units over the course of the construction at an average of 100% Area Median Income (AMI) or lower and rents at not more than 100% AMI for the applicable rent by bedroom amounts, as described in the then applicable MSHDA Income and Rent Limits Table less any applicable utility allowances over the course of the construction for a duration of seven (7) years.

10.2 Monitor Affordability Occupancy Requirement. The Developer shall monitor and ensure that at least at least 10% of the portion of the development that received certificates of occupancy (estimated at 12 single family homes upon full completion) are occupied by households or individuals that meet income requirements of an average of 120% Area Median Income (AMI) or lower and rents at not more than 100% AMI for the applicable rent by bedroom amounts, as described in the then applicable MSHDA Income and Rent Limits Table less any applicable utility allowances for a period of 10 years. If vacancies occur in the income qualified units, Developer will use best efforts to rent the next available unit or units to an income qualified household to meet the affordability occupancy requirement. Developer may designate units subject to income restriction and unilaterally substitute other units designated for income restriction during the term of affordability.

10.3 Satisfy MSDHA Eligibility Requirement. Developer shall ensure that households are eligible at the time of initial occupancy by requiring that households self-

certify using the MSDHA Household Income Self-Certification Form or as otherwise approved by MSHDA.

10.4 Period of Affordability. The 12 income restricted homes shall be at an average of 120 % AMI or lower for income and rents at not more than 100% AMI for a period of 10 years. After 10 years of affordability, Developer may rent or sell the single-family homes at market rate.

10.5 Ordinances and Other Agreements. To develop and improve the Property, including landscaping and all other improvements required for the Project, in compliance with all applicable federal, state and local laws, rules and regulations, including, without limitation, building and zoning codes, site plan review, this Agreement and with any other agreement that relates to the Property or the Project.

10.6 Cooperation. To assist and cooperate with the BRA in providing information that the BRA may require in providing necessary reports to other governmental agencies.

11. City Commitments. In consideration of the Developer's Commitments the City agrees to the following:

11.1 Provide infrastructure improvements for the development

11.2 Cooperation. To cooperate and utilize its best efforts to assist Developer in obtaining any governmental approvals contemplated for the Project, including building permits, site plan and zoning approvals.

12. BRA Commitments. In consideration of the preceding commitments of Developer and the City the BRA agrees to the following:

12.1 Tax Increment Revenues. To utilize TIR to reimburse Developer and City for Eligible Costs incurred by the parties in completing the Project as detailed above.

12.2 Cooperation. To cooperate and utilize its best efforts to assist Developer in obtaining any governmental approvals contemplated for the Project, including the approval MSHDA, to capture taxes levied for school operating purposes under Section 13b of Act 381.

12.3 Tax Credits/Other State Incentives. To assist and support Developer's application to receive state tax credits or other state incentives for which either Developer or the Project is eligible.

13. Legislative Authorization. This Agreement is governed by and subject to the restrictions set forth in Act 381. If there is legislation enacted in the future which alters or affects the amount of TIR subject to capture or Eligible Activities, then the Developer's rights and the BRA's obligations under this Agreement may be modified accordingly by written agreement of the parties.

14. Freedom of Information Act. Developer acknowledges that all documents submitted by Developer to either the County, City or BRA may be subject to release under the Freedom of Information Act, Act No. 442 of the Public Acts of 1976 (“FOIA”), and that the City and/or the BRA has the final determination regarding to what extent such documentation should be released, partially or in their entirety. No claim of trade secrets or other privilege or exception to FOIA will be asserted by Developer as it relates to this Agreement or such other documents.

15. Plan Modification. The Plan and this Agreement may be modified to the extent allowed under Act 381 by mutual agreement of the parties.

16. Notices. All notices and other communications required or permitted under this Agreement are effective only if done in writing and delivered (i) personally, (ii) one day after being sent by overnight courier, or (iii) three days after being mailed by registered mail, return receipt requested, to the following addresses (or any other address that is specified in writing by either party) and (iv) via email, as indicated

If to Developer: WFH Bachman Fields, LLC
Thomas M. Larabel
Jessica McGivney
2186 E. Centre Ave.
Portage, MI, 49002
tlarabel@allenedwin.com
jmcgivney@allenedwin.com

With copy to: Richard Cherry
Miller Johnson
100 West Michigan Ave
Suite 200
Kalamazoo, MI 49007
cherryr@millerjohnson.com

If to the BRA: Chairperson
Brownfield Redevelopment Authority

If to the City: [Include City information here]

17. Events of Default. During the term of this Agreement any of the occurrences listed below may considered a default and may entitle the parties, with notice, to exercise any of their rights under Paragraph 17.

17.1 Project Criteria/Developer Commitments. Failure by Developer to substantially complete the Project in accordance with Project Plans, or to substantially meet the requirements set forth in the approved site plan. Developer’s use of a phased construction schedule, including pauses between the phases of construction, does not constitute a breach.

17.2 Property Taxes. Failure by Developer to pay all taxes levied against the Property, or any personal property owned by Developer in connection with the Project or the Property.

17.3 Financial Integrity of Developer or Project. Actions by Developer that negatively impact the financial integrity or viability of the Project, including:

- a) a judicial foreclosure action or initiation of foreclosure by advertisement to enforce mortgage, lien, or other encumbrance against Developer; or
- b) appointment by a court of a receiver or trustee for Developer; or
- c) a decree by a court adjudicating Developer bankrupt or insolvent, or for the sequestration of any of its property; or
- d) the filing of a petition in bankruptcy by or against Developer under the U.S. Bankruptcy Code or any similar statute which is in effect; or
- e) an assignment by Developer for the benefit of creditors or a written admission by Developer of the inability to pay debts generally as they become due.

