Fifth Program Year Action Plan

The CPMP Fifth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

The City of Lansing Department of Planning and Neighborhood Development has been applying for the Community Development Block Grant (CDBG), HOME and Emergency Shelter Grants (ESG) for several years. The City is the lead organization administering these federal dollars received from the Department of Housing and Urban Development (HUD) and has been successful in leveraging additional state and local resources to support grant funded activities. The FY 2010 Action Plan is the implementation plan for Year Five (5) of the City of Lansing's five (5) year Consolidated Plan. The proposed activities to be carried out in FY 2010, which begins July 1, 2009 and ends June 30, 2010, are based on needs, priorities, strategies and goals established in the Five Year Consolidated Strategy and Plan Submission for the period 2005-2010. This annual plan is based on community development fund resources CDBG, HOME and ESG funds expected to be available in FY 2010. Again, anticipated goals are based on the availability of other sources of funding projected to be available during this time period to leverage the federal community development fund resources.

The requisite information presented in the Action Plan is presented according to the final rule established by the Department of Housing and Urban Development at 24 CFR 91, Consolidated Submission for Community Planning and Development Programs.

Past Performance and Evaluation of Objectives and Outcomes

The City of Lansing's actual accomplishments, including prior years funding, during the time period July 1, 2007 – June 30, 2008 are as follows:

Community Development Block Grant (CDBG)

CDBG Allocation:	$2,222,775.00
Program Income Received:	137,989.84
TOTAL:	$2,360,764.84

Total CDBG funds expended during fiscal year: $2,048,709.06
Total funds leveraged from use of CDBG funds: $1,651,608.38

HOME Funds

HOME Allocation:	$ 865,563.00
Program Income Received:	0.00
TOTAL:	$ 865,563.00

City's combined estimated program income and allocation budget was: $865,563.00
Total HOME funds expended during fiscal year: $ 913,076.02
Total funds leveraged from use of HOME funds: $5,233,769.20

Emergency Shelter Grant (ESG)
ESG Allocation: $ 94,802.00

OR – Owner-Occupied Rehab Program – CPMP Project #1 IDIS#1176
Matrix Code: 14A – Rehab; Single-Unit Residential
National Objective: LMH
Accomplishment Type: 10 – Housing Units
Proposed Units: 10 Actual Units: 37
Total Budgeted: $374,110.00 Total Expended: $278,107.71

WEATHERIZATION – CPMP Project #2
Weatherization - Urban Options – IDIS#1179
Matrix Code: 14F – Energy Efficiency Improvements
National Objective: LMH
Accomplishment Type: 10 – Housing Units
Proposed Units: 220 Actual Units: 220
Contract Amount: $65,000 Expended: $48,400
Urban Option's total operating budget: $443,050 Leveraged funds: $394,650

ACQUISITION – CPMP Project #3
Matrix Code: 01 - Acquisition
National Objective: LMH
Accomplishment Type: 10 – Housing Units
Proposed Units: 1 Actual Units: 0
Budgeted Amount: $5,000.00 Expended: $75,958.54

This category covers acquisition, disposition and clearance, including associated costs.

PUBLIC SERVICES – CPMP Project #4
15% or $385,916 of the city's CDBG allocation and estimated program income was set-aside for general administration, as well as planning and urban development activities.

Total contract amounts: $383,763.00

Total expended: $354,373.36
Total leveraged funds: $537,077.00

ECONOMIC DEVELOPMENT – CPMP Project #5

$155,000 was allocated for economic development activities during this fiscal year.
Total contract amounts: $153,600.00
Total expended: $150,002.85
Total leveraged funds: $184,630.00

CDBG GENERAL ADMINISTRATION – CPMP Project #6

19% or $511,020.00 of the city's CDBG allocation and estimated program income was set-aside for general administration, as well as planning and urban development activities. Funds were used to pay for staff time, rental of office space and vehicles, supplies, contractual services, etc…

Number of loans that were paid off during this time period: 24
Total of CDBG PI from loan repayments: $137,989.84

CDBG RENTAL – CPMP Project #7

No funds were appropriated for rental activities during this fiscal year. Previous year funds were used for:

- Rehabilitation of a 20-unit apartment building on North Pennsylvania Avenue (IDIS#1133). $39,940.49 of old CDBG Multi-family funds was expended and $39,945.50 of owner funds was used as leverage.

PUBLIC IMPROVEMENTS – CPMP Project #8

A total of $50,000 was budged for Public Improvement activities this fiscal year. However, multiple year funds were used to complete everything listed.

Total contract amounts: $ 80,472.99
Total expended: $ 80,472.99
Total leveraged funds: $332,203.63

HOME OWNER REHAB PROGRAM – CPMP Project #9

Matrix Code: 14A – Rehab; Single-Unit Residential
National Objective: LMH
Accomplishment Type: 10 – Housing Units
Proposed Units: 1 Actual Units: 5
Total Amount Allocated: $26,951 Expended: $175,714.80

DOWN PAYMENT ASSISTANCE – CPMP Project #10

Matrix Code: 13 – Direct Homeownership Assistance
National Objective: LMH
Accomplishment Type: 04 – Households
Proposed Units: 15 Actual Units: 14
Total Amount Allocated: $100,000.00 Expended: $68,722.00

NEW CONSTRUCTION – CPMP Project #11

Matrix Code: 12 – Construction of Housing
National Objective: LMH
Accomplishment Type: 04 – Households
Proposed Units: 1 Actual Units: 2
Total Amount Allocated: $50,000.00 Expended: $50,000.00

HOME DEVELOPMENT PROGRAM – CPMP Project #12
Matrix Code: 12 – Construction of Housing & 14A – Rehab; Single-Unit Residential
National Objective: LMH
Accomplishment Type: 10 – Housing Units
Proposed Units: 8 Actual Units: 6
Total Amount Allocated: $430,086.00 Expended: $243,048.93

