Zoom Attendees

Name (Original Name)	User Email	Total Duration (Minutes)
Sam Spadafore	sams@lanshc.org	69
[redacted]		69
		30
		35
		66
		52
		255
		28
		65
		64
		67
		63
		58
		64
		66
		65
		65
		65
		65
		47
		30
		26
		9
		60
		44
		44
		63
		42
		55
		29
		47
		58
		44
		7
		29
		9

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
[redacted]	

Lansing Housing
COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
[redacted]	

Lansing Housing
COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
[redacted]	

Lansing Housing
COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Name	Address
[redacted]	

[redacted]

Lansing Housing
COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Name	Address
[redacted]	

Lansing Housing
COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
[redacted]	

Funding Application

Housing Choice Voucher Program

26-FI-RO5-01710 0000000000 UNCLASSIFIED" 6/5/2026

U.S Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 7/31/2022)

The public reporting burden for this information collection is estimated to be up to 5 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

A. Name and Mailing Address of the Public Housing Agency (PHA)	B. PHA Code
Lansing Housing Commission 419 Cherry Street Lansing, MI 48933	MI058

C. Number of Vouchers Requested	D. Geographic Area/Jurisdiction (describe the area in which assisted may live)
44	Scattered Houses Throughout the City of Lansing, Michigan

If directed in the NOFA or Funding Notice, complete additional fields on the next page of this form.

HUD is committed to protecting the privacy of individual's information stored electronically or in paper form in accordance with federal privacy laws, guidance and best practices. HUD expects its third-party business partners including public housing authorities who collect, use, maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

PHA Signature

Signature of PHA Representative	Print or Type Name of Signatory	
Douglas E. Fleming	Douglas E. Fleming	
Email Address	**Phone Number**	**Date**
dfleming@lanshc.org	517-487-6550	11-06-2023

E. Capacity of the Organization

F. Need/Extent of the Problem

G. Soundness of Approach

H. Leveraging Resources

I. Achieving Results and Program Evaluation

J. Memorandum of Understanding

K. Other Information Required in the NOFA or Funding Notice

L. Program Specific Certifications (enter here any certification required in the NOFA or Funding Notice)

Funding Application

Housing Choice Voucher Program

26-FI-RO5-01710 0000000000 UNCLASSIFIED" 6/5/2026

U.S Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 7/31/2022)

The public reporting burden for this information collection is estimated to be up to 5 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

A. Name and Mailing Address of the Public Housing Agency (PHA)	B. PHA Code
Lansing Housing Commission 419 Cherry Street Lansing, Michigan 48933	MI058

C. Number of Vouchers Requested	D. Geographic Area/Jurisdiction (describe the area in which assisted may live)
35	Northwest city of Lansing, 48906

If directed in the NOFA or Funding Notice, complete additional fields on the next page of this form.

HUD is committed to protecting the privacy of individual's information stored electronically or in paper form in accordance with federal privacy laws, guidance and best practices. HUD expects its third-party business partners including public housing authorities who collect, use, maintain, or disseminate HUD information to protect the privacy of that information in accordance with applicable law.

PHA Signature

Signature of PHA Representative	Print or Type Name of Signatory	
Douglas E. Fleming	Douglas E. Fleming	
Email Address dfleming@lanshc.org	Phone Number 517-372-7996	Date 10-20-2020

E. Capacity of the Organization

F. Need/Extent of the Problem

G. Soundness of Approach

H. Leveraging Resources

I. Achieving Results and Program Evaluation

J. Memorandum of Understanding

K. Other Information Required in the NOFA or Funding Notice

L. Program Specific Certifications (enter here any certification required in the NOFA or Funding Notice)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Financial Management Center
2380 McGee Street, Suite 400
Kansas City, MO 64108-2605

OFFICE OF PUBLIC AND INDIAN HOUSING

April 03, 2023

MI058
LANSING HOUSING COMMISSION
419 CHERRY ST
LANSING, MI 48933

Dear Executive Director:

SUBJECT: Section 8 Housing Choice Voucher Program – Demolition/Disposition
Scattered sites

This letter is to notify you that funds have been obligated to provide replacement vouchers for Public Housing units lost in connection with a HUD-approved demolition/disposition plan at the above-named project(s).

These funds will automatically be disbursed to your agency and will be evenly spread over the term of the contract. The terms of the funding, including the approximate amount of the monthly payment, are reflected in the enclosed table.

Increment Number	Program Funding	No. of Units	BA Budget Authority	Effective Date	Term	Approximate Monthly Disbursement
MI058VO0325	VO	191	$1,362,296	04/01/2023	12	$113,524

Ongoing administrative fees for new vouchers for tenant protection actions are based on leasing as reported by your PHA in VMS and will be included in your agency's monthly administrative fee disbursement once leasing for these vouchers has been established in VMS. These vouchers should be reported under the Tenant Protection category in VMS.

Enclosed is your executed copy of the notice to amend the Consolidated Annual Contributions Contract (CACC) with revised funding exhibits reflecting the changes described above. The amendment notice and revised funding exhibits should be filed with your most recent executed CACC.

Public housing agencies receiving an increment in excess of $100,000 in Annual Budget Authority are required to submit Form HUD-50071, Certification of Payments to Influence Federal Transactions, and, if applicable, Form SF-LLL, Disclosure of Lobbying Activities. If this letter notifies you of a renewal in excess of $100,000 and your PHA has not submitted the form(s) HUD-50071 (and SF-LLL where applicable) for your Financial Management Center (FMC) within 30 days of the date of this letter. These forms can be found on the Internet at the following addresses:

Form HUD-50071
http://www.hud.gov/sites/documents/50071.pdf

Form SF-LLL
http://www.hud.gov/sites/documents/19161_SF-LLL.PDF

Please contact your Financial Analyst, Kim Sereff, if you have any questions or need any other information at Kimberly.a.sereff@hud.gov

Sincerely,

Robert Boepple

Robert H. Boepple, Director
Financial Management Center

Enclosures

Consolidated Annual Contributions Contract

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Rental Voucher Program

Section 8

HUD NOTICE TO HOUSING AGENCY AMENDING

CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT

Housing Agency: Lansing Housing Commission (MI058)

In accordance with Paragraph 2.c. of the Consolidated Annual Contributions Contract between HUD and the HA, you are notified that the funding exhibit of the Consolidated Annual Contributions Contract is hereby revised to add a new funding increment as provided in the attached revised funding exhibit. (This notice adds one or more funding increments listed on the attached funding exhibit.)

The revised funding exhibit is attached to this HUD notice. This revised funding exhibit replaces and revises the prior funding exhibit.

In accordance with Paragraph 2.d. of the Consolidated Annual Contributions Contract, this HUD notice and the attached funding exhibit constitutes an amendment to the Consolidated Annual Contributions Contract.

United States of America	Secretary of Housing and Urban Development Authorized Representative	Date of Document:
	Robert H. Boepple, Director, Financial Management Center	04/03/2023

U.S. Department of Housing and Urban Development
PIH Section 8 - Funding Exhibit
Program-Based

ACC NUMBER: MI058VO
FIELD OFFICE: 5GPH
GRAFO, PIH
HA NUMBER: MI058
LANSING HOUSING COMMISSION
419 CHERRY STREET
LANSING, MI 48933-0000
HA FISCAL YEAR END: 06/30
PROGRAM TYPE: VOUCHER PROGRAM

FI Number	First Date of Term	Last Date of Term	Contract Term	Budget Authority	Units Count
MI058VO0283	11-01-2021	10-31-2022	12	$260,893.00	36
MI058VO0284	02-01-2022	01-31-2023	12	$235,715.00	4
MI058VO0288	06-01-2021	05-31-2022	12	$14,494.00	2
MI058VO0289	07-01-2021	06-30-2022	12	$14,494.00	2
MI058VO0290	09-01-2021	08-31-2022	12	$7,247.00	1
MI058VO0291	11-01-2021	10-31-2022	12	$218,601.00	1
MI058VO0292	02-01-2022	01-31-2023	12	$498,468.00	40
MI058VO0294	01-01-2022	12-31-2022	12	$1.00	60
MI058VO0295	01-01-2022	12-31-2022	12	$1.00	25
MI058VO0296	01-01-2022	12-31-2022	12	$1.00	25
MI058VO0297	01-01-2022	12-31-2022	12	$1.00	24
MI058VO0298	01-01-2022	12-31-2022	12	$1.00	4
MI058VO0299	01-01-2022	12-31-2022	12	$1.00	20
MI058VO0300	01-01-2022	12-31-2022	12	$1.00	5
MI058VO0305	04-01-2022	04-30-2022	1	$806,366.00	1729
MI058VO0306	04-01-2022	04-30-2022	1	$117,837.00	N/A
MI058VO0307	05-01-2022	05-31-2022	1	$933,586.00	1729
MI058VO0308	06-01-2022	09-30-2022	4	$3,807,412.00	1731
MI058VO0309	10-01-2022	10-31-2022	1	$936,858.00	1731
MI058VO0310	07-01-2022	10-31-2022	4	$1.00	2
MI058VO0311	09-01-2022	10-31-2022	2	$1.00	1
MI058VO0312	10-01-2022	09-30-2023	12	$124,500.00	16
MI058VO0313	11-01-2022	12-31-2022	2	$1,907,340.00	1771
MI058VO0314	01-01-2023	02-28-2023	2	$2,063,574.00	1771
MI058VO0315	01-01-2023	12-31-2023	12	$1.00	60
MI058VO0316	01-01-2023	12-31-2023	12	$1.00	25
MI058VO0317	01-01-2023	12-31-2023	12	$1.00	25
MI058VO0318	01-01-2023	12-31-2023	12	$1.00	24
MI058VO0319	01-01-2023	12-31-2023	12	$1.00	4

U.S. Department of Housing and Urban Development
PIH Section 8 - Funding Exhibit
Program-Based

FI Number	First Date of Term	Last Date of Term	Contract Term	Budget Authority	Units Count
MI058VO0320	01-01-2023	12-31-2023	12	$1.00	20
MI058VO0321	01-01-2023	12-31-2023	12	$1.00	5
MI058VO0322	03-01-2023	03-31-2023	1	$1,094,942.00	1771
MI058VO0323	04-01-2023	05-31-2023	2	$2,189,884.00	1771
MI058VO0324	04-01-2023	04-30-2023	1	$53,653.00	N/A
MI058VO0325	04-01-2023	03-31-2024	12	$1,362,296.00	191
MI058VOPR21	04-01-2022	04-30-2022	1	$33,625.00	N/A

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Demolition / Disposition Application

Application Type: **Disposition** Processor: **H48298**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Add/Remove Development

Section	Section Type	Status	Status Date
Section 1: General Information	Required	Modified	08/05/2022
Section 2: Long-Term Possible Impact of Proposed Action	Required	Modified	08/05/2022
Section 3: Board Resolution, Environmental Review, and Local Government Consultation	Required	Modified	08/05/2022
Section 4: Description of Property	Required		
MI058000102 MT VERNON		Modified	08/05/2022
MI058000103 HILDABRANDT PARK		Modified	08/05/2022
MI058000111 LANSING PUB HSG		Modified	08/05/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 5: Description of Proposed Removal Action	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 6: Relocation	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 7: Resident Consultation	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022

Section 8: Offer of Sale	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 9: Certification of Compliance	Required		
MI058000102 MT VERNON		Modified	08/05/2022
MI058000103 HILDABRANDT PARK		Modified	08/05/2022
MI058000111 LANSING PUB HSG		Modified	08/05/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022

25-RCRO-01710 D0000113211 "UNCLASSIFIED" 6/5/2026



HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 1: General Information

OMB Approval No. 2577-0075
(exp. 07/31/2008)

Public reporting burden for this collection of information is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to request permission to demolish or sell all or portion of a development (i.e., dwelling units, non-dwelling property or vacant land) owned and operated by a Housing Authority. The information requested in the application is based on requirements of Section 18 of the United States Housing Act of 1937, as amended and 24 CFR Part 970. HUD will use the information to determine whether, and under what circumstances, to permit HAs to demolish or sell all or a portion of a public housing development. Responses to the collection of information are statutory and regulatory to obtain a benefit. Approval of this application does not substitute approval for funding of the demolition or disposition action. The information requested does not lend itself to confidentiality.

---

1. Housing Authority: **MI058 Lansing Housing Commission** 2. Date of Application: **08/08/2022**

---

3. Address:	**419 Cherry Street**				
City/Locality:	**LANSING**				
State:	**Michigan**		Zip Code:	**48933-1136**	
4. Phone No:	**(517) 487 - 6550**	Ext.	**111**	Fax No:	**(517) 487 - 6977**
Email Address:	**dfleming@lanshc.org**				

---

5. Executive Director's Name:		**Douglas Fleming**			
Phone No:	**(517) 372 - 7996**	Ext.		Fax No:	**(517) 487 - 4977**
Email Address:	**dfleming@lanshc.org**				

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6. Primary Contact's Name:		**Karen Chase**			
Phone No:	**(517) 853 - 3065**	Ext.		Fax No:	
Email Address:	**karenc@lanshc.org**				

---

* Designates a required field.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 2: Long-Term Possible Impact of Proposed Action

Enter the total number of units proposed for removal **191**

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1. Performance Funding Subsidy (PFS)

In FY **2018** , this HA received $ **4800** per unit in PFS funds.
The HA realizes that after this activity takes place, PFS will decrease by $ **916800** / year.

2. Capital Fund Program

In FY **2018** , this HA received $ **2400** per unit in Capital funds.
The HA realizes that after this activity takes place, Capital funding will decrease by $ **458400** / year.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 3: Board Resolution, Environmental Review, and Local Government Consultation

1. Board Resolution Number

2. Date of Board Resolution
01/01/1900

3. Who is conducting the environmental review?

○ Field Office under 24 CFR Part 50
◉ Responsible Entity under 24 CFR Part 58

If the environmental review is to be performed by a responsible entity, name the entity.
City of Lansing

4. Jurisdictions covered by the HA (list all cities, counties, etc.):
City of Lansing, Ingham County, Eaton County

5. Letter of Support from Appropriate Government Official is dated :**01/01/1900**.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **MT VERNON** 2. Development Number: **MI058000102**
3. Date of Full Availability: **10/8/1973** 4. No. of Residential Buildings: **55**
5. No. of Non-Residential Buildings: **0** 6. Date Constructed:
7. Scattered Site: **N**
8. Single Family Houses: Duplexes:
3-Plexes: 4-Plexes:
Other:
9. Row House: **140** Walk-Up: **0**
High Rise: **0**
10. Total Acres of the Development: **12.30**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	3	0	0	0	3	2	1

4 or more Bdrms	0	0	0	0	0	0	0
Total	3	0	0	0	3	2	1

26-FI-RO5-01710 0000011371 "UNCLASSIFIED" 6/5/2026

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **HILDABRANDT PARK**
2. Development Number: **MI058000103**
3. Date of Full Availability: **4/9/1971**
4. No. of Residential Buildings: **77**
5. No. of Non-Residential Buildings: **2**
6. Date Constructed:
7. Scattered Site: **N**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **152**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **12.70**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	52	0	0	0	52	0	52
3 Bdrms	4	0	0	0	4	2	2
4 or more	1	0	0	0	1	0	1

Bdrms							
Total	26-FISD5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	57	2	55

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **LANSING PUB HSG**
2. Development Number: **MI058000111**
3. Date of Full Availability: **6/22/1972**
4. No. of Residential Buildings: **79**
5. No. of Non-Residential Buildings: **0**
6. Date Constructed:
7. Scattered Site: **Y**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **100**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **26.50**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	3	0	0	0	3	3	0
4 or more	3	0	0	0	3	3	0

Bdrms							
Total	26-FI-RO5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	6	6	0

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **LANSING PUB HSG**
2. Development Number: **MI058000112**
3. Date of Full Availability: **8/31/1970**
4. No. of Residential Buildings: **11**
5. No. of Non-Residential Buildings: **0**
6. Date Constructed:
7. Scattered Site: **Y**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **0**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **3.60**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	1	0	0	0	1	1	0
4 or more	1	0	0	0	1	1	0

Bdrms							
Total	26-FI-RO5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	2	2	0

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

69\1\4330 GLENBURNE

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

100 \1 \4132 BALMORAL / 2022
101 \2 \4151 GLENBURNE / 2022
102 \1 \4206 COURTLAND / 2022
30 \1 \3111 YOUNG AVENUE / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): 69\1\4330 GLENBURNE Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

154330\General Occupancy\Bedroom3

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **7.10**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

---

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

---

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

---

8. What is the value of the property subject to disposition:
$ 3400000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

---

10. Calculation of Net Proceeds

Estimated Sales Price **$3400000.00** - Debt **$0.00** - Cost & Fees **$296145.00** = Estimated Net Proceeds **$3,103,855.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

---

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

---

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

---

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents **0** B. Complete relocation of residents **0**

C. Execution of contract for removal (e.g. sales contract or demolition contract) 26 SALES CONTRACT 10000116711 D. Actual Removal Actions 07/2026 (e.g. demolition or sale closing) 15

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

100\4\1912 HOYT AVENUE
101\4\1928 HOYT AVENUE
102\4\1936 HOYT AVENUE
21\1\1013 SHEPARD

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

22 \1 \1020 LESLIE / 2022
32 \1 \644 S. HAYFORD ST. / 2022
50 \1 \315 Hylewood / 2022
52 \1 \1025 BENSCH / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): 100\4\1912 HOYT AVENUE Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

121912\General Occupancy\Bedroom2
121914\General Occupancy\Bedroom2
121916\General Occupancy\Bedroom2
121918\General Occupancy\Bedroom2

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **7.10**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

- ☐ A. Disposition at Fair Market Value (FMV)
- ☐ B. Disposition at less than Fair Market Value (e.g. donation)
- ☐ C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:
$ 3650000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

10. Calculation of Net Proceeds

Estimated Sales Price **$36500000.00** - Debt **$0.00** - Cost & Fees **$317921.00** = Estimated Net Proceeds **$36,182,079.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?
(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)
(a) $ **0.00**

(b) Indicate the source of funds:

- ☐ Operating Funds for FY
- ☐ CFP Funds for FY
- ☐ CDBG Funds
- ☐ Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents	**0**	B. Complete relocation of residents	**0**
C. Execution of contract for removal (e.g. sales contract or	**0**	D. Actual Removal Action (e.g. demolition or sale closing)	**15**

demolition contract)

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

1 \1 \121 W NORTHRUP / 2022
10 \2 \3419 W JOLLY RD / 2022
104 \1 \2615 Dunlap / 2022
106 \1 \3107 STABLER / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): No Building Info Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

No Units Information Found

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **13.90**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

---

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

---

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

---

8. What is the value of the property subject to disposition:
$ 5820000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

---

10. Calculation of Net Proceeds

Estimated Sales Price **$5820000.00** - Debt **$0.00** - Cost & Fees **$506931.00** = Estimated Net Proceeds **$5,313,069.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

---

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

---

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

---

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents **0** B. Complete relocation of residents **0**

C. Execution of contract for removal (e.g. sales contract or demolition contract) 26 SAMPLE 1000011711 D. Actual Removal Actions 07/2026 (e.g. demolition or sale closing) 15

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

18 \1 \2328 CLIFTON / 2022
19 \1 \2531 DIER / 2022
20 \1 \2600 FIRESIDE / 2022
21 \1 \2601 WABASH / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): No Building Info Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

No Units Information Found

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **1.96**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:
$ 620000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

10. Calculation of Net Proceeds

Estimated Sales Price **$620000.00** - Debt **$0.00** - Cost & Fees **$54003.00** = Estimated Net Proceeds **$565,997.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

28-FL-RQS-01719 0000013711 "UNCLASSIFIED" 6/5/2036

A. Begin relocation of residents	**0**	B. Complete relocation of residents	**0**
C. Execution of contract for removal (e.g. sales contract or demolition contract)	**0**	D. Actual Removal Action (e.g. demolition or sale closing)	**15**

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **49** units proposed for removal, **42** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **63** total units in the development, **14** units will remain after removal.

c. Of the **14** units that will remain after removal, **12** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	0	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☐ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **54** units proposed for removal, **52** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **121** total units in the development, **67** units will remain after removal.

c. Of the **67** units that will remain after removal, **61** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	0	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☐ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **80** units proposed for removal, **70** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **98** total units in the development, **18** units will remain after removal.

c. Of the **18** units that will remain after removal, **18** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	0	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☑ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **8** units proposed for removal, **5** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **11** total units in the development, **3** units will remain after removal.

c. Of the **3** units that will remain after removal, **3** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	8	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☑ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000102 MT VERNON**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

---

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

---

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000103 HILDABRANDT PARK**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

---

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

---

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Division:	**PO Field Operations**
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Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000111 LANSING PUB HSG**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

---

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

---

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Office:	**Public and Indian Housing**
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Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000112 LANSING PUB HSG**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

---

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

---

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See narrative and consultation documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
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Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See Narrative and Consultation Documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See Narrative and Consultation Documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **Not Applicable**
Resident Management Corporation: **Not Applicable**
Outside Organization acting on behalf of residents: **See Narrative and Resident Consultation Documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

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HQ Office: **Public and Indian Housing**
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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 9: Certification of Compliance

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
De Minimis Exception to Demolition
Section 32 Homeownership
Section 33 Required Conversion
Section 22 Voluntary Conversion
Eminent Domain

These Certifications can be found at the SAC web site

2. Attach any applicable addendum(s) from the HUD-52860 (as identified below) for the specific removal action for which you are applying for and reference it as Section 9, Line 2: Addendums

The new HUD-52860 form and its addendums include:

HUD-52860-B: Total Development Cost (TDC) Calculation	Attach for all Demolition actions and for all Disposition actions where the justification is obsolescence
HUD-52860-C: Homeownership	Attach for all actions involving homeownership
HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site



HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 9: Certification of Compliance

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
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HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 9: Certification of Compliance

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PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
De Minimis Exception to Demolition
Section 32 Homeownership
Section 33 Required Conversion
Section 22 Voluntary Conversion
Eminent Domain

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HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
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HQ Office: **Public and Indian Housing**
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Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

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PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
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HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Upload Inventory Removal Application Supporting Documentation

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Allowed file types: doc, docx, xls, xlsx, pdf, gif, jpg, bmp, png, mpp, rtf, ppt, pptx, txt, zip

Attach

Application Attachments

Section	Description	Date - Time	Owner Name	Download	Delete
Section 3, Line 1 : Board Resolution	Section 3 Line 1 - Board Resolution	08/05/2022-08:07:58	Douglas Fleming	Download	Delete
Section 3, Line 4 : Consultation with Appropriate Government Officials	Section 3, Line 4 - Consultation with Appropriate Government Officials	08/05/2022-08:35:46	Douglas Fleming	Download	Delete
Section 3, Line 5 : Letter of Support	Section 3 Line 5 - Letter of Support	08/05/2022-08:37:40	Douglas Fleming	Download	Delete
Attachment hook 01	HUD-52860 Mt. Vernon	09/23/2022-11:24:42	Alex Nasser	Download	Delete
Attachment hook 02	HUD-52860 Hildabrandt Park	09/23/2022-11:38:02	Alex Nasser	Download	Delete
Attachment hook 03	HUD-52860 Lansing Pub Hsg	09/23/2022-11:39:19	Alex Nasser	Download	Delete
Attachment hook 04	HUD-52860 Lansing Pub Hsg	09/23/2022-11:40:15	Alex Nasser	Download	Delete
Attachment hook 05	HUD-52860-A	09/23/2022-11:47:08	Alex Nasser	Download	Delete
Attachment hook 06	FHEO certification	09/23/2022-12:05:27	Alex Nasser	Download	Delete
Attachment hook 07	FO certification	09/23/2022-14:01:01	Alex Nasser	Download	Delete
Approval Letter	DISP Approval 20221028	12/01/2022-14:33:30	Marcus Sanders	Download	Delete

Development Attachments

Section	Development	Description	Date - Time	Owner Name	Download	Delete
Section 5, Line 6 : Land Legal Description	LANSING PUB HSG	Section 5 Line 6	08/05/2022-15:11:02	Douglas Fleming	Download	Delete

Section 5, Line 8 : Appraisal	LANSING PUB HSG	Section 5 Line 8	08/05/2022-15:15:47	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	LANSING PUB HSG	Section 5 Line 10	08/05/2022-15:21:09	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	LANSING PUB HSG	Section 5 Line 11	08/05/2022-15:22:06	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	LANSING PUB HSG	Section 6 Line 1(a)	08/05/2022-15:31:44	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	LANSING PUB HSG	Section 6 Line 3	08/05/2022-15:35:18	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	LANSING PUB HSG	Section 6 Line 4 - Relocation Plan	08/05/2022-15:38:09	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (a)	08/05/2022-15:44:02	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (b)	08/05/2022-15:45:42	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (c)	08/05/2022-15:47:10	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (d)	08/05/2022-15:48:17	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	LANSING PUB HSG	Section 8 Line 3	08/05/2022-15:56:49	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	LANSING PUB HSG	Section 8 Line 4	08/05/2022-15:57:26	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	LANSING PUB HSG	Section 8 Line 5	08/05/2022-15:57:59	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	LANSING PUB HSG	Section 9 Line 1	08/05/2022-16:01:18	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	MT VERNON	Section 5 Line 8	08/08/2022-10:13:55	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	MT VERNON	Section 5 Line 10	08/08/2022-10:15:51	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	MT VERNON	Section 5 Line 11	08/08/2022-10:16:30	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	MT VERNON	Section 6 Line 1(a)	08/08/2022-10:18:38	Douglas Fleming	Download	Delete
Section 5, Line 6 : Land Legal Description	MT VERNON	Section 5 Line 6	08/08/2022-10:23:35	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	MT VERNON	Section 6 Line 3	08/08/2022-10:39:59	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	MT VERNON	Section 6 Line 4 - Relocation Plan	08/08/2022-10:40:38	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (a)	08/08/2022-10:42:59	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (b)	08/08/2022-10:43:29	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (c)	08/08/2022-10:44:06	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (d)	08/08/2022-10:44:47	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	MT VERNON	Section 8 Line 3	08/08/2022-10:49:48	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	MT VERNON	Section 8 Line 4	08/08/2022-10:50:39	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	MT VERNON	Section 8 Line 5	08/08/2022-10:51:02	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	MT VERNON	Section 9 Line 1	08/08/2022-10:53:23	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	LANSING PUB HSG	Section 5 Line 8	08/08/2022-11:04:23	Douglas Fleming	Download	Delete

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

Section 5, Line 6 : Land Legal Description	LANSING PUB HSG	Section 5 Line 6	08/08/2022-11:06:20	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	LANSING PUB HSG	Section 5 Line 10	08/08/2022-11:08:05	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	LANSING PUB HSG	Section 5 Line 11	08/08/2022-11:08:36	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	LANSING PUB HSG	Section 6 Line 1(a)	08/08/2022-11:11:07	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	LANSING PUB HSG	Section 6 Line 3	08/08/2022-11:11:50	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	LANSING PUB HSG	Section 6 Line 4 - Relocation Plan	08/08/2022-11:12:26	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (a)	08/08/2022-11:24:34	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (b)	08/08/2022-11:25:08	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (c)	08/08/2022-11:25:39	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (d)	08/08/2022-11:26:08	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	LANSING PUB HSG	Section 8 Line 3	08/08/2022-11:29:12	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	LANSING PUB HSG	Section 8 Line 4	08/08/2022-11:29:56	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	LANSING PUB HSG	Section 8 Line 5	08/08/2022-11:30:28	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	LANSING PUB HSG	Section 9 Line 1	08/08/2022-11:31:23	Douglas Fleming	Download	Delete
Section 5, Line 6 : Land Legal Description	HILDABRANDT PARK	Section 5 Line 6	08/08/2022-11:40:36	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	HILDABRANDT PARK	Section 5 Line 8	08/08/2022-11:41:07	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	HILDABRANDT PARK	Section 5 Line 10	08/08/2022-11:41:45	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	HILDABRANDT PARK	Section 5 Line 11	08/08/2022-11:42:25	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	HILDABRANDT PARK	Section 6 Line 1(a)	08/08/2022-11:44:29	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	HILDABRANDT PARK	Section 6 Line 3	08/08/2022-11:44:55	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	HILDABRANDT PARK	Section 6 Line 4 - Relocation Plan	08/08/2022-11:45:30	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (a)	08/08/2022-11:47:54	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (b)	08/08/2022-11:48:38	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (c)	08/08/2022-11:49:10	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (c)	08/08/2022-11:49:42	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	HILDABRANDT PARK	Section 8 Line 3	08/08/2022-11:51:55	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	HILDABRANDT PARK	Section 8 Line 4	08/08/2022-11:52:28	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	HILDABRANDT PARK	Section 8 Line 5	08/08/2022-11:52:54	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	HILDABRANDT PARK	Section 9 Line 1	08/08/2022-11:54:14	Douglas Fleming	Download	Delete



HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Application Dates

HA Submission Date:
Application Received Date:

Demolition / Disposition Check List

The Quality Checklist displays all fields missing in a section based on the application type of the selected application. Note that the missing fields are not necessarily mandatory.

Development Number: MT VERNON - MI058000102 Select

Line Item	Application/Development
Section 3: Board Resolution - Board resolution number	Application
Section 3: Environmental Review - Review initiation date	Application
Section 4: Property Description - Single family house building count	Development
Section 4: Property Description - Duplex building count	Development
Section 4: Property Description - Triplex building count	Development
Section 4: Property Description - Quadplex building count	Development
Section 4: Property Description -Other building count	Development
Section5 Line11: Waiver for the requirement to repay projected debt	Development
Section6 Line2: Justification for Demolition and/or Disposition - HUD notice number	Development
Section6 Line2: Justification for Demolition and/or Disposition - Locality number	Development
Section6 Line5: Occupancy Information - Unit count	Development
Section6 Line5: Occupancy Information - Vacant less than 12 month unit count	Development
Section6 Line5: Occupancy Information - Vacant more 12 month unit count	Development
Section6: Demo justification - Two Part Obsolescence Test	Development

26-FI-RQ5-01710 000000113711 "UNCLASSIFIED" 6/5/2026

Section6: Demo justification - Density Reduction	Development
Section6: Dispo justification - Change In Neighborhood	Development
Section6: Dispo justification - One-for-One Replacement	Development
Section6: Dispo justification - Mixed Finance and Other Reason	Development
Section6: Dispo justification - Non-Dwelling Structures and Land	Development
Section7 Line7: Relocation -Funding Sources - Operating funds	Development
Section7 Line7: Relocation -Funding Sources - Capital funds	Development
Section7 Line7: Relocation -Funding Sources - Others	Development
Section9 Line1: Disposition Offer of Sale - Offer of Sale	Development
Section9 Line2: Disposition Offer of Sale - Form Resident Organization	Development

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Application Status

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Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Summary of Demolition and/or Disposition Activity

View Land Information

Development	0-Bdrm Units	1-Bdrm Units	2-Bdrm Units	3-Bdrm Units	4 & 4+ Units	Total Resid. Units	Total Non-Resid. Units	Resid. Bldgs.	Non-Resid. Bldgs.	Total Bldgs.	Acres Disposed
MI058000102 MT VERNON	0	0	26	16	7	49	0	42	0	42	7.10
MI058000103 HILDABRANDT PARK	0	0	12	26	16	54	0	50	0	50	7.10
MI058000111 LANSING PUB HSG	0	0	15	58	7	80	0	61	0	61	13.90
MI058000112 LANSING PUB HSG	0	0	1	2	5	8	0	8	0	8	1.96
Totals:	**0**	**0**	**54**	**102**	**35**	**191**	**0**	**161**	**0**	**161**	**30.06**

Application Submission

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

OFFICE OF PUBLIC AND INDIAN HOUSING

October 28, 2022

Mr. Douglas Fleming
Executive Director
Lansing Housing Commission
419 Cherry Street
Lansing, MI 48933-1136

Dear Mr. Fleming:

The Special Applications Center (SAC) of the U.S. Department of Housing and Urban Development (HUD) has reviewed the Lansing Housing Commission's (LHC) application for the disposition of 161 dwelling buildings containing 191 dwelling units and 30.06 acres of underlying land (the property). This property was developed, acquired, or assisted by LHC with funds under the U.S. Housing Act of 1937 (the Act) and is under Mount Vernon, MI058000102; Hildebrandt Park, MI058000103; Lansing Pub Hsg., MI058000111; and Lansing Pub Hsg, MI058000112, in HUD's Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) system. HUD received this application as DDA0012078 on August 8, 2022, via the IMS/PIC system. In accordance with 24 CFR 970.7(a)(17), supplemental information was received through September 13, 2022.

Environmental Review

The Environmental Review was performed by the local Responsible Entity, City of Lansing, on July 27, 2022. The RE decided that the project or activity converted to exempt under 24 CFR 58.34(a)(12), because the project or activity is categorically excluded under 24 CFR 58.35(a) and there are no circumstances requiring compliance with any of the related federal environmental laws and authorities at Part 58.5. The HUD Detroit Field Office of Public Housing (Field Office) accepts this determination.

Civil Rights Compliance Review

HUD's Office of Fair Housing and Equal Opportunity (FHEO) monitors PHA compliance with civil rights requirements through or in connection with HUD programs, including Section 18 disposition. Civil rights requirements include, but are not limited to, those outlined at 24 CFR 5.105(a), Title VI of the Civil Rights Act of 1964 and its implementing regulations at 24 CFR part 1, Section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR part 8, as well as Titles II and III of the Americans with Disabilities Act, and Executive Order 11063 and its implementing regulations at 24 CFR part 107. On August 25, 2022, the Region V HUD Office of FHEO provided a memorandum to the SAC indicating it had reviewed this application and had no objection to SAC approving this application.

PHA Plan

Public Housing Authorities (PHAs) must include proposed dispositions in a PHA Annual Plan, Significant Amendment or MTW Annual Plan. LHC submitted an Annual Plan to the Field Office on August 4, 2022, which includes a description of the proposed disposition at the property. The Field Office approved the Annual Plan on August 5, 2022. LHC (through a completed and signed HUD 52860 form) and the Field Office (through the Field Office Certification), both certify that the proposed removal action is included in the PHA Annual Plan.

