

Action Plan

Grantee: Lansing, MI

Grant: B-08-MN-26-0007

LOCCS Authorized Amount:	\$ 5,992,160.00
Grant Award Amount:	\$ 5,992,160.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 5,992,160.00

Funding Sources

Funding Source

Affordable fixed-rate mortgages

Funding Type

Financial Institution Money

Narratives

Areas of Greatest Need:

Population in Lansing has been declining slowly for two decades. Unemployment has increased to more than 10% city wide, and the number of vacant units topped 13% of the housing stock, even before the mortgage foreclosure crisis began to hit in full. The number of foreclosures more than tripled between 2004 and 2007. Foreclosures continued to rise through 2008 and remained high in 2009. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Based on data available in fall 2008, eight areas of the city had seen a concentration of subprime lending and foreclosure activity. These were selected as NSP priority areas. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

Distribution and Uses of Funds:

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolishing vacant blighted housing units and substandard housing that cannot be fully rehabilitated because it is located in flood prone areas. Vacant housing that is contributing to neighborhood decline needs to be rehabilitated and sold where completed units can be successfully marketed. Some vacant housing units need to be rehabilitated for rent to homeless families. Neighborhood stabilization assistance needs to be made available to help citizens mobilize themselves to combat blight and housing deterioration. Some new construction is needed on infill lots. Prospective home owners need assistance to reduce financial barriers to home ownership and overcome buyers' reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

Definitions and Descriptions:

Low Income Targeting:



Acquisition and Relocation:

Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1-1	Permanent Supportive Housing	1	Permanent Supportive Housing Development
2-1	Library Rehabilitation	2	Rehabilitation of former Library
3-1	Home owner Purchase and	3	Homeowner Purchase Rehabilitation (HPR)
4-1	Demolition and Deconstruction	4	Demolition of blighted property
5-1	Housing Rehabilitation and	5	Acquisition, Rehabilitation and Resale (ADR)
6-1	New Construction	6	New Construction
7-1	Home Buyer Assistance	7	Down Payment Assistance (DPA)
8-1	Land Bank Acquisition, Disposition	8	Acquisition
9	Administration	9	General Program Administration
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / 1-1 / Permanent Supportive Housing Development

Grantee Activity Number: 1
Activity Title: Permanent Supportive Housing Development

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1-1

Projected Start Date:
 12/01/2008

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way
Project Title:
 Permanent Supportive Housing

Projected End Date:
 03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,500,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 1,500,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	8	8		100.00
# Owner Households	3	3		100.00
# of Households	11	11		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
# ELI Households (0-30% AMI)	



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

OCOF

Proposed budgets for organizations carrying out Activity:

Responsible Organization

OCOF

Organization Type

Unknown

Proposed Budget

\$ 1,500,000.00

Location Description:

NSP eligible block group

Activity Description:

Acquire and rehabilitate foreclosed homes for use as permanent supportive housing for homeless families.

Environmental Assessment: COMPLETED

Environmental None

Project # / 2-1 / Library Rehabilitation

Grantee Activity Number: 2
Activity Title: Rehabilitation of former Library

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

2-1

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

Activity Status:

Under Way

Project Title:

Library Rehabilitation

Projected End Date:

02/01/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 850,000.00



National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 850,000.00

Benefit Report Type:

Area Benefit (Survey)

Proposed Beneficiaries

of Persons

Total

118058

Low

39920

Mod

26476

Low/Mod%

56.24

Proposed Accomplishments

of Non-business Organizations benefitting

Total

2

of public facilities

1

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

GLHC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

GLHC

Organization Type

Unknown

Proposed Budget

\$ 850,000.00

Location Description:

Corner Maple St. and Pine St. in Comstock NSP priority area, census tract 5.

Activity Description:

Rehabilitate a 17,000 sq. ft. building for use as a one-stop Housing and Community Resource Center/Neighborhood Empowerment Center.

Environmental Assessment:

COMPLETED

Environmental

None



Project # / 3-1 / Home owner Purchase and Rehabilitation Assistance

Grantee Activity Number: 3
Activity Title: Homeowner Purchase Rehabilitation (HPR)

Activity Type:
 Homeownership Assistance to low- and moderate-income
Project Number:
 3-1
Projected Start Date:
 03/01/2009
Project Draw Block by HUD:
 Not Blocked
Activity Draw Block by HUD:
 Not Blocked
Block Drawdown By Grantee:
 Not Blocked
National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Planned
Project Title:
 Home owner Purchase and Rehabilitation
Projected End Date:
 03/01/2013
Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 GLHC

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
GLHC	Unknown	\$ 0.00



Location Description:

Southwest Lansing or any NSP eligible block group.