CHDO OPERATING – CPMP Project #13
The City spent 5% of its HOME allocation for Community Housing Development Organization (CHDO) operating expenses for GLHC and Franklin. Amount allocated $43,000, Amount Spent $43,000

CHDO SET-ASIDE (15%) – CPMP Project #14
Matrix Code: 14A – Rehab; Single-Unit Residential
National Objective: LMH
Accomplishment Type: 10 – Housing Units
Proposed Units: 2 Actual Units: 0
Budgeted Amount: $ 129,834.00 Expended: $0

HOME GENERAL ADMINISTRATION – CPMP Project #15
Matrix Code: 21H – HOME Admin/Planning Costs of PJ
National Objective: Exempt
Accomplishment Type: Exempt
Budgeted Amount: $85,692.00 Expended: $79,397.54

ESG – CPMP Project #16
Matrix Code: 03T – Operating Costs of Homeless Facilities
National Objective: LMC
Accomplishment Type: 01 – People
Budgeted: $94,802.00 Expended: $0
Contract With: City of Lansing Human Relations Department

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 5 Action Plan General Questions response:

Community Profile

The City of Lansing is part of the mid-Michigan region and is the urban hub of the Greater Lansing Area, which includes the counties of Ingham, Eaton and Clinton. The local economy has historically been developed around three major anchors – automobile manufacturing, state government and Michigan State University. Of late, manufacturing has been declining in prominence, with health care and insurance emerging as a growing source of local employment. While this transition takes place, unemployment has increased steadily and now amounts to about 10% citywide. Just as the city is in the midst of grappling with this economic transition, it has been hit with a spike in foreclosures, falling property values and a dramatic increase in vacant property.

The 2000 Census tabulated Lansing's total population at 119,128. Population within the City of Lansing has been declining steadily for two decades, although it has been rising slowly in the region. As of 2006, according to the Census Bureau's American Fact Finder, total population in Lansing had dropped 7% to 110,619. The number of vacant housing units almost doubled from 3,654 to 6,451 during the same period. By 2007, the last year for which census estimates are available, 7,164 units were vacant, comprising almost 13% of the city's housing stock. Population within the City of Lansing is expected to continue to decline slightly through about 2010 and then stabilize during the next decade.

Geographic Target Areas

All CDBG and HOME funds the City receives are used to support low and moderate-income persons and neighborhoods. Most of the block groups within the city are predominately populated with families at or below 80% of area median income and are eligible areas for CDBG assistance. Many housing and community development programs funded in the 2008 Plan are available to eligible households citywide. However, five focus areas are prioritized for new infill housing construction and full rehabilitation of distressed properties.

The concentrations of low-income minority residents reside on the west and north sides of the Lansing community as well as scattered pockets in other parts of the City of Lansing. Assistance will continue to be provided to residents in the City of Lansing in CDBG eligible areas and to eligible citizens in non-CDBG eligible areas. In Program Year 5, the level of priority in terms of addressing the needs of the citizens was based on the Five-Year plan, priorities established in prior action plans and current needs idenitified by the community. High priority is given to new infill housing construction and full rehabilitation of distressed properties in the five priority areas identified.

High priority is given to working together with other agencies in support of citizen-led neighborhood revitalization programs with specific goals related to improving housing, crime reduction, youth development, business development or retention and improved health and safety.

PROPOSED COMMUNITY DEVELOPMENT FUNDING ALLOCATIONS

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

Housing activities continue to be a high priority in the city. Activities related to housing include moderate rehabilitation and weatherization of owner-occupied housing units for eligible households. High priority will be given to providing rehabilitation assistance to low-income home owners. High priority is given to activities which will result in partnerships with nonprofit housing corporations and private businesses to provide home ownership opportunities to low and moderate income homebuyers including moderate rehabilitation, and assistance through individual development account (IDA) programs and down payment assistance and creation of a one-stop housing resource and education center.

Moderate priority is given to providing low income households with special needs assistance through rehabilitation of housing units; including barrier free improvements, delivery of supportive services and some new construction. Moderate priority is given to addressing the housing and supportive service needs of the homeless. Low priority is given to historic preservation. Low priority is given to developing newly constructed affordable rental units in the city.

Weatherization

Includes financing of an Energy Fitness Program to benefit low and moderate-income households, 100 housing units estimated with current funding. Additional units may be completed with prior year funds. High priority is given to providing Energy Fitness Program benefits to Lansing residents, and providing classes on energy-consumption reduction. The City of Lansing is also making every attempt to install Energy-rated furnances and water heaters in units assisted through our single family rehab program.	$ 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. High priority is given to undertaking	$ 50,000

public improvements in selected target areas including special assessments, beautification, tree planting and lighting. Moderate priority is given to improving recreational facilities and neigborhood facilities. The Homeowner Education and Resource Organization (HERO), one-stop programs include home maintenance and improvement classes, volunteer home repair programs, a tool lending library, foresclosure prevention, housing counseling and other services.

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. High priority is given to youth recreation and neighborhood improvement programs. High priority is given to increasing public awareness and involvement in public safety activities. Moderate priority is given to activites which enhance the appearance and quality of life in CDBG eligible neighorhoods including neighborhood clean-ups. Low priority is given to Crime Prevention through Community Policing.	$ 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, façade improvement grants, marketing or referrals for the attraction of new business and expansion of existing business within CDBG-eligible areas of Lansing. Estimate 5 businesses assisted.	
High priority is given to continued support of a loan program to provide loans, training and technical assistance to microenterprises. High priority is given to funding a computer training, employment and technology enterprise programs. High priority is given to supporting business development and façade improvement activities in neighborhood retail districts serving residential area occupied primarily by low and moderate income households.	