Previous Removals at the Development

LHC has received the following previous HUD approvals for removing property from the developments:

PIC Application	Removal Type	Units Approved	Acres Approved	Date of Approval
DDA0011033	Disposition	35	N/A	10-13-2020
DDA0010545	Disposition	40	N/A	11-19-2021

Description of Proposed Disposition

LHC proposes the disposition of 161 dwelling buildings containing 191 dwelling units and 30.06 acres of underlying land. Details of the proposed disposition are as follows:

Mt. Vernon, MI058000102 DOFA: 10-31-1973						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	29	24	9	62
Proposed Units	0	0	26	16	7	49
Number of Dwelling Buildings Existing						55
Number of Dwelling Buildings Proposed						42
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				12.30 Acres		
Proposed Land				7.10 Acres		
Proposed Building Number Per PIC: 30, 32, 34, 38, 40, 44, 47, 49, 52, 53, 55, 56, 57, 61, 66, 100, 101, 102, B-0016, B-0031, B-0033, B-0036, B-0038, B-0039, B-0040, B-0043, B-0044, B-0045, B-0046, B-0047, B-0048, B-0049, B-0050, B-0051, B-0052, B-0053, B-0055, B-0056, B-0057, B-0058, B-0059, B-0062						

Hildabrandt Park, MI058000103 DOFA: 10-31-1973						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	64	38	18	120
Proposed Units	0	0	12	26	16	54
Number of Dwelling Buildings Existing						77
Number of Dwelling Buildings Proposed						50

Number of Non-Dwelling Buildings Existing	2
Number of Non-Dwelling Buildings Proposed	0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments	291
Existing Land	12.70 Acres
Proposed Land	7.10 Acres
Proposed Building Number Per PIC: 22, 32, 50, 52, 53, 54, 56, 58, 59, 64, 65, 66, 67, 68, 69, 71, 73, 74, 75, 76, 77, 80, 81, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 96, 98, 99, B-0004, B-0007, B-0010, B-0011, B-0014, B-0021, B-0022, B-0023, B-0025, B-0026, B-0028, B-0041, B-0060	

Lansing Pub Hsg, MI058000111
DOFA: 06-30-1972

Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	15	70	13	98
Proposed Units	0	0	15	58	7	80
Number of Dwelling Buildings Existing						79
Number of Dwelling Buildings Proposed						61
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land						26.50 Acres
Proposed Land						13.90 Acres
Proposed Building Number Per PIC: 1, 2, 4, 5, 7, 8, 9, 13, 15, 16, 17, 19, 20, 21, 23, 25, 26, 32, 33, 42, 44, 45, 47, 48, 49, 52, 55, 56, 57, 60, 63, 64, 65, 67, 68, 70, 104, 106, 107, 108, 111, 112, 114, 115, 116, B-0001, B-0002, B-0005, B-0017, B-0019, B-0027, B-0030, B-0034, B-0037, B-0042, B-0045, B-0061, B-0064, B-0065, B-0067						

Lansing Pub Hsg, MI058000112
DOFA: 08-31-1970

Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	1	3	7	11
Proposed Units	0	0	1	2	5	8
Number of Dwelling Buildings Existing						11
Number of Dwelling Buildings Proposed						8
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land						3.60 Acres
Proposed Land						1.96 Acres
Proposed Building Number Per PIC: 18, 19, 20, 21, 23, 24, 35, 54						

Disposition Justification

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the 1937 Act. Specifically, LHC proposes the disposition of the Scattered Sites due to distance between units and lack of uniformity of systems in accordance with the specific

criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

LHC is proposing disposition of 191 scattered site units. The units are single-family homes and duplexes scattered throughout the City of Lansing. This construction type also results in a lack of uniformity among systems and components that present maintenance challenges. LHC will dispose of the scattered site units via negotiated sale at fair market value (FMV) to SK Investments, Inc. SK Investments was identified through a public RFP process. SK Investments will maintain the units as affordable housing supported by project-based voucher (PBV) subsidy with LHC as the voucher administering agency. The disposition will allow for access to capital and will enable LHC to sustain these scattered houses for the long term as low-income housing.

Property Valuation and Method of Disposition

In accordance with 24 CFR 970.19(c), LHC procured an appraisal of the property. Affordable Housing Investments Brokerage, Inc., an independent appraiser, estimated the Fair Market Value (FMV) of the property to be $13,500,000, as of July 22, 2022. An executive summary of the appraisal was included in the application.

LHC proposed the disposition via negotiated sale at FMV to SK Investments, Inc. for $13,500,000.

Use of Proceeds[1]

LHC expects to realize approximately $13,500,000 of gross proceeds. 24 CFR 970.19(b) authorizes PHAs to deduct the costs of relocations and reasonable costs of disposition (transaction costs) from gross proceeds, if approved by HUD. LHC proposed the following uses of gross proceeds in accordance with PIH Notice 2020-23: costs of disposition include real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs, which will total to around $1,185,000.

LHC will realize net proceeds in the amount of approximately $12,315,000. In the application, LHC proposed to use net proceeds in accordance with HUD Notice 2020-23 for implementing and developing strategic plans which will include the use of the funds towards affordable housing and services in the Lansing Area. Specifically, short term use includes the rehabilitation of Forest (28 public housing units) and Hoyt (24 public housing units) and RAD conversion and further development of existing resident services. Long term uses include development of affordable housing (see PIH Notice 2020-23 for permitted uses of proceeds for affordable housing development), acquisition and rehabilitation of existing assets, partnerships with City of Lansing and local community groups to define and develop affordable housing, supportive services for residents and costs of converting public housing units under the RAD Program. The Department finds that the proposed uses of proceeds meets the requirements.

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[1] Unless waived by HUD, PHAs must use net proceeds to pay off outstanding obligations, if any, issued to finance original development or modernization of the project. According to HUD records, generally all bond obligations and debt issued to originally finance, develop, and modernize any public housing projects matured and were liquidated as of 2015; therefore, there is no need for HUD to waive the repayment of this bond debt. However, if LHC is award of any such debt, it must first use net proceeds to repay such debt.

Relocation

When the application was developed and transmitted to the Department, 169 units proposed for disposition were occupied. LHC certified in the application that it will comply with all applicable relocation requirements of 24 CFR 970.21 and will carry out and implement this removal action including relocation, in conformity with all applicable civil rights requirements. The housing resources offered will be project-based housing choice vouchers. All residents qualify for the housing choice voucher program and will be able to remove in their units with PBV assistance.

Resident Consultation

1. Project(s) Specific Resident Organization(s): None

2. PHA-wide Resident Organization: None

3. Resident Advisory Board (RAB) in accordance with 24 CFR 903.13: RAB

24 CFR 970.9(a) requires that an application for disposition be developed in consultation with residents who will be affected by the proposed action, any resident organizations for the development, PHA-wide resident organizations that will be affected by the disposition, and the Resident Advisory Board (RAB). The PHA must also submit copies of any written comments submitted to the PHA and any evaluation that the PHA has made of the comments.

Resident consultation was an ongoing process with the residents and the RAB. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally, the project has been discussed in monthly Board Meetings for the past 3 years. More specific to direct resident consultation, LHC sent communications in May of 2021, held resident meeting on April 7th, 2022, sent a letter in April 2022, prepared and distributed a frequently asked questions document and held another resident meeting in June 2022. Moreover, the team has been communicating with residents through direct phone calls since May 2022. In addition to those discussions, the LHC team posted a frequently asked questions document to its website to inform residents about the process. Lastly, the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions. LHC provided meeting notifications and frequently asked questions with the application.

Offer for Sale to the Resident Organization

24 CFR 970.9(b) (1) of the regulation requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. LHC offered the opportunity for residents living in scattered sites to pursue purchase of their units. 40 households are interested in purchasing their units; therefore, those units will be included in a future Section 32 homeownership application.

Mayor/Local Government Consultation and Board Resolution

As part of the consultation process, LHC met with the mayor and the city council of the City of Lansing on May 9, 2022 and discussed the disposition of the scattered sites. As required by 24 CFR 970.7(a)(14), the application package includes a letter of support from the Honorable Andy Schor, Mayor of the City of Lansing, dated June 1, 2022. The last resident consultation was in June 2022. As required by 24 CFR 970.7(a)(13), LHC's Board of Commissioners approved the submission of the disposition application for the proposed property on July 13, 2022, via Resolution Number 1338.

Approval

HUD's review of the application has determined that the proposed disposition is consistent with Section 18 of the 1937 Act the implementing regulations at 24 CFR part 970, and PIH Notice 2021-07. HUD hereby approves the application as summarized below:

Mt. Vernon, MI058000102; Hildabrandt Park, MI058000103; Lansing Pub Hsg: MI058000111; Lansing Pub Hsg, MI058000112
Approved for Disposition: Buildings: 161; Units: 191; Acres: 30.06

Total Units to be Preserved: 191	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV	Market Rate
For Sale	0	0	191	0
Acquiring Entity	SK Investments Group			
Acquiring Method	Negotiated sale at FMV $13,500,000			
Use of Proceeds	Development of affordable housing, acquisition and rehab of existing housing, resident supportive services			

Approved Building Number Per PIC:

Mt. Vernon, MI058000102
30, 32, 34, 38, 40, 44, 47, 49, 52, 53, 55, 56, 57, 61, 66, 100, 101, 102, B-0016, B-0031, B-0033, B-0036, B-0038, B-0039, B-0040, B-0043, B-0044, B-0045, B-0046, B-0047, B-0048, B-0049, B-0050, B-0051, B-0052, B-0053, B-0055, B-0056, B-0057, B-0058, B-0059, B-0062

Hildabrandt Park, MI058000103
22, 32, 50, 52, 53, 54, 56, 58, 59, 64, 65, 66, 67, 68, 69, 71, 73, 74, 75, 76, 77, 80, 81, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 96, 98, 99, B-0004, B-0007, B-0010, B-0011, B-0014, B-0021, B-0022, B-0023, B-0025, B-0026, B-0028, B-0041, B-0060

Lansing Pub Hsg, MI058000111
1, 2, 4, 5, 7, 8, 9, 13, 15, 16, 17, 19, 20, 21, 23, 25, 26, 32, 33, 42, 44, 45, 47, 48, 49, 52, 55, 56, 57, 60, 63, 64, 65, 67, 68, 70, 104, 106, 107, 108, 111, 112, 114, 115, 116, B-0001, B-0002, B-0005, B-0017, B-0019, B-0027, B-0030, B-0034, B-0037, B-0042, B-0045, B-0061, B-0064, B-0065, B-0067

Lansing Pub Hsg, MI058000112
18, 19, 20, 21, 23, 24, 35, 54

Conditions

LHC will apply for TPVs upon commencement of the resident relocation process (generally no sooner than 30-60 days from the planned start of relocation) before the property is conveyed pursuant to the timetable as identified under "**PIC and Monitoring – LHC**" section.

The Field Office, with concurrence from the Office of the General Counsel (OGC) must approve all acquiring entities, terms, and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DoT) or Declaration of Restrictive Covenants (DoRC), disposition approval and release of the DoT/DoRC does not circumvent or supersede those obligations.

LHC will realize proceeds and may only expend the funds on authorized uses under Section 18 of the U.S. Housing Act of 1937. LHC proposed to use proceeds for other public and affordable housing initiatives. Such use of proceeds meets the requirements of Section 18 of the 1937 Act and is acceptable subject to the conditions outlined below:

- Prior to obligation and/or use of disposition proceeds (gross or net), LHC must comply with applicable Departmental guidance (e.g. PIH Notices)
- The disposition proceeds, until expended for an approved use, must be deposited into an account subject to a HUD-51999 (General Depository Agreement).
- If LHC would like to use proceeds for other uses, it must request an amendment to this disposition approval from HUD and comply with applicable Departmental guidance (e.g. PIH Notices).
- Pursuant to 24 CFR 970.35, on a case-by-case basis, HUD may require PHAs to submit additional reporting on their use of proceeds.
- PHAs record the receipt of proceeds on their financial data schedules (FDS) submitted to HUD. PHAs record proceeds as a "restricted" asset on the associated project's FDS.[2] For projects terminated in IMS/PIC, the PHA records proceeds in the "Other Project Column" of the Low Rent Program.
- PHAs record the use of proceeds in accordance with 24 CFR 990.280 and 990.285. Such recordation may include transferring proceeds from the original project to another permitted project or program. Such recordation may include expensing proceeds in the original project and reporting the proceeds as revenue in another entity (blended component unit, discretely presented component unit or independent third party).
- PHAs retain records related to the receipt and use of proceeds for HUD review and monitoring to determine compliance with applicable laws and other guidance including this notice. PHA records are retained for not less than three years.
- PHAs are responsible for assuring their proceeds are used in accordance with all public housing requirements. HUD may monitor a PHA's use of proceeds. If HUD determines a PHA failed to use, treat, and report on proceeds as permitted by this notice and/or other applicable federal requirements regarding proceeds, HUD may require the repayment

[2] Proceeds are a "restricted asset" because they may only be used for the specific purposes approved by HUD in accordance with this notice.

from non-public housing funds of any proceeds spent in violation of this notice, seek civil and administrative remedies, pursue debarment/suspensions of principals and PHAs, and take any enforcement actions available including, but not limited to, injunctive relief and other equitable remedies, and exercise account locking remedies under the GDA. HUD prosecutes false certifications, claims, and statements. Conviction may result in criminal and/or civil penalties.

Operating Subsidy

Please be aware that in accordance with 24 CFR part 990 (or an MTW Agreement), the disposition of the property will affect LHC's operating subsidy. Please contact the Field Office for additional guidance.

Capital Fund Financing Program and Energy Performance Contracting

As of October 24, 2022, Lansing HC did not have HUD approval of a Capital Fund Financing Program (CFFP) proposal. Lansing HA does not have an approved Energy Performance Contract (EPC).

Tenant Protection Vouchers (TPVs)

The date of this approval determines LHC's maximum TPV eligibility for TPVs based on the 24-month look-back period in current appropriations laws. However, this approval does not determine LHC's actual TPV award. Rather, LHC's actual TPV award is based on the HCV Funding Notice in effect at the time LHC submits its TPV application (HUD-52515) and the availably of TPV funding. The current HCV funding notice is PIH Notice 2022-14.

On the date of this approval, 168 units are occupied, and 23 vacant units were occupied within the previous 24 months. Based on this, the maximum award of TPVs LHC is eligible to apply for TPVs as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award	**0**	**191**

HUD will not automatically issue TPVs to LHC as part of this approval. Instead, LHC must apply to HUD separately for TPVs in accordance with PIH Notice 2022-14 (or any successor notice). LHC cannot submit the TPV request until it needs the TPVs for purposes of relocating the residents who will be displaced (generally no sooner than 30-60 days from the planned start of relocation). The timing of LHC's TPV application submission and the start of relocation noted in this approval should be consistent.

As part of its TPVs request, LHC must submit the following to the Field Office:

a) The name and IMS/PIC application number of the public housing project in this disposition approval.
b) The number of TPVs requested (subject to the limitations above);

c) Form HUD-52515 (Voucher Funding Application). If lease-up will cover more than one calendar year, LHC must submit a separate Form HUD-52515 for each calendar year;
d) A leasing schedule that identifies the number of TPVs to be leased on a month-to-month basis. If lease-up will cover more than one calendar year, LHC must submit separate leasing schedules for each calendar year; and
e) A copy of this approval (PDF version - signed and dated).

The Field Office will conduct a threshold review of the TPV request prior to sending the request to HUD's Financial Management Center (FMC) for a final determination and processing. HUD's FMC will notify PHAs in writing of their final TPV award.

PIC and Monitoring - LHC

In accordance with 24 CFR 970.7(a)(4), LHC provided the following general timetable based on the number of days major actions will occur following approval of the application:

Milestone		Number of Days after Approval
A	Begin relocation of residents	N/A
B	Complete relocation of residents	N/A
C	Execution of contract for removal (e.g. sales contract)	10
D	Actual Removal Action (e.g. sale closing)	15

- In accordance with 24 CFR 970.35 of the regulation, your agency is required to inform the Field Office of the status of the project (i.e., delays, actual disposition, modification requests or other problems). Within seven days of disposition completion, LHC must enter the "actual" dates of disposition, directly into the IMS/PIC data system, Inventory Removals sub-module under "Removed from Inventory" tab for the Field Office approval, using the following procedure:
  - On the screen, select the appropriate "Development Number", then select "Add Transaction". On the next screen, select the appropriate "Application Number" from the drop-down menu. In the "Action/Closing Date" box, enter the removal date. If the properties in an application were removed on multiple dates, a separate transaction is needed for each action date. The remaining steps are as applicable.
  - If removal is by building(s), use "Remove Residential Inventory By Building" section, select the appropriate building(s) available in the "Complete Buildings Available" box and transfer them to the "Proposed Buildings" box.
  - For removal of some units in a building, use "Remove Residential Inventory By Unit" section. To select the appropriate unit(s) available, use the drop-down "Select the building number" box which populates the "Units Available" box. Transfer the appropriate units to the "Proposed Units" box.
  - For removal of land and non-dwelling buildings without PIC building numbers, use "Remove Non-Residential Inventory" section. Fill in the number of acres and non-dwelling buildings without PIC building numbers.
  - Save the information using the "Save" button. The status of this information is then displayed as "Draft."

- LHC supervisory staff submits the information to LHC Executive Director, or the designated final reviewer at LHC, using the Submission sub tab. The status becomes "Submitted for Review".
- LHC Executive Director or designee uses the Review sub tab to reject the transaction, which places it in a "Rejected" status, or approves, which places it in a "Submitted for Approval" status.

- If the submission is rejected by HUD, LHC may modify the information by repeating the previous procedure. If the transaction is rejected, the status becomes "Rejected." If the Field Office approves the transaction, the status in IMS/PIC permanently changes to "Removed from Inventory (RMI)".

➢ When the disposition is completed in its entirety, please submit a report to the Field Office confirming the action and certifying compliance with all applicable requirements. Auditable financial statements, expenditures and files for each transaction relative to the action must be maintained, available upon request and forwarded with the final report.

➢ LHC must retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than three years following the last required action of HUD's approval.

➢ LHC is responsible for monitoring and enforcing use restrictions identified under "**Conditions**" section during the period they are in effect.

PIC and Monitoring – Field Office

In accordance with 24 CFR 970.35 of the regulation, LHC is required to inform the Field Office of the status of the project (i.e., delays, actual disposition, modification requests or other problems). It is the Field Office's responsibility to monitor this activity based on its latest risk assessment.

➢ The Field Office must verify that the actual removal data is entered in IMS/PIC by LHC within seven days of disposition to ensure the Department is not overpaying operating subsidy and the Capital Fund formula data is correct.

  ➢ When LHC submits an Inventory Removal action in IMS/PIC, the Field Office will be notified seeking inventory removal approval via a PIC system generated email to the Field Office designated PIC coach or another person. Below is a sample notification email: *"Subject: Inventory Removal Submittal Notification (HA code) Inventory removals have been submitted for approval by your office on [submission date] by [HA Code]."*
  ➢ When the above email is received, the Field Office is responsible for the review and approval or rejection of LHC's Inventory Removal submission within seven days.

➢ The Field Office will conduct a threshold review of the TPV request prior to sending the request to HUD's Financial Management Center (FMC) for a final determination and processing.

- The Field Office, with concurrence from the HUD Office of the General Counsel (OGC) must approve the evidentiary documents, terms and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DOT), disposition approval and release of the DOT does not circumvent or supersede those obligations.

- This action may generate proceeds in the form of cash sales proceeds received at time of transfer or seller-financing payments. The proceeds, until expended, need to be deposited into an interest-bearing account subject to form HUD 51999 (GDA).

- The Field Office is responsible to verify the funds were used as approved, and LHC's records are adequately documented to support this assertion. Refer to use of proceeds conditions in Approval section

When an amendment to this approval needed, PHAs must comply with all material terms of the SAC application. If after receiving HUD approval, a PHA's plan changes on material terms, SAC approval of the change is required. Material terms include (i) method of disposition; (ii) public bid sale where offer is less than 80 percent of FMV appraisal submitted in the SAC application. PHA's request for change in FMV, must include narratives on its due diligence in offering the public housing property for sale on the open and competitive market and its rationale for accepting an offer that is less than 80 percent of appraised FMV. Alternatively, the PHA may submit an updated appraisal); and (iii) terms of commensurate public benefit disposition (the PHA must describe the revised future use of the property so HUD can confirm the commensurate public benefit). PHAs request amendments by sending an email to SACTA@hud.gov with the information noted above and a board resolution approving the change. On a case-by-case basis, SAC may require additional supporting documentation to support an amendment (e.g., evidence of local government and/or resident consultation; confirmation of environmental clearance etc.).

The Field Office has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the disposition. As LHC starts the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, please contact the SAC at SACTA@hud.gov. As always, my staff and I are available to assist you in any way possible.

Sincerely,

JANE HORNSTEIN

Digitally signed by: JANE HORNSTEIN
DN: CN = JANE HORNSTEIN C = US O = U.S. Government OU = Department of Housing and Urban Development, Office of Public and Indian Housing
Date: 2022.10.28 17:18:55 -05'00'

Jane B. Hornstein
Director

cc: HUD Detroit Field Office

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	MT VERNON
2. Development Number:	MI058000102
3. Date of Full Availability (DOFA):	10/08/1973
4. Number of Residential Buildings:	54
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	46 Single Family Homes 8 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	46 Single Family Homes 8 Duplexes
10. Total Acres in Development:	12.3

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	29	0	0	29
3 – Bedrooms	24	0	0	24
4 - + Bedrooms	9	0	0	9
Total	62	0	0	62

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	26	0	0	0	0	26
3 – Bedrooms	16	0	0	0	0	16
4 - + Bedrooms	7	0	0	0	0	7
Total	49	0	0	0	0	49

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	41
Non-Residential Buildings	0	0
Total Buildings	0	41

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	7.10

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$3,400,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	42
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0(no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable) ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

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Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

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This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00001137[illegible] UNCLASSIFIED 6/5/2026

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Certified on 6/5/2026 in Docket #13711 "UNCLASSIFIED"

Section 4: Description of Existing Development

1. Name of Development:	HILDABRANDT PARK
2. Development Number:	MI058000103
3. Date of Full Availability (DOFA):	04/09/1971
4. Number of Residential Buildings:	77
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	60 Single Family Homes 4 Duplexes 13 Quads
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	60 Single Family Homes 4 Duplexes 13 Quads
10. Total Acres in Development:	12.70

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	64	0	0	64
3 – Bedrooms	38	0	0	38
4 - + Bedrooms	18	0	0	18
Total	120	0	0	120

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	13	0	0	0	0	13
3 – Bedrooms	25	0	0	0	0	25
4 - + Bedrooms	16	0	0	0	0	16
Total	54	0	0	0	0	54

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	50
Non-Residential Buildings	0	0
Total Buildings	0	50

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable) 7.10

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property $3,650,000

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? ☐ Yes ☒ No

(b) If yes, date of appraisal and name of appraiser: Date: Name:

(c) If not, describe other form of valuation used: Broker opinion of value which includes a summary for all 191 units across the 4 developments

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	52
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested
Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.	

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Section 7: Resident Consultation	
1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

26-FL-ROS-01710 0000011371 "UNCLASSIFIED" 8/5/2026

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00001137[illegible] UNCLASSIFIED 6/5/2026

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This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000111
3. Date of Full Availability (DOFA):	06/22/1972
4. Number of Residential Buildings:	79
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	59 Single Family Homes 20 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	59 Single Family Homes 20 Duplexes
10. Total Acres in Development:	26.5

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	16	0	0	16
3 – Bedrooms	70	0	0	70
4 - + Bedrooms	13	0	0	13
Total	99	0	0	99

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	14	0	0	0	0	14
3 – Bedrooms	59	0	0	0	0	59
4 - + Bedrooms	7	0	0	0	0	7
Total	80	0	0	0	0	80

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	60
Non-Residential Buildings	0	0
Total Buildings	0	60

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	13.90

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$5,820,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	70
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

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Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

26-FL-ROS-01710 0000011371 "UNCLASSIFIED" 8/5/2026

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

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The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000112
3. Date of Full Availability (DOFA):	08/31/1970
4. Number of Residential Buildings:	11
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	11 Single Family Homes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	11 Single Family Homes
10. Total Acres in Development:	4.4

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	1	0	0	1
3 – Bedrooms	3	0	0	3
4 - + Bedrooms	7	0	0	7
Total	11	0	0	11

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	1	0	0	0	0	1
3 – Bedrooms	2	0	0	0	0	2
4 - + Bedrooms	5	0	0	0	0	5
Total	8	0	0	0	0	8

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	8
Non-Residential Buildings	0	0
Total Buildings	0	8

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	1.96

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$620,000
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?	☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	5
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

26-FL-ROS-01710 0000011371 "UNCLASSIFIED" 8/5/2026

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

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The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Section 1. Demolition

1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	☐ Yes ☒ No If yes: ☐ All units at a development site ☐ A portion of units at a development site ☐ Non-dwelling property at a development site ☐ Non-dwelling property not at a development site (e.g. central PHA administrative building)
If yes, complete questions 2-6 of this section. If no, move on to section 2.	
2. What is the estimated demolition cost?	$
3. What is the anticipated source of funds for the demolition cost?	☐ Capital Funds ☐ CDBG ☐ Operating Funds ☐ Fiscal Year: _____ ☐ Non-Public Housing Funds (describe:)
4. What is the justification for the demolition?	☐ Obsolete - Physical Condition ☐ Obsolete - Location ☐ Obsolete - Other Factors ☐ De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions	

Section 2. Disposition

1. What is the justification for the disposition?	☐ Conditions in Surrounding Area: 24 CFR 970.17(a) ☐ Health and/or Safety ☐ Infeasible Operation ☐ More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) ☒ Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) ☐ The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") ☐ The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development

Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).
If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.

2. Method of Disposition	a. ☒ Public Bid FMV Sale b. ☐ Negotiated Sale at FMV c. ☐ Negotiated Lease or other Transfer at FMV d. ☐ Negotiated Sale or other Transfer at FMV e. ☐ Negotiated Sale at below FMV f. ☐ Negotiated Lease or other Transfer at below FMV g. ☐ Land-Swap

Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).
If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.

3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	☐ Yes ☒ No
4. Commensurate Public Benefit: If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit	
Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).	

Section 3. Proceeds

1. Will the PHA realize proceeds from this disposition?	☒ Yes ☐ No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	Gross $3,400,000 Net $3,103,855
3. Is the PHA requesting to use gross proceeds for relocation costs?	☐ Yes $ (estimated amount) ☒ No (not expecting relocation costs)
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	☒ Yes $296,145 (estimated amount) ☐ No
If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs	
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	☐ Public Housing Capital Fund (CFP) Uses ☐ Loan for development of Public Housing Units ☒ Section 8 PBV Unit Development ☐ Loan for development of PBV units ☒ Supportive Services for Residents ☒ Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program ☐ Section 8 HCV Shortfalls ☐ Operation of Section 8 program ☐ Operation of Public Housing program ☐ Modernization of Section 8 Units ☐ Loan for modernization of PBV Units ☒ Other Statutorily Eligible Uses: Development of new affordable housing units in the Lansing area. The use of funds are to follow HUD guidelines and be used to increase the number of affordable housing units in the Lansing area. LHC intends to work with the city of Lansing, local groups, MSHDA to optimize the use of the proceeds from the sale.

	☒ To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)

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Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds. If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).

Section 4. Offer of Sale to Resident Organization (Disposition Only)

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?	☐ Yes ☒ No ☐ 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services ☐ 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families ☐ 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972) ☐ 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion ☐ 970.9(b)(3)(v): property proposed for disposition is non-dwelling ☐ Other: PHA requests that HUD consider another exception to 970.9(b)(1)
If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.	
2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.	Prior to final award of unit purchases to SK Investments Group through public RFP process, LHC offered an opportunity to all residents to buy eligible existing homes. LHC provided the opportunity through a mailing and followed up with phone calls. LHC has about 40 residents interested in purchasing their home, which is why those houses will be included in a separate application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.
Attach a narrative explanation of how the PHA determined the entities identified	
3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11	LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.
Attach a copy of the initial written notification to each established eligible organization	
4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?	☐ Yes ☒ No LHC received written notification from individual residents interested in purchasing their home.
If yes, attach a copy of the expression of interest by any eligible established organization	
5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?	☐ Yes ☒ No
If yes, attach a copy of the proposal to purchase from an established eligible organization	
6. Did the PHA accept the proposal to purchase?	☐ Yes ☐ No ☒ N/A (PHA did not receive a proposal to purchase)

Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	08-16-2022

Form HUD-52860-A Instructions

This form is required when a PHA proposes a demolition or disposition under 24 CFR part 970 and when a PHA proposes a de minimis demolition under Section 18 of the 1937 Act. This information is required as a supplement to the HUD-52860 form. PHAs must complete this form and upload it as an attachment to the IMS/PIC SAC application. Also, PHAs must upload the supporting documentation requested by this form as part of the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. use of proceeds). PHAs refer to 24 CFR part 970 and all applicable PIH Notices in completing this form, including PIH Notice 2018-04 (or any successor notice). PHAs must label All defined terms not defined in this form have the meaning in those regulations and notices.

Section 1: Demolition

Justification (Question 4). In completing their narrative statements describing the justification for demolition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2012-7 (or any successor notice). In the case of a SAC application for demolition of portion of a development (e.g. SAC application is for less than all units on a contiguous site) the PHA's narrative must describe how the demolition will help to ensure the viability of the remaining portion of the development. This requirement shall not apply for demolitions of units on scattered non-contiguous sites.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). A PHA must demonstrate serious and substantial physical deterioration of the buildings/units at the development. HUD strongly encourages PHAs to submit a physical needs assessment (PNA), government inspection, or independent architect or engineer's report as supporting documentation.
Obsolete-Location: 24 CFR 970.15(b)(1)(ii). A PHA must demonstrate that the location of the units causes obsolescence. HUD may consider the physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial development; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use.
Obsolete-Other Factors: 24 CFR 970.15(b)(1)(iii). A PHA must generally demonstrate that factors at the development have impacted the marketability, usefulness, or management of the units so seriously that, notwithstanding due diligence and its best efforts in marketing and leasing the units, the PHA is unable to operate the development for residential purposes for an extended period of time (generally more than 5 years). HUD may consider factors such as turnover rate, historic vacancy rate, access to transportation, crime rates, site plan and density issues, neighborhood infrastructure, and unit size. HUD strongly encourages PHAs to submit third party documentation.
De Minimis Demolition: 24 CFR 970.27. In any 5-year period, a PHA may demolish not more than the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units owned by the PHA without the need to obtain HUD approval under 24 CFR part 970 provided the PHA can meet one of the following criteria: (a) The PHA will use the space occupied by the unit(s) for meeting the service or other needs of the residents (e.g. laundry facility; community center; child care center); or (b) the PHA has determined the unit(s) are beyond repair.

Cost-Test (Question 5). HUD generally shall not consider a program of modifications to be cost-effective if the costs of such program exceed 62.5 percent of total development cost (TDC) for elevator structures and 57.14 percent of TDC for all other types of structures in effect at the time the SAC application is submitted to HUD.
Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). PHAs must complete and submit the HUD-52860-B form.
Obsolete-Location: 24 CFR 970.15(b)(1)(ii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. nearby industrial or commercial development, environmental conditions).
Obsolete-Other Factors: 24 CFR 970.15(b)(1)(i)(iii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. site plan, crime, turnover).
De Minimis Demolition. Cost-test requirements are not applicable.

Section 2: Disposition

Justification (Question 1). In completing their narrative statements describing the justification for disposition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).

Conditions in Surrounding Area: 24 CFR 970.17(a). A PHA must demonstrate the location of the units (e.g. industrial or commercial development) jeopardizes the health and/or safety of the residents and/or the feasible operation of the units by the PHA based on external conditions outside the control of the PHA; and the condition is beyond the scope of the PHA to mitigate or cure in a cost-effective manner. To support a SAC application based on health and/or safety, PHAs must generally provide relevant third-party documentation that evidences the external conditions that present serious obstacles to the PHA maintaining the units as healthy and/or safe housing.

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More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b). A PHA must demonstrate the retention of the units is not in the best interests of the residents or the PHA because the disposition allows the acquisition, development, or rehabilitation of units that will be more efficiently or effectively operated as other low-income housing units. PHAs must generally demonstrate why other low-income units are preferable (e.g., more energy efficient, better unit configuration, better location for resident in terms of transportation, jobs, schools or racial or economic concentration). See PIH Notice 2012-7 (or any successor notice).

Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c). See PIH Notice 2018-04 (or any successor notice).

Third-Party Agreement. Certain third-party agreements may require HUD review and approval under 24 CFR part 970. In this case, the PHA must submit a SAC disposition application under this form to obtain HUD approval for the third-party agreement (including completing and attaching justification narrative of the agreement under 970.17(c) or other applicable section of 24 CFR 970). In the SAC application, the PHA must clearly indicate it is requesting HUD approval of a third-party agreement and attach the draft form of third-party agreement to the application. If the PHA is not requesting that HUD release the ACC or Declaration of Trust (DOT) or DORC from the property, it should put "0" in all fields for units, buildings and acreage. See PIH Notice 2018-04 (or any successor notice).

Non-Dwelling Property: 970.17(d). A PHA must demonstrate that the non-dwelling structure or land exceeds the needs of the development (after DOFA); or the disposition is incidental to, or does not interfere with, the continued operation of the remainder of the development.

Method of Disposition (Question 2). In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs may propose different methods of disposition in their SAC applications, including:

(a) Public Bid Fair Market Value (FMV) Sale (Cash). The PHA lists the public housing property on the open and competitive market and solicits bids. Actual FMV may be more or less than the appraised value, depending on the market and may reflect negotiations during the due diligence period.
(b) Negotiated Sale at FMV (Cash). The PHA negotiates a sale with an identified buyer based on the appraised value of the public housing property. The PHA receives cash for the sale.
(c) Negotiated Lease or other Transfer at FMV (Cash). The PHA negotiates a lease (e.g. ground lease, capital lease) with an identified entity based on the appraised value (leasehold and/or fee value) of the public housing property. The PHA receives cash for the lease payments.
(d) Negotiated Sale or other Transfer at FMV (Seller-Financing). The PHA negotiates a sale with an identified buyer but instead of receiving cash proceeds, the PHA receives a promissory note and/or mortgage or deed of trust. Payments are generally made from deferred loan payments.
(e) Negotiated Sale at below FMV. The PHA negotiates a sale with an identified buyer for below FMV (often nominal value).
(f) Negotiated Lease or other Transfer at below FMV. The PHA negotiates a lease with an identified entity for below FMV (often nominal value).
(g) Land-Swaps. The PHA negotiates a "land swap". In addition to meeting the requirements for a Negotiated Sale at FMV in B above, the PHA must generally evidences that HUD has approved the acquisition of the property to be acquired in the "land-swap" under 24 CFR part 905. If the property that PHA is proposing to acquire is valued less than public housing property proposed for disposition, the PHA receives cash proceeds to make up the difference.

If the disposition is proposed via negotiation, the PHA must evidence the entity is a valid entity under State law and is in good standing.

Commensurate Public Benefit (Question 3). In completing this section, PHAs should refer to the guidance at 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice). HUD determines commensurate public benefit on a case-by-case basis. However, generally the public housing property must be developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). HUD does not consider general public benefits (e.g., schools, libraries, fire stations, police stations and bridges) to be approvable non-dwelling uses that primarily serve low-income families. A PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement).