17.4 Reimbursement of Eligible Costs. Failure by the BRA to reimburse Developer for Eligible Costs to which it is entitled under the Plan and this Agreement.

18. Default Remedies. If the parties fail to cure any event of default within thirty days of written notice of the default, the sole remedy of a default, if by the Developer, is limited to forfeiture of the portion of future TIR related to the event of default from the date of the BRA's notice of default, and if by the BRA, recoupment of TIR to which the Developer is entitled.

19. Governing Law. This Agreement is governed under applicable Michigan law. Both parties had the assistance of legal counsel in the negotiation and preparation of this Agreement. Therefore, no construction or ambiguity of this Agreement is resolved against either party.

20. Binding Effect/Third Parties. This Agreement applies to and benefits both parties and their successors. The interest of the parties shall not be assignable without the other parties' consent, which shall not be unreasonably withheld, except for (1) the Developer may assign this Agreement to one of its affiliates with notice and without consent. An "affiliate" means any business or entity that is commonly owned and operated by the principals of Allen Edwin Homes.; and (2) the Developer may make a collateral assignment of the TIR to a lender for financing purposes with notice and without consent.

21. Annual Report on Project Status. Once the BRA begins capturing taxes, the Developer shall annually submit a report to the BRA on the status of the project that includes: the amount of capital investment; the number of residential units constructed or

rehabilitated; the amount, by square foot, of new or rehabilitated residential space; the number of new jobs created. The report will be on the form titled "Annual Report on Project Status" attached to this agreement as Exhibit D. The BRA may waive this requirement at any time.

22. Waiver. A party does not waive any of its rights under this Agreement if that party fails to complain about an act or omission by the other party, no matter the duration of such act or omission. And a waiver by either party, whether expressed or implied, of any breach of a provision in this Agreement is not considered a waiver or consent to any subsequent breach of this same or other provision.

23. Authorization. The parties represent and warrant that the individuals executing this agreement are authorized to do so on their behalf.

24. Entire Agreement/Counterparts. This Agreement supersedes all agreements previously made between the parties relating to the subject matter. There are no other understandings or agreements between them. This Agreement may be signed in counterparts, which together shall comprise a single agreement.

25. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

26. Definitions. The terms set forth in this Agreement shall have the same meaning as commonly used, except any term that is defined under FOIA, Act 381 or any other applicable state statute shall have the meaning set forth under that statute, as such may be amended.

[*Signature page to follow.*]

Dated: _____, 2026

REDEVELOPMENT AUTHORITY

By: _____
Name:
Its: Chairperson

Dated: _____, 2026

City of Hasting
By: _____
Name:
Its: City Manager

Dated: _____, 2026

WFH Bachman Fields, LLC

By: _____
Name:
Its: Authorized Representative

- Exhibit A – Legal Description
- Exhibit B – Brownfield Plan
- Exhibit C – Cost Reimbursement Form
- Exhibit D – Annual Report on Project Status

EXHIBIT A
Legal Description

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, CITY OF HASTINGS, BARRY COUNTY, MICHIGAN, EXCEPTING THEREFROM THE SOUTH 220 FEET OF THE EAST 165 FEET THEREOF . SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES FOR BACHMAN ROAD, AND ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD SPLIT/COMBINED ON 01/13/2017 FROM 55-135-001-00;

900 Bachman Rd
Hastings, MI 49058

Parcel ID: 55-135-001-02

EXHIBIT B
Brownfield Plan

[See following page]

EXHIBIT C
Cost Reimbursement Form

[See following page]

EXHIBIT D
Annual Report on Project Status

[See following page]

ANNUAL ACTIVE PROJECT REPORT

PROJECT NAME	
STATUS OF PROJECT COMPLETION	
CAPITAL INVESTMENT	
AMOUNT OF NEW RESIDENTIAL SQUARE FOOTAGE	
NUMBER OF NEW OR REHABILITATED RESIDENTIAL UNITS	
AMOUNT OF RETAIL SQUARE FOOTAGE	
AMOUNT OF INDUSTRIAL SQUARE FOOTAGE	
AMOUNT OF COMMERCIAL SQUARE FOOTAGE	
NUMBER OF JOBS CREATED	
NUMBER OF JOBS RETAINED	
TOTAL NUMBER OF HOUSING UNITS	
TOTAL NUMBER OF INCOME RESTRICTED UNITS	
UTILITY ALLOWANCES	Studio: 1-Bedroom: 2-Bedroom: 3-Bedroom: 4-Bedroom: 5-Bedroom:
TOTAL NUMBER OF INCOME QUALIFIED PURCHASERS	
TOTAL NUMBER OF INCOME QUALIFIED RENTING HOUSEHOLDS SERVED	
INCOME RESTRICTED UNIT RENTAL RATES	Studio: 1-Bedroom: 2-Bedroom: 3-Bedroom: 4-Bedroom: 5-Bedroom:
RACIAL AND SOCIOECONOMIC DATA ON INCOME QUALIFIED HOUSEHOLDS*	
*If this data is not available, provide the racial and socioeconomic data on the census tract in which the housing units are located	