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.	$ 411,196
Total CDBG	**$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. High priority is given to encouraging the adoption of a five-star energy rating as the goal for all newly constructed units assisted with city 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. High priority is given to developing new permanent supportive housing options to continue implemention of a "continuum of care" for the homeless.	$ 96,357
Total ESG	**$ 96,357**

SUMMARY

Estimated Thirty-Fifth Year Community Development Resources:

Estimated CDBG Entitlement Grant:	$2,055,982
Estimated HOME Program Funds:	796,176

Estimated ESG/Homeless Prevention Program Funds:	96,357
TOTAL:	$2,948,515

Section 8 funds, Low-Income Housing Tax Credits and competitive McKinney-Vento Homeless Assistance Act funds are resources that will be used in the City of Lansing to address the needs of the low-moderate income and homeless population.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process response:

The City of Lansing Department of Planning and Neighborhood Development is the lead agency responsible for coordinating the Consolidated Planning and Submission Process and Action Plans. The City of Lansing has coordinated with participation from many other agencies citywide to develop the Year Five Action Plan for 2010. As in the past, this process incorporated other planning efforts and strategic planning documents including the Lansing Housing Partnership (LHP), Comprehensive Housing Affordability Strategy (CHAS), the Enterprise Community (EC) Plan Application and the Lansing Housing Commission's Plan as well as the current consolidated plan process. Both housing and non-housing issues were addressed during these planning processes. Again, these issues were discussed and suggestions made on ways to better serve the needs of the target populations. Many of the agencies discussed how they exhaust their funds in trying to serve their clients' special needs. However, these agencies continue to look at innovative ways of providing services to their clients.

Partnerships continue to be developed between state and local agencies in efforts to identify the type of housing and community development needs existing in Lansing. The City continues to consult with agencies/organizations such as the Lansing Housing Commission, Lansing Area Aids Network, Capital Area Center for Independent Living, Continuum of Care Agencies, Tri-County Office on Aging, Michigan Department of Public Health, Michigan Department of Human services, Ingham County Land Bank Fast Track Authority, Ingham County Health Department, Michigan State University, Michigan State Housing Development Authority, also including HERO (Homeowner Education and Resource Opportunities), Foreclosure Prevention groups and other state and local organizations and jurisdictions were

involved in the process in development of the plan. Again, the City of Lansing will continue to incorporate many of the strategies from its "Enterprise Community" application to address the non-housing needs. Economic and commercial redevelopment work is aligned with the Main Street principles. The City meets regularly with local and state agencies, neighborhood organizations and citizens to address the housing and community development needs of the extremely low-to-moderate income residents in the city. In the development of its strategies, the city kept in mind the three basic goals of the program: 1) To provide decent housing; 2) To provide a suitable living environment and 3) To expand economic opportunities.

Also, the City of Lansing followed its existing Citizens Participation Plan in terms of the process of participation. The Citizen Participation Plan incorporates the general public participation process of the city. Our CDBG mailing list contains various agencies and organizations that we identify as the stakeholders or those who expressed interest in receiving notices by mail. Recipients of our CDBG, HOME and ESG funding are on the list as well as neighborhood organizations, agencies that serve the special needs population, etc. These groups and organizations are notified every year of the consolidated planning process. Also, community meetings are set within the community to gain input from the organizations and the populations that they serve. The public is also aware of the participation process because the information is advertised in a local newspaper, City Pulse, on public access television, as well as posted at the Library and other public places.

Citizen Participation

1. Provide a summary of the citizen participation process.

2. Provide a summary of citizen comments or views on the plan.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Citizen Participation is an important factor in the development of the Consolidated Plan/Action Plan. The City of Lansing's citizen participation process has comprehensively examined the necessities related to the housing, industrial, and commercial community development. The process considers needs for economic groundwork and development, as well as the needs related to human interaction and the social environment. The objective of the process has been to formulate strategies and programs to address identified needs. The process is open to any interested party or organization, and facilitated by the participation of a wide range of groups and individuals concerned with community development issues. In the development of the Action Plan, the City of Lansing considered all previous strategic planning documents which includes the Lansing Housing Partnership, the CHAS, along with the Enterprise Community Plan and the Lansing Housing Commission’s Plan. Information on the current housing market lending practices and foreclosures are considered. Input from citizens was also incorporated into these efforts.

The Citizen Participation Process is intended to assure that the citizens of the community and organizations concerned with housing and commnuity development will have every opportunity to participate in the planning and utilization of community development funds. The opportunity for citizens to participate in commnuity development goes beyond the formal process as outlined in the City of Lansing's Citizen Participation Plan (Section 91.105 of the Federal regulations and in accordance to legislative changes to the CDBG Entitlement Program under the Housing and Urban-Rural Recovery Act of 1983). In summary, the key steps in the process include: community meetings held in August and September, a public hearing held before the Planning Board on community needs in October, November or December. This hearing will provide citizens an opportunity to present their views on community development housing needs. Community meetings include citizens, other local jurisdictions, state agencies, other city departments, special needs groups and community development activities. Input is also accepted from interested citizens throughout the year.

The Public Hearing on the community needs for the Action Plan was held on November 5, 2008. Another hearing was held before Planning Board on January 6, 2009 on the proposed program objectives and projected use of Federal formula program funds. Notices of these hearings were published in a local newspaper, the Lansing City Pulse, mailed to known citizens groups and other organizations concerned with housing and community development issues. Notices of public hearings also appears on the City of Lansing's cable TV information channel. A similar process is followed for public hearings at the City Council level.

A draft of the summary plan was made available for public review and comments for a 30 day period **March 9, 2009 - April 8, 2009**. A notice of the opportunity for public review and comment was published in the Lansing City Pulse, made available at the Capital Area District Library, the City Clerk's office, the Department of Planning and Neighborhood Development as well as televised on the public access channel and the City of Lansing Department of Planning and Neighborhood Development, Development Office website available for public review and comments. The City will respond in writing in fifteen days (15) to any written or oral comments or views of citizens submitted during this comment period. A summary of comments or views and the city's response is included in the Consolidated Plan submission. During the review period, there were no comments received either orally or written.