If applicable, PHAs may, but are not required, to complete the following table and submit with their SAC applications in order to evidence the proposed commensurate public benefit, purpose and other disposition details:

Development Name	*Development Number*			
Proposed for Disposition: Building/s: , Units: , Acres:				
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Total number of units to be developed (or preserved) on property:	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property:	ACC	Non-ACC	PBV	Market Rate
Rental				
For Sale				
Name of Acquiring Entity (Rental Units)				
Name of Acquiring Entity (initial developer) (For Sale Units)				
Method of Disposition	(e.g. 99-year ground lease; fee simple sale; Fair Market Value)			
Lease Price	$ per year			
Sale Price	$			
Purpose and or summary of Commensurate Public Benefit (short description of units and non-dwelling property to be developed/preserved)				

Section 3: Proceeds

In completing this section, PHAs should refer to the guidance at 24 CFR part 970, PIH Notice 2018-04 (or any successor notice) and any other HUD guidance on proceeds. In accordance with 24 CFR 970.19, PHAs describe their proposed use of estimated proceeds (gross and net) in the SAC application.

Relocation Costs (Question 3). Pursuant to 24 CFR 970.21(e)(2), PHAs must pay for the actual and reasonable relocation expenses for all residents who will be displaced from their public housing units as a result of a demolition and/or disposition action. HUD considers the following to be eligible costs of relocation that can be deducted from gross proceeds: counseling and advisory services to residents (including mobility counseling), moving expenses (including housing search costs), payment of a security and/or utility deposits at a comparable housing, and costs of providing any necessary reasonable accommodations to residents in accordance with Section 504 of the Rehabilitation Act of 1973 and other HUD guidance.

Reasonable Costs of Disposition (Question 4). Reasonable costs of disposition may include the following (although HUD may disapprove any costs it deems unreasonable): (i) costs that PHAs incur in preparing the SAC application (e.g. environmental studies, engineering costs of rehab estimates under 24 CFR 970.15, appraisal fees); and (ii) transactional (seller) closing costs (e.g., local customary split of any brokerage fees, appraisal fees, survey costs, tax certificates fees, fees for recording the DOT/DORC release, notary fees, title insurance fees, title company document preparation and closing fees, mailing and wire transfer fees, and reasonable attorney fees), provided such costs are listed on the HUD-1 or other applicable settlement statement document.

Net Proceeds (Question 5). Net proceeds means proceeds realized after deducting relocation and disposition costs.

Section 4: Offer of Sale to Resident Organizations

In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs are eligible to exercise the exception from the offer of sale described at 970.9(b)(3)(ii) only in cases where the PHA has firm plans to replace substantially all of the units proposed for disposition with the housing units for low-income families (even if those housing units are not low-income housing units as defined by Section 3 of the 1937 Act). Note that a PHA cannot forgo giving applicable resident entities an offer of sale based on speculation or general plans to build a facility to benefit low-income families.

Section 5: Certification

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should sign and date this Certification.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Midwest Regional Office, Region V
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard – Room 2205
Chicago, Illinois 60604-3507

Office of Fair Housing and Equal Opportunity

August 25, 2022

MEMORANDUM FOR: Alex Nasser, Reviewer, SAC

FROM: (FOR) Lon Meltesen, FHEO Regional Director for Region V

SUBJECT: Inventory Removal Application Recommendation for Approval for Lansing Housing Commission DDA0012078

On August 17, 2022, HUD's Office of Fair Housing and Equal Opportunity (FHEO) received Lansing Housing Commission's (LHC) inventory removal application for review to remove 191 public housing units from the federal public housing inventory. According to the information provided by the SAC, and information available in IMS/PIC, the general application information is as follows:

- PHA Name: Lansing Housing Commission
- Project Name: Mt. Vernon Homes
  Hildebrandt Park
  Lansing Public Housing (I&II)
- Project Address: Various addresses. Used 3122 Turner Road, Lansing, MI
- Application Type: Section 18: Disposition Infeasible Operation
- Number of Units Proposed for Removal: 191

Analysis and Recommendation:

FHEO recommends that the SAC approve the above indicated inventory removal application. Historically, LHC has documented myriad difficulties in administering its scattered site program. The major issues plaguing the units is disrepair and underfunding. LHC plans to sell the buildings to a third-party that will continue to offer the units as subsidized, affordable housing. Some units will be used to offer homeownership opportunities to the community.

Relocation is required for the conversion, and LHC submitted an acceptable Relocation Plan that account for the costs to move tenants at this property into the private market. The affected residents' rights are ensured under the Uniform Relocation Act, and any resident electing to move can do so within 12 months of the conversion. Approximately 169 families will be eligible for the TPVs, or Tenant Protection Vouchers.

Conclusion

Therefore, FHEO recommends that SAC approve the proposed inventory removal based on the above analysis. Please keep in mind that the PHA must comply with all applicable nondiscrimination and equal opportunity authorities, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, and Section 504 of the Rehabilitation Act, and that this review. FHEO's above recommendation is not a determination of compliance with these requirements.

If you have any questions, please contact Amanda Motyka by email amanda.m.motyka@hud.gov.

FHEO Inventory Removal Summary

1. Does FHEO have any information that is inconsistent with the PHA's certification regarding remedial civil rights orders or agreements, conciliation agreements, voluntary compliance agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements, final judgments, consent decrees, settlement agreements or other court orders and agreements, or have any information that the PHA is subject to one of these documents that the PHA did not identify?

   ☐ Yes ☒ No

   If yes, explain: _____ _____

2. Is FHEO aware of any active fair housing or civil rights litigation or investigation against the PHA?

   ☐ Yes ☒ No

   If yes, explain if it is HUD (FHEO) initiated and if it is related to the proposed removal action: _____ _____

3. Is there any other information that FHEO believes would be relevant to SAC's review of the SAC Application?

   ☐ Yes ☒ No

   If yes, please explain here or attach separate document/memorandum to this Appendix:

   _____ _____

4. Are there any civil rights-related concerns about the PHA's implementation of the approved SAC Application, which FHEO recommends be further addressed, in consultation with the PIH Field Office?

   ☐ Yes ☒ No

   If yes, please explain here or here or attach separate document/memorandum to this Appendix:

   _____ _____

5. Based on its review of the SAC Application and other information available to FHEO, does FHEO recommend approval or disapproval of the SAC Application?

   ☒ Approval ☐ Disapproval

Demolition/Disposition
Field Office Certification

September 13, 2022

TO: The HUD Special Applications Center (SAC)

ATTENTION: Alex Nasser, P.E., SAC, PIA

FROM: Douglas Gordon, Director, Detroit Office of Public Housing, 5FPH

Douglas C. Gordon
Signature

September 13, 2022
Date

SUBJECT: Disposition application DDA0012078 submitted by the Lansing Housing Authority for the disposition) of 161 buildings containing 191 dwelling units and 30.06 acres of land at the developments known as Mount Vernon, Hildabrandt Park, Lancing Pub Hsg & Lancing Pub Hsg.

This Field Office (FO) Certification is being submitted to assist HUD's Special Applications Center (SAC) in processing the above referenced demolition and/or disposition application.

Please complete and return this FO Certification (by scanning and emailing to the SAC point of contact) within 5 business days. Please do not delay the return of the FO Certification.

You may need to submit more than one FO Certification to the SAC, to provide updates (i.e. on the Environmental Review, PHA Plan requirements, EPC requirements).

Please do not modify this FO Certification.

This FO Certification will become part of the official application file. SAC will not approve an application without this certification. If you have concerns about the application, please raise them both with the SAC and the PHA.

History of FO Certifications

☐ **Updated FO Certification.** This FO previously submitted a FO Certification for this application on the date of but all requirements were not satisfied at that time. Accordingly, this FO is submitting this updated FO Certification based on new information received (i.e. updated Environmental Review or PHA Plan information). Please disregard all prior FO Certifications dated: .

FO Point of Contact (POC)

FO POC. All questions concerning this application should be directed to:

Name: Douglas Gordon
Email: Douglas.C.Gordon@hud.gov
Phone: 313-234-7463

Repositioning Panel

☐ This PHA received technical assistance (TA) from HUD, related to this application through a Repositioning Panel on _____*date* _____. The notes from that panel discussion are available on the SharePoint site.

☒ This PHA did not receive technical assistance (TA) from HUD related to this application through a Repositioning Panel.

Small PHA Technical Assistance (Enterprise)

☐ This PHA received technical assistance (TA) from Enterprise related to this application on _____*date* _____. The notes from that TA assistance is attached.

☒ This PHA did not receive technical assistance (TA) from Enterprise related to this application.

Agency Plan Compliance

☒ **PHA Plan or MTW Plan approved.** The PHA submitted the following document to HUD on the date of 8/4/2020. This document includes a description of the proposed demolition and/or disposition. HUD approved this document on the date of 8/5/2020.

- ☒ Agency Annual Plan
- ☐ Significant Amendment to Annual Plan
- ☐ Moving to Work Plan

OR

☐ **PHA Plan or MTW Plan submitted but not approved.** The PHA submitted the following document to HUD on the date of . This document includes a description of the proposed demolition and/or disposition. HUD has not yet approved the submission. We expect HUD will approve this submission by the date of .

- ☐ Agency Annual Plan
- ☐ Significant Amendment to Annual Plan
- ☐ Moving to Work Plan

OR

☐ **PHA Plan or MTW Plan not submitted.** The PHA did not submit a PHA or MTW Plan documentation that includes a description of the proposed demolition and/or disposition.

OR

☐ **Qualified PHA.** The PHA is a Qualified PHA, as defined by the Housing and Economic Recovery Act of 2008 (HERA) and therefore is not required to submit an Annual Plan to HUD. As part of the SAC application, and pursuant to 24 CFR part 903, the PHA must certify that it has discussed the proposed demolition and/or disposition during its required annual public hearing.

- ☐ This FO has no information that is inconsistent with the PHA's certification that it has complied with the public hearing requirement.

☐ This FO has information that is inconsistent with the PHA's certification that it has complied with the public hearing requirement as follows: (attach additional documentation as necessary).

Environmental Review Compliance

☐ **Environmental Review not yet completed**. This FO is aware that the Environmental Review is in process (under part 58 or part 50) but not yet completed. The FO estimates the Environmental Review will be completed on the date of and will submit an updated FO Certification or a confirmation via email that the Environmental Review has been completed in HEROS, to the SAC at that time.

☐ **Environmental Review completed under 24 CFR part 50**. HUD performed the Environmental Review in accordance with 24 CFR part 50 on the date of for the proposed demolition and/or disposition action.

- ☐ HUD found the proposed action compliant with the requirements of 24 CFR part 50; or
- ☐ HUD found the proposed action not compliant with the requirements of 24 CFR part 50.

NOTE: The SAC Director is the authorized HUD official for approving environmental reviews that have been done by HUD under 24 CFR part 50 for demolition and/or dispositions. This FO will work with the SAC to coordinate the part 50 approval process in HEROS.

☒ **Environmental Review completed under 24 CFR part 58**. The Environmental Review was performed by the local Responsible Entity (RE): City of Lansing (name of responsible entity) on July 27, 2022.

- ☐ A Request for Release of Funds/Environmental Certification (RROF/C), form HUD-7015.15 was submitted to this FO, preferably through HEROS, on the date of . This FO accepted the RROF/C and approved an Authority to Use Grant Funds, form HUD-7015.16 on the date of ;
- ☐ A Request for Release of Funds/Environmental Certification (RROF/C), form HUD-7015.15 was submitted to this FO, preferably through HEROS, on the date of . This FO accepted the RROF/C but has not approved the Authority to Use Grant Funds, form HUD-7015.16 because the objection period has not ended. The objection period will end on the date of and this FO expects to sign the form HUD-7015.16 at that time;
- ☐ A Request for Release of Funds/Environmental Certification (RROF/C), form HUD-7015.15 was submitted to this FO, preferably through HEROS, on the date of . This FO did not accept the RROF/C because (i.e. the project description and scope did not include the future use of the property, and as a result, the Environmental Review did not take into consideration the future use of the property as required by 24 CFR 970.13 and PIH Notice 2018-04) (attach additional documentation as necessary)
- ☐ The RE made a determination in a clearance letter or output record from HEROS dated that the project or activity is exempt under 24 CFR 58.34(a)(-) or categorically excluded not subject to the related federal environmental laws and

authorities at Part 58.5 (CENST) under 24 CFR 58.35(b)(X). This FO accepts this determination.

☒ The RE made a determination that the project or activity converted to exempt under 24 CFR 58.34(a)(12), because the project or activity is categorically excluded under 24 CFR 58.35(a)(X) and there are no circumstances requiring compliance with any of the related federal environmental laws and authorities at Part 58.5. This FO accepts this determination.

Removal of all Public Housing Units

☐ **Other Public Housing Units Remain.** After the demolition and/or disposition of the proposed units, other public housing units will remain in the PHA's inventory.

OR

☒ **Removal of all Public Housing Units.** After the demolition and/or disposition of the proposed units, the PHA will have no remaining public housing units in its inventory.

NOTE: If this FO checks the above box, the PHA must include a completed HUD-5837 as an attachment to the PIC application. If it has not done this, SAC staff will request that the PHA submit a completed HUD-5837 (Notification of Future Development) and upload that form in PIC before approving the application. Depending on the type of disposition proposed, the PHA may be required to close-out its public housing program.

Energy Performance Contracting (EPC)

☒ The PHA does **not** have an approved Energy Performance Contracting (EPC)

☐ The PHA has an approved Energy Performance Contracting (EPC)

If the box above is checked, the FO will work with the PHA and the HUD Energy Center to ensure all EPC debt associated with the units proposed for the demolition and/or disposition is resolved. This may involve:

(1) Confirming the amount, if any, of EPC debt that must be paid off or assumed based on the demolition and/or disposition (i.e. amount is commensurate with the projected savings initially underwritten as part of the EPC approval);
(2) Working with the PHA to determine how the PHA will pay off or assume the EPC debt as part of the demolition and/or disposition (i.e. could be assumed if asset will continue to be used of as affordable or local PBV housing)
(3) Determining if the demolition and/or disposition will trigger a revised EPC approval letter from the Energy Center, and if so, to work with the PHA and Energy Center to secure that letter. A revised EPC approval letter is generally required for changes in the contract costs or savings (as a result of the demolition and/or disposition) of 10% or more, but FOs should check with the Energy Center for all changes for 5% or more since this policy is under reconsideration.

The answers to these questions will likely depend on whether the demolition and/or disposition removes all of the PHA's public housing units that are covered by an EPC.

☒ This FO has confirmed with the Energy Center that the PHA may proceed with the proposed demolition or disposition.

☐ This FO is working with the Energy Center to confirm that the PHA may proceed with the proposed demolition or disposition but does not have final approval yet. Therefore, SAC should not issue its approval until this FO confirms in writing that all EPC debt issues are resolved.

Capital Fund Financing Program (CFFP)
& Other Public Housing Financial Commitments

This FO is aware that the PHA has an approved transaction from the following Public Housing Program:

- ☐ Capital Fund Financing Program (CFFP)
- ☐ Section 30 (including PHA Mortgaged Transaction (PMT)
- ☐ Operating Fund Financing Program (OFFP)

If any of the above are checked, the SAC will work with the respective HUD-HQ office, to ensure the existing financing agreement will not be put at risk if the units in this application are demolished or disposed of.

Community Supportive Services (CSS) Programs
(ROSS, FSS, Jobs-Plus, and EDSC)

- ☒ **Family Self-Sufficiency (FSS) Grant.** The PHA has an FSS grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.
- ☐ **Resident Opportunity and Self Sufficiency Service Coordinators (ROSS-SC) Grants.** The PHA has a ROSS grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.
- ☐ **Elderly/Disabled Service Coordinator (EDSC).** The PHA has an EDSC grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.
- ☐ **Jobs Plus**. The PHA has a Jobs Plus grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.

If any of the above are checked, this FO will work with the PHA and the respective HUD-HQ office to determine the implications of the proposed demolition and/or disposition on the residents and services.

Settlement Agreement or Court Order (Civil Rights)

The demolition and/or disposition application requires PHAs to certify if it is operating under any remedial civil rights order or agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party, including but not limited to those related to a fair housing or other civil rights finding of noncompliance. The PHA certified that it either that (1) it is not operating under any such agreement; or (2) that it if is operating under any such agreement, it included a narrative description of explaining how the demolition/disposition is consistent with such order, agreement or other document (and FHEO will review this information as part of its civil rights compliance review of the application).

- ☒ This FO has reviewed the PHA's certification under this section and has no information inconsistent with such certification.
- ☐ This FO has reviewed the PHA's certification under this section and has the following information that is inconsistent with such certification: (attach additional information if necessary).

Public Housing Repayment Agreements

☒ This FO has confirmed that this PHA is not subject to any active Public Housing program repayment agreement(s).

☐ This FO has identified one or more outstanding Public Housing program repayment agreement(s) and has worked with the applicable program office (i.e., FMD or OCI) to confirm the PHA may remove these public housing units without violating the repayment agreement(s).

If the PHA has a public housing repayment agreement, the PHA may be expected to pay off an amount of the outstanding program debt that is proportional to the units being removed. The purpose of this prepayment is to avoid leaving a few public housing units to shoulder any remaining program debt. Please contact the Office of Capital Improvements (OCI) for any debt related to the Public Housing Capital Fund, and the Financial Management Division for any debt related to the Public Housing Operating Subsidy.

TPV Request and HCV Agency Capacity to Administer Additional Vouchers

The PHA has indicated it plans to request TPVs connection with this demolition or disposition.

☐ **PHA is Public Housing Only Agency.**

If the above is checked, the Public Housing Only Agency must partner with a Section 8 HCV Agency to administer the TPV award. Assistance from the FO may be required in finding an administering HCV agency. The FO must approve the administering HCV agency before SAC will approve the demolition and/or disposition that authorizes a TPV award.

- ☐ As of the date of this certification, the applicant PHA has proposed an HCV agency to administer the TPVs and this FO has reviewed the utilization rate and other relevant aspects of that HCV's agency voucher program, has confirmed that the agency has the capacity to administer the TPVs, and has approved the written agreement between the two PHAs with respect to the TPV award. Name of HCV agency:
- ☐ As of the date of this certification, this FO has not approved an HCV agency to administer the TPVs.

☒ **PHA operates both a Public Housing Program and a Section 8 Program.**

- ☒ This FO has reviewed the utilization rate and other relevant aspects of the PHA's administration of its HCV program and has confirmed the PHA has the capacity to administer the additional HCVs/TPVs.

Additional Field Office Comments

☐ This FO has the additional comments and/or documentation about this application and is attaching them separately as part of this certification.

Note: The SAC is especially interested in additional comments and/or documentation from the FO that provides information that is inconsistent with the PHA's certifications for this application (primarily the justification). For instance, if the PHA is proposing the application based on obsolescence, SAC is interested in knowing if there have been large amounts of Capital Fund expenditures at the property (beyond routine maintenance) in recent years.

Coordination with FHEO

The SAC requests information sharing from FHEO on applications for the demolition and/or disposition of units. In addition, the FO may wish to coordinate with FHEO when a PHA submits a PHA Annual Plan that includes a PHA's plan to demolish or dispose of units.

FHEO's receipt of a SAC application may trigger FHEO to open up an investigation of a PHA or conduct a monitoring or compliance review. If this FO is aware of any potential civil rights issues that may be of concern to FHEO, it should contact FHEO directly.

Concluding Certification

This FO will continue to work with the SAC in connection with HUD's review of this application and will provide the SAC with any data or information available to this FO that I believe may be relevant or that the SAC may request (especially information that it may have that may be inconsistent with a PHA certification). Data and information may include, but is not limited to, reviews, inspection reports, modernization records, voluntary compliance agreements, and memoranda of understanding.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Appendix
5. Board Resolution

Resolution No. 1338
Adopted by the Lansing Housing Commission
July 13, 2022

Approval to submit an application for the disposition of up to 235 units of scattered site public housing to HUD's Special Application Center via the Section 18 program.

WHEREAS, for the past two fiscal years the Lansing Housing Commission (LHC) has incorporated within its Public Housing Annual Plan, the intent to dispose of its scattered site units;

WHEREAS, it is LHC's desire to proceed with disposition of up to 235 units of scattered site public housing through a Section 18 Application;

WHEREAS, consultation with residents of scattered sites has occurred and will continue to occur via mailed notices, website information, in-person meetings and phone consultations;

WHEREAS, although not required by HUD, all scattered site residents have been provided the opportunity and offer of sale to purchase their respective rental unit;

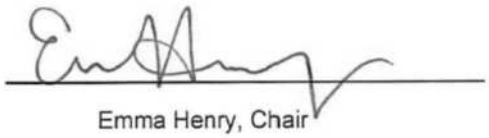
WHEREAS, letters of support from appropriate levels of government officials have been received; and

WHEREAS, prior to submission of a disposition application to HUD, approval must be given by the Board of Commissioners, as it pertains to Section 18 Demolition and Disposition and the requirements outline in 24 Code of Federal Regulations 903.7(h)

NOW, THEREFORE, BE IT RESOLVED, that LHC Board of Commissioners supports and approves the submission of a Section 18 Application for the disposition of up to 235 units of scattered site public housing

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute documents including purchase agreement with buyer(s), affordability commitments for at least 20 years, and provide certifications and submit to HUD for approval the aforementioned disposition request.

PASSED, APPROVED, AND ADOPTED the DATE.



Emma Henry, Chair

26-FI-RO5-01710 0000011371 "UNCLASSIFIED" 6/5/2026

Andy Schor
Mayor

City Hall - 9th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
PH: 517.483.4141 – FAX: 517.483.6066
Lansing.Mayor@lansingmi.gov

OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

June 1, 2022

RECEIVED JUN 13 2022

Douglas E. Fleming
Lansing Housing Commission
419 Cherry Street
Lansing, MI 48933

Dear Mr. Fleming:

I am writing to express the City of Lansing's support for the disposition of approximately 202 scattered site houses/duplexes (235 total residential units) through the U.S. Department of Housing and Urban Development (HUD) Section 18 program. It is to my understanding that this process will transfer ownership of these homes to SK Investments Group and some will be sold to existing residents.

Once the houses are sold to SK Investments, the Lansing Housing Commission (LHC) will administer Project Based Vouchers (PBVs) to maintain the affordability of rents to the current residents. Additionally, residents will continue to pay the same proportion of their income as they did in the current public housing unit, but with an owner that has greater access to capital for maintenance than public housing allows LHC. Moreover, these residents will be eligible for a flexible tenant-based voucher (TPV) after one year of residency if they so choose, and all units will undergo a HUD certified HQS inspection as a result of the sale. I recognize that those houses sold to existing residents will become new homeowners and that they no longer will need or will receive housing subsidies from HUD.

It is my belief that this transaction is in the best interest of LHC and its residents. I am encouraged that the proposed transaction indicates the new owner will maintain these units as affordable for the existing residents for at least 20 years and LHC will be involved long term through the vouchering process.

I know that LHC will be able to use the proceeds from this transaction to improve existing housing and develop new community specific affordable housing units in the future for the Lansing area. This directly supports the City of Lansing's goals to further expand and improve affordable housing in the City. It is also my understanding that the capital to expand and improve the affordable housing in the City of Lansing would not be available to LHC without this sale.

The above details related to disposition of scattered sites reflect my previously signed endorsement of the Lansing Housing Commission's 5-Year and Annual Plans of 2020 and 2021. I recognize that this disposition of scattered sites through Section 18 is a part of the broader strategic plan of the Lansing Housing Commission and its efforts to align with the City of Lansing's goals to provide quality housing options to families who earn a variety of income levels. The City of Lansing feels that the moving forward with this transaction would be in the best interest of all involved.

I greatly appreciate our ongoing dialogue about LHC's broader strategic plan, and specifically the details provided about the Section 18 program. Our discussions over the past couple years have been beneficial for my administration and I to understand the positive impacts of this transaction. Moreover, I appreciate the presentation at the Lansing City Council meeting on Monday May 9th, 2022 where you covered LHC's strategic activities and the specific details of the Section 18 scattered site sale. City Council raised some good questions and you provided valid responses to them.

The City of Lansing is excited about the journey ahead for the residents of these homes, LHC, and all its properties. We plan to provide support as needed and continue to communicate and work with LHC on initiatives and opportunities to expand and improve affordable housing in the City of Lansing.

Sincerely,

Andy Schor
Mayor

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
4132 Balmoral	Single Family	MI058000102	100	154132	23-50-40-36-401-121	Lot 233, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.14	1
4151 and 4153 Glenburne	Duplex	MI058000102	101	154151	23-50-40-36-405-001	Lot 119 Glenburne Subdivision, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.27	2
4206 Courtland	Single Family	MI058000102	102	154206	23-50-40-36-402-061	Lot 278, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.19	1
3111 Young	Single Family	MI058000102	30	53111	33-01-01-06-177-221	Lot 153, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
3210 Young	Single Family	MI058000102	32	53210	33-01-01-06-130-091	Lot 183, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
4025 and 4027 Glenburne	Duplex	MI058000102	34	154025	23-50-40-36-405-101	Lot 129, Glenburne Subdivision, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
506 and 508 N. Chestnut	Duplex	MI058000102	38	15006	33-01-01-16-108-072	North 62 feet of West 115.5 feet of Lot 8, Block 72, Original Plat, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	2
3013 Young	Single Family	MI058000102	40	53013	33-01-01-06-177-175	Lot 159, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1338 Christopher	Single Family	MI058000102	44	41338	33-01-01-09-156-021	Lot 3, Block 2, Glendale Place Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
1503 Robertson	Single Family	MI058000102	47	41503	33-01-01-08-205-121	Lot 33 except South 12 feet, also South 20 feet of Lot 34, North Highland Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
1501 Comfort	Single Family	MI058000102	49	51501	33-01-01-08-128-265	North 66 feet of South 132 feet of East 173.25 feet of Lot 11, Assessor's Plat No. 11, City of Lansing, Ingham County Records.	0.26	1
3309 Westmont	Single Family	MI058000102	52	53309	33-01-01-06-128-211	Lot 87, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
3315 Westmont	Single Family	MI058000102	53	53315	33-01-01-06-128-221	Lot 86, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1717 Glenrose	Single Family	MI058000102	55	81717	33-01-01-08-127-451	Lot 27, Assessor's Plat No. 12, City of Lansing, Ingham County Records.	0.10	1
1553 Roosevelt	Single Family	MI058000102	56	81553	33-01-01-08-228-571	Lot 184 and North 16.5 feet of Lot 185, Knollwood Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
2840 Cynwood	Single Family	MI058000102	57	82840	33-01-01-06-402-031	Lot 20, Supervisor's Plat of Cynwood Heights Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
420 and 422 W. Genesee	Duplex	MI058000102	61	15420	33-01-01-16-108-092	West 115.5 feet of Lot 7 and West 115.5 feet of South 4 feet of Lot 8, Block 72, Original Plat, City of Lansing, Ingham County Records.	0.19	2
1108 Ontario	Single Family	MI058000102	66	151108	33-01-01-08-206-212	Lot 137 and West 5 feet of Lot 138, also East 9 feet of Lot 136 and West 62 feet of South 18 feet of Lot 174, North Highland Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1317 Christopher	Single Family	MI058000102	B_0016	151317	33-01-01-09-155-061	Lot 3, Block 1, Glendale Place Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.15	1
2700 Westbury	Single Family	MI058000102	B_0031	152700	33-01-01-06-428-008	Southern 120 feet of Commencing Southeast corner of Delta River Drive and Westbury Roads, thence South 263.5 feet, Northeasterly 102.35 feet on North line of Lot 1, Delta Heights Subdivision, North 237.7 feet to South line of Delta River Drive Southwesterly 102.3 feet to beginning, Section 6, Town 4 North, Range 2 West	0.28	1
3025 Sheffer	Single Family	MI058000102	B_0033	153025	33-01-01-06-127-214	Lot 42, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
3101 Sheffer	Single Family	MI058000102	B_0036	153101	33-01-01-06-127-204	Lot 41, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1125 Glenn	Single Family	MI058000102	B_0038	81126	33-01-01-08-407-321	Lot 8, Glenn Street Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
4211 Balmoral	Single Family	MI058000102	B_0039	154211	23-50-40-36-402-001	Lot 270, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.20	1
4212 Balmoral	Single Family	MI058000102	B_0040	154212	23-50-40-36-401-161	Lot 237, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.16	1
4341 and 4343 Glenburne	Duplex	MI058000102	B_0043	154341	23-50-40-36-329-061	Lot 316, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
4217 and 4219 Glenburne	Duplex	MI058000102	B_0044	154217	23-50-40-36-407-031	Lot 323 Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.29	2
4220 Lochinver	Single Family	MI058000102	B_0045	154220	23-50-40-36-177-071	Lot 247, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.21	1
4223 Balmoral	Single Family	MI058000102	B_0046	154223	23-50-40-36-327-091	Lot 268, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.18	1
4229 Courtland	Single Family	MI058000102	B_0047	154229	23-50-40-36-328-191	Lot 295, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.17	1
4237 Balmoral	Single Family	MI058000102	B_0048	154237	23-50-40-36-327-111	Lot 266, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.20	1
4248 Glenburne	Single Family	MI058000102	B_0049	154248	23-50-40-36-328-151	Lot 299, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.17	1
4300 Courtland	Single Family	MI058000102	B_0050	154300	23-50-40-36-327-041	Lot 284, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.16	1
4307 and 4309 Glenburne	Duplex	MI058000102	B_0051	154307	23-50-40-36-329-111	Lot 321, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
4309 Balmoral	Single Family	MI058000102	B_0052	154309	23-50-40-36-327-001	Lot 263 Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.27	1
4312 Glenburne	Single Family	MI058000102	B_0053	154312	23-50-40-36-328-102	Lot 304, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.18	1
4351 Balmoral	Single Family	MI058000102	B_0055	154351	23-50-40-36-328-041	Lot 258, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.26	1
4321 Courtland	Single Family	MI058000102	B_0056	154321	23-50-40-36-328-241	Lot 290, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.14	1
4327 and 4329 Glenburne	Duplex	MI058000102	B_0057	154327	23-50-40-36-329-081	Lot 318, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
4331 Balmoral	Single Family	MI058000102	B_0059	154331	23-50-40-36-328-011	Lot 261, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.17	1
4405 Glenburne	Single Family	MI058000102	B_0062	154405	23-50-40-36-329-021	Lot 312, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.19	1

List of scatterd sites in this AMP to be included in the initial sale. Scattered sites not included from this AMP are likely to be sold to residents and be included in a future Section 18 Application.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPS which includes 191 units)

1. *Estimated amount of gross and net proceeds*

   Gross $13,490,000 and Net $12,315,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Oliver Gardens rehabilitation project (existing 30 Section 8 units)
   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation and RAD conversion
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Section 8 PBV Unit Development
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

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52860-A Section 6, Line 1(a)

Scattered Site Homes Vacant

Units currently listed as vacant are expected to be filled prior to the closing of this transaction. Any unit not occupied prior to close will be removed from the application.

52860-A Section 8, Line 3 - 6

Offer of Sale

Line 3
Prior to final award of unit purchases to SK Investments Group through public RFP process, LHC offered an opportunity to all residents to buy eligible existing homes. LHC provided the opportunity through a mailing and followed up with phone calls. LHC has about 40 residents interested in purchasing their home, which is why those houses will be included in a separate application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.

Line 4
LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.

Line 5
LHC received written notification from individual residents interested in purchasing their home.

52860-A Section 8, Line 3 - 6

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52860-A Section 8, Line 3 - 6

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Line 5
LHC received written notification from individual residents interested in purchasing their home.

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	07-28-2022

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Demolition / Disposition Application

Application Type: **Disposition** Processor: **H48298**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Add/Remove Development

Section	Section Type	Status	Status Date
Section 1: General Information	Required	Modified	08/05/2022
Section 2: Long-Term Possible Impact of Proposed Action	Required	Modified	08/05/2022
Section 3: Board Resolution, Environmental Review, and Local Government Consultation	Required	Modified	08/05/2022
Section 4: Description of Property	Required		
MI058000102 MT VERNON		Modified	08/05/2022
MI058000103 HILDABRANDT PARK		Modified	08/05/2022
MI058000111 LANSING PUB HSG		Modified	08/05/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 5: Description of Proposed Removal Action	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 6: Relocation	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 7: Resident Consultation	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022

Section 8: Offer of Sale	Required		
MI058000102 MT VERNON		Modified	08/08/2022
MI058000103 HILDABRANDT PARK		Modified	08/08/2022
MI058000111 LANSING PUB HSG		Modified	08/08/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022
Section 9: Certification of Compliance	Required		
MI058000102 MT VERNON		Modified	08/05/2022
MI058000103 HILDABRANDT PARK		Modified	08/05/2022
MI058000111 LANSING PUB HSG		Modified	08/05/2022
MI058000112 LANSING PUB HSG		Modified	08/05/2022

25-RCRO-01710 D0000113211 "UNCLASSIFIED" 6/5/2026



HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 1: General Information

OMB Approval No. 2577-0075
(exp. 07/31/2008)

Public reporting burden for this collection of information is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to request permission to demolish or sell all or portion of a development (i.e., dwelling units, non-dwelling property or vacant land) owned and operated by a Housing Authority. The information requested in the application is based on requirements of Section 18 of the United States Housing Act of 1937, as amended and 24 CFR Part 970. HUD will use the information to determine whether, and under what circumstances, to permit HAs to demolish or sell all or a portion of a public housing development. Responses to the collection of information are statutory and regulatory to obtain a benefit. Approval of this application does not substitute approval for funding of the demolition or disposition action. The information requested does not lend itself to confidentiality.

---

1. Housing Authority: **MI058 Lansing Housing Commission** 2. Date of Application: **08/08/2022**

---

3. Address:	**419 Cherry Street**				
City/Locality:	**LANSING**				
State:	**Michigan**		Zip Code:	**48933-1136**	
4. Phone No:	**(517) 487 - 6550**	Ext.	**111**	Fax No:	**(517) 487 - 6977**
Email Address:	**dfleming@lanshc.org**				

---

5. Executive Director's Name:		**Douglas Fleming**			
Phone No:	**(517) 372 - 7996**	Ext.		Fax No:	**(517) 487 - 4977**
Email Address:	**dfleming@lanshc.org**				

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6. Primary Contact's Name:		**Karen Chase**			
Phone No:	**(517) 853 - 3065**	Ext.		Fax No:	
Email Address:	**karenc@lanshc.org**				

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* Designates a required field.

Return to Application Index

HQ Office: **Public and Indian Housing**
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Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 2: Long-Term Possible Impact of Proposed Action

Enter the total number of units proposed for removal **191**

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1. Performance Funding Subsidy (PFS)

In FY **2018** , this HA received $ **4800** per unit in PFS funds.
The HA realizes that after this activity takes place, PFS will decrease by $ **916800** / year.

2. Capital Fund Program

In FY **2018** , this HA received $ **2400** per unit in Capital funds.
The HA realizes that after this activity takes place, Capital funding will decrease by $ **458400** / year.

