

NOTICE OF PUBLIC HEARING

TO: ALL LANSING CITIZENS AND ORGANIZATIONS

FROM: LANSING PLANNING BOARD

SUBJECT: PUBLIC HEARING ON **JANUARY 6, 2009**

TIME AND PLACE: 6:30 p.m., FIRE STATION #1, COMMUNITY ROOM,
120 E. SHIAWASSEE, LANSING, MICHIGAN

PURPOSE: TO PROVIDE CITIZENS THE OPPORTUNITY TO EXAMINE AND COMMENT ON PROPOSED OBJECTIVES, GOALS AND PROJECTED USE OF COMMUNITY DEVELOPMENT FUND RESOURCES, INCLUDING THE COMMUNITY DEVELOPMENT BLOCK GRANT, HOME AND EMERGENCY SHELTER GRANT PROGRAMS, TO BE INCLUDED IN THE CITY'S ANNUAL ACTION PLAN SUBMISSION FOR FY 2010.

CITY OF LANSING COMMUNITY DEVELOPMENT OBJECTIVES

The primary objective of Lansing's Housing and Community Development Program is the development of a viable community which will provide standard housing in a suitable living environment, principally to benefit low and moderate income persons, preserve and expand existing businesses and industries, and create an atmosphere conducive to stability in neighborhoods. Specific objectives are enumerated as follows:

- a. Provide standard housing in a suitable living environment through rehabilitation, new construction and improvement of the housing stock primarily in CDBG eligible neighborhoods and in specifically designated housing target areas.
- b. Provide housing counseling and assistance that will benefit low and moderate-income households.
- c. Promote home ownership for low and moderate-income households.
- d. Maintain at current levels the number of public and assisted housing units available to low and moderate-income households.
- e. Provide assistance to develop housing and supportive human services for people with special needs and who are homeless and those at risk of becoming homeless.
- f. Provide assistance to rehabilitate housing and deliver supportive human services to low and moderate income households with special needs.
- g. Promote economic opportunity for low and moderate-income individuals by facilitating economic development, providing employment and sponsoring job training, business and educational programs and initiatives.
- h. Promote economic development to provide jobs, business service and shopping opportunities for residents located in CDBG eligible areas.

- i. Provide community services, recreational opportunities and public facilities to improve the quality of life in CDBG eligible neighborhoods.
- j. Increase security and safety in neighborhoods by supporting public safety and crime prevention initiatives, public educational programs and citizens' awareness in CDBG eligible areas.
- k. Improve the city's transportation and infrastructure systems in CDBG eligible areas.
- l. Protect and improve the city's physical environment, including preventing or eliminating of blight, removing lead or other safety hazards, preserving historic resources and improving energy fitness in housing occupied by low and moderate-income households.
- m. Promote fair housing objectives.

**PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT
ACTIVITIES AND USE OF FUNDS
 2009-2010**

CDBG Single-family, Owner-Occupied Rehab Program

Includes loans and grants for rehabilitation of owner-occupied housing units through city sponsored programs, and in conjunction with affordable housing efforts sponsored by nonprofit housing corporations and other state and federal agencies. Includes funds to meet lead hazard reduction regulations in rehabilitated structures, funds to assist in emergency rehabilitation, market analysis activities and technical assistance to nonprofit housing corporations. Includes loans and grants for owner-occupied single-family units through city sponsored programs, loans to rehabilitate historic homes in conjunction with rehabilitation of the unit, and loans or grants for ramps and weatherization. Includes staff, office space, and other direct project costs associated with delivery of Community Development Block Grant, HOME, Emergency Shelter Grant and other State and Federal Programs. 10 housing units estimated. Additional units to be completed with prior year funds. \$751,389

Weatherization

Includes financing of an Energy Fitness Program to benefit low and moderate-income households, 100 housing units estimated with current funding. Additional units to be completed with prior year funds. \$ 35,000

Acquisition

Includes maintenance and security of properties acquired through programs, and activities related to acquisition, relocation and clearance of dilapidated structures. Funds may also be used to acquire properties in the flood plain. Also includes staff time associated with this activity. 25 housing units estimated. \$ 400,000