The facility where the public hearings are held is barrier free to accommodate persons with disabilities. In the event that a significant number of non-English speaking residents attend the public hearing, the city will provide a resource person for translation purposes. The City makes every possible effort to outreach to its minority population.

In reference to the comments received during the Action Plan process, several comments were made at the Public Hearings held before the Planning Board at their November 5, 2008 and January 6, 2009 meetings which were considered in preparing this document. Also, a Public Hearing will be held before City Council on April 13, 2009. At the November hearing, there were two people expressing the need for continued funding in the Lansing community for CDBG funds. During the January meeting, there were two letters received from organizations in the Lansing community expressing their gratitude and continued support for ESG funding. Two

people spoke at the hearing regarding CDBG funding allocations. Minutes of the hearings are attached. All verbal or written comments received are accepted and addressed.

Public outreach is a continuous task of the City of Lansing. In terms of reaching the minority population, several established groups and organizations receive information pertaining to the Consolidated Plan. The City of Lansing makes every concerted effort to outreach to its minority population and special needs groups.

The City of Lansing's Citizen Participation Plan is being amended to reflect updated media outlets.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 5 Action Plan Citizen Participation response:

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 5 Action Plan Institutional Structure response:

The City of Lansing Department of Planning and Neighborhood Development and the City's Human Relations and Community Services (HRCS) Department will continue to be responsible for coordinating special housing activities and services related to housing. Both City Departments will address emergency housing situations.

The Human Relations and Community Services Department is responsible for coordinating efforts of public and private agencies that deliver housing services in the community. The Emergency Shelter Program is also administered through the HRCS Department.

The Lansing Housing Commission (LHC) is responsible for the management and maintenance of public housing and programs. It is also the local clearinghouse for Section 8 assistance. The city and LHC have worked collaboratively on several projects in the past. Homes built or rehabilitated with HOME or CDBG funds have been sold to public housing tenants. One CHDO that receives operating support also contracts with LHC to provide Family Self-Sufficiency services. The City has provided HOME funds to assist LHC to develop new affordable rental housing units. In FY 2009, the City expects to continue to provide assistance to improve a targeted neighborhood surrounding a new site, former Michigan School for the Blind, which will be redeveloped by LHC for single family homes and elderly rental housing.

The Michigan State Housing Development Authority (MSHDA) will continue to work directly with the City, local service agencies, non-profit corporations, neighborhood organizations, private developers and individuals to implement housing programs it sponsors. The Department of Housing and Urban Development (HUD) works with the City, State and private non-profit agencies and housing corporations to deliver federal housing programs in the City.

State and local social services agencies work with public agencies and directly with clients to provide housing and supportive housing services for individuals and

families. Clients in need of housing or particular services are referred by agencies and providers as needed. Coordination of services is accomplished by a formal and informal networking system or under the direction of boards or commissions. Lansing non-profit housing corporations also work with governmental agencies, private lending institutions and other housing non-profits or agencies to provide affordable housing opportunities in the City. Activities include acquisition and rehabilitation of housing for rental or homeownership. Non-profit housing corporations and the Ingham County Land Bank Fast Track Authority are also involved with the development of supportive housing facilities and leasing programs to serve the homeless and special housing needs groups. The City has used Michigan State Housing Development Authority and Department of Housing and Urban Development programs, Ingham County Power of We, the Local Initiatives Support Coalition and other non-profit partners to provide technical training and assistance to non-profit housing corporations.

The City of Lansing will assist in the efforts of non-profits to acquire sites for development and rehabilitation and to finance rehabilitation. The Ingham County Land Bank and the City work together to make properties available to CHDOs and other nonprofits for rehab and infill development. Properties come from the tax reversion process, $1 HUD homes and other acquisition activity.

Through a network of neighborhood organizations within CDBG eligible neighborhoods, the City will assist with neighborhood beautification and safety activities, many of which coordinate activities through the Lansing Neighborhood Council. The Lansing Neighborhood Council is an organization historically funded by the City to provide technical assistance to neighborhood groups, work with the City, State and other housing providers to plan and implement housing programs and public safety activities throughout the community. Information on lead paint hazards, home repair resources, foreclosure prevention and fair housing is disseminated to neighborhoods through this network as well as a community emergency response training is provided.

Housing assistance providers, program coordinators and agencies providing housing services and neighborhood development activities coordinate their investment of resources through regular scheduled meetings and formal and informal contact.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 5 Action Plan Monitoring response:

Nonprofit Housing Corporations and CHDOs

Subreceipients nonprofit housing corporation and Commnunity Development Organizations (CHDOs) receiving CDBG and HOME funding from the City are monitored on an ongoing basis through the City's Development Office. Ongoing monitoring includes periodic reports, project by project documentation and direct

technical assistance provided by Development staff and the Local Initiatives Support Corporation (LISC), a subrecipient of the City. Annual audits are also provided to the City by the participating organizations, as required, and reviewed by both the Development Office and the Finance Department of the City.

The Development Office will also coordinate a formal onsite monitoring visit for each subrecepient and/or CHDO every two (2) years. The monitoring visit includes the participation of the City's Finance Department. The visit includes a review of financial management, purchasing procurement practices, rehabilitation requirements and all other Federal program requirements that apply. A report with findings, concerns and recommendations will be provided to each organization with directions for improvements and responses as required.

HOME Program Monitoring

Rental units financed through the HOME Program are inspected and monitored through the Development Office according to progam rules. The City monitors the condition of the property by on-site visits and and re-verifies income eligibility.

Emergency Shelter Subrecipients

The HRCS Department monitors on an ongoing basis all organizations receiving ESG or SHP funds for daily operations and approved projects and programs. Monitoring includes monthly reports, on-site visits to verify activity, annual reports and documentation of expenditures.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 5 Action Plan Lead-based Paint response:

The City of Lansing will take the following specific actions to address lead based paint hazards:

Continue to implement its Lead Hazard Reduction Demonstration grant.

