

# Grantee: Lansing, MI

## Grant: B-08-MN-26-0007

October 1, 2021 thru December 31, 2021

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<b>Grant Number:</b> B-08-MN-26-0007	<b>Obligation Date:</b> 03/30/2009	<b>Award Date:</b>
<b>Grantee Name:</b> Lansing, MI	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$5,992,160.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$5,992,160.00	<b>Estimated PI/RL Funds:</b> \$0.00	
<b>Total Budget:</b> \$5,992,160.00		

### Disasters:

#### Declaration Number

NSP

### 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:

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	\$0.00	\$6,259,160.00



<b>Total Budget</b>	\$0.00	\$5,992,160.00
<b>Total Obligated</b>	\$0.00	\$5,992,160.00
<b>Total Funds Drawdown</b>	\$0.00	\$5,992,160.00
<b>Program Funds Drawdown</b>	\$0.00	\$5,992,160.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$5,992,160.00
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 267,000.00
Match Funds	\$ 0.00	\$ 267,000.00
Non-Match Funds	\$ 0.00	\$ 0.00

### Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
City of Lansing <sup>1</sup>	\$ 0.00	\$ 401,078.00
GLHC	\$ 0.00	\$ 850,000.00
ICLB	\$ 0.00	\$ 3,241,082.00
OCOF	\$ 0.00	\$ 1,500,000.00

### Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Projected</b>	<b>Actual</b>
<b>Overall Benefit Percentage</b>	99.99%	.00%	.00%
<b>Minimum Non Federal Match</b>	\$ .00	\$ .00	\$267,000.00
<b>Overall Benefit Amount</b>	\$5,590,522.89	\$ .00	\$ .00
<b>Limit on Public Services</b>	\$898,824.00	\$ .00	\$ .00
<b>Limit on Admin/Planning</b>	\$599,216.00	\$401,078.00	\$401,078.00
<b>Limit on Admin</b>	\$ .00	\$401,078.00	\$401,078.00
<b>Most Impacted and Distressed</b>	\$ .00	\$ .00	\$ .00
<b>Progress towards LH25 Requirement</b>	\$1,498,040.00		\$1,500,000.00

### Overall Progress Narrative:

Supportive Housing Units developed utilizing NSP1 and owned by One Church One Family are in receivership. The receiver is "reconstituting" the OCOF board with five new members. The new board will decide whether to continue ownership of the units, contracting with an entity that has the capacity to manage the units, or transfer ownership to a different entity. In order to protect the assets and ensure that the housing units remain affordable and meet their intended use, Lansing is now in the process of a Substantial Amendment to its NSP1 Plan to adopt Resale provisions as a method for ensuring continued affordability for the 6 scattered site supportive housing units developed under Activity 1-Housing Rehab for Supportive Housing, effective February 1, 2022 through December 31, 2051.

The development Office is working with the Office of the City Attorney to create a deed restriction and take other action regarding written agreements depending on what the new OCOF board chooses to do with the properties.

The six (6) Supportive Housing properties developed under Activity 1 have met the National Objective and include:

- 816 N. Walnut on 12/10/21
- 4321 Stillwell on 6/24/21
- 1216 W. Ionia on 6/11/2021
- 1205 Malcolm X on 6/11/2021
- 3201 Risdale on 12/10/21
- 1101 Climax on 12/7/21



# Project Summary

**Project #, Project Title**

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, Permanent Supportive Housing Development	\$0.00	\$1,500,000.00	\$1,500,000.00
2-1, Library Rehabilitation	\$0.00	\$850,000.00	\$850,000.00
3-1, Home owner Purchase and Rehabilitation Assistance	\$0.00	\$0.00	\$0.00
4-1, Demolition and Deconstruction	\$0.00	\$366,369.90	\$366,369.90
5-1, Housing Rehabilitation and Construction	\$0.00	\$1,544,291.91	\$1,544,291.91
6-1, New Construction	\$0.00	\$442,220.44	\$442,220.44
7-1, Home Buyer Assistance	\$0.00	\$0.00	\$0.00
8-1, Land Bank Acquisition, Disposition and Maintenance	\$0.00	\$888,199.75	\$888,199.75
9, Administration	\$0.00	\$401,078.00	\$401,078.00

