

**Grantee: Lansing, MI**

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

**April 1, 2009 thru June 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-26-0007

**Obligation Date:**

03/30/2009

**Grantee Name:**

Lansing, MI

**Award Date:****Grant Amount:**

\$5,992,160.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Dorothy Boone

**Disasters:****Declaration Number**

NSP

**Plan Description:**

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 and has continued to rise through 2008. Most of the City faces a high or very high risk of foreclosure abandonment in the next 18 months. Eight areas of the city have seen a concentration of subprime lending and foreclosure activity. They are Comstock Area, Prudden, Oak Park, Urbandale, Vision 2020, Potter Walsh, Baker Donora and Southwest Lansing neighborhoods.

**Recovery Needs:**

Activities need to take place to encourage stabilization of the housing market. Excess supply of housing needs to be reduced by acquiring and demolition of vacant blighted housing units or 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. 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 reluctance to purchase in an uncertain housing market. Funds need to be spent on administrative activities necessary to complete neighborhood stabilization initiatives.

**Overall****This Report Period****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$6,192,160.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$5,992,160.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$66,956.35	\$66,956.35
<b>Match Contributed</b>	\$267,000.00	\$267,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	99.842%
Minimum Non-Federal Match	\$0.00	\$267,000.00
Limit on Public Services	\$898,824.00	\$0.00
Limit on Admin/Planning	\$599,216.00	\$15,684.77
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

Overall NSP grant activity began with completing the environmental review and obtaining clearance for the grant. Other grant activities during the quarter include: setting up budget accounts, drafting grant agreements, drafting RFPs for appraisal and demolition services and recruiting staff to fill the position of NSP coordinator. A current list of foreclosed properties has been created for the NSP target areas. These properties have been mapped and screening is in progress for possible acquisition. Requests for review by the State Historic Preservation Officer were completed for many properties being considered for acquisition. Eight foreclosed homes have been acquired for demolition or rehabilitation. One vacant structure was acquired for rehabilitation as a public facility.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1-1, PSH-Development Project Bucket	\$0.00	\$1,500,000.00	\$0.00
2-1, Library Rehabilitation	\$0.00	\$500,000.00	\$0.00
3-1, GLHC HPR Bucket	\$0.00	\$400,000.00	\$0.00
4-1, Demo Bucket	\$0.00	\$300,000.00	\$0.00
5-1, ADR Bucket	\$0.00	\$800,000.00	\$0.00
6-1, New Construction Bucket	\$0.00	\$250,000.00	\$0.00
7-1, Down Payment Assistance Bucket	\$0.00	\$90,000.00	\$0.00
8-1, Land Bank Acquisition, Disposition, Maintenance Bucket	\$0.00	\$1,552,944.00	\$0.00
9, Administration	\$0.00	\$599,216.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

## Activities

<b>Grantee Activity Number:</b>	<b>1</b>
<b>Activity Title:</b>	<b>Permanent Supportive Housing Development</b>

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

**Activity Status:**  
Under Way

**Project Number:**  
1-1

**Project Title:**  
PSH-Development Project Bucket

**Projected Start Date:**  
12/01/2008

**Projected End Date:**  
03/01/2013

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
OCOF

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

NSP eligible block group

**Activity Progress Narrative:**

Three properties were acquired for rehabilitation and use as permanent supportive housing for homeless families. No rehabilitation work was done during the quarter.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	0	0/0	0/0	0/15
<b># of housing units</b>	0	0	0	0/0	0/0	0/15
<b># of Households benefitting</b>	0	0	0	0/15	0/0	0/15

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources****Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

Rehabilitation/reconstruction of public facilities

**Activity Status:**

Planned

**Project Number:**

2-1

**Project Title:**

Library Rehabilitation

**Projected Start Date:**

03/01/2009

**Projected End Date:**

06/01/2009

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

GLHC

**Overall****Apr 1 thru Jun 30, 2009****To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
GLHC	\$0.00	\$0.00
<b>Match Contributed</b>	\$267,000.00	\$267,000.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Vacant former Michigan School for the Blind Library facility sponsored by Greater Lansing Housing coalition was acquired for rehabilitation and use as a Neighborhood Empowerment Center. Additional funds for the project were committed to the sponsor by Michigan State Housing Development Authority. Selection of architect is in progress.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
<b># of Public Facilities</b>	0	0	1	0/0	0/0	1/1
<b># of Non-business Organizations</b>	0	0	2	0/0	0/0	2/2
<b># of Persons benefitting</b>	7000	5000	12000	7000/3000	5000/2000	12000/5000