Continue to work with the Ingham County Health Department, the Michigan State Housing Development Authority, nonprofit housing corporations, private contractors and subcontractors and other relevant agencies and organizations to develop strategies to implement Title X regulations.

Continue to establish additional partnerships with agencies/organizations in the community to provide more education on lead based paint issues.

Continue to provide required notification to owners and tenants for possible lead hazards in housing units being rehabilitated as part of Federally funded housing improvement programs.

Continue to participate in efforts and strategies to train and certify employees, inspectors, contractors, subcontractors and workers to inspect assess and remove lead-based paint hazards.

Contine to work with the County, State, nonprofit housing corporations and private contractors and subcontractors to implement a lead hazard reduction strategy that will coordinate inspection, evaluation, remediation and blood screening efforts.

Continue to seek grants and loans to leverage local funds and finance lead hazard reduction activities.

Continue to work on creating “healthy homes” by providing trainings on indoor air quality, randon testing, etc. and promoting the use of carbon monoxide detectors and fire extinguishers.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

Help 10 homeowners rehabilitate their homes to meet basic code
Make 5 homes lead safe.
Help private sector partners acquire, rehabilitate and resell 25 homes.
Assist 8 first-time homebuyers.
Provide pre and post home ownership counseling to 150 homebuyers or homeowners.
Provide weatherization assistance to 100 households.
Provide emergency repairs to 5 households.
Provide organizational support and technical assistance to CHDOs and other nonprofits.
Help construct 2 new homes affordable to low or very low income homebuyers.
Conduct 3 home improvement workshops for homeowners.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 5 Action Plan Public Housing Strategy response:

The City participates in ongoing partnerships with the Lansing Housing Commission to expand the supply of affordable rental housing and homeownership for public housing residents. During FY 2010, the City of Lansing and LHC will continue working on the redevelopment of the former site of the Michigan School for the Blind into new affodable elderly rental housing and single family owner occupied homes. The Lansing Housing Commission will be using additonal Recovery Act funds to address Public Housing issues.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 5 Action Plan Barriers to Affordable Housing response:

The Housing Affordability Committee of the Lansing Housing Partnership identified the following public policy barriers and recommended action to reduce those barriers. Actions is these areas are ongoing:

Public Policy Issues/Recommended Actions

BUILDING AND HOUSING CODES

Prescriptive housing code standards frequently prevent use of certain areas of older housing units because of area and/or ceiling height requirements set forth in the code. Lansing has a significant number of homes built in the 20's and 30's with attics that do not meet such requirements and, therefore, cannot be legally converted into living space such as bedrooms.

Solution: Where appropriate remove prescriptive and substitute regulations such as minimum window sizes and minimum ceiling heights, etc., to performance standards that will meet minimum public health and safety needs.

Building and Mechanical Codes may establish standards for new construction that add to the cost of construction and exceed minimum safety needs of the community.

Solution: Explore Building and Mechanical Codes to identify requirements that could be reduced without adversely affecting community health and safety standards. Consider setting separate construction standards for one and two family construction and remodeling.

Inspection fees charged by the City add to the cost of affordable housing.

Solution: All fees charged for inspection and associated administrative services should be periodically reviewed to ensure that they represent the cost of providing such services.

Needed housing is being taken out of service within the city for a variety of reasons.

Solution: Review City's dangerous building demolition procedure to ensure that restorable housing is not unnecessarily demolished.

Solution: Consider establishing a requirement that will replace housing taken out of service for industrial or commercial expansion.

Solution: Work with the Ingham County Land Bank on residential properties. These properties can be renovated by the Land Bank or with the assistance of city and non-profit housing groups.

Solution: Establish a procedure that will provide for the rehab of substandard properties to include the establishment of a voluntary repair program to help seniors maintain their homes.

Today's high cost of energy adversely impacts on the ability of families to make mortgage/rent payments and pay utility bills.

Solution: Explore establishing retrofit energy conservation requirements for existing buildings when it is determined that such modifications are cost effective and will significantly reduce utility costs.

Solution: Work toward the goal of achieving the highest possible energy star rating for all rehab and new construction activity funded by the city.

Accelerated deterioration of housing caused by neglect and improper use is costly and reduces the availability of affordable housing.

Solution: Reinforce Housing and Zoning Code regulations where possible to address the responsibilities of building occupants.

Solution: Enforce monitoring fees and other sanctions for violators that will encourage them to improve health and safety standards.

Solution: Establish mandatory training requirements for convicted violators that will encourage them to improve health and safety standards.

There are still many people in Lansing that do not have basic home repair tools, or knowledge of how to maintain and fix the homes they live in.

Solution: Provide educational programs in neighborhoods to teach tenants basic home repair, elementary housekeeping, and how to use various repair tools and housekeeping tools. Also, a neighborhood level tool bank and assistance resource for helping citizens to keep their homes in good order.

PLANNING AND ZONING

The cost of developing new residential subdivisions exceed the concept of affordability often due to the high costs for roads, infrastructure and excessive spatial requirements of the City's Subdivision regulations. The costs for

improvements are passed on to the home buyer, therefore a number of suggested modifications to the Subdivision Ordinance could assist in keeping site costs lower.

Solution: Lot Lines and Setbacks. The concept of "0" Lot lines may be applied to new construction and provides housing styles at lower costs and on smaller lots. Reduced setbacks from front property lines to building lines also would lower costs because lots could be smaller. Construction costs for shorter driveways and other site improvements may be significantly reduced.

Solution: Storm Water Retention. Provisions for on-site retention of storm water runoff may reduce the higher costs of storm sewer installation.