Return to Application Index

HQ Office: **Public and Indian Housing**
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Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 3: Board Resolution, Environmental Review, and Local Government Consultation

1. Board Resolution Number

2. Date of Board Resolution
01/01/1900

3. Who is conducting the environmental review?

○ Field Office under 24 CFR Part 50
◉ Responsible Entity under 24 CFR Part 58

If the environmental review is to be performed by a responsible entity, name the entity.
City of Lansing

4. Jurisdictions covered by the HA (list all cities, counties, etc.):
City of Lansing, Ingham County, Eaton County

5. Letter of Support from Appropriate Government Official is dated :**01/01/1900**.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **MT VERNON** 2. Development Number: **MI058000102**
3. Date of Full Availability: **10/8/1973** 4. No. of Residential Buildings: **55**
5. No. of Non-Residential Buildings: **0** 6. Date Constructed:
7. Scattered Site: **N**
8. Single Family Houses: Duplexes:
3-Plexes: 4-Plexes:
Other:
9. Row House: **140** Walk-Up: **0**
High Rise: **0**
10. Total Acres of the Development: **12.30**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	3	0	0	0	3	2	1

4 or more Bdrms	0	0	0	0	0	0	0
Total	3	0	0	0	3	2	1

26-FI-RO5-01710 0000011371 "UNCLASSIFIED" 6/5/2026

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **HILDABRANDT PARK**
2. Development Number: **MI058000103**
3. Date of Full Availability: **4/9/1971**
4. No. of Residential Buildings: **77**
5. No. of Non-Residential Buildings: **2**
6. Date Constructed:
7. Scattered Site: **N**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **152**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **12.70**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	52	0	0	0	52	0	52
3 Bdrms	4	0	0	0	4	2	2
4 or more	1	0	0	0	1	0	1

Bdrms							
Total	26-FISD5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	57	2	55

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **LANSING PUB HSG**
2. Development Number: **MI058000111**
3. Date of Full Availability: **6/22/1972**
4. No. of Residential Buildings: **79**
5. No. of Non-Residential Buildings: **0**
6. Date Constructed:
7. Scattered Site: **Y**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **100**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **26.50**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	3	0	0	0	3	3	0
4 or more	3	0	0	0	3	3	0

Bdrms							
Total	26-FI-RO5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	6	6	0

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **LANSING PUB HSG**
2. Development Number: **MI058000112**
3. Date of Full Availability: **8/31/1970**
4. No. of Residential Buildings: **11**
5. No. of Non-Residential Buildings: **0**
6. Date Constructed:
7. Scattered Site: **Y**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **0**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **3.60**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	1	0	0	0	1	1	0
4 or more	1	0	0	0	1	1	0

Bdrms							
Total	26-FI-RO5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	2	2	0

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

69\1\4330 GLENBURNE

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

100 \1 \4132 BALMORAL / 2022
101 \2 \4151 GLENBURNE / 2022
102 \1 \4206 COURTLAND / 2022
30 \1 \3111 YOUNG AVENUE / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): 69\1\4330 GLENBURNE Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

154330\General Occupancy\Bedroom3

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **7.10**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

---

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

---

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

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8. What is the value of the property subject to disposition:
$ 3400000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

---

10. Calculation of Net Proceeds

Estimated Sales Price **$3400000.00** - Debt **$0.00** - Cost & Fees **$296145.00** = Estimated Net Proceeds **$3,103,855.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

---

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

---

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

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13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents **0** B. Complete relocation of residents **0**

C. Execution of contract for removal (e.g. sales contract or demolition contract) 26 SALES CONTRACT 10000116711 D. Actual Removal Actions 07/2026 (e.g. demolition or sale closing) 15

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

100\4\1912 HOYT AVENUE
101\4\1928 HOYT AVENUE
102\4\1936 HOYT AVENUE
21\1\1013 SHEPARD

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

22 \1 \1020 LESLIE / 2022
32 \1 \644 S. HAYFORD ST. / 2022
50 \1 \315 Hylewood / 2022
52 \1 \1025 BENSCH / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): 100\4\1912 HOYT AVENUE Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

121912\General Occupancy\Bedroom2
121914\General Occupancy\Bedroom2
121916\General Occupancy\Bedroom2
121918\General Occupancy\Bedroom2

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **7.10**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

- ☐ A. Disposition at Fair Market Value (FMV)
- ☐ B. Disposition at less than Fair Market Value (e.g. donation)
- ☐ C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:
$ 3650000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

10. Calculation of Net Proceeds

Estimated Sales Price **$36500000.00** - Debt **$0.00** - Cost & Fees **$317921.00** = Estimated Net Proceeds **$36,182,079.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?
(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)
(a) $ **0.00**

(b) Indicate the source of funds:

- ☐ Operating Funds for FY
- ☐ CFP Funds for FY
- ☐ CDBG Funds
- ☐ Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents	**0**	B. Complete relocation of residents	**0**
C. Execution of contract for removal (e.g. sales contract or	**0**	D. Actual Removal Action (e.g. demolition or sale closing)	**15**

demolition contract)

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

1 \1 \121 W NORTHRUP / 2022
10 \2 \3419 W JOLLY RD / 2022
104 \1 \2615 Dunlap / 2022
106 \1 \3107 STABLER / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): No Building Info Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

No Units Information Found

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **13.90**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

---

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

---

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

---

8. What is the value of the property subject to disposition:
$ 5820000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

---

10. Calculation of Net Proceeds

Estimated Sales Price **$5820000.00** - Debt **$0.00** - Cost & Fees **$506931.00** = Estimated Net Proceeds **$5,313,069.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

---

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

---

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

---

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents **0** B. Complete relocation of residents **0**

C. Execution of contract for removal (e.g. sales contract or demolition contract) 26 SAMPLE 1000011711 D. Actual Removal Actions 07/2026 (e.g. demolition or sale closing) 15

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

18 \1 \2328 CLIFTON / 2022
19 \1 \2531 DIER / 2022
20 \1 \2600 FIRESIDE / 2022
21 \1 \2601 WABASH / 2022

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): No Building Info Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

No Units Information Found

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2022** Number of Acres : **1.96**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:
$ 620000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

10. Calculation of Net Proceeds

Estimated Sales Price **$620000.00** - Debt **$0.00** - Cost & Fees **$54003.00** = Estimated Net Proceeds **$565,997.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

28-FL-RQS-01719 0000013711 "UNCLASSIFIED" 6/5/2036

A. Begin relocation of residents	**0**	B. Complete relocation of residents	**0**
C. Execution of contract for removal (e.g. sales contract or demolition contract)	**0**	D. Actual Removal Action (e.g. demolition or sale closing)	**15**

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **49** units proposed for removal, **42** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **63** total units in the development, **14** units will remain after removal.

c. Of the **14** units that will remain after removal, **12** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	0	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☐ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **54** units proposed for removal, **52** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **121** total units in the development, **67** units will remain after removal.

c. Of the **67** units that will remain after removal, **61** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	0	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☐ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **80** units proposed for removal, **70** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **98** total units in the development, **18** units will remain after removal.

c. Of the **18** units that will remain after removal, **18** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	0	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☑ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office: **Public and Indian Housing**
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Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 6: Relocation

1. Occupied units:

a. Of the **8** units proposed for removal, **5** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **11** total units in the development, **3** units will remain after removal.

c. Of the **3** units that will remain after removal, **3** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☑ Other Public Housing ☑ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	8	$0.00
6. Estimated cost of moving expenses	$0.00	0	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☑ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office:	**Public and Indian Housing**
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Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000102 MT VERNON**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

---

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

---

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Office:	**Public and Indian Housing**
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Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000103 HILDABRANDT PARK**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

---

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---

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Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000111 LANSING PUB HSG**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

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2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

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Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

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HQ Office:	**Public and Indian Housing**
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Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012078**
Development:	**MI058000112 LANSING PUB HSG**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Alex Z Nasser**
Application Status:	**HQ Approved**	Status Date:	**08/05/2022**

Section 7: Resident Consultation

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If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See narrative and consultation documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
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Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

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Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See Narrative and Consultation Documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

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HQ Office: **Public and Indian Housing**
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Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

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Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See Narrative and Consultation Documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Section 8: Offer of Sale

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Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **Not Applicable**
Resident Management Corporation: **Not Applicable**
Outside Organization acting on behalf of residents: **See Narrative and Resident Consultation Documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

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Application: **DDA0012078**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Section 9: Certification of Compliance

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
De Minimis Exception to Demolition
Section 32 Homeownership
Section 33 Required Conversion
Section 22 Voluntary Conversion
Eminent Domain

These Certifications can be found at the SAC web site

2. Attach any applicable addendum(s) from the HUD-52860 (as identified below) for the specific removal action for which you are applying for and reference it as Section 9, Line 2: Addendums

The new HUD-52860 form and its addendums include:

HUD-52860-B: Total Development Cost (TDC) Calculation	Attach for all Demolition actions and for all Disposition actions where the justification is obsolescence
HUD-52860-C: Homeownership	Attach for all actions involving homeownership
HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

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Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
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Application Status: **HQ Approved** Status Date: **08/05/2022**

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Application: **DDA0012078**
Development: **MI058000111 LANSING PUB HSG**

Application Status

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Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

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Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
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Section 33 Required Conversion
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Eminent Domain

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Application: **DDA0012078**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Upload Inventory Removal Application Supporting Documentation

Attachment Type: [Please Select] Select

Enter Description:

The recommended maximum attachment file size is 8 megabytes. Files larger than 8 MB in size may take longer to upload or may not get uploaded.

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Allowed file types: doc, docx, xls, xlsx, pdf, gif, jpg, bmp, png, mpp, rtf, ppt, pptx, txt, zip

Attach

Application Attachments

Section	Description	Date - Time	Owner Name	Download	Delete
Section 3, Line 1 : Board Resolution	Section 3 Line 1 - Board Resolution	08/05/2022-08:07:58	Douglas Fleming	Download	Delete
Section 3, Line 4 : Consultation with Appropriate Government Officials	Section 3, Line 4 - Consultation with Appropriate Government Officials	08/05/2022-08:35:46	Douglas Fleming	Download	Delete
Section 3, Line 5 : Letter of Support	Section 3 Line 5 - Letter of Support	08/05/2022-08:37:40	Douglas Fleming	Download	Delete
Attachment hook 01	HUD-52860 Mt. Vernon	09/23/2022-11:24:42	Alex Nasser	Download	Delete
Attachment hook 02	HUD-52860 Hildabrandt Park	09/23/2022-11:38:02	Alex Nasser	Download	Delete
Attachment hook 03	HUD-52860 Lansing Pub Hsg	09/23/2022-11:39:19	Alex Nasser	Download	Delete
Attachment hook 04	HUD-52860 Lansing Pub Hsg	09/23/2022-11:40:15	Alex Nasser	Download	Delete
Attachment hook 05	HUD-52860-A	09/23/2022-11:47:08	Alex Nasser	Download	Delete
Attachment hook 06	FHEO certification	09/23/2022-12:05:27	Alex Nasser	Download	Delete
Attachment hook 07	FO certification	09/23/2022-14:01:01	Alex Nasser	Download	Delete
Approval Letter	DISP Approval 20221028	12/01/2022-14:33:30	Marcus Sanders	Download	Delete

Development Attachments

Section	Development	Description	Date - Time	Owner Name	Download	Delete
Section 5, Line 6 : Land Legal Description	LANSING PUB HSG	Section 5 Line 6	08/05/2022-15:11:02	Douglas Fleming	Download	Delete

Section 5, Line 8 : Appraisal	LANSING PUB HSG	Section 5 Line 8	08/05/2022-15:15:47	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	LANSING PUB HSG	Section 5 Line 10	08/05/2022-15:21:09	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	LANSING PUB HSG	Section 5 Line 11	08/05/2022-15:22:06	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	LANSING PUB HSG	Section 6 Line 1(a)	08/05/2022-15:31:44	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	LANSING PUB HSG	Section 6 Line 3	08/05/2022-15:35:18	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	LANSING PUB HSG	Section 6 Line 4 - Relocation Plan	08/05/2022-15:38:09	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (a)	08/05/2022-15:44:02	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (b)	08/05/2022-15:45:42	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (c)	08/05/2022-15:47:10	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (d)	08/05/2022-15:48:17	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	LANSING PUB HSG	Section 8 Line 3	08/05/2022-15:56:49	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	LANSING PUB HSG	Section 8 Line 4	08/05/2022-15:57:26	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	LANSING PUB HSG	Section 8 Line 5	08/05/2022-15:57:59	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	LANSING PUB HSG	Section 9 Line 1	08/05/2022-16:01:18	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	MT VERNON	Section 5 Line 8	08/08/2022-10:13:55	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	MT VERNON	Section 5 Line 10	08/08/2022-10:15:51	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	MT VERNON	Section 5 Line 11	08/08/2022-10:16:30	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	MT VERNON	Section 6 Line 1(a)	08/08/2022-10:18:38	Douglas Fleming	Download	Delete
Section 5, Line 6 : Land Legal Description	MT VERNON	Section 5 Line 6	08/08/2022-10:23:35	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	MT VERNON	Section 6 Line 3	08/08/2022-10:39:59	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	MT VERNON	Section 6 Line 4 - Relocation Plan	08/08/2022-10:40:38	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (a)	08/08/2022-10:42:59	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (b)	08/08/2022-10:43:29	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (c)	08/08/2022-10:44:06	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 Line 1 (d)	08/08/2022-10:44:47	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	MT VERNON	Section 8 Line 3	08/08/2022-10:49:48	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	MT VERNON	Section 8 Line 4	08/08/2022-10:50:39	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	MT VERNON	Section 8 Line 5	08/08/2022-10:51:02	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	MT VERNON	Section 9 Line 1	08/08/2022-10:53:23	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	LANSING PUB HSG	Section 5 Line 8	08/08/2022-11:04:23	Douglas Fleming	Download	Delete

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Section 5, Line 6 : Land Legal Description	LANSING PUB HSG	Section 5 Line 6	08/08/2022-11:06:20	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	LANSING PUB HSG	Section 5 Line 10	08/08/2022-11:08:05	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	LANSING PUB HSG	Section 5 Line 11	08/08/2022-11:08:36	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	LANSING PUB HSG	Section 6 Line 1(a)	08/08/2022-11:11:07	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	LANSING PUB HSG	Section 6 Line 3	08/08/2022-11:11:50	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	LANSING PUB HSG	Section 6 Line 4 - Relocation Plan	08/08/2022-11:12:26	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (a)	08/08/2022-11:24:34	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (b)	08/08/2022-11:25:08	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (c)	08/08/2022-11:25:39	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 Line 1 (d)	08/08/2022-11:26:08	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	LANSING PUB HSG	Section 8 Line 3	08/08/2022-11:29:12	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	LANSING PUB HSG	Section 8 Line 4	08/08/2022-11:29:56	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	LANSING PUB HSG	Section 8 Line 5	08/08/2022-11:30:28	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	LANSING PUB HSG	Section 9 Line 1	08/08/2022-11:31:23	Douglas Fleming	Download	Delete
Section 5, Line 6 : Land Legal Description	HILDABRANDT PARK	Section 5 Line 6	08/08/2022-11:40:36	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	HILDABRANDT PARK	Section 5 Line 8	08/08/2022-11:41:07	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	HILDABRANDT PARK	Section 5 Line 10	08/08/2022-11:41:45	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	HILDABRANDT PARK	Section 5 Line 11	08/08/2022-11:42:25	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	HILDABRANDT PARK	Section 6 Line 1(a)	08/08/2022-11:44:29	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	HILDABRANDT PARK	Section 6 Line 3	08/08/2022-11:44:55	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	HILDABRANDT PARK	Section 6 Line 4 - Relocation Plan	08/08/2022-11:45:30	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (a)	08/08/2022-11:47:54	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (b)	08/08/2022-11:48:38	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (c)	08/08/2022-11:49:10	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 Line 1 (c)	08/08/2022-11:49:42	Douglas Fleming	Download	Delete
Section 8, Line 3 : Established Organization	HILDABRANDT PARK	Section 8 Line 3	08/08/2022-11:51:55	Douglas Fleming	Download	Delete
Section 8, Line 4 : Initial Written Notification	HILDABRANDT PARK	Section 8 Line 4	08/08/2022-11:52:28	Douglas Fleming	Download	Delete
Section 8, Line 5 : Initial Expression of Interest	HILDABRANDT PARK	Section 8 Line 5	08/08/2022-11:52:54	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	HILDABRANDT PARK	Section 9 Line 1	08/08/2022-11:54:14	Douglas Fleming	Download	Delete



HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012078**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved** Status Date: **08/05/2022**

Application Dates

HA Submission Date:
Application Received Date:

Demolition / Disposition Check List

The Quality Checklist displays all fields missing in a section based on the application type of the selected application. Note that the missing fields are not necessarily mandatory.

Development Number: MT VERNON - MI058000102 Select

Line Item	Application/Development
Section 3: Board Resolution - Board resolution number	Application
Section 3: Environmental Review - Review initiation date	Application
Section 4: Property Description - Single family house building count	Development
Section 4: Property Description - Duplex building count	Development
Section 4: Property Description - Triplex building count	Development
Section 4: Property Description - Quadplex building count	Development
Section 4: Property Description -Other building count	Development
Section5 Line11: Waiver for the requirement to repay projected debt	Development
Section6 Line2: Justification for Demolition and/or Disposition - HUD notice number	Development
Section6 Line2: Justification for Demolition and/or Disposition - Locality number	Development
Section6 Line5: Occupancy Information - Unit count	Development
Section6 Line5: Occupancy Information - Vacant less than 12 month unit count	Development
Section6 Line5: Occupancy Information - Vacant more 12 month unit count	Development
Section6: Demo justification - Two Part Obsolescence Test	Development

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Section6: Demo justification - Density Reduction	Development
Section6: Dispo justification - Change In Neighborhood	Development
Section6: Dispo justification - One-for-One Replacement	Development
Section6: Dispo justification - Mixed Finance and Other Reason	Development
Section6: Dispo justification - Non-Dwelling Structures and Land	Development
Section7 Line7: Relocation -Funding Sources - Operating funds	Development
Section7 Line7: Relocation -Funding Sources - Capital funds	Development
Section7 Line7: Relocation -Funding Sources - Others	Development
Section9 Line1: Disposition Offer of Sale - Offer of Sale	Development
Section9 Line2: Disposition Offer of Sale - Form Resident Organization	Development

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
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Application: **DDA0012078**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Alex Z Nasser**
Application Status: **HQ Approved**
Status Date: **08/05/2022**

Summary of Demolition and/or Disposition Activity

View Land Information

Development	0-Bdrm Units	1-Bdrm Units	2-Bdrm Units	3-Bdrm Units	4 & 4+ Units	Total Resid. Units	Total Non-Resid. Units	Resid. Bldgs.	Non-Resid. Bldgs.	Total Bldgs.	Acres Disposed
MI058000102 MT VERNON	0	0	26	16	7	49	0	42	0	42	7.10
MI058000103 HILDABRANDT PARK	0	0	12	26	16	54	0	50	0	50	7.10
MI058000111 LANSING PUB HSG	0	0	15	58	7	80	0	61	0	61	13.90
MI058000112 LANSING PUB HSG	0	0	1	2	5	8	0	8	0	8	1.96
Totals:	**0**	**0**	**54**	**102**	**35**	**191**	**0**	**161**	**0**	**161**	**30.06**

Application Submission

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

OFFICE OF PUBLIC AND INDIAN HOUSING

October 28, 2022

Mr. Douglas Fleming
Executive Director
Lansing Housing Commission
419 Cherry Street
Lansing, MI 48933-1136

Dear Mr. Fleming:

The Special Applications Center (SAC) of the U.S. Department of Housing and Urban Development (HUD) has reviewed the Lansing Housing Commission's (LHC) application for the disposition of 161 dwelling buildings containing 191 dwelling units and 30.06 acres of underlying land (the property). This property was developed, acquired, or assisted by LHC with funds under the U.S. Housing Act of 1937 (the Act) and is under Mount Vernon, MI058000102; Hildebrandt Park, MI058000103; Lansing Pub Hsg., MI058000111; and Lansing Pub Hsg, MI058000112, in HUD's Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) system. HUD received this application as DDA0012078 on August 8, 2022, via the IMS/PIC system. In accordance with 24 CFR 970.7(a)(17), supplemental information was received through September 13, 2022.

Environmental Review

The Environmental Review was performed by the local Responsible Entity, City of Lansing, on July 27, 2022. The RE decided that the project or activity converted to exempt under 24 CFR 58.34(a)(12), because the project or activity is categorically excluded under 24 CFR 58.35(a) and there are no circumstances requiring compliance with any of the related federal environmental laws and authorities at Part 58.5. The HUD Detroit Field Office of Public Housing (Field Office) accepts this determination.

Civil Rights Compliance Review

HUD's Office of Fair Housing and Equal Opportunity (FHEO) monitors PHA compliance with civil rights requirements through or in connection with HUD programs, including Section 18 disposition. Civil rights requirements include, but are not limited to, those outlined at 24 CFR 5.105(a), Title VI of the Civil Rights Act of 1964 and its implementing regulations at 24 CFR part 1, Section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR part 8, as well as Titles II and III of the Americans with Disabilities Act, and Executive Order 11063 and its implementing regulations at 24 CFR part 107. On August 25, 2022, the Region V HUD Office of FHEO provided a memorandum to the SAC indicating it had reviewed this application and had no objection to SAC approving this application.

PHA Plan

Public Housing Authorities (PHAs) must include proposed dispositions in a PHA Annual Plan, Significant Amendment or MTW Annual Plan. LHC submitted an Annual Plan to the Field Office on August 4, 2022, which includes a description of the proposed disposition at the property. The Field Office approved the Annual Plan on August 5, 2022. LHC (through a completed and signed HUD 52860 form) and the Field Office (through the Field Office Certification), both certify that the proposed removal action is included in the PHA Annual Plan.

Previous Removals at the Development

LHC has received the following previous HUD approvals for removing property from the developments:

PIC Application	Removal Type	Units Approved	Acres Approved	Date of Approval
DDA0011033	Disposition	35	N/A	10-13-2020
DDA0010545	Disposition	40	N/A	11-19-2021

Description of Proposed Disposition

LHC proposes the disposition of 161 dwelling buildings containing 191 dwelling units and 30.06 acres of underlying land. Details of the proposed disposition are as follows:

Mt. Vernon, MI058000102 DOFA: 10-31-1973						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	29	24	9	62
Proposed Units	0	0	26	16	7	49
Number of Dwelling Buildings Existing						55
Number of Dwelling Buildings Proposed						42
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				12.30 Acres		
Proposed Land				7.10 Acres		
Proposed Building Number Per PIC: 30, 32, 34, 38, 40, 44, 47, 49, 52, 53, 55, 56, 57, 61, 66, 100, 101, 102, B-0016, B-0031, B-0033, B-0036, B-0038, B-0039, B-0040, B-0043, B-0044, B-0045, B-0046, B-0047, B-0048, B-0049, B-0050, B-0051, B-0052, B-0053, B-0055, B-0056, B-0057, B-0058, B-0059, B-0062						

Hildabrandt Park, MI058000103 DOFA: 10-31-1973						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	64	38	18	120
Proposed Units	0	0	12	26	16	54
Number of Dwelling Buildings Existing						77
Number of Dwelling Buildings Proposed						50

Number of Non-Dwelling Buildings Existing	2
Number of Non-Dwelling Buildings Proposed	0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments	291
Existing Land	12.70 Acres
Proposed Land	7.10 Acres
Proposed Building Number Per PIC: 22, 32, 50, 52, 53, 54, 56, 58, 59, 64, 65, 66, 67, 68, 69, 71, 73, 74, 75, 76, 77, 80, 81, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 96, 98, 99, B-0004, B-0007, B-0010, B-0011, B-0014, B-0021, B-0022, B-0023, B-0025, B-0026, B-0028, B-0041, B-0060	

Lansing Pub Hsg, MI058000111
DOFA: 06-30-1972

Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	15	70	13	98
Proposed Units	0	0	15	58	7	80
Number of Dwelling Buildings Existing						79
Number of Dwelling Buildings Proposed						61
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land						26.50 Acres
Proposed Land						13.90 Acres
Proposed Building Number Per PIC: 1, 2, 4, 5, 7, 8, 9, 13, 15, 16, 17, 19, 20, 21, 23, 25, 26, 32, 33, 42, 44, 45, 47, 48, 49, 52, 55, 56, 57, 60, 63, 64, 65, 67, 68, 70, 104, 106, 107, 108, 111, 112, 114, 115, 116, B-0001, B-0002, B-0005, B-0017, B-0019, B-0027, B-0030, B-0034, B-0037, B-0042, B-0045, B-0061, B-0064, B-0065, B-0067						

Lansing Pub Hsg, MI058000112
DOFA: 08-31-1970

Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	1	3	7	11
Proposed Units	0	0	1	2	5	8
Number of Dwelling Buildings Existing						11
Number of Dwelling Buildings Proposed						8
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land						3.60 Acres
Proposed Land						1.96 Acres
Proposed Building Number Per PIC: 18, 19, 20, 21, 23, 24, 35, 54						

Disposition Justification

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the 1937 Act. Specifically, LHC proposes the disposition of the Scattered Sites due to distance between units and lack of uniformity of systems in accordance with the specific

criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

LHC is proposing disposition of 191 scattered site units. The units are single-family homes and duplexes scattered throughout the City of Lansing. This construction type also results in a lack of uniformity among systems and components that present maintenance challenges. LHC will dispose of the scattered site units via negotiated sale at fair market value (FMV) to SK Investments, Inc. SK Investments was identified through a public RFP process. SK Investments will maintain the units as affordable housing supported by project-based voucher (PBV) subsidy with LHC as the voucher administering agency. The disposition will allow for access to capital and will enable LHC to sustain these scattered houses for the long term as low-income housing.

Property Valuation and Method of Disposition

In accordance with 24 CFR 970.19(c), LHC procured an appraisal of the property. Affordable Housing Investments Brokerage, Inc., an independent appraiser, estimated the Fair Market Value (FMV) of the property to be $13,500,000, as of July 22, 2022. An executive summary of the appraisal was included in the application.

LHC proposed the disposition via negotiated sale at FMV to SK Investments, Inc. for $13,500,000.

Use of Proceeds[1]

LHC expects to realize approximately $13,500,000 of gross proceeds. 24 CFR 970.19(b) authorizes PHAs to deduct the costs of relocations and reasonable costs of disposition (transaction costs) from gross proceeds, if approved by HUD. LHC proposed the following uses of gross proceeds in accordance with PIH Notice 2020-23: costs of disposition include real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs, which will total to around $1,185,000.

LHC will realize net proceeds in the amount of approximately $12,315,000. In the application, LHC proposed to use net proceeds in accordance with HUD Notice 2020-23 for implementing and developing strategic plans which will include the use of the funds towards affordable housing and services in the Lansing Area. Specifically, short term use includes the rehabilitation of Forest (28 public housing units) and Hoyt (24 public housing units) and RAD conversion and further development of existing resident services. Long term uses include development of affordable housing (see PIH Notice 2020-23 for permitted uses of proceeds for affordable housing development), acquisition and rehabilitation of existing assets, partnerships with City of Lansing and local community groups to define and develop affordable housing, supportive services for residents and costs of converting public housing units under the RAD Program. The Department finds that the proposed uses of proceeds meets the requirements.

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[1] Unless waived by HUD, PHAs must use net proceeds to pay off outstanding obligations, if any, issued to finance original development or modernization of the project. According to HUD records, generally all bond obligations and debt issued to originally finance, develop, and modernize any public housing projects matured and were liquidated as of 2015; therefore, there is no need for HUD to waive the repayment of this bond debt. However, if LHC is award of any such debt, it must first use net proceeds to repay such debt.

Relocation

When the application was developed and transmitted to the Department, 169 units proposed for disposition were occupied. LHC certified in the application that it will comply with all applicable relocation requirements of 24 CFR 970.21 and will carry out and implement this removal action including relocation, in conformity with all applicable civil rights requirements. The housing resources offered will be project-based housing choice vouchers. All residents qualify for the housing choice voucher program and will be able to remove in their units with PBV assistance.

Resident Consultation

1. Project(s) Specific Resident Organization(s): None

2. PHA-wide Resident Organization: None

3. Resident Advisory Board (RAB) in accordance with 24 CFR 903.13: RAB

24 CFR 970.9(a) requires that an application for disposition be developed in consultation with residents who will be affected by the proposed action, any resident organizations for the development, PHA-wide resident organizations that will be affected by the disposition, and the Resident Advisory Board (RAB). The PHA must also submit copies of any written comments submitted to the PHA and any evaluation that the PHA has made of the comments.

Resident consultation was an ongoing process with the residents and the RAB. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally, the project has been discussed in monthly Board Meetings for the past 3 years. More specific to direct resident consultation, LHC sent communications in May of 2021, held resident meeting on April 7th, 2022, sent a letter in April 2022, prepared and distributed a frequently asked questions document and held another resident meeting in June 2022. Moreover, the team has been communicating with residents through direct phone calls since May 2022. In addition to those discussions, the LHC team posted a frequently asked questions document to its website to inform residents about the process. Lastly, the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions. LHC provided meeting notifications and frequently asked questions with the application.

Offer for Sale to the Resident Organization

24 CFR 970.9(b) (1) of the regulation requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. LHC offered the opportunity for residents living in scattered sites to pursue purchase of their units. 40 households are interested in purchasing their units; therefore, those units will be included in a future Section 32 homeownership application.

Mayor/Local Government Consultation and Board Resolution

As part of the consultation process, LHC met with the mayor and the city council of the City of Lansing on May 9, 2022 and discussed the disposition of the scattered sites. As required by 24 CFR 970.7(a)(14), the application package includes a letter of support from the Honorable Andy Schor, Mayor of the City of Lansing, dated June 1, 2022. The last resident consultation was in June 2022. As required by 24 CFR 970.7(a)(13), LHC's Board of Commissioners approved the submission of the disposition application for the proposed property on July 13, 2022, via Resolution Number 1338.

Approval

HUD's review of the application has determined that the proposed disposition is consistent with Section 18 of the 1937 Act the implementing regulations at 24 CFR part 970, and PIH Notice 2021-07. HUD hereby approves the application as summarized below:

Mt. Vernon, MI058000102; Hildabrandt Park, MI058000103; Lansing Pub Hsg: MI058000111; Lansing Pub Hsg, MI058000112
Approved for Disposition: Buildings: 161; Units: 191; Acres: 30.06

Total Units to be Preserved: 191	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV	Market Rate
For Sale	0	0	191	0
Acquiring Entity	SK Investments Group			
Acquiring Method	Negotiated sale at FMV $13,500,000			
Use of Proceeds	Development of affordable housing, acquisition and rehab of existing housing, resident supportive services			

Approved Building Number Per PIC:

Mt. Vernon, MI058000102
30, 32, 34, 38, 40, 44, 47, 49, 52, 53, 55, 56, 57, 61, 66, 100, 101, 102, B-0016, B-0031, B-0033, B-0036, B-0038, B-0039, B-0040, B-0043, B-0044, B-0045, B-0046, B-0047, B-0048, B-0049, B-0050, B-0051, B-0052, B-0053, B-0055, B-0056, B-0057, B-0058, B-0059, B-0062

Hildabrandt Park, MI058000103
22, 32, 50, 52, 53, 54, 56, 58, 59, 64, 65, 66, 67, 68, 69, 71, 73, 74, 75, 76, 77, 80, 81, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 96, 98, 99, B-0004, B-0007, B-0010, B-0011, B-0014, B-0021, B-0022, B-0023, B-0025, B-0026, B-0028, B-0041, B-0060

Lansing Pub Hsg, MI058000111
1, 2, 4, 5, 7, 8, 9, 13, 15, 16, 17, 19, 20, 21, 23, 25, 26, 32, 33, 42, 44, 45, 47, 48, 49, 52, 55, 56, 57, 60, 63, 64, 65, 67, 68, 70, 104, 106, 107, 108, 111, 112, 114, 115, 116, B-0001, B-0002, B-0005, B-0017, B-0019, B-0027, B-0030, B-0034, B-0037, B-0042, B-0045, B-0061, B-0064, B-0065, B-0067

Lansing Pub Hsg, MI058000112
18, 19, 20, 21, 23, 24, 35, 54

Conditions

LHC will apply for TPVs upon commencement of the resident relocation process (generally no sooner than 30-60 days from the planned start of relocation) before the property is conveyed pursuant to the timetable as identified under "**PIC and Monitoring – LHC**" section.

The Field Office, with concurrence from the Office of the General Counsel (OGC) must approve all acquiring entities, terms, and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DoT) or Declaration of Restrictive Covenants (DoRC), disposition approval and release of the DoT/DoRC does not circumvent or supersede those obligations.

LHC will realize proceeds and may only expend the funds on authorized uses under Section 18 of the U.S. Housing Act of 1937. LHC proposed to use proceeds for other public and affordable housing initiatives. Such use of proceeds meets the requirements of Section 18 of the 1937 Act and is acceptable subject to the conditions outlined below:

- Prior to obligation and/or use of disposition proceeds (gross or net), LHC must comply with applicable Departmental guidance (e.g. PIH Notices)
- The disposition proceeds, until expended for an approved use, must be deposited into an account subject to a HUD-51999 (General Depository Agreement).
- If LHC would like to use proceeds for other uses, it must request an amendment to this disposition approval from HUD and comply with applicable Departmental guidance (e.g. PIH Notices).
- Pursuant to 24 CFR 970.35, on a case-by-case basis, HUD may require PHAs to submit additional reporting on their use of proceeds.
- PHAs record the receipt of proceeds on their financial data schedules (FDS) submitted to HUD. PHAs record proceeds as a "restricted" asset on the associated project's FDS.[2] For projects terminated in IMS/PIC, the PHA records proceeds in the "Other Project Column" of the Low Rent Program.
- PHAs record the use of proceeds in accordance with 24 CFR 990.280 and 990.285. Such recordation may include transferring proceeds from the original project to another permitted project or program. Such recordation may include expensing proceeds in the original project and reporting the proceeds as revenue in another entity (blended component unit, discretely presented component unit or independent third party).
- PHAs retain records related to the receipt and use of proceeds for HUD review and monitoring to determine compliance with applicable laws and other guidance including this notice. PHA records are retained for not less than three years.
- PHAs are responsible for assuring their proceeds are used in accordance with all public housing requirements. HUD may monitor a PHA's use of proceeds. If HUD determines a PHA failed to use, treat, and report on proceeds as permitted by this notice and/or other applicable federal requirements regarding proceeds, HUD may require the repayment

[2] Proceeds are a "restricted asset" because they may only be used for the specific purposes approved by HUD in accordance with this notice.

from non-public housing funds of any proceeds spent in violation of this notice, seek civil and administrative remedies, pursue debarment/suspensions of principals and PHAs, and take any enforcement actions available including, but not limited to, injunctive relief and other equitable remedies, and exercise account locking remedies under the GDA. HUD prosecutes false certifications, claims, and statements. Conviction may result in criminal and/or civil penalties.