## Activity Locations

Address	City	State	Zip
1100 N Pine	Lansing	NA	48906

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 4

**Activity Title:** Demolition of blighted property

**Activity Category:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

4-1

**Project Title:**

Demo Bucket

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICLB

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

**Activity Description:**

Demolition of blighted property that is not feasible for rehabilitation.

**Location Description:**

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

**Activity Progress Narrative:**

Four properties were acquired for demolition. Procurement for environmental assessment, demolition and clearance activities is in progress. No properties were demolished during the quarter.

**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/60
# of housing units	0	0	0	0/0	0/0	0/0
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0

**Activity Locations**

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>5</b>
<b>Activity Title:</b>	<b>Acquisition, Rehabilitation and Resale (ADR)</b>

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

**Activity Status:**  
Under Way

**Project Number:**  
5-1

**Project Title:**  
ADR Bucket

**Projected Start Date:**  
03/01/2009

**Projected End Date:**  
03/01/2013

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
ICLB

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$800,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$800,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

### Activity Description:

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

### Location Description:

NSP eligible areas.

### Activity Progress Narrative:

One property was acquired for rehabilitation and resale. No rehabilitation work was started during the quarter.

### Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/10
# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/10	0/10

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

<b>Grantee Activity Number:</b>	<b>8</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Activity Status:**

Under Way

**Project Number:**

8-1

**Project Title:**

Land Bank Acquisition, Disposition, Maintenance Bucket

**Projected Start Date:**

03/01/2009

**Projected End Date:**

03/01/2019

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

ICLB

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2009</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,552,944.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,552,944.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$51,271.58	\$51,271.58
ICLB	\$51,271.58	\$51,271.58
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

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

**Activity Progress Narrative:**

Eight tax foreclosed properties were acquired for demolition or rehabilitation.

**Performance Measures**

	<b>This Report Period</b>			<b>Cumulative Actual Total / Expected</b>		
	<b>Low</b>	<b>Mod</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Total</b>
<b># of Properties</b>	0	0	8	0/0	0/0	8/70
<b># of housing units</b>	0	0	8	0/0	0/0	8/70

**Activity Locations**

<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
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1114 S. Holmes	Lansing	NA	48912-
3118 Risdale Ave.	Lansing	NA	48911-
222 S. Martin Luther King Jr. Blvd.	Lansing	NA	48915-
1241 Bensch	Lansing	NA	48912-
1036 McCullough	Lansing	NA	48912-
3201 Risdale Ave	Lansing	NA	48911-
1315 W. Lenawee St.	Lansing	NA	48915-
1224 W. Lenawee St.	Lansing	NA	48915-

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
Affordable fixed-rate mortgages	\$0.00
Total Other Funding Sources	\$0.00

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**Grantee Activity Number:** 9

**Activity Title:** General Program Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

9

**Project Title:**

Administration

**Projected Start Date:**

10/01/2008

**Projected End Date:**

03/01/2019

**National Objective:**

N/A

**Responsible Organization:**

City of Lansing

**Overall**

**Apr 1 thru Jun 30, 2009**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$599,216.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$599,216.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$15,684.77	\$15,684.77
City of Lansing	\$15,684.77	\$15,684.77
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

General administrative activities required to implement the NSP grant.

**Location Description:**

N/A

**Activity Progress Narrative:**

Funds were expended for providing public notice, holding public meetings, staff training and professional services related to preparing the NSP application. Administrative activities completed include completion of the grant application, budget preparation review and approval, environmental review and approval and procurement.

**Performance Measures**

No Performance Measures found.

**Activity Locations**

No Activity Locations found.

**Other Funding Sources Budgeted - Detail**

No Other Match Funding Sources Found

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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