Solution: More Extensive Use of Manufactured Homes. Manufactured construction for housing development to include modular or panelized homes meeting Building Code standards could be encouraged. Provisions are needed to allow for removal of deteriorated manufactured structures which have become eyesores. Such provisions would have to be part of the City's ordinances. The City should address existing development with architectural standards which would stipulate the placement and location for manufactured housing.

In older parts of Lansing, more flexible provisions ssuch as variances for infill housing development, redevelopment or renovating existing housing can be used to aid in maintaining a supply of affordable housing.

Solution: Use of Alleys. In areas where public alleyways are located, abutting properties should utilize them for vehicular access and eliminate the individual driveways off the city street. This would reduce replacement/maintenance costs and eliminate drive approaches which offer savings for both the property owner and the City. Public alleys would be more conducive for common parking area to serve the neighboring residential uses.

ZONING CODE

The Zoning Code is designed to maintain and protect the environmental quality of residential neighborhoods. To make the supply of affordable housing more available various changes to the zoning ordinance could be made for providing more intense use of residentially zoned properties.

Parking Requirements for multiple family zoning classifications could be reduced. Multiple family housing development along major transit corridors would require fewer spaces per unit than apartments developed on lower classified streets. A lease agreement with tenants could be required to limit the number of cars a tenant would be allowed to have on the property. A street permit system may be required for neighboring residential streets to avoid apartment dweller/visitor use.

Solution: More Intense Housing Development. Condominium techniques could increase home ownership at a lower cost and could be applied on an area basis. Centralized tool banking, property maintenance equipment and self help programs need to be part of every neighborhood or housing development with housing identified in the lower cost ranges. Education should be provided for lower income home owners and renters to handle minor maintenance, housekeeping and minor repairs. Encourage owner occupancy for higher density multiple family housing or

unit conversions with enforcement provisions to reduce density if the structure becomes abandoned.

Solution: Non-Residential Structure Conversion. Presently the Zoning code prevents residential use in many non-residential zones. In order to increase the availability and variety of affordable housing, changes to the code may be considered to allow residential use of non-residential structures in all zones. This would allow more productive and effective use of 2nd and 3rd floors of non residential structures. It provides more security for neighborhood areas and uses the defensible space concept in non-residential areas. Lower costs and variety of housing types would be available in the market. This would help preserve the residential character of buildings formerly built and used as residential structures in non-residential areas especially along Michigan Avenue, Larch Street and in older parts of Lansing.

Solution: Land Use Administrative Fees. Reducing application fees for rezoning and similar municipal administrative requirements would have little to no impact on providing more affordable housing. The amount of the fee to rezone or have a site plan review is minimal in comparison to the cost of development, variance or reuse proposed. The fee structure should be reviewed relative to costs to determine if they are skewed and appropriate modifications made in favor of rehab and upgrade as necessary. Incentives in the fee structure may be made by the City for non profits and occupant owners who desire to renovate, rehab or preserve existing units of construct infill housing units. Fines, fees and other funding could be channeled to a revolving fund to assist occupant owners on fixed income to fix up their homes.

The City is losing a large number of housing units each year which could be available for the Affordable Housing market. Many structures are removed by business owners and developers who want to expand non-residential uses. The owners expect to obtain rezoning after removal of uses which are often contrary to the neighborhood plan.

Solution: Establish a stiff monetary penalty for removing housing structures with no demolition permit. Establish a revolving fund where demolitions of residential structures by private or public actions for any reason other than condemnation for condition will require the demolition agency to contribute an amount of money equal to the demo costs. This fund could be used for assisting in the restoration of old construction and new residential structures. It can be seed money or match funds. Fines for unauthorized removal would be channeled to this account.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
   a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
   b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
   c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
   d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
   e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
   f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
   a. Describe the planned use of the ADDI funds.
   b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
   c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 5 Action Plan HOME/ADDI response:

The City of Lansing will use HOME funds to provide downpayment assistance and closing costs to homebuyers who purchase a home within the Lansing city limits as city has not been awarded ADDI funds in over five years. In an effort to increase homeownership and decrease the amount of foreclosed properties on the market, the city will be offering up to $15,000 to buyers purchasing vacant foreclosed properties, and up to $10,000 for the purchase of non-foreclosed properties.

Manufactured housing may qualify if placed on a vacant lot permanently affixed to footings, crawl space or basement. Mobile homes do not qualify. Mortgages include a recapture clause stating that any breach in the agreement may result in repayment of the loan. In terms of outreach to the community, the City will be working in partnership with our CHDOs and the Lansing Public Housing Commission to provide

information regarding our down payment assistance program. Home buyers must attend pre-purchase home ownership counseling classes by HUD and/or MSHDA LINKS approved counselors. Information describing the program is available in print to local neighborhood groups, available on the city's website, and marketed through the Greater Lansing Board of Realtors.

With the increasing number of foreclosures in the Lansing area, the City of Lansing will work with the homeowners, mortgage companies, non-profit housing counselors and the Ingham County Land Bank to assist with foreclosure prevention. The City of Lansing is also making a concerted effort to eliminate dilapidated structures as well as acquire properties in the flood plain and assist with relocation in an effort to improve neighborhoods. Downpayment assistance will be offered to qualifying homeowners located within the flood plain whose homes are purchased utilizing FEMA grant funds.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 5 Action Plan Special Needs response:

The City of Lansing's Continuum of Care is the Greater Lansing Homeless Resolution Network (GLHRN). The mission of the GLHRN is the leadership organization working to resolve and prevent homelessness through the promotion of partnerships and

programs that create housing opportunities, build life skills and provide integrated supportive services to individuals and families in need. These relationships and activities will be continued in Year Five. The Network is dedicated to ensuring that homeless people receive help needed to be a vital part of the Greater Lansing area.