Activity Description:

Assist eligible home buyers in selecting, acquiring, rehabilitation properties and finding affordable fixed-rate mortgages.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 4-1 / Demolition and Deconstruction

Grantee Activity Number: 4
Activity Title: Demolition of blighted property

Activity Type:

Clearance and Demolition

Project Number:

4-1

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Demolition and Deconstruction

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 366,369.90

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 366,369.90

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Households				0.0



Proposed Accomplishments

Total

of Housing Units

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

60

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

ICLB

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ICLB

Organization Type

Unknown

Proposed Budget

\$ 366,369.90

Location Description:

Homes in 100 year flood plain or any NSP target area.

Activity Description:

Demolition of blighted property that is not feasible for rehabilitation.

Environmental Assessment:

UNDERWAY

Environmental

None

Project # / 5-1 / Housing Rehabilitation and Construction

Grantee Activity Number:

5

Activity Title:

Acquisition, Rehabilitation and Resale (ADR)

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way



Project Number:

5-1

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Project Title:

Housing Rehabilitation and Construction

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 1,544,291.91**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 1,544,291.91**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	10		10	100.00
# of Households	10		10	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

of Properties

Total

10

10

10

Activity is being carried out by

No

Activity is being carried out through:**Organization carrying out Activity:**

ICLB

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

ICLB

Organization Type

Unknown

Proposed Budget

\$ 1,544,291.91



Location Description:

NSP eligible areas.

Activity Description:

Acquire and rehabilitate foreclosed properties for sale to eligible home buyers.

Environmental Assessment: UNDERWAY

Environmental None

Project # / 6-1 / New Construction

Grantee Activity Number: 6
Activity Title: New Construction

Activity Type:

Construction of new housing

Project Number:

6-1

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/01/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 442,220.44

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 442,220.44

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

of Households

Total

2

Low

Mod

2

Low/Mod%

100.00



Proposed Accomplishments

of Housing Units

Total

2

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

ICLB

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ICLB

Organization Type

Unknown

Proposed Budget

\$ 442,220.44

Location Description:

Comstock Area, Oak Park Area or Prudden Area

Activity Description:

Infill Construction of new housing for sale to NSP eligible home buyers.

Environmental Assessment:

UNDERWAY

Environmental

None

Project # / 7-1 / Home Buyer Assistance

Grantee Activity Number:

7

Activity Title:

Down Payment Assistance (DPA)

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

7-1

Project Title:

Home Buyer Assistance

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:



Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Draw Block Date by HUD:

Total Budget:	\$ 0.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

of Households

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

of Housing Units

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Lansing1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Lansing1

Organization Type

Unknown

Proposed Budget

\$ 90,000.00

Location Description:

NSP eligible priority areas.

Activity Description:

Down payment assistance for NSP eligible home buyers purchasing a foreclosed home in one of the City's priority NSP areas.

Environmental Assessment:

Environmental None



Project # / 8-1 / Land Bank Acquisition, Disposition and Maintenance

Grantee Activity Number: 8
Activity Title: Acquisition

Activity Type:

Land Banking - Acquisition (NSP Only)

Project Number:

8-1

Projected Start Date:

03/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Land Bank Acquisition, Disposition and

Projected End Date:

03/01/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 888,199.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 888,199.75

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Housing Units

Total

70

of Properties

70

LMI%:

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

ICLB

Proposed budgets for organizations carrying out Activity:

Responsible Organization

ICLB

Organization Type

Unknown

Proposed Budget

\$ 888,199.75



Funding Source Name

Affordable fixed-rate mortgages

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Comstock area, Oak Park, Prudden, Vision 2020, Baker Donora, Urbandale, Potter Walsh and Southwest Lansing.

Activity Description:

Acquisition of foreclosed properties for rehabilitation, sale, demolition or land banking. Includes the cost of property maintenance.

Environmental Assessment: UNDERWAY**Environmental** None**Project # / 9 / Administration****Grantee Activity Number:** 9
Activity Title: General Program Administration**Activity Type:**

Administration

Project Number:

9

Projected Start Date:

10/01/2008

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/01/2019

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 401,078.00**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 401,078.00**Benefit Report Type:**

NA



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Lansing1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Lansing1

Organization Type

Unknown

Proposed Budget

\$ 389,411.50

Location Description:

N/A

Activity Description:

General administrative activities required to implement the NSP grant.

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Reviewer - -QPR returned per Grantee request-PDM

Reviewer - Grantee will adjust acronyms next quarter.

Reviewer - Changes are appropriate and reasonable. As taken from the local Public Notice: "All planned acquisition has been completed. Actual costs for acquisition and site maintenance were lower than anticipated. New housing construction activity is substantially completed at a lower cost than the amount originally budgeted. Housing rehabilitation is in progress for supportive housing and for units to be sold to home buyers. Additional budget amounts will be needed to complete all housing rehabilitation and resale activity planned for the grant."



Action Plan History

Version	Date
B-08-MN-26-0007 AP#1	06/18/2010
B-08-MN-26-0007 AP#2	03/22/2011
B-08-MN-26-0007 AP#3	07/17/2012
B-08-MN-26-0007 AP#4	05/17/2013
B-08-MN-26-0007 AP#5	05/30/2019