Operating Subsidy

Please be aware that in accordance with 24 CFR part 990 (or an MTW Agreement), the disposition of the property will affect LHC's operating subsidy. Please contact the Field Office for additional guidance.

Capital Fund Financing Program and Energy Performance Contracting

As of October 24, 2022, Lansing HC did not have HUD approval of a Capital Fund Financing Program (CFFP) proposal. Lansing HA does not have an approved Energy Performance Contract (EPC).

Tenant Protection Vouchers (TPVs)

The date of this approval determines LHC's maximum TPV eligibility for TPVs based on the 24-month look-back period in current appropriations laws. However, this approval does not determine LHC's actual TPV award. Rather, LHC's actual TPV award is based on the HCV Funding Notice in effect at the time LHC submits its TPV application (HUD-52515) and the availably of TPV funding. The current HCV funding notice is PIH Notice 2022-14.

On the date of this approval, 168 units are occupied, and 23 vacant units were occupied within the previous 24 months. Based on this, the maximum award of TPVs LHC is eligible to apply for TPVs as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award	**0**	**191**

HUD will not automatically issue TPVs to LHC as part of this approval. Instead, LHC must apply to HUD separately for TPVs in accordance with PIH Notice 2022-14 (or any successor notice). LHC cannot submit the TPV request until it needs the TPVs for purposes of relocating the residents who will be displaced (generally no sooner than 30-60 days from the planned start of relocation). The timing of LHC's TPV application submission and the start of relocation noted in this approval should be consistent.

As part of its TPVs request, LHC must submit the following to the Field Office:

a) The name and IMS/PIC application number of the public housing project in this disposition approval.
b) The number of TPVs requested (subject to the limitations above);

c) Form HUD-52515 (Voucher Funding Application). If lease-up will cover more than one calendar year, LHC must submit a separate Form HUD-52515 for each calendar year;
d) A leasing schedule that identifies the number of TPVs to be leased on a month-to-month basis. If lease-up will cover more than one calendar year, LHC must submit separate leasing schedules for each calendar year; and
e) A copy of this approval (PDF version - signed and dated).

The Field Office will conduct a threshold review of the TPV request prior to sending the request to HUD's Financial Management Center (FMC) for a final determination and processing. HUD's FMC will notify PHAs in writing of their final TPV award.

PIC and Monitoring - LHC

In accordance with 24 CFR 970.7(a)(4), LHC provided the following general timetable based on the number of days major actions will occur following approval of the application:

Milestone		Number of Days after Approval
A	Begin relocation of residents	N/A
B	Complete relocation of residents	N/A
C	Execution of contract for removal (e.g. sales contract)	10
D	Actual Removal Action (e.g. sale closing)	15

- In accordance with 24 CFR 970.35 of the regulation, your agency is required to inform the Field Office of the status of the project (i.e., delays, actual disposition, modification requests or other problems). Within seven days of disposition completion, LHC must enter the "actual" dates of disposition, directly into the IMS/PIC data system, Inventory Removals sub-module under "Removed from Inventory" tab for the Field Office approval, using the following procedure:
  - On the screen, select the appropriate "Development Number", then select "Add Transaction". On the next screen, select the appropriate "Application Number" from the drop-down menu. In the "Action/Closing Date" box, enter the removal date. If the properties in an application were removed on multiple dates, a separate transaction is needed for each action date. The remaining steps are as applicable.
  - If removal is by building(s), use "Remove Residential Inventory By Building" section, select the appropriate building(s) available in the "Complete Buildings Available" box and transfer them to the "Proposed Buildings" box.
  - For removal of some units in a building, use "Remove Residential Inventory By Unit" section. To select the appropriate unit(s) available, use the drop-down "Select the building number" box which populates the "Units Available" box. Transfer the appropriate units to the "Proposed Units" box.
  - For removal of land and non-dwelling buildings without PIC building numbers, use "Remove Non-Residential Inventory" section. Fill in the number of acres and non-dwelling buildings without PIC building numbers.
  - Save the information using the "Save" button. The status of this information is then displayed as "Draft."

- LHC supervisory staff submits the information to LHC Executive Director, or the designated final reviewer at LHC, using the Submission sub tab. The status becomes "Submitted for Review".
- LHC Executive Director or designee uses the Review sub tab to reject the transaction, which places it in a "Rejected" status, or approves, which places it in a "Submitted for Approval" status.

- If the submission is rejected by HUD, LHC may modify the information by repeating the previous procedure. If the transaction is rejected, the status becomes "Rejected." If the Field Office approves the transaction, the status in IMS/PIC permanently changes to "Removed from Inventory (RMI)".

➢ When the disposition is completed in its entirety, please submit a report to the Field Office confirming the action and certifying compliance with all applicable requirements. Auditable financial statements, expenditures and files for each transaction relative to the action must be maintained, available upon request and forwarded with the final report.

➢ LHC must retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than three years following the last required action of HUD's approval.

➢ LHC is responsible for monitoring and enforcing use restrictions identified under "**Conditions**" section during the period they are in effect.

PIC and Monitoring – Field Office

In accordance with 24 CFR 970.35 of the regulation, LHC is required to inform the Field Office of the status of the project (i.e., delays, actual disposition, modification requests or other problems). It is the Field Office's responsibility to monitor this activity based on its latest risk assessment.

➢ The Field Office must verify that the actual removal data is entered in IMS/PIC by LHC within seven days of disposition to ensure the Department is not overpaying operating subsidy and the Capital Fund formula data is correct.

  ➢ When LHC submits an Inventory Removal action in IMS/PIC, the Field Office will be notified seeking inventory removal approval via a PIC system generated email to the Field Office designated PIC coach or another person. Below is a sample notification email: *"Subject: Inventory Removal Submittal Notification (HA code) Inventory removals have been submitted for approval by your office on [submission date] by [HA Code]."*
  ➢ When the above email is received, the Field Office is responsible for the review and approval or rejection of LHC's Inventory Removal submission within seven days.

➢ The Field Office will conduct a threshold review of the TPV request prior to sending the request to HUD's Financial Management Center (FMC) for a final determination and processing.

- The Field Office, with concurrence from the HUD Office of the General Counsel (OGC) must approve the evidentiary documents, terms and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DOT), disposition approval and release of the DOT does not circumvent or supersede those obligations.

- This action may generate proceeds in the form of cash sales proceeds received at time of transfer or seller-financing payments. The proceeds, until expended, need to be deposited into an interest-bearing account subject to form HUD 51999 (GDA).

- The Field Office is responsible to verify the funds were used as approved, and LHC's records are adequately documented to support this assertion. Refer to use of proceeds conditions in Approval section

When an amendment to this approval needed, PHAs must comply with all material terms of the SAC application. If after receiving HUD approval, a PHA's plan changes on material terms, SAC approval of the change is required. Material terms include (i) method of disposition; (ii) public bid sale where offer is less than 80 percent of FMV appraisal submitted in the SAC application. PHA's request for change in FMV, must include narratives on its due diligence in offering the public housing property for sale on the open and competitive market and its rationale for accepting an offer that is less than 80 percent of appraised FMV. Alternatively, the PHA may submit an updated appraisal); and (iii) terms of commensurate public benefit disposition (the PHA must describe the revised future use of the property so HUD can confirm the commensurate public benefit). PHAs request amendments by sending an email to SACTA@hud.gov with the information noted above and a board resolution approving the change. On a case-by-case basis, SAC may require additional supporting documentation to support an amendment (e.g., evidence of local government and/or resident consultation; confirmation of environmental clearance etc.).

The Field Office has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the disposition. As LHC starts the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, please contact the SAC at SACTA@hud.gov. As always, my staff and I are available to assist you in any way possible.

Sincerely,

JANE HORNSTEIN

Digitally signed by: JANE HORNSTEIN
DN: CN = JANE HORNSTEIN C = US O = U.S. Government OU = Department of Housing and Urban Development, Office of Public and Indian Housing
Date: 2022.10.28 17:18:55 -05'00'

Jane B. Hornstein
Director

cc: HUD Detroit Field Office

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	MT VERNON
2. Development Number:	MI058000102
3. Date of Full Availability (DOFA):	10/08/1973
4. Number of Residential Buildings:	54
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	46 Single Family Homes 8 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	46 Single Family Homes 8 Duplexes
10. Total Acres in Development:	12.3

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	29	0	0	29
3 – Bedrooms	24	0	0	24
4 - + Bedrooms	9	0	0	9
Total	62	0	0	62

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	26	0	0	0	0	26
3 – Bedrooms	16	0	0	0	0	16
4 - + Bedrooms	7	0	0	0	0	7
Total	49	0	0	0	0	49

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	41
Non-Residential Buildings	0	0
Total Buildings	0	41

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	7.10

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$3,400,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	42
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0(no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable) ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

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Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

26-FL-ROS-01710 0000011371 "UNCLASSIFIED" 8/5/2026

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
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Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

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Section 2: N/A

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Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
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Sections 4-9 must be completed and submitted separately for each Development covered by this Application

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Section 5: Description of Proposed Removal

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Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

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The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Certified on 6/5/2026 in Docket #13711 "UNCLASSIFIED"

Section 4: Description of Existing Development

1. Name of Development:	HILDABRANDT PARK
2. Development Number:	MI058000103
3. Date of Full Availability (DOFA):	04/09/1971
4. Number of Residential Buildings:	77
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	60 Single Family Homes 4 Duplexes 13 Quads
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	60 Single Family Homes 4 Duplexes 13 Quads
10. Total Acres in Development:	12.70

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	64	0	0	64
3 – Bedrooms	38	0	0	38
4 - + Bedrooms	18	0	0	18
Total	120	0	0	120

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	13	0	0	0	0	13
3 – Bedrooms	25	0	0	0	0	25
4 - + Bedrooms	16	0	0	0	0	16
Total	54	0	0	0	0	54

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	50
Non-Residential Buildings	0	0
Total Buildings	0	50

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable) 7.10

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property $3,650,000

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? ☐ Yes ☒ No

(b) If yes, date of appraisal and name of appraiser: Date: Name:

(c) If not, describe other form of valuation used: Broker opinion of value which includes a summary for all 191 units across the 4 developments

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	52
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested
Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.	

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Section 7: Resident Consultation	
1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

26-FL-ROS-01710 0000011371 "UNCLASSIFIED" 8/5/2026

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Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

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The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000111
3. Date of Full Availability (DOFA):	06/22/1972
4. Number of Residential Buildings:	79
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	59 Single Family Homes 20 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	59 Single Family Homes 20 Duplexes
10. Total Acres in Development:	26.5

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	16	0	0	16
3 – Bedrooms	70	0	0	70
4 - + Bedrooms	13	0	0	13
Total	99	0	0	99

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	14	0	0	0	0	14
3 – Bedrooms	59	0	0	0	0	59
4 - + Bedrooms	7	0	0	0	0	7
Total	80	0	0	0	0	80

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	60
Non-Residential Buildings	0	0
Total Buildings	0	60

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	13.90

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$5,820,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	70
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

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Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

26-FL-ROS-01710 0000011371 "UNCLASSIFIED" 8/5/2026

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

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PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

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Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00001137[illegible] UNCLASSIFIED 6/5/2026

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	08/08/2022	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000112
3. Date of Full Availability (DOFA):	08/31/1970
4. Number of Residential Buildings:	11
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	11 Single Family Homes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	11 Single Family Homes
10. Total Acres in Development:	4.4

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	1	0	0	1
3 – Bedrooms	3	0	0	3
4 - + Bedrooms	7	0	0	7
Total	11	0	0	11

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	1	0	0	0	0	1
3 – Bedrooms	2	0	0	0	0	2
4 - + Bedrooms	5	0	0	0	0	5
Total	8	0	0	0	0	8

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	8
Non-Residential Buildings	0	0
Total Buildings	0	8

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	1.96

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$620,000
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?	☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		10
(d) Removal of the property		15

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	5
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: at least 191 ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: at least 191 ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming
Date:	08/17/2022

Form HUD-52860 Instructions

26-FL-ROS-01710 0000011371 "UNCLASSIFIED" 8/5/2026

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00001137[illegible] UNCLASSIFIED 6/5/2026

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Section 1. Demolition

1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	☐ Yes ☒ No If yes: ☐ All units at a development site ☐ A portion of units at a development site ☐ Non-dwelling property at a development site ☐ Non-dwelling property not at a development site (e.g. central PHA administrative building)
If yes, complete questions 2-6 of this section. If no, move on to section 2.	
2. What is the estimated demolition cost?	$
3. What is the anticipated source of funds for the demolition cost?	☐ Capital Funds ☐ CDBG ☐ Operating Funds ☐ Fiscal Year: _____ ☐ Non-Public Housing Funds (describe:)
4. What is the justification for the demolition?	☐ Obsolete - Physical Condition ☐ Obsolete - Location ☐ Obsolete - Other Factors ☐ De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions	

Section 2. Disposition

1. What is the justification for the disposition?	☐ Conditions in Surrounding Area: 24 CFR 970.17(a) ☐ Health and/or Safety ☐ Infeasible Operation ☐ More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) ☒ Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) ☐ The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") ☐ The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development

Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).
If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.

2. Method of Disposition	a. ☒ Public Bid FMV Sale b. ☐ Negotiated Sale at FMV c. ☐ Negotiated Lease or other Transfer at FMV d. ☐ Negotiated Sale or other Transfer at FMV e. ☐ Negotiated Sale at below FMV f. ☐ Negotiated Lease or other Transfer at below FMV g. ☐ Land-Swap

Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).
If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.

3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	☐ Yes ☒ No
4. Commensurate Public Benefit: If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit	
Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).	

Section 3. Proceeds

1. Will the PHA realize proceeds from this disposition?	☒ Yes ☐ No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	Gross $3,400,000 Net $3,103,855
3. Is the PHA requesting to use gross proceeds for relocation costs?	☐ Yes $ (estimated amount) ☒ No (not expecting relocation costs)
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	☒ Yes $296,145 (estimated amount) ☐ No
If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs	
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	☐ Public Housing Capital Fund (CFP) Uses ☐ Loan for development of Public Housing Units ☒ Section 8 PBV Unit Development ☐ Loan for development of PBV units ☒ Supportive Services for Residents ☒ Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program ☐ Section 8 HCV Shortfalls ☐ Operation of Section 8 program ☐ Operation of Public Housing program ☐ Modernization of Section 8 Units ☐ Loan for modernization of PBV Units ☒ Other Statutorily Eligible Uses: Development of new affordable housing units in the Lansing area. The use of funds are to follow HUD guidelines and be used to increase the number of affordable housing units in the Lansing area. LHC intends to work with the city of Lansing, local groups, MSHDA to optimize the use of the proceeds from the sale.

	☒ To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)

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Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds. If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).

Section 4. Offer of Sale to Resident Organization (Disposition Only)

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?	☐ Yes ☒ No ☐ 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services ☐ 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families ☐ 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972) ☐ 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion ☐ 970.9(b)(3)(v): property proposed for disposition is non-dwelling ☐ Other: PHA requests that HUD consider another exception to 970.9(b)(1)
If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.	
2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.	Prior to final award of unit purchases to SK Investments Group through public RFP process, LHC offered an opportunity to all residents to buy eligible existing homes. LHC provided the opportunity through a mailing and followed up with phone calls. LHC has about 40 residents interested in purchasing their home, which is why those houses will be included in a separate application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.
Attach a narrative explanation of how the PHA determined the entities identified	
3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11	LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.
Attach a copy of the initial written notification to each established eligible organization	
4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?	☐ Yes ☒ No LHC received written notification from individual residents interested in purchasing their home.
If yes, attach a copy of the expression of interest by any eligible established organization	
5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?	☐ Yes ☒ No
If yes, attach a copy of the proposal to purchase from an established eligible organization	
6. Did the PHA accept the proposal to purchase?	☐ Yes ☐ No ☒ N/A (PHA did not receive a proposal to purchase)

Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	08-16-2022

Form HUD-52860-A Instructions

This form is required when a PHA proposes a demolition or disposition under 24 CFR part 970 and when a PHA proposes a de minimis demolition under Section 18 of the 1937 Act. This information is required as a supplement to the HUD-52860 form. PHAs must complete this form and upload it as an attachment to the IMS/PIC SAC application. Also, PHAs must upload the supporting documentation requested by this form as part of the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. use of proceeds). PHAs refer to 24 CFR part 970 and all applicable PIH Notices in completing this form, including PIH Notice 2018-04 (or any successor notice). PHAs must label All defined terms not defined in this form have the meaning in those regulations and notices.

Section 1: Demolition

Justification (Question 4). In completing their narrative statements describing the justification for demolition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2012-7 (or any successor notice). In the case of a SAC application for demolition of portion of a development (e.g. SAC application is for less than all units on a contiguous site) the PHA's narrative must describe how the demolition will help to ensure the viability of the remaining portion of the development. This requirement shall not apply for demolitions of units on scattered non-contiguous sites.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). A PHA must demonstrate serious and substantial physical deterioration of the buildings/units at the development. HUD strongly encourages PHAs to submit a physical needs assessment (PNA), government inspection, or independent architect or engineer's report as supporting documentation.
Obsolete-Location: 24 CFR 970.15(b)(1)(ii). A PHA must demonstrate that the location of the units causes obsolescence. HUD may consider the physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial development; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use.
Obsolete-Other Factors: 24 CFR 970.15(b)(1)(iii). A PHA must generally demonstrate that factors at the development have impacted the marketability, usefulness, or management of the units so seriously that, notwithstanding due diligence and its best efforts in marketing and leasing the units, the PHA is unable to operate the development for residential purposes for an extended period of time (generally more than 5 years). HUD may consider factors such as turnover rate, historic vacancy rate, access to transportation, crime rates, site plan and density issues, neighborhood infrastructure, and unit size. HUD strongly encourages PHAs to submit third party documentation.
De Minimis Demolition: 24 CFR 970.27. In any 5-year period, a PHA may demolish not more than the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units owned by the PHA without the need to obtain HUD approval under 24 CFR part 970 provided the PHA can meet one of the following criteria: (a) The PHA will use the space occupied by the unit(s) for meeting the service or other needs of the residents (e.g. laundry facility; community center; child care center); or (b) the PHA has determined the unit(s) are beyond repair.

Cost-Test (Question 5). HUD generally shall not consider a program of modifications to be cost-effective if the costs of such program exceed 62.5 percent of total development cost (TDC) for elevator structures and 57.14 percent of TDC for all other types of structures in effect at the time the SAC application is submitted to HUD.
Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). PHAs must complete and submit the HUD-52860-B form.
Obsolete-Location: 24 CFR 970.15(b)(1)(ii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. nearby industrial or commercial development, environmental conditions).
Obsolete-Other Factors: 24 CFR 970.15(b)(1)(i)(iii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. site plan, crime, turnover).
De Minimis Demolition. Cost-test requirements are not applicable.

Section 2: Disposition

Justification (Question 1). In completing their narrative statements describing the justification for disposition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).

Conditions in Surrounding Area: 24 CFR 970.17(a). A PHA must demonstrate the location of the units (e.g. industrial or commercial development) jeopardizes the health and/or safety of the residents and/or the feasible operation of the units by the PHA based on external conditions outside the control of the PHA; and the condition is beyond the scope of the PHA to mitigate or cure in a cost-effective manner. To support a SAC application based on health and/or safety, PHAs must generally provide relevant third-party documentation that evidences the external conditions that present serious obstacles to the PHA maintaining the units as healthy and/or safe housing.

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More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b). A PHA must demonstrate the retention of the units is not in the best interests of the residents or the PHA because the disposition allows the acquisition, development, or rehabilitation of units that will be more efficiently or effectively operated as other low-income housing units. PHAs must generally demonstrate why other low-income units are preferable (e.g., more energy efficient, better unit configuration, better location for resident in terms of transportation, jobs, schools or racial or economic concentration). See PIH Notice 2012-7 (or any successor notice).

Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c). See PIH Notice 2018-04 (or any successor notice).

Third-Party Agreement. Certain third-party agreements may require HUD review and approval under 24 CFR part 970. In this case, the PHA must submit a SAC disposition application under this form to obtain HUD approval for the third-party agreement (including completing and attaching justification narrative of the agreement under 970.17(c) or other applicable section of 24 CFR 970). In the SAC application, the PHA must clearly indicate it is requesting HUD approval of a third-party agreement and attach the draft form of third-party agreement to the application. If the PHA is not requesting that HUD release the ACC or Declaration of Trust (DOT) or DORC from the property, it should put "0" in all fields for units, buildings and acreage. See PIH Notice 2018-04 (or any successor notice).

Non-Dwelling Property: 970.17(d). A PHA must demonstrate that the non-dwelling structure or land exceeds the needs of the development (after DOFA); or the disposition is incidental to, or does not interfere with, the continued operation of the remainder of the development.

Method of Disposition (Question 2). In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs may propose different methods of disposition in their SAC applications, including:

(a) Public Bid Fair Market Value (FMV) Sale (Cash). The PHA lists the public housing property on the open and competitive market and solicits bids. Actual FMV may be more or less than the appraised value, depending on the market and may reflect negotiations during the due diligence period.
(b) Negotiated Sale at FMV (Cash). The PHA negotiates a sale with an identified buyer based on the appraised value of the public housing property. The PHA receives cash for the sale.
(c) Negotiated Lease or other Transfer at FMV (Cash). The PHA negotiates a lease (e.g. ground lease, capital lease) with an identified entity based on the appraised value (leasehold and/or fee value) of the public housing property. The PHA receives cash for the lease payments.
(d) Negotiated Sale or other Transfer at FMV (Seller-Financing). The PHA negotiates a sale with an identified buyer but instead of receiving cash proceeds, the PHA receives a promissory note and/or mortgage or deed of trust. Payments are generally made from deferred loan payments.
(e) Negotiated Sale at below FMV. The PHA negotiates a sale with an identified buyer for below FMV (often nominal value).
(f) Negotiated Lease or other Transfer at below FMV. The PHA negotiates a lease with an identified entity for below FMV (often nominal value).
(g) Land-Swaps. The PHA negotiates a "land swap". In addition to meeting the requirements for a Negotiated Sale at FMV in B above, the PHA must generally evidences that HUD has approved the acquisition of the property to be acquired in the "land-swap" under 24 CFR part 905. If the property that PHA is proposing to acquire is valued less than public housing property proposed for disposition, the PHA receives cash proceeds to make up the difference.

If the disposition is proposed via negotiation, the PHA must evidence the entity is a valid entity under State law and is in good standing.

Commensurate Public Benefit (Question 3). In completing this section, PHAs should refer to the guidance at 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice). HUD determines commensurate public benefit on a case-by-case basis. However, generally the public housing property must be developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). HUD does not consider general public benefits (e.g., schools, libraries, fire stations, police stations and bridges) to be approvable non-dwelling uses that primarily serve low-income families. A PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement).

If applicable, PHAs may, but are not required, to complete the following table and submit with their SAC applications in order to evidence the proposed commensurate public benefit, purpose and other disposition details:

Development Name	*Development Number*			
Proposed for Disposition: Building/s: , Units: , Acres:				
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Total number of units to be developed (or preserved) on property:	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property:	ACC	Non-ACC	PBV	Market Rate
Rental				
For Sale				
Name of Acquiring Entity (Rental Units)				
Name of Acquiring Entity (initial developer) (For Sale Units)				
Method of Disposition	(e.g. 99-year ground lease; fee simple sale; Fair Market Value)			
Lease Price	$ per year			
Sale Price	$			
Purpose and or summary of Commensurate Public Benefit (short description of units and non-dwelling property to be developed/preserved)				

Section 3: Proceeds

In completing this section, PHAs should refer to the guidance at 24 CFR part 970, PIH Notice 2018-04 (or any successor notice) and any other HUD guidance on proceeds. In accordance with 24 CFR 970.19, PHAs describe their proposed use of estimated proceeds (gross and net) in the SAC application.

Relocation Costs (Question 3). Pursuant to 24 CFR 970.21(e)(2), PHAs must pay for the actual and reasonable relocation expenses for all residents who will be displaced from their public housing units as a result of a demolition and/or disposition action. HUD considers the following to be eligible costs of relocation that can be deducted from gross proceeds: counseling and advisory services to residents (including mobility counseling), moving expenses (including housing search costs), payment of a security and/or utility deposits at a comparable housing, and costs of providing any necessary reasonable accommodations to residents in accordance with Section 504 of the Rehabilitation Act of 1973 and other HUD guidance.

Reasonable Costs of Disposition (Question 4). Reasonable costs of disposition may include the following (although HUD may disapprove any costs it deems unreasonable): (i) costs that PHAs incur in preparing the SAC application (e.g. environmental studies, engineering costs of rehab estimates under 24 CFR 970.15, appraisal fees); and (ii) transactional (seller) closing costs (e.g., local customary split of any brokerage fees, appraisal fees, survey costs, tax certificates fees, fees for recording the DOT/DORC release, notary fees, title insurance fees, title company document preparation and closing fees, mailing and wire transfer fees, and reasonable attorney fees), provided such costs are listed on the HUD-1 or other applicable settlement statement document.

Net Proceeds (Question 5). Net proceeds means proceeds realized after deducting relocation and disposition costs.

Section 4: Offer of Sale to Resident Organizations

In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs are eligible to exercise the exception from the offer of sale described at 970.9(b)(3)(ii) only in cases where the PHA has firm plans to replace substantially all of the units proposed for disposition with the housing units for low-income families (even if those housing units are not low-income housing units as defined by Section 3 of the 1937 Act). Note that a PHA cannot forgo giving applicable resident entities an offer of sale based on speculation or general plans to build a facility to benefit low-income families.

Section 5: Certification

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should sign and date this Certification.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Midwest Regional Office, Region V
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard – Room 2205
Chicago, Illinois 60604-3507

Office of Fair Housing and Equal Opportunity

August 25, 2022

MEMORANDUM FOR: Alex Nasser, Reviewer, SAC

FROM: (FOR) Lon Meltesen, FHEO Regional Director for Region V

SUBJECT: Inventory Removal Application Recommendation for Approval for Lansing Housing Commission DDA0012078

On August 17, 2022, HUD's Office of Fair Housing and Equal Opportunity (FHEO) received Lansing Housing Commission's (LHC) inventory removal application for review to remove 191 public housing units from the federal public housing inventory. According to the information provided by the SAC, and information available in IMS/PIC, the general application information is as follows:

- PHA Name: Lansing Housing Commission
- Project Name: Mt. Vernon Homes
  Hildebrandt Park
  Lansing Public Housing (I&II)
- Project Address: Various addresses. Used 3122 Turner Road, Lansing, MI
- Application Type: Section 18: Disposition Infeasible Operation
- Number of Units Proposed for Removal: 191

Analysis and Recommendation:

FHEO recommends that the SAC approve the above indicated inventory removal application. Historically, LHC has documented myriad difficulties in administering its scattered site program. The major issues plaguing the units is disrepair and underfunding. LHC plans to sell the buildings to a third-party that will continue to offer the units as subsidized, affordable housing. Some units will be used to offer homeownership opportunities to the community.

Relocation is required for the conversion, and LHC submitted an acceptable Relocation Plan that account for the costs to move tenants at this property into the private market. The affected residents' rights are ensured under the Uniform Relocation Act, and any resident electing to move can do so within 12 months of the conversion. Approximately 169 families will be eligible for the TPVs, or Tenant Protection Vouchers.

Conclusion

Therefore, FHEO recommends that SAC approve the proposed inventory removal based on the above analysis. Please keep in mind that the PHA must comply with all applicable nondiscrimination and equal opportunity authorities, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, and Section 504 of the Rehabilitation Act, and that this review. FHEO's above recommendation is not a determination of compliance with these requirements.

If you have any questions, please contact Amanda Motyka by email amanda.m.motyka@hud.gov.

FHEO Inventory Removal Summary

1. Does FHEO have any information that is inconsistent with the PHA's certification regarding remedial civil rights orders or agreements, conciliation agreements, voluntary compliance agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements, final judgments, consent decrees, settlement agreements or other court orders and agreements, or have any information that the PHA is subject to one of these documents that the PHA did not identify?

   ☐ Yes ☒ No

   If yes, explain: _____ _____

2. Is FHEO aware of any active fair housing or civil rights litigation or investigation against the PHA?

   ☐ Yes ☒ No

   If yes, explain if it is HUD (FHEO) initiated and if it is related to the proposed removal action: _____ _____

3. Is there any other information that FHEO believes would be relevant to SAC's review of the SAC Application?

   ☐ Yes ☒ No

   If yes, please explain here or attach separate document/memorandum to this Appendix:

   _____ _____

4. Are there any civil rights-related concerns about the PHA's implementation of the approved SAC Application, which FHEO recommends be further addressed, in consultation with the PIH Field Office?

   ☐ Yes ☒ No

   If yes, please explain here or here or attach separate document/memorandum to this Appendix:

   _____ _____

5. Based on its review of the SAC Application and other information available to FHEO, does FHEO recommend approval or disapproval of the SAC Application?

   ☒ Approval ☐ Disapproval

Demolition/Disposition
Field Office Certification

September 13, 2022

TO: The HUD Special Applications Center (SAC)

ATTENTION: Alex Nasser, P.E., SAC, PIA

FROM: Douglas Gordon, Director, Detroit Office of Public Housing, 5FPH

Douglas C. Gordon
Signature

September 13, 2022
Date

SUBJECT: Disposition application DDA0012078 submitted by the Lansing Housing Authority for the disposition) of 161 buildings containing 191 dwelling units and 30.06 acres of land at the developments known as Mount Vernon, Hildabrandt Park, Lancing Pub Hsg & Lancing Pub Hsg.

This Field Office (FO) Certification is being submitted to assist HUD's Special Applications Center (SAC) in processing the above referenced demolition and/or disposition application.

Please complete and return this FO Certification (by scanning and emailing to the SAC point of contact) within 5 business days. Please do not delay the return of the FO Certification.

You may need to submit more than one FO Certification to the SAC, to provide updates (i.e. on the Environmental Review, PHA Plan requirements, EPC requirements).

Please do not modify this FO Certification.

This FO Certification will become part of the official application file. SAC will not approve an application without this certification. If you have concerns about the application, please raise them both with the SAC and the PHA.

History of FO Certifications

☐ **Updated FO Certification.** This FO previously submitted a FO Certification for this application on the date of but all requirements were not satisfied at that time. Accordingly, this FO is submitting this updated FO Certification based on new information received (i.e. updated Environmental Review or PHA Plan information). Please disregard all prior FO Certifications dated: .

FO Point of Contact (POC)

FO POC. All questions concerning this application should be directed to:

Name: Douglas Gordon
Email: Douglas.C.Gordon@hud.gov
Phone: 313-234-7463

Repositioning Panel

☐ This PHA received technical assistance (TA) from HUD, related to this application through a Repositioning Panel on _____*date* _____. The notes from that panel discussion are available on the SharePoint site.

☒ This PHA did not receive technical assistance (TA) from HUD related to this application through a Repositioning Panel.

Small PHA Technical Assistance (Enterprise)

☐ This PHA received technical assistance (TA) from Enterprise related to this application on _____*date* _____. The notes from that TA assistance is attached.

☒ This PHA did not receive technical assistance (TA) from Enterprise related to this application.

Agency Plan Compliance

☒ **PHA Plan or MTW Plan approved.** The PHA submitted the following document to HUD on the date of 8/4/2020. This document includes a description of the proposed demolition and/or disposition. HUD approved this document on the date of 8/5/2020.

- ☒ Agency Annual Plan
- ☐ Significant Amendment to Annual Plan
- ☐ Moving to Work Plan

OR

☐ **PHA Plan or MTW Plan submitted but not approved.** The PHA submitted the following document to HUD on the date of . This document includes a description of the proposed demolition and/or disposition. HUD has not yet approved the submission. We expect HUD will approve this submission by the date of .

- ☐ Agency Annual Plan
- ☐ Significant Amendment to Annual Plan
- ☐ Moving to Work Plan

OR

☐ **PHA Plan or MTW Plan not submitted.** The PHA did not submit a PHA or MTW Plan documentation that includes a description of the proposed demolition and/or disposition.

OR

☐ **Qualified PHA.** The PHA is a Qualified PHA, as defined by the Housing and Economic Recovery Act of 2008 (HERA) and therefore is not required to submit an Annual Plan to HUD. As part of the SAC application, and pursuant to 24 CFR part 903, the PHA must certify that it has discussed the proposed demolition and/or disposition during its required annual public hearing.

- ☐ This FO has no information that is inconsistent with the PHA's certification that it has complied with the public hearing requirement.

☐ This FO has information that is inconsistent with the PHA's certification that it has complied with the public hearing requirement as follows: (attach additional documentation as necessary).

Environmental Review Compliance

☐ **Environmental Review not yet completed**. This FO is aware that the Environmental Review is in process (under part 58 or part 50) but not yet completed. The FO estimates the Environmental Review will be completed on the date of and will submit an updated FO Certification or a confirmation via email that the Environmental Review has been completed in HEROS, to the SAC at that time.

☐ **Environmental Review completed under 24 CFR part 50**. HUD performed the Environmental Review in accordance with 24 CFR part 50 on the date of for the proposed demolition and/or disposition action.

- ☐ HUD found the proposed action compliant with the requirements of 24 CFR part 50; or
- ☐ HUD found the proposed action not compliant with the requirements of 24 CFR part 50.

NOTE: The SAC Director is the authorized HUD official for approving environmental reviews that have been done by HUD under 24 CFR part 50 for demolition and/or dispositions. This FO will work with the SAC to coordinate the part 50 approval process in HEROS.

☒ **Environmental Review completed under 24 CFR part 58**. The Environmental Review was performed by the local Responsible Entity (RE): City of Lansing (name of responsible entity) on July 27, 2022.

- ☐ A Request for Release of Funds/Environmental Certification (RROF/C), form HUD-7015.15 was submitted to this FO, preferably through HEROS, on the date of . This FO accepted the RROF/C and approved an Authority to Use Grant Funds, form HUD-7015.16 on the date of ;
- ☐ A Request for Release of Funds/Environmental Certification (RROF/C), form HUD-7015.15 was submitted to this FO, preferably through HEROS, on the date of . This FO accepted the RROF/C but has not approved the Authority to Use Grant Funds, form HUD-7015.16 because the objection period has not ended. The objection period will end on the date of and this FO expects to sign the form HUD-7015.16 at that time;
- ☐ A Request for Release of Funds/Environmental Certification (RROF/C), form HUD-7015.15 was submitted to this FO, preferably through HEROS, on the date of . This FO did not accept the RROF/C because (i.e. the project description and scope did not include the future use of the property, and as a result, the Environmental Review did not take into consideration the future use of the property as required by 24 CFR 970.13 and PIH Notice 2018-04) (attach additional documentation as necessary)
- ☐ The RE made a determination in a clearance letter or output record from HEROS dated that the project or activity is exempt under 24 CFR 58.34(a)(-) or categorically excluded not subject to the related federal environmental laws and

authorities at Part 58.5 (CENST) under 24 CFR 58.35(b)(X). This FO accepts this determination.