The Continuum will continue to rely on its Homeless Management Information System (HMIS) for monthly point in time data. HMIS is a statewide computer system capable of gathering comprehensive data about the clients being served and the services being provided, while maintaining the privacy of the clients. Also, the City of Lansing has staff working directly with GLHRN and are serving as members of the Continuum of Care. The City of Lansing Human Relations and Community Services Department will continue to assist the homeless with housing needs. The grant will be used to rehabilitate houses to be occupied by the homeless. The City will continue to work with several agencies to accomplish this task, including the Ingham County Land Bank. Another component of this partnership includes the One Church/One Family, faith-based initiative, formed to assist in mentoring and providing assistance to meet the needs of the homeless population as they are preparing for housing.

There are several subcommittees of the whole that meet on a monthly basis to address the needs of the homeless. For example, the general membership meets the third Thursday of each month and the Strategy and Funding committee meets the second Thursday of the month. There are several resources available in the community for the homeless population. For example, the Homeless Assistance Recovery Program (HARP), a homeless referral program providing assistance to individual/families in need of housing and other supportive services. The Network has received several accolades for their outstanding collaborative approach to creating a comprehensive, visionary, realistic contiuum of care plan to help the homeless.

The GLHRN has participated in a discharge planning process. Several meetings have been held and a policy for the discharge planning process is in the works.

Also, the GLHRN, Power of We Corporation, Ingham County Department of Human Services and other community organizations is a continuing collaborative effort among several organizations to implement the ten-year plan, “Housing Ingham” to end chronic homelessness in the greater Lansing community. Highlights of the ten-year plan are included in the additional information section of the document.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 5 Action Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.
   *Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

Lansing community resources exist in a variety of forms often operating from very different political and philosophical points of view and almost always limited in funds. Lansing is very fortunate to have a wide array of resources from which to draw stretching across a broad base of educational institutions, manufacturers, faith-based organizations, health care providers, non-profits and government agencies. Lansing is also the hub for many insurance, union, banking and legal and advocacy organizations and strong efforts will be continued to retain these businesses within the downtown area.

A diversified employment base is evident in the capital area by virtue of government offices, corporate and institutional headquarters, convention facilities and unique commercial and office business opportunities. The capital area is a center for federal, state, county, and local government, offering a wide range of employment opportunities. The City of Lansing offers educational and vocational training opportunities through the Lansing Community College, Cooley Law College and Michigan State University in nearby East Lansing. All of these institutions, their involvement and contribution, are a tremendous resource to the community. The Greater Lansing area has several medical institutions and education and training centers. Sparrow Hospital is a full service medical facility and is part of a coalition of health-based organizations that offer opportunities for individuals to participate in job training in the field of health care. Other resources important to community development are churches, neighborhood organizations, charity organizations, and service clubs. These organizations provide a host of social and human services. There are significant financial resources provided through local, state and federal programs and through the involvement of non-profit organizations and the private sector that are critical for future housing and community development activities.

There is a need for targeted assistance to neighborhood community centers and parks to support programming for low and moderate-income households, especially for the elderly and youth. There is a need to assist with public improvements in CDBG eligible areas and to help low-moderate income households pay for special assessments for street, curb/gutter and sidewalk improvements. Assistance is also needed to support home ownership and to promote neighborhood organizations and other services to improve the quality of life in CDBG eligible areas. Assistance is needed to further fair housing objectives, promote safety, remove blight and

eyesores and to increase public awareness of flood risks, lead, radon and other hazards in housing.

There is a need to support economic development that serves the day -to -day business and commerce needs of low and moderate- income neighborhoods as well as to provide employment and training opportunities for residents. Specifically, assistance is needed to train and promote new entrepreneurs and business ventures as well as retain or expand existing businesses, and provide for façade grants.

General Actions to Address Obstacles to Meet Underserved Needs

Technical assistance will continue to be provided by the City through the Local Initiatives Support Corporation to give nonprofit housing corporations the opportunity to expand low-income housing production, neighborhood development and management capacity.

The City will support efforts by nonprofit housing organizations to better coordinate activities and become more efficient in consolidating resources and functions such as financial management, marketing and property management. The City will facilitate and support partnerships between and among organizations that result in increased production and coordination of affordable housing, foreclosure prevention and supportive services efforts, particularly to address homeless and other special needs issues in a continuum of care.

The City will continue efforts to establish regional strategies to encourage regional participation to address affordable housing issues.

Objectives are:

Train 8 or more potential entrepreneurs
Support at least 5 new business start-up

Provide business retention or expansion services to at least 4-5 existing businesses.
Provide training and education services to at least 50 low to moderate income people in computer and information technology or construction trades.
Continue improving the Homeowner Education Resource Organization (HERO) by offering home maintenance classes, traveling tool bank, Tuesday Toolmen volunteer home repairs and housing counseling.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

Poverty is an issue not easily addressed or controlled by the City. Economic factors often beyond the control of the community result in loss of jobs and reduction in personal income, the primary causes of poverty. Traditional types of economic development intended to create jobs and provide household income are the most important components of an anti-poverty strategy. The City is actively involved on a local and regional scale in promoting this kind of growth. Other activities sponsored

by the City, other housing providers and service agencies and the private sector, however, combat poverty in ways just as effective as the more traditional types of economic development. They are as follows:

A. **Affordable Housing Programs** - This document outlines rehabilitation and weatherization programs sponsored by the City, other governmental units, non-profit housing corporations, service providers and the private sector. These programs are intended to not only provide affordable, safe and decent housing to low-moderate income families, but also to allow these families more economic freedom by reducing or eliminating cost burden for housing they often face, and reducing payments for utilities.

B. **Public Housing Initiatives** - These activities sponsored by the Lansing Housing Commission for public housing residents are attempts at addressing the root causes of poverty, lack of job training and/or education. The initiatives provide opportunities for residents to improve their knowledge and skills, critical steps in being able to compete for higher paying jobs. Activities of this type combined with opportunities for affordable housing offer public housing residents a chance at self sufficiency and a way to break away from the cycle of poverty. Of particular strategic importance is that such programs are targeted to children and teenagers. Other activities associated with these programs, such as child care, also contribute to the comprehensive approach to improving the economic condition of public housing residents.

