

# Action Plan

**Grantee:** Lansing, MI

**Grant:** B-11-MN-26-0007

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<b>LOCCS Authorized Amount:</b>	\$ 1,162,508.00
<b>Grant Award Amount:</b>	\$ 1,162,508.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 1,162,508.00

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Funds will be used to acquire foreclosed or abandoned homes and rehabilitate or reconstruct 8 units. Two units will be used for permanent supportive housing for households with income at or below 50% of area median income. Six units will be sold to buyers with income at or below 120% of area median income.

### How Fund Use Addresses Market Conditions:

Units will be located within the NSP 3 target areas - Comstock Park Northwest and Holmes Miller Southwest Lansing. These areas include neighborhoods with the highest foreclosure and abandonment rates in the city of Lansing. Whenever possible, units will be selected in locations that augment neighborhood stabilization work funded by NSP 1, NSP 2 and other programs.

### Ensuring Continued Affordability:

HOME affordability periods at 24 CFR 92.252e will apply to NSP3 assisted rental housing. HOME affordability periods at 24 CFR 92.254 will apply to NSP assisted home ownership. The City will use the recapture method for ensuring affordability.

### Definition of Blighted Structure:

A blighted structure is any structure that meets the definition of blighted property under Michigan state law (Blighted Area Rehabilitation Act 344 of 1944, as amended, at MCL 125.72) or a structure with one or more housing code violations where the estimated cost to correct the violation(s) and rehabilitate the structure to meet NSP Housing Rehabilitation Standards exceeds 50% of the post rehabilitation market value of the property.

### Definition of Affordable Rents:

Rents will be considered affordable for NSP assisted properties if they meet requirements for HOME assisted units at 24 CFR 92.252(a), (c), (e), and (f). Tenant income shall be determined according to 24 CFR 92.203(a) using the definition of annual income at 24 CFR 5.609 (Section 8 method.)

Rent limits effective July 13, 2011 will be:

Eff. 551, 1BR 599, 2BR 741, 3BR 939, 4 BR 1018, 5 BR 1171, 6BR 1323



## Housing Rehabilitation/New Construction Standards:

### NSP HOUSING REHABILITATION STANDARDS

Code Compliance & Rehabilitation Standards: Title 6 of the City of Lansing Codified Ordinances Chapter 1460 Lansing Housing and Premises Code establishes minimum requirements for all existing residential buildings within the City of Lansing. Section 8 Housing Quality Standards (HQS) establish minimum guidelines for housing assisted by Section 8 and HOME funds. Together, these are to be utilized as the foundation and minimum standards for all residential rehabilitation work to be undertaken with NSP funds. NSP rehabilitation standards also incorporate elements designed to reduce energy consumption, remove hazards, improve safety and encourage the use of green building techniques.

### OBJECTIVES OF THE NSP REHABILITATION PROGRAM

The objective of the NSP Rehabilitation Standards is to improve housing in a way that enhances long term structural stability, function, safety, affordability and sustainability and preserves or enhances neighborhood character. Rehabilitation standards are designed to strategically incorporate current code requirements, employ green building practices, upgrade building systems and reduce energy-consumption. A high priority for housing rehabilitation is to improve units to meet today's home buyers' expectations for features and function, to make housing sustainable, attractive, and a sound investment for the long term. Achieving a four or five star energy rating and/or providing renewable energy options is a primary concern for keeping housing affordable during a period when energy costs are expected to rise steadily. In keeping with the City's new Master Plan, rehabilitation will be designed to preserve or enhance structural characteristics that define and contribute to overall neighborhood design, streetscape and historic or other unique elements of existing housing and neighborhoods.

### TYPICAL ITEMS INCLUDED IN REHABILITATION

Rehabilitation typically includes things like replacement of roof and gutter systems, insulation, new windows and siding. Site improvements may include grading, sidewalk replacement, driveway repair, landscaping, tree trimming and fence or lot line improvements. Interior repairs include new flooring, cabinets, trim, light fixtures, appliances, plumbing fixtures and paint. Electrical, plumbing and heating systems may be upgraded. First floor bath and laundry may be added. Basement windows and waterproofing systems may be installed. Safety improvements include lead remediation, smoke alarms, radon systems and mold removal.

For more details regarding the City's rehabilitation standards, please see the rehab standards contained in the City of Lansing's NSP 1 Substantial amendment starting at page 25. The document is located online at [http://www.lansingmi.gov/uploads/NSP\\_Substantial\\_Amendment\\_Draft\\_Lansingfinal112608.pdf](http://www.lansingmi.gov/uploads/NSP_Substantial_Amendment_Draft_Lansingfinal112608.pdf)

## Vicinity Hiring:

Preference will be given to awarding housing rehabilitation contracts to Section 3 contractors who hire low or moderate income residents to perform work funded by NSP 3 according to the City of Lansing's established Section 3 program.

## Procedures for Preferences for Affordable Rental Dev.:

Preference will be given to tenants who are homeless or who have special needs and who are participating in support service programs administered through the Greater Lansing Homeless Resolution Network, Community Mental Health or other well qualified community support service provider.