☒ The RE made a determination that the project or activity converted to exempt under 24 CFR 58.34(a)(12), because the project or activity is categorically excluded under 24 CFR 58.35(a)(X) and there are no circumstances requiring compliance with any of the related federal environmental laws and authorities at Part 58.5. This FO accepts this determination.

Removal of all Public Housing Units

☐ **Other Public Housing Units Remain.** After the demolition and/or disposition of the proposed units, other public housing units will remain in the PHA's inventory.

OR

☒ **Removal of all Public Housing Units.** After the demolition and/or disposition of the proposed units, the PHA will have no remaining public housing units in its inventory.

NOTE: If this FO checks the above box, the PHA must include a completed HUD-5837 as an attachment to the PIC application. If it has not done this, SAC staff will request that the PHA submit a completed HUD-5837 (Notification of Future Development) and upload that form in PIC before approving the application. Depending on the type of disposition proposed, the PHA may be required to close-out its public housing program.

Energy Performance Contracting (EPC)

☒ The PHA does **not** have an approved Energy Performance Contracting (EPC)

☐ The PHA has an approved Energy Performance Contracting (EPC)

If the box above is checked, the FO will work with the PHA and the HUD Energy Center to ensure all EPC debt associated with the units proposed for the demolition and/or disposition is resolved. This may involve:

(1) Confirming the amount, if any, of EPC debt that must be paid off or assumed based on the demolition and/or disposition (i.e. amount is commensurate with the projected savings initially underwritten as part of the EPC approval);
(2) Working with the PHA to determine how the PHA will pay off or assume the EPC debt as part of the demolition and/or disposition (i.e. could be assumed if asset will continue to be used of as affordable or local PBV housing)
(3) Determining if the demolition and/or disposition will trigger a revised EPC approval letter from the Energy Center, and if so, to work with the PHA and Energy Center to secure that letter. A revised EPC approval letter is generally required for changes in the contract costs or savings (as a result of the demolition and/or disposition) of 10% or more, but FOs should check with the Energy Center for all changes for 5% or more since this policy is under reconsideration.

The answers to these questions will likely depend on whether the demolition and/or disposition removes all of the PHA's public housing units that are covered by an EPC.

☒ This FO has confirmed with the Energy Center that the PHA may proceed with the proposed demolition or disposition.

☐ This FO is working with the Energy Center to confirm that the PHA may proceed with the proposed demolition or disposition but does not have final approval yet. Therefore, SAC should not issue its approval until this FO confirms in writing that all EPC debt issues are resolved.

Capital Fund Financing Program (CFFP)
& Other Public Housing Financial Commitments

This FO is aware that the PHA has an approved transaction from the following Public Housing Program:

- ☐ Capital Fund Financing Program (CFFP)
- ☐ Section 30 (including PHA Mortgaged Transaction (PMT)
- ☐ Operating Fund Financing Program (OFFP)

If any of the above are checked, the SAC will work with the respective HUD-HQ office, to ensure the existing financing agreement will not be put at risk if the units in this application are demolished or disposed of.

Community Supportive Services (CSS) Programs
(ROSS, FSS, Jobs-Plus, and EDSC)

- ☒ **Family Self-Sufficiency (FSS) Grant.** The PHA has an FSS grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.
- ☐ **Resident Opportunity and Self Sufficiency Service Coordinators (ROSS-SC) Grants.** The PHA has a ROSS grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.
- ☐ **Elderly/Disabled Service Coordinator (EDSC).** The PHA has an EDSC grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.
- ☐ **Jobs Plus**. The PHA has a Jobs Plus grant that impacts the units and/or families living in the units proposed for demolition and/or disposition.

If any of the above are checked, this FO will work with the PHA and the respective HUD-HQ office to determine the implications of the proposed demolition and/or disposition on the residents and services.

Settlement Agreement or Court Order (Civil Rights)

The demolition and/or disposition application requires PHAs to certify if it is operating under any remedial civil rights order or agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party, including but not limited to those related to a fair housing or other civil rights finding of noncompliance. The PHA certified that it either that (1) it is not operating under any such agreement; or (2) that it if is operating under any such agreement, it included a narrative description of explaining how the demolition/disposition is consistent with such order, agreement or other document (and FHEO will review this information as part of its civil rights compliance review of the application).

- ☒ This FO has reviewed the PHA's certification under this section and has no information inconsistent with such certification.
- ☐ This FO has reviewed the PHA's certification under this section and has the following information that is inconsistent with such certification: (attach additional information if necessary).

Public Housing Repayment Agreements

☒ This FO has confirmed that this PHA is not subject to any active Public Housing program repayment agreement(s).

☐ This FO has identified one or more outstanding Public Housing program repayment agreement(s) and has worked with the applicable program office (i.e., FMD or OCI) to confirm the PHA may remove these public housing units without violating the repayment agreement(s).

If the PHA has a public housing repayment agreement, the PHA may be expected to pay off an amount of the outstanding program debt that is proportional to the units being removed. The purpose of this prepayment is to avoid leaving a few public housing units to shoulder any remaining program debt. Please contact the Office of Capital Improvements (OCI) for any debt related to the Public Housing Capital Fund, and the Financial Management Division for any debt related to the Public Housing Operating Subsidy.

TPV Request and HCV Agency Capacity to Administer Additional Vouchers

The PHA has indicated it plans to request TPVs connection with this demolition or disposition.

☐ **PHA is Public Housing Only Agency.**

If the above is checked, the Public Housing Only Agency must partner with a Section 8 HCV Agency to administer the TPV award. Assistance from the FO may be required in finding an administering HCV agency. The FO must approve the administering HCV agency before SAC will approve the demolition and/or disposition that authorizes a TPV award.

- ☐ As of the date of this certification, the applicant PHA has proposed an HCV agency to administer the TPVs and this FO has reviewed the utilization rate and other relevant aspects of that HCV's agency voucher program, has confirmed that the agency has the capacity to administer the TPVs, and has approved the written agreement between the two PHAs with respect to the TPV award. Name of HCV agency:
- ☐ As of the date of this certification, this FO has not approved an HCV agency to administer the TPVs.

☒ **PHA operates both a Public Housing Program and a Section 8 Program.**

- ☒ This FO has reviewed the utilization rate and other relevant aspects of the PHA's administration of its HCV program and has confirmed the PHA has the capacity to administer the additional HCVs/TPVs.

Additional Field Office Comments

☐ This FO has the additional comments and/or documentation about this application and is attaching them separately as part of this certification.

Note: The SAC is especially interested in additional comments and/or documentation from the FO that provides information that is inconsistent with the PHA's certifications for this application (primarily the justification). For instance, if the PHA is proposing the application based on obsolescence, SAC is interested in knowing if there have been large amounts of Capital Fund expenditures at the property (beyond routine maintenance) in recent years.

Coordination with FHEO

The SAC requests information sharing from FHEO on applications for the demolition and/or disposition of units. In addition, the FO may wish to coordinate with FHEO when a PHA submits a PHA Annual Plan that includes a PHA's plan to demolish or dispose of units.

FHEO's receipt of a SAC application may trigger FHEO to open up an investigation of a PHA or conduct a monitoring or compliance review. If this FO is aware of any potential civil rights issues that may be of concern to FHEO, it should contact FHEO directly.

Concluding Certification

This FO will continue to work with the SAC in connection with HUD's review of this application and will provide the SAC with any data or information available to this FO that I believe may be relevant or that the SAC may request (especially information that it may have that may be inconsistent with a PHA certification). Data and information may include, but is not limited to, reviews, inspection reports, modernization records, voluntary compliance agreements, and memoranda of understanding.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Appendix
5. Board Resolution

Resolution No. 1338
Adopted by the Lansing Housing Commission
July 13, 2022

Approval to submit an application for the disposition of up to 235 units of scattered site public housing to HUD's Special Application Center via the Section 18 program.

WHEREAS, for the past two fiscal years the Lansing Housing Commission (LHC) has incorporated within its Public Housing Annual Plan, the intent to dispose of its scattered site units;

WHEREAS, it is LHC's desire to proceed with disposition of up to 235 units of scattered site public housing through a Section 18 Application;

WHEREAS, consultation with residents of scattered sites has occurred and will continue to occur via mailed notices, website information, in-person meetings and phone consultations;

WHEREAS, although not required by HUD, all scattered site residents have been provided the opportunity and offer of sale to purchase their respective rental unit;

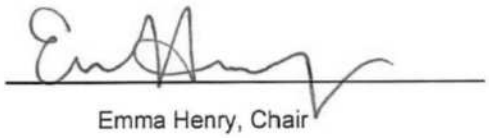
WHEREAS, letters of support from appropriate levels of government officials have been received; and

WHEREAS, prior to submission of a disposition application to HUD, approval must be given by the Board of Commissioners, as it pertains to Section 18 Demolition and Disposition and the requirements outline in 24 Code of Federal Regulations 903.7(h)

NOW, THEREFORE, BE IT RESOLVED, that LHC Board of Commissioners supports and approves the submission of a Section 18 Application for the disposition of up to 235 units of scattered site public housing

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute documents including purchase agreement with buyer(s), affordability commitments for at least 20 years, and provide certifications and submit to HUD for approval the aforementioned disposition request.

PASSED, APPROVED, AND ADOPTED the DATE.



Emma Henry, Chair

Lansing Housing COMMISSION
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E. Local Government Consultation

1. *Name Local Jurisdiction*

   City of Lansing

2. *Mayor's Letter Supporting the Dispo*

   Mayor Andy Schor has provided a letter of support, see Appendix Section 1 City of Lansing Mayor Support Letter.

3. *Narrative description of consultation with dates, meetings, issues raised and PHA responses. If no response by government, description of attempts at government consultation.*

   The Section 18 dialogue with the Mayor and other City of Lansing officials and employees has been ongoing for over 2 years. Throughout the process the administration has been supportive of the initiative as indicated in the support letter provided in the appendix.

   Below are additional details regarding the discussions with the City of Lansing.

   July 2019 Strategic Plan Meeting

   Doug Fleming, Executive Director, met with Mayor Andy Schor to discuss LHC's strategic plan. Part of the strategic plan included the Section 18 disposition of LHC's scattered sites. Doug outlined the challenges associated with the scattered sites, the need for the city to formally transfer ownership to LHC, and the plan to eventually sell the scattered sites. The Mayor was overall supportive and discussed the need to sell to the right partners and maintain these homes as affordable. Both parties agreed there would be more discussions as the process moved forward, the Mayor offered support of his team to formally transfer ownership to LHC.

   April 2020 Committee on Development and Planning

   Doug Fleming presented LHC's recent accomplishments and strategic plan to the Committee on Development and Planning. Part of this presentation included a discussion about the Section 18 disposition plan as well as the support needed from the City to formally transfer ownership of the scattered sites to LHC.

   Summer 2020 Transfer of Ownership

   LHC internal and extended team worked with the City of Lansing to formally transfer ownership of the scattered sites to LHC. After a few discussions to define the details of the process, ultimately a quit claim was executed to properly assign ownership of the scattered sites to LHC. This transfer was completed to directly support the Section 18 Program and RAD conversions.

   April 2021 and July 2021 Environmental Review Planning

   LHC team conducted meetings with the City of Lansing and ASTI (environmental services partner) to outline the environmental requirements for the Section 18 disposition. It was critical

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that the City of Lansing as the responsible entity was aligned with the approach and end reports. Doris Witherspoon, Senior Planner with the City of Lansing, is the lead for their team. The City of Lansing team agreed to the approach and signed off as the responsible entity.

May 2022 City Council Meeting
Doug Fleming presented LHC's recent accomplishments and strategic plan progress to City Council. Along with this Doug provided significant details regarding the Section 18 process. Attached is a frequently asked questions document that addresses many of the questions from City Council. This information was provided verbally to City Council. Additional questions from City Council not in the frequently asked questions include:

How is SK Investments Group being based in Florida a benefit to the community?
SK Investments Group has a strong presence in Michigan. One of their partners lives in southeast Michigan. Their team has purchased homes from and works closely with the Pontiac Housing Commission. SK Investments Group has experience in affordable housing and is committed to keeping these houses affordable for at least the next 20 years. Moreover, their access to capital will enable them to sustain these houses for the long term.

How do we know SK Investments Group will be a responsible landlord?
LHC had many discussions with the SK Team, completed a vetting process and spoke with the Pontiac Housing Commission. Based on those activities it is LHC's determination that SK Investments Group will be one of the better property owners in the city of Lansing. Furthermore, their commitment to affordability and interest in resident services demonstrates their understanding of the City of Lansing's goals.

Property management will be local to the Lansing Area.

Also, LHC will have involvement and some oversight as the administrator of the vouchers.

Why aren't local community groups purchasing these homes?
LHC conducted an open RFP and reached out to local groups. While all local groups weren't directly contacted the RFP was sent to over 300 groups and posted on the LHC website. Unfortunately, many of the local community groups aren't well funded or experienced enough in these areas.

For well-funded local community groups there are plenty of other homes in the Lansing area they could purchase and operate as affordable via Section 8, thus increasing the affordable housing supply.

For local community groups that are not as well funded but want to help with time and boots on the ground, LHC recommends reaching out to SK Investments Group or the management agent and form a partnership to improve the houses together.

How many resident homeowners will result from this?
At this time LHC has received interest from ~45 current residents. Residents have until July 1 to provide a pre-qualification letter from a bank, lender, or local agency. LHC team

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will continue to communicate with those residents and offer help and guidance as needed. Those potential home ownership units are not part of this application.

Other Communications with Mayor Andy Schor

Doug Fleming and Mayor Andy Schor have an ongoing dialogue about LHC operations and initiatives, including Section 18. Doug has continued to provide updates on progress and plans and intent to sell the scattered sites to groups that will be good stewards for the community. Doug informed Mayor Andy Schor when the Section 18 RFP went live in October 2021. Doug had another discussion with Mayor Schor and his team in May 2022 to discuss the go forward plan with new ownership (including residents) and the future use of the funds to support the City of Lansing's community specific housing needs. Doug and Mayor Schor will continue to have discussions to determine the best use of the funds from the Section 18 sale of scattered sites.

26-FI-RO5-01710 0000011371 "UNCLASSIFIED" 6/5/2026

Andy Schor
Mayor

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OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

June 1, 2022

RECEIVED JUN 13 2022

Douglas E. Fleming
Lansing Housing Commission
419 Cherry Street
Lansing, MI 48933

Dear Mr. Fleming:

I am writing to express the City of Lansing's support for the disposition of approximately 202 scattered site houses/duplexes (235 total residential units) through the U.S. Department of Housing and Urban Development (HUD) Section 18 program. It is to my understanding that this process will transfer ownership of these homes to SK Investments Group and some will be sold to existing residents.

Once the houses are sold to SK Investments, the Lansing Housing Commission (LHC) will administer Project Based Vouchers (PBVs) to maintain the affordability of rents to the current residents. Additionally, residents will continue to pay the same proportion of their income as they did in the current public housing unit, but with an owner that has greater access to capital for maintenance than public housing allows LHC. Moreover, these residents will be eligible for a flexible tenant-based voucher (TPV) after one year of residency if they so choose, and all units will undergo a HUD certified HQS inspection as a result of the sale. I recognize that those houses sold to existing residents will become new homeowners and that they no longer will need or will receive housing subsidies from HUD.

It is my belief that this transaction is in the best interest of LHC and its residents. I am encouraged that the proposed transaction indicates the new owner will maintain these units as affordable for the existing residents for at least 20 years and LHC will be involved long term through the vouchering process.

I know that LHC will be able to use the proceeds from this transaction to improve existing housing and develop new community specific affordable housing units in the future for the Lansing area. This directly supports the City of Lansing's goals to further expand and improve affordable housing in the City. It is also my understanding that the capital to expand and improve the affordable housing in the City of Lansing would not be available to LHC without this sale.

The above details related to disposition of scattered sites reflect my previously signed endorsement of the Lansing Housing Commission's 5-Year and Annual Plans of 2020 and 2021. I recognize that this disposition of scattered sites through Section 18 is a part of the broader strategic plan of the Lansing Housing Commission and its efforts to align with the City of Lansing's goals to provide quality housing options to families who earn a variety of income levels. The City of Lansing feels that the moving forward with this transaction would be in the best interest of all involved.

I greatly appreciate our ongoing dialogue about LHC's broader strategic plan, and specifically the details provided about the Section 18 program. Our discussions over the past couple years have been beneficial for my administration and I to understand the positive impacts of this transaction. Moreover, I appreciate the presentation at the Lansing City Council meeting on Monday May 9th, 2022 where you covered LHC's strategic activities and the specific details of the Section 18 scattered site sale. City Council raised some good questions and you provided valid responses to them.

The City of Lansing is excited about the journey ahead for the residents of these homes, LHC, and all its properties. We plan to provide support as needed and continue to communicate and work with LHC on initiatives and opportunities to expand and improve affordable housing in the City of Lansing.

Sincerely,

Andy Schor
Mayor

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
4132 Balmoral	Single Family	MI058000102	100	154132	23-50-40-36-401-121	Lot 233, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.14	1
4151 and 4153 Glenburne	Duplex	MI058000102	101	154151	23-50-40-36-405-001	Lot 119 Glenburne Subdivision, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.27	2
4206 Courtland	Single Family	MI058000102	102	154206	23-50-40-36-402-061	Lot 278, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.19	1
3111 Young	Single Family	MI058000102	30	53111	33-01-01-06-177-221	Lot 153, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
3210 Young	Single Family	MI058000102	32	53210	33-01-01-06-130-091	Lot 183, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
4025 and 4027 Glenburne	Duplex	MI058000102	34	154025	23-50-40-36-405-101	Lot 129, Glenburne Subdivision, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
506 and 508 N. Chestnut	Duplex	MI058000102	38	15006	33-01-01-16-108-072	North 62 feet of West 115.5 feet of Lot 8, Block 72, Original Plat, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	2
3013 Young	Single Family	MI058000102	40	53013	33-01-01-06-177-175	Lot 159, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1338 Christopher	Single Family	MI058000102	44	41338	33-01-01-09-156-021	Lot 3, Block 2, Glendale Place Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
1503 Robertson	Single Family	MI058000102	47	41503	33-01-01-08-205-121	Lot 33 except South 12 feet, also South 20 feet of Lot 34, North Highland Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
1501 Comfort	Single Family	MI058000102	49	51501	33-01-01-08-128-265	North 66 feet of South 132 feet of East 173.25 feet of Lot 11, Assessor's Plat No. 11, City of Lansing, Ingham County Records.	0.26	1
3309 Westmont	Single Family	MI058000102	52	53309	33-01-01-06-128-211	Lot 87, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
3315 Westmont	Single Family	MI058000102	53	53315	33-01-01-06-128-221	Lot 86, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1717 Glenrose	Single Family	MI058000102	55	81717	33-01-01-08-127-451	Lot 27, Assessor's Plat No. 12, City of Lansing, Ingham County Records.	0.10	1
1553 Roosevelt	Single Family	MI058000102	56	81553	33-01-01-08-228-571	Lot 184 and North 16.5 feet of Lot 185, Knollwood Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
2840 Cynwood	Single Family	MI058000102	57	82840	33-01-01-06-402-031	Lot 20, Supervisor's Plat of Cynwood Heights Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
420 and 422 W. Genesee	Duplex	MI058000102	61	15420	33-01-01-16-108-092	West 115.5 feet of Lot 7 and West 115.5 feet of South 4 feet of Lot 8, Block 72, Original Plat, City of Lansing, Ingham County Records.	0.19	2
1108 Ontario	Single Family	MI058000102	66	151108	33-01-01-08-206-212	Lot 137 and West 5 feet of Lot 138, also East 9 feet of Lot 136 and West 62 feet of South 18 feet of Lot 174, North Highland Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1317 Christopher	Single Family	MI058000102	B_0016	151317	33-01-01-09-155-061	Lot 3, Block 1, Glendale Place Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.15	1
2700 Westbury	Single Family	MI058000102	B_0031	152700	33-01-01-06-428-008	Southern 120 feet of Commencing Southeast corner of Delta River Drive and Westbury Roads, thence South 263.5 feet, Northeasterly 102.35 feet on North line of Lot 1, Delta Heights Subdivision, North 237.7 feet to South line of Delta River Drive Southwesterly 102.3 feet to beginning, Section 6, Town 4 North, Range 2 West	0.28	1
3025 Sheffer	Single Family	MI058000102	B_0033	153025	33-01-01-06-127-214	Lot 42, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
3101 Sheffer	Single Family	MI058000102	B_0036	153101	33-01-01-06-127-204	Lot 41, Westmont Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1125 Glenn	Single Family	MI058000102	B_0038	81126	33-01-01-08-407-321	Lot 8, Glenn Street Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
4211 Balmoral	Single Family	MI058000102	B_0039	154211	23-50-40-36-402-001	Lot 270, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.20	1
4212 Balmoral	Single Family	MI058000102	B_0040	154212	23-50-40-36-401-161	Lot 237, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.16	1
4341 and 4343 Glenburne	Duplex	MI058000102	B_0043	154341	23-50-40-36-329-061	Lot 316, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
4217 and 4219 Glenburne	Duplex	MI058000102	B_0044	154217	23-50-40-36-407-031	Lot 323 Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.29	2
4220 Lochinver	Single Family	MI058000102	B_0045	154220	23-50-40-36-177-071	Lot 247, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.21	1
4223 Balmoral	Single Family	MI058000102	B_0046	154223	23-50-40-36-327-091	Lot 268, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.18	1
4229 Courtland	Single Family	MI058000102	B_0047	154229	23-50-40-36-328-191	Lot 295, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.17	1
4237 Balmoral	Single Family	MI058000102	B_0048	154237	23-50-40-36-327-111	Lot 266, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.20	1
4248 Glenburne	Single Family	MI058000102	B_0049	154248	23-50-40-36-328-151	Lot 299, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.17	1
4300 Courtland	Single Family	MI058000102	B_0050	154300	23-50-40-36-327-041	Lot 284, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.16	1
4307 and 4309 Glenburne	Duplex	MI058000102	B_0051	154307	23-50-40-36-329-111	Lot 321, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
4309 Balmoral	Single Family	MI058000102	B_0052	154309	23-50-40-36-327-001	Lot 263 Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.27	1
4312 Glenburne	Single Family	MI058000102	B_0053	154312	23-50-40-36-328-102	Lot 304, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.18	1
4351 Balmoral	Single Family	MI058000102	B_0055	154351	23-50-40-36-328-041	Lot 258, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.26	1
4321 Courtland	Single Family	MI058000102	B_0056	154321	23-50-40-36-328-241	Lot 290, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.14	1
4327 and 4329 Glenburne	Duplex	MI058000102	B_0057	154327	23-50-40-36-329-081	Lot 318, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.22	2
4331 Balmoral	Single Family	MI058000102	B_0059	154331	23-50-40-36-328-011	Lot 261, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.17	1
4405 Glenburne	Single Family	MI058000102	B_0062	154405	23-50-40-36-329-021	Lot 312, Glenburne No. 5, according to the recorded plat thereof, City of Lansing, Eaton County Records.	0.19	1

List of scatterd sites in this AMP to be included in the initial sale. Scattered sites not included from this AMP are likely to be sold to residents and be included in a future Section 18 Application.

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25-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026



LANSING HOUSING COMMISSION | Market Positioning and Pricing Analy-

PREPARED: July 22nd, 2022

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

28-EI-RQ5-01710 0000011871 "UNCLASSIFIED" 6/5/2026

MARKETING RESULTS AND BROKER OPINION OF VALUE

In October of 2021, our firm was engaged to assist in the marketing and promotion of the Lansing Housing Commission's Request for Proposal (RFP) to potentially sell a portfolio of 242 units of duplexes and single family homes. The proposed concept was to execute the sale under the guidelines of HUD Section 18, allowing housing authorities to sell assets to individuals or businesses.

Based on the expected rents available for a post-sale, project-based rent subsidy contract, our firm would expect the asset's value to land between $13,000,000 and $14,500,000. This conclusion is derived from the available gross income through the rent subsidy contract, and projected operating expenses to derive an NOI. Capitalizing that NOI at a rate between 7% and 8% gives this range of income-based valuation.

That being said, from a sales and cost approach for single-family housing, a higher valuation can be supported. Given that the median home value in Lansing Michigan was at $110,000 in January of 2022, then a much higher value is realistic, even when considering a substantial bulk-sale discount. Furthermore, individual appraisals reflected values between $75,000 to $125,000 per home. Therefore, our expectation would be a discount of 60-70% of the stand-alone median home value, leading to a conclusion ranging between $16,000,000 and $18,600,000.

Considering that the portfolio to be sold could fluctuate, based on tenant incomes and some tenants purchasing their homes, we have fine-tuned our valuation estimate to be based on the anticipated number of units to be sold, and the number of rentable bedrooms in each unit. While our original analysis was based on multi-family portfolio pricing, this adjustment requires more individualized pricing, for which we are applying a gross rent multiple to derive an estimate of value. The expected GPR is between 6 and 10, with duplexes demanding a higher multiple. The result is roughly $60,000 per two bedroom home, $70,000 per three bedroom home, $90,000 per four bedroom home, $100,000 per five bedroom home, and $140,000 per duplex. This is consistent with cost and comparable sale methodology. The current expectation is for 191 units of the portfolio to be sold, which would result in a total value between $13,000,000 and $14,000,000.

Our firm conducted an extensive marketing effort, both within our existing network of affordable housing investors and developers, and extending to multi-family operators in Michigan and national single-family portfolio buyers. Our efforts resulted in confidentiality agreements being executed by over 30 investors, several property tours, and multiple offers. This leads to our conclusion that the highest value would be achieved from a buyer valuing based on comparables and cost, rather than via the income approach. This is consistent with individualized valuation we have added based on a gross rent multiple.

Sincerely,

Kyle Shoemaker

Managing Director

Affordable Housing Investment Brokerage, Inc.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

26-EI-RO5-01710 0000018711 "UNCLASSIFIED" 6/5/2026

LEAD TEAM MEMBER BIOGRAPHY



Kyle Shoemaker, Managing Director, formed Affordable Housing Investment Brokerage after identifying a need for an investment brokerage company dedicated to the specific needs of the affordable housing industry. Prior to founding the company, Kyle participated in the brokerage of over 97 transactions totaling over $700M in market value as a Senior Associate at a national investment real estate company. In 2012, Kyle was recognized with the Outstanding Sales Achievement Award. Kyle earned a BS in Finance from Indiana University in Bloomington, IN.



Bill Brading, Associate, covers the Southeast region of the United States for AHIB, Inc. Bill has over 4 years of commercial real estate experience ranging from a small family office to CBRE, a publicly traded company. In addition, Bill is on the Board of a related group of non-profit corporations that own or serve as the general partner in affordable housing apartments and senior living facilities.

Bill earned his BS in Business Management from Terry College of Business at the University of Georgia in Athens, GA. In 2016, he received his Master's in Business Administration (MBA) with a focus on Entrepreneurship from the Acton School of Business. Acton has been ranked by Princeton Review as a top 10 Best MBA Programs and #1 Most Competitive Students since 2013.

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CONFIDENTIALITY AND DISCLAIMER

This initial offering memorandum contains certain information regarding an affordable housing asset owned and operated by a regional company. By accepting this offering memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the information only to evaluate this specific transaction and for no other purpose. In addition, the recipient agrees not to divulge the information contained herein to any other party and shall return this information, and any subsequent release of information, upon request of the Seller. All recipients of this information are bound to the confidentiality agreement previously signed by the recipient and held on file by Affordable Housing Investment Brokerage, Inc. (Agent). It is understood that the recipient will refrain from any unauthorized on-site visits, contact with the Seller or contact with the property and/ or employees.

The Seller reserves the right to negotiate with one or more parties at any time and to enter into a definitive agreement with respect to a transaction or to determine not to proceed with a transaction, without prior notice to the recipient. The Seller, and affiliates, shall not be legally bound to any recipient of this marketing package unless a written agreement concerning a transaction has been approved and dually executed.

The information contained in this marketing package was provided to the Seller and other public sources. This document has been prepared from sources that are believed to be reliable. The Seller and Affordable Housing Investment Brokerage, Inc., all affiliates and their respective officers, directors, managers or employees make no representation or warranty as to the accuracy or completeness of any information.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

25-FI-RQ5-01710 0000013711 "UNCLASSIFIED" 6/5/2026

OFFERING PROCEDURES

PURCHASERS WISHING TO MAKE AN OFFER ON THE PROPERTY SHOULD SUBMIT:

- ✓ Letter of Intent (template available upon request).
- ✓ Source and location of the equity monies necessary to close the proposed transaction: money market account, marketable securities, etc.
- ✓ Specific details of intended financing (ie. Fannie, Freddie, Credit Union, Local Bank etc.)
- ✓ List of other investment real estate owned now or in the past, including property type, address, size, approximate value and period of ownership.
- ✓ Description of the purchaser's experience with investment real estate or related industries.
- ✓ Transaction references.
- ✓ Banking references

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26-FI-RO5-01710 | 0000016711 | "UNCLASSIFIED" | 6/5/2026

PRICING AND FINANCIAL ANALYSIS

Executive Summary
Price Summary
Unit Mix Analysis
Income and Expenses

26-FI-RQS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

PRICING SUMMARY - PER UNIT GPR ESTIMATE

Unit Count	Type	Value Per Unit	Estimate Total Value	Gross Rent Multiple	Scheduled Annual Rent	Contract Rent
24	2 Bed Single Family	$63,570	$1,525,680	6.5	$234,720	$815
15	2 Bed Duplex	$94,506	$1,417,590	9.5	$149,220	$829
68	3 Bed Single Family	$83,616	$5,685,888	6.5	$874,752	$1,072
17	3 Bed Duplex	$124,260	$2,112,420	9.5	$222,360	$1,090
28	4 Bedroom Units	$85,722	$2,400,216	6.5	$369,264	$1,099
7	5 Bedroom Units	$98,982	$692,874	6.5	$106,596	$1,269
159	***Totals***	**$87,010**	**$13,834,668**		**$1,956,912**	
	Vacant ***Averages***					**$12,308**

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26-FI-FOIA-01710 00000113711 "UNCLASSIFIED" 6/5/2026

EXECUTIVE SUMMARY - MULTIFAMILY PORTFOLIO PRICING

Property Details

Total Number of Units	191
Total Square Feet	431,115
Average Square Feet Per Unit	2,257
Average Monthly Rent Per Unit	$1,016
Asset/Location Class	C/B
Asset Type	Single Family and Duplex

All Cash Summary

Price	**$12,000,000**
Cap Rate - Year One	6.49%
GRM	5.15
Price Per Unit	$62,827
Price Per Foot	$27.83

Debt Assumptions

Interest Rate	4.00%
Amortization Period	30 Years
Years of Interest Only	0 Years
Annual Loan Constant	5.73%
Loan Term	10 Years
Year 1 DCR	1.42
Loan to Value	80%
Loan Amount	$9,600,000

Leveraged Summary

Price	$12,000,000
Cash on Cash Return - Year 1	9.15%
Cash on Cash Return - 3 Yr. Average	8.40%
All Cash IRR	6.92%
Leveraged IRR	14.46%

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26-FI-ROS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

RENT ROLL SUMMARY

Unit Count	Type		Unit Size	Scheduled Monthly Rent	Contract Rent	HUD FMR	Max 60% LIHTC Rent
24	2 Bed Single Family			$19,560	$815	$909	$1,128
30	2 Bed Duplex			$24,870	$829	$909	$1,128
68	3 Bed Single Family			$72,896	$1,072	$1,171	$1,302
34	3 Bed Duplex			$37,060	$1,090	$1,171	$1,302
28	4 Bedroom Units			$30,772	$1,099	$1,453	$1,264
7	5 Bedroom Units			$8,883	$1,269	N/A	$1,604
191		***Totals***	**431,115**	**$194,041**			
	Vacant	***Averages***	**2257**		**$1,016**	**$470**	**$563**

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INCOME AND EXPENSES

	Year 1	Per Unit		Per Foot	% of SGI
Gross Potential Rent	$2,980,344	$12,315		$6.91	
Total Economic Vacancy	($89,410)	($369)	3.0%	($0.21)	
Gross Operating Income	**$2,890,934**	**$11,946**		$6.71	
Total Fixed Expenses	**$1,815,000**	**$7,500**		$4.21	62.78%
Total Expenses	**$1,815,000**	**$7,500**		$4.21	62.78%
Net Operating Income Before Reserves	$1,075,934	$4,446		$2.50	37.22%
Capital Reserves	$60,500	$250		$0.14	2.09%
Net Operating Income After Reserves	**$1,015,434**	**$4,196**		$2.36	35.12%

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LANSING HOUSING COMMISSION

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

242 Units
Single Family
Duplexes

KYLE SHOEMAKER
Managing Director
490 Pennsylvania Avenue
Glen Ellyn, Illinois 60137
P 630.405.6501
F 630.405.6511
C 773.573.7978
shoemaker@ahibinc.com
www.ahibinc.com

BILL BRADING
Associate
490 Pennsylvania Avenue
Glen Ellyn, Illinois 60137
P 630.405.6595
F 630.405.6595
C 404.964.5398
bbrading@ahibinc.com
www.ahibinc.com

AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPS which includes 191 units)

1. *Estimated amount of gross and net proceeds*

   Gross $13,490,000 and Net $12,315,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Oliver Gardens rehabilitation project (existing 30 Section 8 units)
   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation and RAD conversion
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Section 8 PBV Unit Development
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

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   Gross $13,490,000 and Net $12,315,000

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   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

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   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

52860-A Section 6, Line 1(a)

Scattered Site Homes Vacant

Units currently listed as vacant are expected to be filled prior to the closing of this transaction. Any unit not occupied prior to close will be removed from the application.

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

More specific to direct resident consultation LHC sent communications in May of 2021, held resident meeting on April 7th, 2022, sent a letter in April 2022, prepared and distributed a frequently asked questions document and held another resident meeting in June 2022. Moreover the team has been communicating with residents through direct phone calls since May 2022.. LHC will continue to communicate with residents and is likely to have more meetings in the coming months.

In addition to those discussions, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

Relocation Plan



Lansing Housing Commission

July 2022

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Introduction

The Lansing Housing Commission ("LHC") is a Public Housing Agency ("PHA") that provides rental housing units and rental assistance to families. LHC strives towards a brighter future for its residents by providing them a quality standard of housing while making it affordable in their journey to become financially independent. LHC invests in people by providing more than just housing; it also connects people with opportunities and on-site resources such as GED programs as well as outreach programs that assist with health and quality of life issues. Also, LHC provides summer youth activities, which include educational experiences and athletic programs to keep them enjoying, participating, and growing in the Lansing community.

The U.S. Department of Housing and Urban Development ("HUD") developed the Section 18 program to further enable public housing agencies to successfully support residents and communities well into the future. Through the Section 18 program housing agencies can demolish or dispose of public housing for a variety of reasons specified by HUD.