C. **Supportive Service Programs** - The supportive services offered to special housing needs groups include job training and education programs. The objective is again to give clients the opportunity to achieve self sufficiency by giving them the skills to compete for better paying jobs. Such efforts include participation of area school districts, local institutions of higher learning and employers themselves and faith-based organizations including churches. Programs are sponsored by some agencies with particular clientele but also by agencies serving the general population.

D. **Private industry** has established Human Resource programs to retrain individuals who have lost their jobs. Retraining will allow these individuals to compete for other employment opportunities.

E. **Economic development initiatives** are intended to provide individuals with the education and training necessary to obtain higher paying jobs and also intended to enable the business community to expand and create more jobs in the community. CDBG resources are specificalyy targeted to:

1. Make home ownership opportunities and assistance available to Lansing Housing Commission, Family Self-sufficiency participants, Michigan Department of Human Services Individual Development Accounts participants on a priority basis.
2. Recruit recipients of public assistance for participation in micro-enterprise training programs and for technology training and job preparation through “Closing the Digital Gap” programs as well as working with the “Teen Challenge” program.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

The City of Lansing contributes funds from its general fund to leverage private and other public funding to support nonprofit and other agencies that provide services to special needs groups who may not be homeless including the elderly and frail elderly, persons with severe mental illness, developmentally disabled, physically disabled, Alcohol/Other Drug Addicted persons with HIV/AIDS and their families and Public Housing residents. Typical services include in-home meals, medical treatment, education, job training, counseling, utility payments, etc.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.

6. Provide an analysis of the extent to which HOPWA funds were distributed among

different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 5 Action Plan HOPWA response:

N/A

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 5 Specific HOPWA Objectives response:

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

The City of Lansing will continue its efforts to assure that fair housing principles are followed in the city. CDBG funds will be budgeted to sponsor the following fair housing initiatives: continue to explore the possiblility of a fair housing center in the city; continue to update the City of Lansing's Analysis of Impediments to Fair Housing (AI) in conjunction with the City of East Lansing; work with community organizations to educate citizens about fair housing issues and pursue enforcement in cases of housing discrimination; work to eliminate predatory lending practices that disproportionately affect protected groups. The City of Lansing Human Resources and Community Services (HRCS) Department will continue to respond to inquiries and complaints relative to fair housing. The City is actively working with the Fair Housing Center of Southeast Michigan and Michigan State University College of Law to investigate issues related to fair housing in the community. In addition to ongoing review and analysis, outreach and educational programs will be conducted with the Fair Housing Center of Southeast Michigan. The HRCS Department and the Development Office participate in the preparation of this analysis and gathering of data as well as engage in implementation of strategies regarding fair housing and education. The City Attorney's Office provides legal assistance. Other participants are also included to conduct research investigative studies.

In terms of the City of Lansing working with faith-based organizations, most of the homeless shelters are grounded on religious principles. Several of the emergency services in Lansing are supported or operated by faith-based organizations. City staff plays an active role with its involvement with the homeless population by serving on several boards to address the needs of this community. City Staff is part of the community's Continuum of Care planning activities together with these faith-based organization. This partnership includes: (1) assistance in funding rehabilitation and new construction of housing units by Habitat (2) collaboration to promote neighborhood improvements in conjunction with Habitat's Vision 2020 Initative.

As part of the Recovery Act, the City of Lansing will receive Neighborhood Stabilization funds of $5,992,160, an additional $587,391 in CDBG and $898,823 in Homeless Prevention funds. These programs are included as an amendment to the city's current Action Plan. Those funds will carryover into this fiscal year.

Neighborhood Stabilization Program (NSP) is a new program that funds a set of activities - housing acquisition, rehabilitation, demolition, home financing assistance and others, related to vacant foreclosed properties. The amount of NSP funding allocated to the City of Lansing will help address critical housing needs related to foreclosure and abandonment, but will not be sufficient to achieve full correction. The City will prioritize the use of funds where it will encourage other investment and instill confidence in neighborhoods. All but 25% of these funds can be used to assist the middle income, which are those at 80-120% of area median income; a group the city is not normally able to assist.

NSP programs will be targeted to neighborhoods where they are likely to work best. Programs like Down Payment Assistance (without rehabilitation) and Homebuyer Purchase Rehabilitation (HPR) (with modest rehabilitation) will work better in neighborhoods where property needs less rehabilitation and market values are stronger. Acquisition, Development and Resale (ADR) is better suited to neighborhoods where the housing stock needs complete renovation to appeal to current buyers.

NSP funds will be used to acquire and renovate foreclosed, bank-owned homes to expand the number of Permanent Supportive Housing units available for lease to homeless families with income at or below 50% of area median income. Notwithstanding the high rate of vacant units in Lansing, well-located, good quality, affordable units suitable for large families are scarce. At present, homeless families are housed for too long in costly emergency housing waiting to find appropriate housing.

Foreclosed homes, with special priority on units with 4 or more bedrooms, will be acquired and rehabilitated with NSP funds for use as permanent supportive housing. Acquisitions may occur in any NSP eligible area of the City. Families will be linked with support services provided by public and private human service agencies. Each homeless family will also be offered assistance from a faith-based group willing to help with activities of daily living and to be available for a mentoring and positive role model relationship. The complete NSP plan is included under additional files for year Five in the document.

The Community Development Block Grant program enables local governments to undertake a wide range of activities intended to create suitable living environments,

provide decent affordable housing and create economic opportunities, primarily for persons of low and moderate income.

The Homelessness Prevention Fund will provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds under this program are intended to target individuals and families who would be homeless but for this assistance. The funds will provide for a variety of assistance, including: short-term or medium-term rental assistance and housing relocation and stabilization services, including such activities as mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management.