## Grantee Contact Information:

Dorothy Boone ,Development Manager  
City of Lansing, Development office  
316 N. Capitol  
Lansing, MI 48933

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
1	Rehab/New Construction DPA LISA	1	Rehab/New Construction DPA LISA
2	Acquisition and Rehabilitation	2	Rehabilitation/reconstruction of residential prope
		4	Acquisition
3	Administration	3	Administration
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

**Project # / Title:** 1 / Rehab/New Construction DPA LISA

**Grantee Activity Number:** 1  
**Activity Title:** Rehab/New Construction DPA LISA

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 1

**Projected Start Date:**  
 04/01/2011

**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.

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed  
**Project Title:**  
 Rehab/New Construction DPA LISA

**Projected End Date:**  
 03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 388,979.57  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 388,979.57

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	2	2		100.00
# of Households	2	2		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	2
# of Housing Units	2
# of Substantially Rehabilitated Units	1
#Units $\geq$ other green	2
#Sites re-used	2
#Units exceeding Energy Star	2
#Units with bus/rail access	2
#Low flow showerheads	2
#Low flow toilets	2
#Dishwashers replaced	2
#Clothes washers replaced	2



#Refrigerators replaced	2
#Light fixtures (outdoors) replaced	2
#Light Fixtures (indoors) replaced	2
#Replaced hot water heaters	2
#Replaced thermostats	2
#Efficient AC added/replaced	2
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	2
#Energy Star Replacement Windows	2
# of Properties	2

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lansing2

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

Responsible Organization	Organization Type	Proposed Budget
City of Lansing2	Local Government	\$ 388,979.57

**Location Description:**

Properties will be selected within the NSP 3 target areas - Comstock Park Northwest and Holmes Miller Southwest Lansing.

**Activity Description:**

Rehabilitation or reconstruction of homes for LH25 (LISA) buyers including DPA. This activity is intended to meet the 25% Low Income Set Aside requirement. The budget includes costs related to rehabilitation of foreclosed single family homes. Completed properties will be sold to households with income at or below 50% of area median income. Addresses: 730 Chicago and 1206 Reo Rd.  
 Activity 4, Acquisition, was merged with activities 1 and 2. As such, acquisition costs toward LISA properties and all associated reporting with the LISA properties will be associated with this activity (Activity 1).

**Project # / Title: 2 / Acquisition and Rehabilitation**

**Grantee Activity Number: 2**  
**Activity Title: Rehabilitation/reconstruction of residential prope**

**Activity Type:** **Activity Status:**

Rehabilitation/reconstruction of residential structures

Completed

**Project Number:**

2

**Project Title:**

Acquisition and Rehabilitation

**Projected Start Date:**

04/01/2011

**Projected End Date:**

03/31/2014

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

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

**Total Budget:** \$ 757,212.22

**Other Funds:** \$ 0.00

**Total Funds:** \$ 757,212.22

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	6			0.00
# of Households	6			0.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

**Total**

6

6

6

6

6

6

6

6

6

6

6

6

6

6

6

3



#Energy Star Replacement Windows

6

# of Properties

6

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lansing2

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

**Responsible Organization**

City of Lansing2

Ingham County Land Bank1

**Organization Type**

Local Government

Non-Profit

**Proposed Budget**

\$ 757,212.22

\$ 0.00

**Location Description:**

Properties will be selected within the NSP3 target areas - Comstock Park Northwest and Holmes Miller Southwest Lansing.

**Activity Description:**

Foreclosed or abandoned homes will be acquired and rehabilitated or reconstructed for sale to households with income at or below 120% of area median income, adjusted for family size.

Ingham County Land Bank was a partner that acquired and owned the properties during rehabilitation and new construction, until final disposition.

Activity 4 (Acquisition) was merged with Activities 1 and 2. As such, acquisition costs towards LMMI properties and associated reporting will all be housed under this activity (Activity 2).

**Grantee Activity Number:** 4  
**Activity Title:** Acquisition

**Activity Type:**  
 Acquisition - general

**Project Number:**  
 2

**Projected Start Date:**  
 08/01/2011

**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

**Environmental Assessment:**  
 COMPLETED

**Benefit Report Type:**  
 Area Benefit (Census)

**Activity Status:**  
 Cancelled

**Project Title:**  
 Acquisition and Rehabilitation

**Projected End Date:**  
 03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

**Proposed Accomplishments**

# of Singlefamily Units  
 # of Multifamily Units  
 # of Housing Units

**Total**  
 6  
 6

<b>LMI%:</b>	
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**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Ingham County Land Bank2

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

Responsible Organization	Organization Type	Proposed Budget
Ingham County Land Bank2	Non-Profit	\$ 0.00

**Location Description:**

Acquisition of foreclosed or abandoned property will occur in the Comstock Park target area and the southwest Lansing target area.



**Activity Description:**

Vacant foreclosed or abandoned property will be acquired for rehabilitation.

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**Project # / Title: 3 / Administration**

**Grantee Activity Number: 3**  
**Activity Title: Administration**

**Activity Type:**

Administration

**Project Number:**

3

**Projected Start Date:**

04/01/2011

**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)

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

03/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 16,316.21

**Other Funds:** \$ 0.00

**Total Funds:** \$ 16,316.21



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Lansing2

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

Responsible Organization	Organization Type	Proposed Budget
City of Lansing2	Local Government	\$ 16,316.21

**Location Description:**

City of Lansing administrative offices.

**Activity Description:**

Overall planning, financial management, public information, and project management and similar activities in connection with the grant.

**Action Plan Comments:**

- Reviewer - AP on hold until clarification received from grantee--possibility of rejection. PDM  
Rejected so that the City can make edits: Add activities for acquisition (25% and other), and separate rehabilitation by responsible organization. PDM
- Reviewer - Projects should be eligible uses. PDM

**Action Plan History**

Version	Date
B-11-MN-26-0007 AP#1	01/25/2017
B-11-MN-26-0007 AP#2	02/03/2015
B-11-MN-26-0007 AP#3	03/10/2014
B-11-MN-26-0007 AP#4	07/29/2011