For LHC, it is in the best interest of the agency, residents and community to dispose of the scattered sites in the portfolio. Specifically related to this Relocation Plan the disposition includes the sale of 191 units via the Section 18 program. The sale of these units is to a private investment group at fair market value. The private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. This transaction will support existing residents enabling them to stay in their homes under the PBV program. The resident-paid portion of rents will be 30% of their income and they will enjoy the benefits of the PBV program. Additionally, LHC will be able to use the proceeds generated from the sale to improve existing housing, develop new affordable housing, expand resident service programs, create future homeowners and provide additional benefits to the community.

LHC has prepared the following Relocation Plan ("Plan") for LHC scattered sites to be repositioned through the Section 18 program to long term affordable housing under HUD's PBV program. This Plan demonstrates how LHC intends to comply with the regulatory requirements, as well as the spirit and intent of the RAD Fair Housing, Civil Rights, and Relocation Notice.

The 191 units consists of 64 duplex units (32 duplexes) and 127 single family homes. The duplexes include 30 two-bedroom units and 34 three-bedroom units. The single family homes include 24 two-bedroom units, 68 three-bedroom units, 28 four-bedroom units and 7 five-bedroom units.

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I. Project Description

As a Public Housing Authority, LHC has an Annual Contributions Contract ("ACC") with HUD to administer both the conventional Public Housing program and the Housing Choice Voucher program, including PBVs.

This project includes the sale of 191 units of public housing via the Section 18 program. The sale of these units is to a private investment group that intends to keep the sites affordable via PBVs awarded and administered by LHC. Following the sale of the public housing scattered sites via the Section 18 program, LHC and the purchaser will enter into a twenty-year HAP contract for PBVs. The purchaser was selected through RFP process to project base vouchers at these sites. The final PBV award / HAP contract is pending HUD's approval of the Section 18 application and financial closing of the deal.

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II. Resident Assessment

This Plan sets forth policies and procedures to execute when relocation activities are deemed necessary.

The LHC team has completed an assessment to determine which residents currently in the public housing program will qualify for the PBV program administered by LHC. The purpose of this assessment is to identify which of the current residents require relocation activities related to the Section 18 transaction sale of the scattered sites. It is anticipated that no residents will be physically moved to a different property; they will only be "relocated" from the public housing program to HUD's PBV program.

To complete the assessments, LHC used existing information from past certifications/activities and followed up with residents accordingly to close any information gaps. Additionally, where needed the LHC team worked with residents to resolve issues so the residents would qualify for the PBV program.

Following the resident assessments, it was determined that of the 191 head of households all of them are at or below 80% of the median family income for the area therefore are qualified for the PBV program. Assessments were completed with the following considerations. While the vast majority of residents have incomes at 50% of AMI or less, the few with incomes between 50% and 80% of AMI have been continuously subsidized through the public housing program and are thus deemed income eligible.

A. Housing Mix

The 191 units consists of 64 duplex units (32 duplexes) and 127 single family homes. The duplexes include 30 two-bedroom units and 34 three-bedroom units. The single family homes include 24 two-bedroom units, 68 three-bedroom units, 28 four-bedroom units and 7 five-bedroom units.

B. Project Rents

The single-family home PBV contract rents are expected to be $815 for two-bedroom unit, $1,072 for three-bedroom unit, $1,099 for four-bedroom unit and $1,269 for five-bedroom unit. The duplex home PBV contract rents are expected to be $829 for two-bedroom unit and $1,090 for three-bedroom unit. Contract rents are gross rents less utility allowances. The difference in rent is due to a differential in the utility allowance for a single family versus a duplex home.

The Total Tenant Payment, similar to public housing rents, will be 30% of tenant income and are not expected to change unless income changes. LHC has set a policy that uses a five year phase-in for flat rent payers to ensure their annual rent increase wouldn't exceed ten percent.

C. Tenant Income Information

Income information was available for all 191 households. According to the income levels for the County, adjusted for family size as published by City of Lansing, Neighborhood Housing and Community

Development Office (NHCD) based on the formula used by HUD in 2022, of the 191 households all of them are at or below 80% of the median family income for the area therefore are qualified for the PBV program.

III. Relocation Program

The relocation program and assistance offered by LHC will conform to provisions of the federal and state law and guidelines, as appropriate. The relocation program applies to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options as a result of the Section 18 transaction. LHC expects the number of physical relocations to be very minimal, likely zero. In the event of physical relocation, the following will be applied.

A. Program Objectives, Standards and Assurances

It is LHC's objective to fully support the relocation of the residents who are ineligible for the PBV program or residents choosing other comparable housing options. In the scope of the relocation, LHC staff will:

- Determine the needs of households requiring relocation.
- Provide adequate information and assistance to move to another unit provided by LHC, if eligible and available.
- Work with the resident to identify other comparable housing options.
- Provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, disability, creed, familial status, student status, marital status, sexual orientation, gender identity, age or, other arbitrary circumstances.
- Supply information concerning federal and state governmental programs that provide assistance to low income or disabled persons.
- Make relocation benefit payments in accordance with applicable guidelines.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the move. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, age and health considerations, utility providers, and accessibility needs.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.

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- Assistance will be provided to complete appropriate forms and coordinate moving arrangements. Residents will be kept informed of timing and receive appropriate notice to prepare for necessary moves. Claims for compensable expenses associated with the relocation process will be processed expeditiously.
- Translation assistance will be provided, as needed.

C. Relocation Financial Assistance

Residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options will be eligible for relocation financial assistance.

1. Moving Expenses

Residents choosing other comparable housing options because of the Section 18 disposition will be eligible for reimbursement of moving expenses.

In addition to the cost of the actual move, one-time expenses associated with utility re- connections (e.g., gas, water, electricity) will be eligible for reimbursement.

2. Displacement Payments

In addition to the services outlined above, residents may be eligible for displacement payments if they choose to move. Displacement payments may include first months rent and security deposit at a new residence or the existing residence if no subsidy is being provided.

D. Relocation Process

The general steps that will be required of LHC:

- The relocation program will be carried out by LHC staff to ensure consistency in the application of the local policies and state and federal requirements.
- LHC had multiple meetings with the tenants as well as issued multiple notifications. During each meeting, LHC provided plan narrative, up-to-date progress and answered tenant questions. The application was developed in consultation with tenants to be displaced/affected.
- Formal notification to be sent 90 days prior to closing which will include current qualifying status for the PBV program and an intent to join PBV program form for tenant to sign.
- 60 days prior to closing LHC request for any additional documentation to be sent.
- 30 days prior to closing LHC shall provide each tenant with a 30-day Notice of Termination of the Public Housing Lease Agreement and information about the new lease.
- LHC Staff will conduct additional assessments of residents choosing other comparable housing options to develop an individual relocation plan, identify special needs and determine the level of assistance needed for each resident.
- If a resident is found to not qualify for the Section 8 program and alternative housing options cannot be identified, that unit may be removed from the Section 18 application.

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E. Grievance Procedures

All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by LHC to provide comparable temporary housing referrals; or LHC property management practices. The procedures governing grievances set forth in Section 1.6 of HUD H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 will apply.

F. Eviction Policy

LHC recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement or a dangerous or illegal act in the unit. Eviction will not affect the eligibility of a person legally entitled to relocation benefits. However, legal action to evict shall be undertaken for tenant refusal to cooperate with the relocation program.

LHC does not expect any evictions related to Section 18, as residents will be remaining in their units.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the overseeing government authority to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displace 18 years and older by having them self-certify as to their legal status.

H. Non-Discriminatory Statement

Residents who will relocate to another public housing unit as a result of the Section 18 transaction shall be relocated (as available) to other decent, safe, sanitary and affordable housing on a non-discriminatory basis without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual preference, sexual orientation or gender identity and in compliance with federal, state and local laws.

I. Project Timing

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

LHC is working through the HUD Application process and due diligence period with the private investment group. The anticipated date of close for this transaction October 31, 2022.

Lansing Housing COMMISSION
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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

More specific to direct resident consultation LHC sent communications in May of 2021, held resident meeting on April 7th, 2022, sent a letter in April 2022, prepared and distributed a frequently asked questions document and held another resident meeting in June 2022. Moreover the team has been communicating with residents through direct phone calls since May 2022.. LHC will continue to communicate with residents and is likely to have more meetings in the coming months.

In addition to those discussions, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Overview

The Lansing Housing Commission (LHC) is pursuing the sale of its scattered site locations through HUD's Section 18 Program. This document has been developed to provide information about the Section 18 Program through frequently asked questions. This should be considered a working document as LHC continues to work with HUD, potential ownership group, and potential future resident homeowners. As a result the LHC team may update and/or add questions and details to this document.

What is Section 18?

Section 18 allows public housing agencies to demolish or sell their public housing units.

Section 18 is a HUD designed program to support HUD's initiative to transition affordable housing from public housing platform (Section 9) to more voucher based (Section 8) housing platform. Section 18 allows housing agencies, like LHC, to demo or dispose (sell) qualifying assets.

Why was Section 18 created?

Over the last decade, the government's funding for public housing has fallen below sustainable levels. The result is that public housing units need significant capital improvements and the public housing funding provided and funding tools available are not adequate and will not be in the future. The gap between funding provided and funding needed is only likely to grow larger for units remaining in public housing. Section 18 allows for new funding tools and opportunities.

The proceeds from the sale of the properties will allow LHC to acquire and rehab affordable housing units in the Greater Lansing Area.

What are the expected benefits of LHC's use of HUD's Section 18 Program?

Benefit		Description
20 Years	Long-term Affordability Commitment	• Sites remain affordable via contracts and vouchers from LHC • Resident rents remain based on income (~30% of income) • Very few (if any) residents will move as a result of this; LHC teams will help and support residents with any necessary moves
$$$	Funds Earned for Future Affordable Housing	• HUD specified and approved uses of funds from transaction • Increase and improve quality affordable housing in the community • Community specific housing and resident service programming opportunities
~40	Resident Homeownership Interests	• 40 existing residents have declared interest in purchasing their home • LHC teams will be in communication with them over next few months as residents evaluate financing options
Increased Funding Tools Available	Capital Improvements at Existing Sites	• New ownership has existing capital and will have access to capital options not available to public housing agencies
Oversight and Control	LHC Long-term Involvement	• Although LHC will not own the sites, involvement will be long-term through Housing Assistance Payment (HAP) contract(s) and voucher administration • Potential for property management involvement as well

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How is HUD involved in the Section 18 Program?

LHC has been working with HUD teams over the past couple years on RAD and Section 18 Programs. HUD is responsible for approving the Section 18 sale of the scattered sites.

LHC will submit a very detailed application to HUD. HUD will review and provide feedback accordingly. The application includes significant amount of detail about the sites, sale price information, and overall program.

What will happen to houses following the sale?

At this point there are primarily 2 end results for the home.

1. Sold to a new ownership group with a project-based voucher (PBV) and commitment to keep the houses affordable for at least the next 20 years.

2. Sold to existing or other qualifying resident as new homeowners for their use and purpose. There will not be a PBV or any other subsidy tied to the unit. This will become like any other individually owned home in the city.

Will residents have to move?

No. Residents in good standing and qualifying will not have to move, these are mainly the same requirements for the public housing program today. Residents are encouraged to contact LHC scattered site staff to confirm standing. The LHC team will work with residents to improve standing (as needed and possible) prior to sale of the scattered sites.

What is a Project-Based Voucher (PBV)?

A PBV means that vouchers (subsidy from HUD) are attached to specific units. The voucher stays with the unit for at least the next 20 years. In the event a resident moves out, the voucher stays with the unit it does not move with the resident like other housing choice vouchers. As LHC does at other sites today, it will administer the PBV program through a HAP contract with the new ownership group.

Will the sale of the scattered sites affect housing assistance?

Under Section 18 and the sale of the scattered sites, your current public housing lease will end and your new lease with a new owner will begin using a PBV.

Will resident rents go up?

Rent will remain the same unless household income has changed.

Resident rents will continue to be based on 30% of income, as it is today under public housing. Therefore, unless residents have had a change in income or household size, rents should not change. If a resident has experienced a change in income or household size, rent will be updated accordingly, similarly to how it would be done today in public housing.

Residents who were previously paying a flat rent as a public housing resident may experience a rent increase because Section 8 rents are income-based.

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Can residents request a Section 8 voucher to move somewhere else?

Following 12 months in the PBV program residents may submit a request in writing that they wish to receive a Section 8 Voucher. A Section 8 voucher would travel with the resident, the PBV will still stay with the existing unit. Once a Section 8 voucher becomes available, the resident will be rescreened for eligibility to receive one. Eligibility for a Section 8 Voucher is determined on current standing, residents may not owe any rent, have unpaid charges, or be under eviction status.

If residents are interested in a Section 8 voucher prior to the 12-month period in the PBV unit, they can apply when waitlists are open throughout the year.

When is the Section 18 process expected to complete?

LHC will continue to work with HUD and the prospective buyers over the next few months. The Section 18 process is expected to be complete in Fall 2022.

I am a resident, what do I need to do now?

As a resident if you are interested in purchasing your home you should have submitted your intent to purchase your home to LHC. You now have until July 1st to work with financial institutions and local agencies to get prequalified. Below is a list of resident responsibilities for the homeownership option:

Homeownership - Resident Responsibilities

Work with agencies and/or financial institutions for homeownership programs and financing to purchase. Potential agencies to contact include:

- Capital Area Housing Partnership (CAHP)
- Habitat for Humanity
- Michigan State Housing Development Authority (MSHDA)
- Residents are encouraged to explore other agencies that may have homeownership programs

Provide a letter from an agency and/or financial institution by Friday July 1st stating you are pre-qualified to purchase a home. Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

PBV - Resident Responsibilities

As a resident if you are not interested in purchasing your home and you plan to stay in your existing home with the PBV you should be looking for communications and meeting notices from LHC.

Continue to monitor communications from LHC and attend informational meetings.

Receive and complete any additional paperwork requests from LHC in a timely fashion. LHC will initiate this process, so there isn't much for residents to do under this option until:

- New packets will be required prior to or at the same time of the transaction closing
- LHC will send these requests out around the time of close late summer / early fall
- There will not be a new screening

Under both scenarios residents are encouraged to contact LHC with questions and/or concerns. The LHC team is here to help throughout the process.

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Additional Information and Things to Keep in Mind

- Continue to follow the rules of your current public housing lease
- Keep an eye on your mail and LHC website https://lanshc.org/ for more information from LHC
- If you have questions about the changes, contact LHC
- For more information on the process of Section 18, go to: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo

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Lansing Housing Commission (LHC) Scattered Site HUD's Section 18 Program
Intent to Pursue the Purchase of Current Residence

April 14th, 2022

«Name»
«Address»
«City_State_Zip»

On April 7th, 2022 the Lansing Housing Commission (LHC) held an initial resident meeting to discuss our application to HUD's Section 18 Program, which includes the potential sale of your residence and other LHC scattered sites. During this meeting some residents indicated that they still have interest in pursuing the purchase of their residence.

To work further with these individuals LHC is extending the timeframe for residents to pursue homeownership programs and approvals to July 1st, 2022.

If you are interested in pursuing the purchase of your residence please check here___, complete and sign the form on page 3, and return it to LHC attention Karen Chase 419 Cherry Street Lansing, MI 48933 by **Friday April 29th. Please carefully review 1. Section 18 - Pursuing Homeownership for specific details**.

If you are not interested in pursuing homeownership, please review the **Section 18 – Project Based Voucher (PBV) Section.** Pending HUD approval of our application your home is being sold to a new owner, however, it will be with a PBV**, so you will not have to move (as long as you qualify and are in good standing), and your rent is not expected to change unless your income does.** As the existing resident, once you qualify and as long as you remain in good standing, you can remain in the unit for as long as you desire.

1. Section 18 - Pursuing Homeownership

Please note the LHC team is not in a position to assess financial qualifications for home ownership. Therefore, it will be important for you to reach out to agencies and/or your preferred bank/financial institution. The LHC team is here to answer questions and provide support as applicable but obtaining finances along with other items are the responsibility of the resident.

Resident Responsibilities

- Complete and return the form on page 3 with your signature at the bottom indicating your intent to pursue the purchase of your residence **by Friday April 29th**

- Work with agencies and/or financial institutions for homeownership programs and financing to purchase
  - Potential agencies to contact include:
    - Capital Area Housing Partnership (CAHP),
    - Habitat for Humanity,
    - Michigan State Housing Development Authority (MSHDA)
  - Residents are encouraged to explore other agencies that may have homeownership programs

- Provide a letter from an agency and/or financial institution **by Friday July 1st** stating you are pre-qualified to **purchase a home, for qualification purposes please consider the following**
  - $60,000 is the expected minimum purchase price for a home
  - The final price will be dependent on the size and type of home

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- Pre-qualification will be a starting point for future discussions to hopefully secure the purchase of a home
- Pre-qualification does not guarantee the purchase of your home
- For more information about purchase price please contact LHC
- Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933

2. Section 18 – Project Based Voucher (PBV)

In the event you decide not to pursue homeownership, or you do not qualify to purchase the home, pending HUD approval of the Section 18 application your house will be sold to another buyer. Through the Section 18 process, units sold to other buyers are expected to have a project-based voucher assigned to them. Below is what you can expect from the Section 18 program sale to another buyer:

- You will not be required to move unless you do not qualify for the program or are not in good standing
- Your rent is expected to remain the same unless there is an income or household change since your last re-certification
- You will be required to sign a new lease and recertify your income
- You may remain in your unit indefinitely as long as you remain qualified and in good standing with program requirements and your lease
- After 12 months of living in your unit under the PBV program, you may request to receive a Tenant Protection Voucher (TPV) which would allow you to seek alternative housing, as long as you meet eligibility

If you have questions about qualifications and current standing, please reach out to Kendra McAbee at KendraM@lanshc.org or 517-897-7270.

Resident Responsibilities

- Continue to monitor communications from LHC, attend informational meetings, and contact the LHC team with questions and/or concerns

- Receive and complete any additional paperwork requests from LHC in a timely fashion
  - New packets will be required prior to or at the same time of the transaction closing
  - LHC will send these requests out around the time of close late summer / early fall
  - There will not be a new screening

The LHC team is here to help residents through this process and answer questions so please use the resources available to you through LHC.

The next resident meeting related to Section 18 Program will be held towards the end of May, a notification with meeting date, time, and location details will be sent at a later date.

Again, we appreciate your time and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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If you are not pursuing homeownership you do not need to complete this form.

If pursuing homeownership as option please review, complete, sign, and return this form by April 29th, 2022.

Return options

1. Scan and email to karenc@lanshc.org
2. Mail or drop off at 405 Cherry Street Lansing, MI 48933

I, _____(print name) currently residing at _____(print address), have reviewed and read the above letter. I fully understand that it is my responsibility and option to pursue homeownership at my own cost and time. To have an option for homeownership of an LHC scattered site I will need to provide a pre-qualification letter showing access to financing to purchase the home at the set price. This letter needs to be from a credible lender/financial institution or agency with homeownership finance program. While LHC can help residents answer questions and provide guidance, LHC is not qualified to assess or provide approval for financial qualifications related to home ownership

The prequalification letter must be returned **to LHC by no later than Friday July 1st, 2022.**

I recognize that obtaining and providing a pre-qualification letter doesn't guarantee the purchase of my home, as different size units may have different sale prices. The pre-qualification letter does provide an opportunity to purchase and will lead to further discussions with the LHC team about a transaction for homeownership.

This signed letter is to **be returned by Friday April 29th.**

I have read the above information and am pursuing homeownership via the Section 18 process and intend to provide a **pre-qualification letter showing access to financing required to purchase a home by Friday July 1st, 2022.** Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

If I do not provide the pre-qualification letter as outlined above, I understand that I will not be considered for homeownership at this time.

_____(print name)

_____(print address)

_____(phone number) _____(email)

_____(sign name) _____(date)

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Lansing Housing Commission

Re: LHC Scattered Housing Disposition

Dear Resident:

The Lansing Housing Commission is taking this opportunity to provide you with the latest updates in LHC's disposition application for the sale of the Public Housing scattered sites portfolio. We understand it is important for you to have proper information that will help you make the best decisions for you and your family as we move forward. LHC appreciates serving you and are committed to work in partnership with you throughout this transition.

If you are interested in potentially purchasing your home, we are asking you to indicate your intent by May 31st, 2021. This is not a final decision but will be helpful for us in planning as we move forward with the sale of the houses. A home ownership class will be offered free of charge through the Capital Area Housing Partnership for any interested resident. We expect the first sale of a home will not occur until late in 2021.

For those residents who do not want to purchase their home you will soon receive information about your new housing options. LHC will offer your household the option to utilize a Tenant Protection Voucher (similar to a Section 8 voucher). The voucher will give you the potential to stay in your current home or allow you the choice to move anywhere the vouchers are accepted. You will also have the option to be transferred to a LHC property and remain under the Project Based Rental Assistance program (formerly known as Public Housing). In short, your household will be able to retain the affordable housing you now have.

If you have any questions regarding this process or want to investigate the purchase of your current home, please email or call us at:
Andrea Bailey – andreab@lanshc.org or Kendra McAbee – KendraM@lanshc.org
517-487-6550 Ext 801

Again, we appreciate you and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

52860-A Section 8, Line 3 - 6

Offer of Sale

Line 3
Prior to final award of unit purchases to SK Investments Group through public RFP process, LHC offered an opportunity to all residents to buy eligible existing homes. LHC provided the opportunity through a mailing and followed up with phone calls. LHC has about 40 residents interested in purchasing their home, which is why those houses will be included in a separate application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.

Line 4
LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.

Line 5
LHC received written notification from individual residents interested in purchasing their home.

52860-A Section 8, Line 3 - 6

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Line 5
LHC received written notification from individual residents interested in purchasing their home.

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	07-28-2022

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
1020 Leslie	Single Family	MI058000103	22	81020	33-01-01-22-230-201	Lot 170, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
644 S. Hayford	Single Family	MI058000103	32	8644	33-01-01-14-359-251	Lot 138, Lansing Addition Company's Subdivision, as recorded in Liber 5, Page 20, Ingham County Records.	0.10	1
315 W. Hylewood	Single Family	MI058000103	50	4315	33-01-01-04-103-191	Lot 48, Hylewood Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
1025 Bensch	Single Family	MI058000103	52	81025	33-01-01-22-208-071	Lot 165, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
1027 Shepard	Single Family	MI058000103	53	81027	33-01-01-22-230-131	Lot 185, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1031 Shepard	Single Family	MI058000103	54	81031	33-01-01-22-230-141	Lot 186, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1113 Dakin	Single Family	MI058000103	56	81113	33-01-01-22-253-041	Lot 296, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
1118 Leslie	Single Family	MI058000103	58	81118	33-01-01-22-277-161	Lot 158, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
319 W. Hylewood	Single Family	MI058000103	59	4319	33-01-01-04-103-201	Lot 49, Hylewood Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
1135 Leslie	Single Family	MI058000103	64	81135	33-01-01-22-278-091	Lot 114 City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1141 Leslie	Single Family	MI058000103	65	81141	33-01-01-22-278-111	Lot 116, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1143 Leslie	Single Family	MI058000103	66	81143	33-01-01-22-278-121	Lot 117, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1200 Parkview	Single Family	MI058000103	67	81200	33-01-01-22-176-441	Commencing at the Northwest corner of Lot 75, thence West 50 feet, South 0°37' West 104.5 feet, East 50 feet, North to beginning, Huntington Heights Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1202 Parkview	Single Family	MI058000103	68	81202	33-01-01-22-176-431	Lot 75, Huntington Heights Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
422 W. Hylewood	Single Family	MI058000103	69	4422	33-01-01-04-102-111	Lot 39, Hylewood Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
412 W. Frederick	Single Family	MI058000103	71	8412	33-01-01-04-103-091	Lot 41, Fairfield Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.19	1
517 E. Community	Single Family	MI058000103	73	8517	33-01-01-04-230-121	Lot 3, Supervisors Plat of Eastern Heights, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
528 N. Magnolia	Single Family	MI058000103	74	8528	33-01-01-14-104-151	Lot 298, also vacated alley commencing Northwest corner of Lot 298, thence West 5 feet, South 33 feet, East 5 feet, North 33 feet to beginning, Leslie Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
1216 Wieland	Single Family	MI058000103	75	51216	33-01-01-03-382-105	Lot 26 and North 20 feet of Lot 25, Wieland Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
541 E. Community	Single Family	MI058000103	76	8541	33-01-01-04-230-161	Lot 26, Supervisors Plat of Community Homes Sites, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
610 S. Hayford	Single Family	MI058000103	77	8610	33-01-01-14-359-361	Lot 149, Lansing Addition Company's Subdivision, as recorded in Liber 5, Page 20, Ingham County Records.	0.10	1
640 S. Hayford	Single Family	MI058000103	80	8640	33-01-01-14-359-271	Lot 139, Lansing Addition Company's Subdivision, as recorded in Liber 5, Page 20, Ingham County Records.	0.10	1
935 Dakin	Single Family	MI058000103	81	8935	33-01-01-22-204-071	Lot 273 and South 2 feet of Lot 272, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1125 Leslie	Single Family	MI058000103	83	81125	33-01-01-22-278-061	Lot 111, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1128 Leslie	Single Family	MI058000103	84	81128	33-01-01-22-277-131	Lot 155, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1131 Shepard	Single Family	MI058000103	85	81131	33-01-01-22-277-061	Lot 199, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1223 Leslie	Single Family	MI058000103	87	81223	33-01-01-22-283-071	Lot 125, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1229 Leslie	Single Family	MI058000103	88	81229	33-01-01-22-283-091	Lot 127, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1231 Regent	Single Family	MI058000103	89	81231	33-01-01-22-279-371	Lot 41, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1235 Regent	Single Family	MI058000103	90	81235	33-01-01-22-279-381	Lot 42, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1239 Regent	Single Family	MI058000103	91	81239	33-01-01-22-279-391	Lot 43, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1243 Allen	Single Family	MI058000103	92	81243	33-01-01-22-281-111	Lot 111, Parkview Land Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.11	1
1246 Lathrop	Single Family	MI058000103	93	81246	33-01-01-22-256-121	Lot 46 except North 2 feet, Parkview Land Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
1247 Allen	Single Family	MI058000103	94	81247	33-01-01-22-281-121	Lot 110, Parkview Land Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
429 E. Community	Single Family	MI058000103	96	5429	33-01-01-04-229-101	Lot 10, Supervisors Plat of Eastern Heights, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
500 Mifflin	Single Family	MI058000103	98	8500	33-01-01-14-379-221	Lot 289, Snyder's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
512 Fairfield	Single Family	MI058000103	99	8513	33-01-01-04-105-031	Lot 97, Fairfield Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	1
1125 and 1127 Hickory	Duplex	MI058000103	B_0004	151125	33-01-01-10-376-191	Lots 37 and 38, Block 2, Lansing Improvement Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.22	2
1217 Whyte	Single Family	MI058000103	B_0007	151217	33-01-01-10-128-121	Lot 6, Cushion Replat No. 2, City of Lansing, as recorded in Liber 29, Page 2, Ingham County Records.	0.13	1
537 E. Community	Single Family	MI058000103	B_0010	8537	33-01-01-04-230-151	Lot 27, Supervisors Plat of Community Homes Sites, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
1218 and 1220 N. High	Duplex	MI058000103	B_0011	151218	33-01-01-10-154-282	South 16.5 feet of Lot 5 and North 54 feet of Lot 4, Block 1, Handy Home Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.32	2
1223 Whyte	Single Family	MI058000103	B_0014	151223	33-01-01-10-128-131	Lot 7, Cushion Replat No. 2, City of Lansing, as recorded in Liber 29, Page 2, Ingham County Records.	0.16	1
1518 and 1520 N. High	Duplex	MI058000103	B_0021	151518	33-01-01-10-154-112	Lot 19 and South 42 feet of Lot 20, Block 1, Handy Home Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.42	2
1529 New York	Single Family	MI058000103	B_0022	151529	33-01-01-10-176-052	Lot 41 and South 21 feet of Lot 42, Highland Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.21	1
1559 N. High	Single Family	MI058000103	B_0023	151559	33-01-01-10-153-341	Lot 13, Block 3, Handy Home Addition, City of Lansing, according to the recorded plat thereof, Ingham County Records.	0.15	1
114 Fairfield	Single Family	MI058000103	B_0025	8114	33-01-01-04-126-211	Lot 3, Fairfield Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.25	1
1636 N. High	Single Family	MI058000103	B_0026	151636	33-01-01-10-107-071	South 21 feet of Lot 14 and North 24 feet of Lot 15, Block 1, Ballard's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	1
2212 Turner	Single Family	MI058000103	B_0028	152212	33-01-01-04-454-045	Commencing 142.7 feet Northwesterly from Intersection Northeast corner of Turner Street and Mosely Avenue, thence East 120 feet, Northwesterly 60 feet parallel to Easterly line of Turner Street, West 130 feet, Southeasterly 60 feet to beginning, Section 4, Town 4 North, Range 2 West, City of Lansing, Ingham County Records.	0.14	1
405 N. Magnolia	Single Family	MI058000103	B_0041	8405	33-01-01-14-108-341	Lot 115, Columbia Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
811 and 813 N. Pennsylvania	Duplex	MI058000103	B_0060	15811	33-01-01-10-351-151	Lot 8, Wiley's Subdivision, as recorded in Liber 1, Page 33, Ingham County Records.	0.22	2

List of scatterd sites in this AMP to be included in the initial sale. Scattered sites not included from this AMP are likely to be sold to residents and be included in a future Section 18 Application.

LANSING HOUSING COMMISSION

191 Units
Single Family
Duplexes

Direct, confidential sales of affordable housing.™

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LANSING HOUSING COMMISSION | Market Positioning and Pricing Analy-

PREPARED: July 22nd, 2022

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AFFORDABLE HOUSING
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28-EI-RQ5-01710 0000011871 "UNCLASSIFIED" 6/5/2026

MARKETING RESULTS AND BROKER OPINION OF VALUE

In October of 2021, our firm was engaged to assist in the marketing and promotion of the Lansing Housing Commission's Request for Proposal (RFP) to potentially sell a portfolio of 242 units of duplexes and single family homes. The proposed concept was to execute the sale under the guidelines of HUD Section 18, allowing housing authorities to sell assets to individuals or businesses.

Based on the expected rents available for a post-sale, project-based rent subsidy contract, our firm would expect the asset's value to land between $13,000,000 and $14,500,000. This conclusion is derived from the available gross income through the rent subsidy contract, and projected operating expenses to derive an NOI. Capitalizing that NOI at a rate between 7% and 8% gives this range of income-based valuation.

That being said, from a sales and cost approach for single-family housing, a higher valuation can be supported. Given that the median home value in Lansing Michigan was at $110,000 in January of 2022, then a much higher value is realistic, even when considering a substantial bulk-sale discount. Furthermore, individual appraisals reflected values between $75,000 to $125,000 per home. Therefore, our expectation would be a discount of 60-70% of the stand-alone median home value, leading to a conclusion ranging between $16,000,000 and $18,600,000.

Considering that the portfolio to be sold could fluctuate, based on tenant incomes and some tenants purchasing their homes, we have fine-tuned our valuation estimate to be based on the anticipated number of units to be sold, and the number of rentable bedrooms in each unit. While our original analysis was based on multi-family portfolio pricing, this adjustment requires more individualized pricing, for which we are applying a gross rent multiple to derive an estimate of value. The expected GPR is between 6 and 10, with duplexes demanding a higher multiple. The result is roughly $60,000 per two bedroom home, $70,000 per three bedroom home, $90,000 per four bedroom home, $100,000 per five bedroom home, and $140,000 per duplex. This is consistent with cost and comparable sale methodology. The current expectation is for 191 units of the portfolio to be sold, which would result in a total value between $13,000,000 and $14,000,000.

Our firm conducted an extensive marketing effort, both within our existing network of affordable housing investors and developers, and extending to multi-family operators in Michigan and national single-family portfolio buyers. Our efforts resulted in confidentiality agreements being executed by over 30 investors, several property tours, and multiple offers. This leads to our conclusion that the highest value would be achieved from a buyer valuing based on comparables and cost, rather than via the income approach. This is consistent with individualized valuation we have added based on a gross rent multiple.

Sincerely,

Kyle Shoemaker

Managing Director

Affordable Housing Investment Brokerage, Inc.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

26-EI-RO5-01710 0000018711 "UNCLASSIFIED" 6/5/2026

LEAD TEAM MEMBER BIOGRAPHY



Kyle Shoemaker, Managing Director, formed Affordable Housing Investment Brokerage after identifying a need for an investment brokerage company dedicated to the specific needs of the affordable housing industry. Prior to founding the company, Kyle participated in the brokerage of over 97 transactions totaling over $700M in market value as a Senior Associate at a national investment real estate company. In 2012, Kyle was recognized with the Outstanding Sales Achievement Award. Kyle earned a BS in Finance from Indiana University in Bloomington, IN.



Bill Brading, Associate, covers the Southeast region of the United States for AHIB, Inc. Bill has over 4 years of commercial real estate experience ranging from a small family office to CBRE, a publicly traded company. In addition, Bill is on the Board of a related group of non-profit corporations that own or serve as the general partner in affordable housing apartments and senior living facilities.

Bill earned his BS in Business Management from Terry College of Business at the University of Georgia in Athens, GA. In 2016, he received his Master's in Business Administration (MBA) with a focus on Entrepreneurship from the Acton School of Business. Acton has been ranked by Princeton Review as a top 10 Best MBA Programs and #1 Most Competitive Students since 2013.

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CONFIDENTIALITY AND DISCLAIMER

This initial offering memorandum contains certain information regarding an affordable housing asset owned and operated by a regional company. By accepting this offering memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the information only to evaluate this specific transaction and for no other purpose. In addition, the recipient agrees not to divulge the information contained herein to any other party and shall return this information, and any subsequent release of information, upon request of the Seller. All recipients of this information are bound to the confidentiality agreement previously signed by the recipient and held on file by Affordable Housing Investment Brokerage, Inc. (Agent). It is understood that the recipient will refrain from any unauthorized on-site visits, contact with the Seller or contact with the property and/ or employees.

The Seller reserves the right to negotiate with one or more parties at any time and to enter into a definitive agreement with respect to a transaction or to determine not to proceed with a transaction, without prior notice to the recipient. The Seller, and affiliates, shall not be legally bound to any recipient of this marketing package unless a written agreement concerning a transaction has been approved and dually executed.