Public Improvements

General street, sidewalk, water/sewer improvements, including assistance to income eligible owner-occupants or those in CDBG-eligible areas for special assessments related to new improvements. Includes neighborhood, parks and recreational facility improvements in CDBG-eligible priority areas. \$ 50,000

Public Services (limited to 15%)

Includes homeownership counseling and education, neighborhood counseling, youth and senior programs, neighborhood clean-ups, home repair classes, tool lending programs, employment training, and community policing. Services are for low and moderate-income individuals and/or those in CDBG-eligible areas located within the Lansing city limits. \$ 308,397

Economic Development

Loans, technical assistance and training to low and moderate-income owners of and persons developing micro-enterprises within or planning to locate within the Lansing city limits. (A micro-enterprise is a business with five or fewer employees, including the owner(s).) Estimate 8 people trained. \$ 100,000

Creation of jobs to benefit low and moderate-income city of Lansing residents. Estimate 3 jobs.

Technical assistance to for-profit businesses including workshops, marketing or referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing. Estimate 5 businesses assisted.

CDBG General Administration (limited to 20%)

Includes staff and other costs associated with preparation of required Consolidated Planning documents, environmental clearances, fair housing activities and citizen participation activities associated with the delivery of CDBG, HOME and other state and federal Programs. Includes general administration costs associated with delivery of CDBG and other state and federal Programs. Includes indirect administrative costs and building rent paid to the city. \$ 411,196

Total CDBG, including PI: \$2,055,982

PROPOSED HOME PROGRAM ACTIVITIES AND USE OF FUNDS

HOME Owner Rehab Program

Includes loans and grants for rehabilitation of at least two owner-occupied housing units. Additional units to be completed with prior year funds. \$ 70,000

Down Payment Assistance

Funds provided to homebuyers for down payment and closing costs for purchase of home located within the Lansing city limits. Up to \$15,000 will be available as a 0% interest second mortgage for homebuyers with income at or below 80% of median income. Assistance not limited to first-time homebuyers. Also includes staff time associated with this activity. Estimate 8 housing units. \$ 200,000

New Construction

Includes funds for loans and grants for construction of one affordable housing unit. Additional units to be completed with prior year funds. \$ 60,000

HOME Development Program

HOME funds allocated for housing developed in partnership with the city, including Supportive Housing Program (SHP) activities, and Homeowner Purchase Rehab (HPR). Projects may include new construction and rehabilitation activities with non-profit and for-profit developers, including CHDOs. Funds may also be transferred for use in single-family, owner-occupied rehabilitation projects. Also includes staff time associated with these activities. 2 housing units estimated. Additional units to be completed with prior year funds. \$226,754

Community Housing Development Organization (CHDO) Operating (limited to 5%)

Funds reserved at option of the city to provide operating funds to CHDO's utilizing HOME funds provided by the city to produce affordable housing in the community. \$ 39,805

CHDO Set-aside (15% minimum required)

HOME Program set-aside reserved for housing developed, sponsored or owned by CHDOs in partnership with the City. 2 units estimated. \$ 120,000

HOME General Administration (limited to 10%)

Includes staff and general administration costs to deliver HOME Program. Includes funds to finance Fair Housing Initiatives. \$ 79,617

Total HOME: \$ 796,176

**EMERGENCY SHELTER GRANT PROGRAM ACTIVITIES
AND USE OF FUNDS**

Shelter Operation

Funds provided to shelter providers to cover cost of maintenance, operations, insurance, utilities and furnishings in shelter facilities. \$ 90,983

Total ESG \$ 90,983

SUMMARY

Estimated Thirty-Fifth Year Community Development Resources:

Estimated CDBG Entitlement Grant:	\$2,055,982
Estimated HOME Program Funds:	796,176
Estimated ESG Program Funds:	<u>90,983</u>
TOTAL:	\$2,943,141

Administrative, management and operation costs for the above programs include the administration, management and operations of the eligible activities, **as well as other federal and state community development programs in which the city is now or maybe participating.**

At the time of this publication, allocations had not been established by the federal government. It is anticipated that figures presented will change.

Questions regarding the public hearing or the above material may be sent to the following address:

Department of Planning and Neighborhood Development
Development Office
316 N. Capitol
Suite D-2
Lansing, MI 48933-1234
Attention: Doris M. Witherspoon
Telephone: (517) 483-4063