The information contained in this marketing package was provided to the Seller and other public sources. This document has been prepared from sources that are believed to be reliable. The Seller and Affordable Housing Investment Brokerage, Inc., all affiliates and their respective officers, directors, managers or employees make no representation or warranty as to the accuracy or completeness of any information.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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OFFERING PROCEDURES

PURCHASERS WISHING TO MAKE AN OFFER ON THE PROPERTY SHOULD SUBMIT:

- ✓ Letter of Intent (template available upon request).
- ✓ Source and location of the equity monies necessary to close the proposed transaction: money market account, marketable securities, etc.
- ✓ Specific details of intended financing (ie. Fannie, Freddie, Credit Union, Local Bank etc.)
- ✓ List of other investment real estate owned now or in the past, including property type, address, size, approximate value and period of ownership.
- ✓ Description of the purchaser's experience with investment real estate or related industries.
- ✓ Transaction references.
- ✓ Banking references

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26-FI-RO5-01710 | 0000016711 | "UNCLASSIFIED" | 6/5/2026

PRICING AND FINANCIAL ANALYSIS

Executive Summary
Price Summary
Unit Mix Analysis
Income and Expenses

26-FI-RQS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

PRICING SUMMARY - PER UNIT GPR ESTIMATE

Unit Count	Type	Value Per Unit	Estimate Total Value	Gross Rent Multiple	Scheduled Annual Rent	Contract Rent
24	2 Bed Single Family	$63,570	$1,525,680	6.5	$234,720	$815
15	2 Bed Duplex	$94,506	$1,417,590	9.5	$149,220	$829
68	3 Bed Single Family	$83,616	$5,685,888	6.5	$874,752	$1,072
17	3 Bed Duplex	$124,260	$2,112,420	9.5	$222,360	$1,090
28	4 Bedroom Units	$85,722	$2,400,216	6.5	$369,264	$1,099
7	5 Bedroom Units	$98,982	$692,874	6.5	$106,596	$1,269
159	***Totals***	**$87,010**	**$13,834,668**		**$1,956,912**	
	Vacant ***Averages***					**$12,308**

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EXECUTIVE SUMMARY - MULTIFAMILY PORTFOLIO PRICING

Property Details

Total Number of Units	191
Total Square Feet	431,115
Average Square Feet Per Unit	2,257
Average Monthly Rent Per Unit	$1,016
Asset/Location Class	C/B
Asset Type	Single Family and Duplex

All Cash Summary

Price	**$12,000,000**
Cap Rate - Year One	6.49%
GRM	5.15
Price Per Unit	$62,827
Price Per Foot	$27.83

Debt Assumptions

Interest Rate	4.00%
Amortization Period	30 Years
Years of Interest Only	0 Years
Annual Loan Constant	5.73%
Loan Term	10 Years
Year 1 DCR	1.42
Loan to Value	80%
Loan Amount	$9,600,000

Leveraged Summary

Price	$12,000,000
Cash on Cash Return - Year 1	9.15%
Cash on Cash Return - 3 Yr. Average	8.40%
All Cash IRR	6.92%
Leveraged IRR	14.46%

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26-FI-ROS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

RENT ROLL SUMMARY

Unit Count	Type		Unit Size	Scheduled Monthly Rent	Contract Rent	HUD FMR	Max 60% LIHTC Rent
24	2 Bed Single Family			$19,560	$815	$909	$1,128
30	2 Bed Duplex			$24,870	$829	$909	$1,128
68	3 Bed Single Family			$72,896	$1,072	$1,171	$1,302
34	3 Bed Duplex			$37,060	$1,090	$1,171	$1,302
28	4 Bedroom Units			$30,772	$1,099	$1,453	$1,264
7	5 Bedroom Units			$8,883	$1,269	N/A	$1,604
191		***Totals***	**431,115**	**$194,041**			
	Vacant	***Averages***	**2257**		**$1,016**	**$470**	**$563**

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INCOME AND EXPENSES

	Year 1	Per Unit		Per Foot	% of SGI
Gross Potential Rent	$2,980,344	$12,315		$6.91	
Total Economic Vacancy	($89,410)	($369)	3.0%	($0.21)	
Gross Operating Income	**$2,890,934**	**$11,946**		$6.71	
Total Fixed Expenses	**$1,815,000**	**$7,500**		$4.21	62.78%
Total Expenses	**$1,815,000**	**$7,500**		$4.21	62.78%
Net Operating Income Before Reserves	$1,075,934	$4,446		$2.50	37.22%
Capital Reserves	$60,500	$250		$0.14	2.09%
Net Operating Income After Reserves	**$1,015,434**	**$4,196**		$2.36	35.12%

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LANSING HOUSING COMMISSION

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

242 Units
Single Family
Duplexes

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPS which includes 191 units)

1. *Estimated amount of gross and net proceeds*

   Gross $13,490,000 and Net $12,315,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Oliver Gardens rehabilitation project (existing 30 Section 8 units)
   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation and RAD conversion
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Section 8 PBV Unit Development
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

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   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

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   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

52860-A Section 6, Line 1(a)

Scattered Site Homes Vacant

Units currently listed as vacant are expected to be filled prior to the closing of this transaction. Any unit not occupied prior to close will be removed from the application.

Lansing Housing COMMISSION
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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

More specific to direct resident consultation LHC sent communications in May of 2021, held resident meeting on April 7th, 2022, sent a letter in April 2022, prepared and distributed a frequently asked questions document and held another resident meeting in June 2022. Moreover the team has been communicating with residents through direct phone calls since May 2022.. LHC will continue to communicate with residents and is likely to have more meetings in the coming months.

In addition to those discussions, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

Relocation Plan



Lansing Housing Commission

July 2022

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

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Introduction

The Lansing Housing Commission ("LHC") is a Public Housing Agency ("PHA") that provides rental housing units and rental assistance to families. LHC strives towards a brighter future for its residents by providing them a quality standard of housing while making it affordable in their journey to become financially independent. LHC invests in people by providing more than just housing; it also connects people with opportunities and on-site resources such as GED programs as well as outreach programs that assist with health and quality of life issues. Also, LHC provides summer youth activities, which include educational experiences and athletic programs to keep them enjoying, participating, and growing in the Lansing community.

The U.S. Department of Housing and Urban Development ("HUD") developed the Section 18 program to further enable public housing agencies to successfully support residents and communities well into the future. Through the Section 18 program housing agencies can demolish or dispose of public housing for a variety of reasons specified by HUD.

For LHC, it is in the best interest of the agency, residents and community to dispose of the scattered sites in the portfolio. Specifically related to this Relocation Plan the disposition includes the sale of 191 units via the Section 18 program. The sale of these units is to a private investment group at fair market value. The private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. This transaction will support existing residents enabling them to stay in their homes under the PBV program. The resident-paid portion of rents will be 30% of their income and they will enjoy the benefits of the PBV program. Additionally, LHC will be able to use the proceeds generated from the sale to improve existing housing, develop new affordable housing, expand resident service programs, create future homeowners and provide additional benefits to the community.

LHC has prepared the following Relocation Plan ("Plan") for LHC scattered sites to be repositioned through the Section 18 program to long term affordable housing under HUD's PBV program. This Plan demonstrates how LHC intends to comply with the regulatory requirements, as well as the spirit and intent of the RAD Fair Housing, Civil Rights, and Relocation Notice.

The 191 units consists of 64 duplex units (32 duplexes) and 127 single family homes. The duplexes include 30 two-bedroom units and 34 three-bedroom units. The single family homes include 24 two-bedroom units, 68 three-bedroom units, 28 four-bedroom units and 7 five-bedroom units.

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I. Project Description

As a Public Housing Authority, LHC has an Annual Contributions Contract ("ACC") with HUD to administer both the conventional Public Housing program and the Housing Choice Voucher program, including PBVs.

This project includes the sale of 191 units of public housing via the Section 18 program. The sale of these units is to a private investment group that intends to keep the sites affordable via PBVs awarded and administered by LHC. Following the sale of the public housing scattered sites via the Section 18 program, LHC and the purchaser will enter into a twenty-year HAP contract for PBVs. The purchaser was selected through RFP process to project base vouchers at these sites. The final PBV award / HAP contract is pending HUD's approval of the Section 18 application and financial closing of the deal.

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II. Resident Assessment

This Plan sets forth policies and procedures to execute when relocation activities are deemed necessary.

The LHC team has completed an assessment to determine which residents currently in the public housing program will qualify for the PBV program administered by LHC. The purpose of this assessment is to identify which of the current residents require relocation activities related to the Section 18 transaction sale of the scattered sites. It is anticipated that no residents will be physically moved to a different property; they will only be "relocated" from the public housing program to HUD's PBV program.

To complete the assessments, LHC used existing information from past certifications/activities and followed up with residents accordingly to close any information gaps. Additionally, where needed the LHC team worked with residents to resolve issues so the residents would qualify for the PBV program.

Following the resident assessments, it was determined that of the 191 head of households all of them are at or below 80% of the median family income for the area therefore are qualified for the PBV program. Assessments were completed with the following considerations. While the vast majority of residents have incomes at 50% of AMI or less, the few with incomes between 50% and 80% of AMI have been continuously subsidized through the public housing program and are thus deemed income eligible.

A. Housing Mix

The 191 units consists of 64 duplex units (32 duplexes) and 127 single family homes. The duplexes include 30 two-bedroom units and 34 three-bedroom units. The single family homes include 24 two-bedroom units, 68 three-bedroom units, 28 four-bedroom units and 7 five-bedroom units.

B. Project Rents

The single-family home PBV contract rents are expected to be $815 for two-bedroom unit, $1,072 for three-bedroom unit, $1,099 for four-bedroom unit and $1,269 for five-bedroom unit. The duplex home PBV contract rents are expected to be $829 for two-bedroom unit and $1,090 for three-bedroom unit. Contract rents are gross rents less utility allowances. The difference in rent is due to a differential in the utility allowance for a single family versus a duplex home.

The Total Tenant Payment, similar to public housing rents, will be 30% of tenant income and are not expected to change unless income changes. LHC has set a policy that uses a five year phase-in for flat rent payers to ensure their annual rent increase wouldn't exceed ten percent.

C. Tenant Income Information

Income information was available for all 191 households. According to the income levels for the County, adjusted for family size as published by City of Lansing, Neighborhood Housing and Community

Development Office (NHCD) based on the formula used by HUD in 2022, of the 191 households all of them are at or below 80% of the median family income for the area therefore are qualified for the PBV program.

III. Relocation Program

The relocation program and assistance offered by LHC will conform to provisions of the federal and state law and guidelines, as appropriate. The relocation program applies to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options as a result of the Section 18 transaction. LHC expects the number of physical relocations to be very minimal, likely zero. In the event of physical relocation, the following will be applied.

A. Program Objectives, Standards and Assurances

It is LHC's objective to fully support the relocation of the residents who are ineligible for the PBV program or residents choosing other comparable housing options. In the scope of the relocation, LHC staff will:

- Determine the needs of households requiring relocation.
- Provide adequate information and assistance to move to another unit provided by LHC, if eligible and available.
- Work with the resident to identify other comparable housing options.
- Provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, disability, creed, familial status, student status, marital status, sexual orientation, gender identity, age or, other arbitrary circumstances.
- Supply information concerning federal and state governmental programs that provide assistance to low income or disabled persons.
- Make relocation benefit payments in accordance with applicable guidelines.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the move. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, age and health considerations, utility providers, and accessibility needs.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.

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- Assistance will be provided to complete appropriate forms and coordinate moving arrangements. Residents will be kept informed of timing and receive appropriate notice to prepare for necessary moves. Claims for compensable expenses associated with the relocation process will be processed expeditiously.
- Translation assistance will be provided, as needed.

C. Relocation Financial Assistance

Residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options will be eligible for relocation financial assistance.

1. Moving Expenses

Residents choosing other comparable housing options because of the Section 18 disposition will be eligible for reimbursement of moving expenses.

In addition to the cost of the actual move, one-time expenses associated with utility re- connections (e.g., gas, water, electricity) will be eligible for reimbursement.

2. Displacement Payments

In addition to the services outlined above, residents may be eligible for displacement payments if they choose to move. Displacement payments may include first months rent and security deposit at a new residence or the existing residence if no subsidy is being provided.

D. Relocation Process

The general steps that will be required of LHC:

- The relocation program will be carried out by LHC staff to ensure consistency in the application of the local policies and state and federal requirements.
- LHC had multiple meetings with the tenants as well as issued multiple notifications. During each meeting, LHC provided plan narrative, up-to-date progress and answered tenant questions. The application was developed in consultation with tenants to be displaced/affected.
- Formal notification to be sent 90 days prior to closing which will include current qualifying status for the PBV program and an intent to join PBV program form for tenant to sign.
- 60 days prior to closing LHC request for any additional documentation to be sent.
- 30 days prior to closing LHC shall provide each tenant with a 30-day Notice of Termination of the Public Housing Lease Agreement and information about the new lease.
- LHC Staff will conduct additional assessments of residents choosing other comparable housing options to develop an individual relocation plan, identify special needs and determine the level of assistance needed for each resident.
- If a resident is found to not qualify for the Section 8 program and alternative housing options cannot be identified, that unit may be removed from the Section 18 application.

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E. Grievance Procedures

All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by LHC to provide comparable temporary housing referrals; or LHC property management practices. The procedures governing grievances set forth in Section 1.6 of HUD H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 will apply.

F. Eviction Policy

LHC recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement or a dangerous or illegal act in the unit. Eviction will not affect the eligibility of a person legally entitled to relocation benefits. However, legal action to evict shall be undertaken for tenant refusal to cooperate with the relocation program.

LHC does not expect any evictions related to Section 18, as residents will be remaining in their units.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the overseeing government authority to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displace 18 years and older by having them self-certify as to their legal status.

H. Non-Discriminatory Statement

Residents who will relocate to another public housing unit as a result of the Section 18 transaction shall be relocated (as available) to other decent, safe, sanitary and affordable housing on a non-discriminatory basis without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual preference, sexual orientation or gender identity and in compliance with federal, state and local laws.

I. Project Timing

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LHC is working through the HUD Application process and due diligence period with the private investment group. The anticipated date of close for this transaction October 31, 2022.

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

More specific to direct resident consultation LHC sent communications in May of 2021, held resident meeting on April 7th, 2022, sent a letter in April 2022, prepared and distributed a frequently asked questions document and held another resident meeting in June 2022. Moreover the team has been communicating with residents through direct phone calls since May 2022.. LHC will continue to communicate with residents and is likely to have more meetings in the coming months.

In addition to those discussions, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

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Overview

The Lansing Housing Commission (LHC) is pursuing the sale of its scattered site locations through HUD's Section 18 Program. This document has been developed to provide information about the Section 18 Program through frequently asked questions. This should be considered a working document as LHC continues to work with HUD, potential ownership group, and potential future resident homeowners. As a result the LHC team may update and/or add questions and details to this document.

What is Section 18?

Section 18 allows public housing agencies to demolish or sell their public housing units.

Section 18 is a HUD designed program to support HUD's initiative to transition affordable housing from public housing platform (Section 9) to more voucher based (Section 8) housing platform. Section 18 allows housing agencies, like LHC, to demo or dispose (sell) qualifying assets.

Why was Section 18 created?

Over the last decade, the government's funding for public housing has fallen below sustainable levels. The result is that public housing units need significant capital improvements and the public housing funding provided and funding tools available are not adequate and will not be in the future. The gap between funding provided and funding needed is only likely to grow larger for units remaining in public housing. Section 18 allows for new funding tools and opportunities.

The proceeds from the sale of the properties will allow LHC to acquire and rehab affordable housing units in the Greater Lansing Area.

What are the expected benefits of LHC's use of HUD's Section 18 Program?

Benefit		Description
20 Years	Long-term Affordability Commitment	• Sites remain affordable via contracts and vouchers from LHC • Resident rents remain based on income (~30% of income) • Very few (if any) residents will move as a result of this; LHC teams will help and support residents with any necessary moves
$$$	Funds Earned for Future Affordable Housing	• HUD specified and approved uses of funds from transaction • Increase and improve quality affordable housing in the community • Community specific housing and resident service programming opportunities
~40	Resident Homeownership Interests	• 40 existing residents have declared interest in purchasing their home • LHC teams will be in communication with them over next few months as residents evaluate financing options
Increased Funding Tools Available	Capital Improvements at Existing Sites	• New ownership has existing capital and will have access to capital options not available to public housing agencies
Oversight and Control	LHC Long-term Involvement	• Although LHC will not own the sites, involvement will be long-term through Housing Assistance Payment (HAP) contract(s) and voucher administration • Potential for property management involvement as well

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How is HUD involved in the Section 18 Program?

LHC has been working with HUD teams over the past couple years on RAD and Section 18 Programs. HUD is responsible for approving the Section 18 sale of the scattered sites.

LHC will submit a very detailed application to HUD. HUD will review and provide feedback accordingly. The application includes significant amount of detail about the sites, sale price information, and overall program.

What will happen to houses following the sale?

At this point there are primarily 2 end results for the home.

1. Sold to a new ownership group with a project-based voucher (PBV) and commitment to keep the houses affordable for at least the next 20 years.

2. Sold to existing or other qualifying resident as new homeowners for their use and purpose. There will not be a PBV or any other subsidy tied to the unit. This will become like any other individually owned home in the city.

Will residents have to move?

No. Residents in good standing and qualifying will not have to move, these are mainly the same requirements for the public housing program today. Residents are encouraged to contact LHC scattered site staff to confirm standing. The LHC team will work with residents to improve standing (as needed and possible) prior to sale of the scattered sites.

What is a Project-Based Voucher (PBV)?

A PBV means that vouchers (subsidy from HUD) are attached to specific units. The voucher stays with the unit for at least the next 20 years. In the event a resident moves out, the voucher stays with the unit it does not move with the resident like other housing choice vouchers. As LHC does at other sites today, it will administer the PBV program through a HAP contract with the new ownership group.

Will the sale of the scattered sites affect housing assistance?

Under Section 18 and the sale of the scattered sites, your current public housing lease will end and your new lease with a new owner will begin using a PBV.

Will resident rents go up?

Rent will remain the same unless household income has changed.

Resident rents will continue to be based on 30% of income, as it is today under public housing. Therefore, unless residents have had a change in income or household size, rents should not change. If a resident has experienced a change in income or household size, rent will be updated accordingly, similarly to how it would be done today in public housing.

Residents who were previously paying a flat rent as a public housing resident may experience a rent increase because Section 8 rents are income-based.

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Can residents request a Section 8 voucher to move somewhere else?

Following 12 months in the PBV program residents may submit a request in writing that they wish to receive a Section 8 Voucher. A Section 8 voucher would travel with the resident, the PBV will still stay with the existing unit. Once a Section 8 voucher becomes available, the resident will be rescreened for eligibility to receive one. Eligibility for a Section 8 Voucher is determined on current standing, residents may not owe any rent, have unpaid charges, or be under eviction status.

If residents are interested in a Section 8 voucher prior to the 12-month period in the PBV unit, they can apply when waitlists are open throughout the year.

When is the Section 18 process expected to complete?

LHC will continue to work with HUD and the prospective buyers over the next few months. The Section 18 process is expected to be complete in Fall 2022.

I am a resident, what do I need to do now?

As a resident if you are interested in purchasing your home you should have submitted your intent to purchase your home to LHC. You now have until July 1st to work with financial institutions and local agencies to get prequalified. Below is a list of resident responsibilities for the homeownership option:

Homeownership - Resident Responsibilities

Work with agencies and/or financial institutions for homeownership programs and financing to purchase. Potential agencies to contact include:

- Capital Area Housing Partnership (CAHP)
- Habitat for Humanity
- Michigan State Housing Development Authority (MSHDA)
- Residents are encouraged to explore other agencies that may have homeownership programs

Provide a letter from an agency and/or financial institution by Friday July 1st stating you are pre-qualified to purchase a home. Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

PBV - Resident Responsibilities

As a resident if you are not interested in purchasing your home and you plan to stay in your existing home with the PBV you should be looking for communications and meeting notices from LHC.

Continue to monitor communications from LHC and attend informational meetings.

Receive and complete any additional paperwork requests from LHC in a timely fashion. LHC will initiate this process, so there isn't much for residents to do under this option until:

- New packets will be required prior to or at the same time of the transaction closing
- LHC will send these requests out around the time of close late summer / early fall
- There will not be a new screening

Under both scenarios residents are encouraged to contact LHC with questions and/or concerns. The LHC team is here to help throughout the process.

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Additional Information and Things to Keep in Mind

- Continue to follow the rules of your current public housing lease
- Keep an eye on your mail and LHC website https://lanshc.org/ for more information from LHC
- If you have questions about the changes, contact LHC
- For more information on the process of Section 18, go to: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo

Lansing Housing Commission

Re: LHC Scattered Housing Disposition

Dear Resident:

The Lansing Housing Commission is taking this opportunity to provide you with the latest updates in LHC's disposition application for the sale of the Public Housing scattered sites portfolio. We understand it is important for you to have proper information that will help you make the best decisions for you and your family as we move forward. LHC appreciates serving you and are committed to work in partnership with you throughout this transition.

If you are interested in potentially purchasing your home, we are asking you to indicate your intent by May 31st, 2021. This is not a final decision but will be helpful for us in planning as we move forward with the sale of the houses. A home ownership class will be offered free of charge through the Capital Area Housing Partnership for any interested resident. We expect the first sale of a home will not occur until late in 2021.

For those residents who do not want to purchase their home you will soon receive information about your new housing options. LHC will offer your household the option to utilize a Tenant Protection Voucher (similar to a Section 8 voucher). The voucher will give you the potential to stay in your current home or allow you the choice to move anywhere the vouchers are accepted. You will also have the option to be transferred to a LHC property and remain under the Project Based Rental Assistance program (formerly known as Public Housing). In short, your household will be able to retain the affordable housing you now have.

If you have any questions regarding this process or want to investigate the purchase of your current home, please email or call us at:
Andrea Bailey – andreab@lanshc.org or Kendra McAbee – KendraM@lanshc.org
517-487-6550 Ext 801

Again, we appreciate you and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Lansing Housing Commission (LHC) Scattered Site HUD's Section 18 Program
Intent to Pursue the Purchase of Current Residence

April 14th, 2022

«Name»
«Address»
«City_State_Zip»

On April 7th, 2022 the Lansing Housing Commission (LHC) held an initial resident meeting to discuss our application to HUD's Section 18 Program, which includes the potential sale of your residence and other LHC scattered sites. During this meeting some residents indicated that they still have interest in pursuing the purchase of their residence.

To work further with these individuals LHC is extending the timeframe for residents to pursue homeownership programs and approvals to July 1st, 2022.

If you are interested in pursuing the purchase of your residence please check here___, complete and sign the form on page 3, and return it to LHC attention Karen Chase 419 Cherry Street Lansing, MI 48933 by **Friday April 29th. Please carefully review 1. Section 18 - Pursuing Homeownership for specific details**.

If you are not interested in pursuing homeownership, please review the **Section 18 – Project Based Voucher (PBV) Section.** Pending HUD approval of our application your home is being sold to a new owner, however, it will be with a PBV**, so you will not have to move (as long as you qualify and are in good standing), and your rent is not expected to change unless your income does.** As the existing resident, once you qualify and as long as you remain in good standing, you can remain in the unit for as long as you desire.

1. Section 18 - Pursuing Homeownership

Please note the LHC team is not in a position to assess financial qualifications for home ownership. Therefore, it will be important for you to reach out to agencies and/or your preferred bank/financial institution. The LHC team is here to answer questions and provide support as applicable but obtaining finances along with other items are the responsibility of the resident.

Resident Responsibilities

- Complete and return the form on page 3 with your signature at the bottom indicating your intent to pursue the purchase of your residence **by Friday April 29th**

- Work with agencies and/or financial institutions for homeownership programs and financing to purchase
  - Potential agencies to contact include:
    - Capital Area Housing Partnership (CAHP),
    - Habitat for Humanity,
    - Michigan State Housing Development Authority (MSHDA)
  - Residents are encouraged to explore other agencies that may have homeownership programs

- Provide a letter from an agency and/or financial institution **by Friday July 1st** stating you are pre-qualified to **purchase a home, for qualification purposes please consider the following**
  - $60,000 is the expected minimum purchase price for a home
  - The final price will be dependent on the size and type of home

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- Pre-qualification will be a starting point for future discussions to hopefully secure the purchase of a home
- Pre-qualification does not guarantee the purchase of your home
- For more information about purchase price please contact LHC
- Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933

2. Section 18 – Project Based Voucher (PBV)

In the event you decide not to pursue homeownership, or you do not qualify to purchase the home, pending HUD approval of the Section 18 application your house will be sold to another buyer. Through the Section 18 process, units sold to other buyers are expected to have a project-based voucher assigned to them. Below is what you can expect from the Section 18 program sale to another buyer:

- You will not be required to move unless you do not qualify for the program or are not in good standing
- Your rent is expected to remain the same unless there is an income or household change since your last re-certification
- You will be required to sign a new lease and recertify your income
- You may remain in your unit indefinitely as long as you remain qualified and in good standing with program requirements and your lease
- After 12 months of living in your unit under the PBV program, you may request to receive a Tenant Protection Voucher (TPV) which would allow you to seek alternative housing, as long as you meet eligibility

If you have questions about qualifications and current standing, please reach out to Kendra McAbee at KendraM@lanshc.org or 517-897-7270.

Resident Responsibilities

- Continue to monitor communications from LHC, attend informational meetings, and contact the LHC team with questions and/or concerns

- Receive and complete any additional paperwork requests from LHC in a timely fashion
  - New packets will be required prior to or at the same time of the transaction closing
  - LHC will send these requests out around the time of close late summer / early fall
  - There will not be a new screening

The LHC team is here to help residents through this process and answer questions so please use the resources available to you through LHC.

The next resident meeting related to Section 18 Program will be held towards the end of May, a notification with meeting date, time, and location details will be sent at a later date.

Again, we appreciate your time and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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If you are not pursuing homeownership you do not need to complete this form.

If pursuing homeownership as option please review, complete, sign, and return this form by April 29th, 2022.

Return options

1. Scan and email to karenc@lanshc.org
2. Mail or drop off at 405 Cherry Street Lansing, MI 48933

I, _____(print name) currently residing at _____(print address), have reviewed and read the above letter. I fully understand that it is my responsibility and option to pursue homeownership at my own cost and time. To have an option for homeownership of an LHC scattered site I will need to provide a pre-qualification letter showing access to financing to purchase the home at the set price. This letter needs to be from a credible lender/financial institution or agency with homeownership finance program. While LHC can help residents answer questions and provide guidance, LHC is not qualified to assess or provide approval for financial qualifications related to home ownership

The prequalification letter must be returned **to LHC by no later than Friday July 1st, 2022.**

I recognize that obtaining and providing a pre-qualification letter doesn't guarantee the purchase of my home, as different size units may have different sale prices. The pre-qualification letter does provide an opportunity to purchase and will lead to further discussions with the LHC team about a transaction for homeownership.

This signed letter is to **be returned by Friday April 29th.**

I have read the above information and am pursuing homeownership via the Section 18 process and intend to provide a **pre-qualification letter showing access to financing required to purchase a home by Friday July 1st, 2022.** Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

If I do not provide the pre-qualification letter as outlined above, I understand that I will not be considered for homeownership at this time.

_____(print name)

_____(print address)

_____(phone number) _____(email)

_____(sign name) _____(date)

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52860-A Section 8, Line 3 - 6

Offer of Sale

Line 3
Prior to final award of unit purchases to SK Investments Group through public RFP process, LHC offered an opportunity to all residents to buy eligible existing homes. LHC provided the opportunity through a mailing and followed up with phone calls. LHC has about 40 residents interested in purchasing their home, which is why those houses will be included in a separate application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.

Line 4
LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.

Line 5
LHC received written notification from individual residents interested in purchasing their home.

52860-A Section 8, Line 3 - 6

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Line 5
LHC received written notification from individual residents interested in purchasing their home.

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	07-28-2022

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
1020 Leslie	Single Family	MI058000103	22	81020	33-01-01-22-230-201	Lot 170, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
644 S. Hayford	Single Family	MI058000103	32	8644	33-01-01-14-359-251	Lot 138, Lansing Addition Company's Subdivision, as recorded in Liber 5, Page 20, Ingham County Records.	0.10	1
315 W. Hylewood	Single Family	MI058000103	50	4315	33-01-01-04-103-191	Lot 48, Hylewood Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
1025 Bensch	Single Family	MI058000103	52	81025	33-01-01-22-208-071	Lot 165, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
1027 Shepard	Single Family	MI058000103	53	81027	33-01-01-22-230-131	Lot 185, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1031 Shepard	Single Family	MI058000103	54	81031	33-01-01-22-230-141	Lot 186, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1113 Dakin	Single Family	MI058000103	56	81113	33-01-01-22-253-041	Lot 296, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
1118 Leslie	Single Family	MI058000103	58	81118	33-01-01-22-277-161	Lot 158, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
319 W. Hylewood	Single Family	MI058000103	59	4319	33-01-01-04-103-201	Lot 49, Hylewood Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
1135 Leslie	Single Family	MI058000103	64	81135	33-01-01-22-278-091	Lot 114 City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1141 Leslie	Single Family	MI058000103	65	81141	33-01-01-22-278-111	Lot 116, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1143 Leslie	Single Family	MI058000103	66	81143	33-01-01-22-278-121	Lot 117, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1200 Parkview	Single Family	MI058000103	67	81200	33-01-01-22-176-441	Commencing at the Northwest corner of Lot 75, thence West 50 feet, South 0°37' West 104.5 feet, East 50 feet, North to beginning, Huntington Heights Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
1202 Parkview	Single Family	MI058000103	68	81202	33-01-01-22-176-431	Lot 75, Huntington Heights Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
422 W. Hylewood	Single Family	MI058000103	69	4422	33-01-01-04-102-111	Lot 39, Hylewood Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
412 W. Frederick	Single Family	MI058000103	71	8412	33-01-01-04-103-091	Lot 41, Fairfield Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.19	1
517 E. Community	Single Family	MI058000103	73	8517	33-01-01-04-230-121	Lot 3, Supervisors Plat of Eastern Heights, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
528 N. Magnolia	Single Family	MI058000103	74	8528	33-01-01-14-104-151	Lot 298, also vacated alley commencing Northwest corner of Lot 298, thence West 5 feet, South 33 feet, East 5 feet, North 33 feet to beginning, Leslie Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
1216 Wieland	Single Family	MI058000103	75	51216	33-01-01-03-382-105	Lot 26 and North 20 feet of Lot 25, Wieland Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
541 E. Community	Single Family	MI058000103	76	8541	33-01-01-04-230-161	Lot 26, Supervisors Plat of Community Homes Sites, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
610 S. Hayford	Single Family	MI058000103	77	8610	33-01-01-14-359-361	Lot 149, Lansing Addition Company's Subdivision, as recorded in Liber 5, Page 20, Ingham County Records.	0.10	1
640 S. Hayford	Single Family	MI058000103	80	8640	33-01-01-14-359-271	Lot 139, Lansing Addition Company's Subdivision, as recorded in Liber 5, Page 20, Ingham County Records.	0.10	1
935 Dakin	Single Family	MI058000103	81	8935	33-01-01-22-204-071	Lot 273 and South 2 feet of Lot 272, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1125 Leslie	Single Family	MI058000103	83	81125	33-01-01-22-278-061	Lot 111, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1128 Leslie	Single Family	MI058000103	84	81128	33-01-01-22-277-131	Lot 155, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1131 Shepard	Single Family	MI058000103	85	81131	33-01-01-22-277-061	Lot 199, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1223 Leslie	Single Family	MI058000103	87	81223	33-01-01-22-283-071	Lot 125, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1229 Leslie	Single Family	MI058000103	88	81229	33-01-01-22-283-091	Lot 127, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1231 Regent	Single Family	MI058000103	89	81231	33-01-01-22-279-371	Lot 41, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1235 Regent	Single Family	MI058000103	90	81235	33-01-01-22-279-381	Lot 42, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1239 Regent	Single Family	MI058000103	91	81239	33-01-01-22-279-391	Lot 43, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1243 Allen	Single Family	MI058000103	92	81243	33-01-01-22-281-111	Lot 111, Parkview Land Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.11	1
1246 Lathrop	Single Family	MI058000103	93	81246	33-01-01-22-256-121	Lot 46 except North 2 feet, Parkview Land Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
1247 Allen	Single Family	MI058000103	94	81247	33-01-01-22-281-121	Lot 110, Parkview Land Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
429 E. Community	Single Family	MI058000103	96	5429	33-01-01-04-229-101	Lot 10, Supervisors Plat of Eastern Heights, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
500 Mifflin	Single Family	MI058000103	98	8500	33-01-01-14-379-221	Lot 289, Snyder's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
512 Fairfield	Single Family	MI058000103	99	8513	33-01-01-04-105-031	Lot 97, Fairfield Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	1
1125 and 1127 Hickory	Duplex	MI058000103	B_0004	151125	33-01-01-10-376-191	Lots 37 and 38, Block 2, Lansing Improvement Company's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.22	2
1217 Whyte	Single Family	MI058000103	B_0007	151217	33-01-01-10-128-121	Lot 6, Cushion Replat No. 2, City of Lansing, as recorded in Liber 29, Page 2, Ingham County Records.	0.13	1
537 E. Community	Single Family	MI058000103	B_0010	8537	33-01-01-04-230-151	Lot 27, Supervisors Plat of Community Homes Sites, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
1218 and 1220 N. High	Duplex	MI058000103	B_0011	151218	33-01-01-10-154-282	South 16.5 feet of Lot 5 and North 54 feet of Lot 4, Block 1, Handy Home Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.32	2
1223 Whyte	Single Family	MI058000103	B_0014	151223	33-01-01-10-128-131	Lot 7, Cushion Replat No. 2, City of Lansing, as recorded in Liber 29, Page 2, Ingham County Records.	0.16	1
1518 and 1520 N. High	Duplex	MI058000103	B_0021	151518	33-01-01-10-154-112	Lot 19 and South 42 feet of Lot 20, Block 1, Handy Home Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.42	2
1529 New York	Single Family	MI058000103	B_0022	151529	33-01-01-10-176-052	Lot 41 and South 21 feet of Lot 42, Highland Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.21	1
1559 N. High	Single Family	MI058000103	B_0023	151559	33-01-01-10-153-341	Lot 13, Block 3, Handy Home Addition, City of Lansing, according to the recorded plat thereof, Ingham County Records.	0.15	1
114 Fairfield	Single Family	MI058000103	B_0025	8114	33-01-01-04-126-211	Lot 3, Fairfield Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.25	1
1636 N. High	Single Family	MI058000103	B_0026	151636	33-01-01-10-107-071	South 21 feet of Lot 14 and North 24 feet of Lot 15, Block 1, Ballard's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	1
2212 Turner	Single Family	MI058000103	B_0028	152212	33-01-01-04-454-045	Commencing 142.7 feet Northwesterly from Intersection Northeast corner of Turner Street and Mosely Avenue, thence East 120 feet, Northwesterly 60 feet parallel to Easterly line of Turner Street, West 130 feet, Southeasterly 60 feet to beginning, Section 4, Town 4 North, Range 2 West, City of Lansing, Ingham County Records.	0.14	1
405 N. Magnolia	Single Family	MI058000103	B_0041	8405	33-01-01-14-108-341	Lot 115, Columbia Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
811 and 813 N. Pennsylvania	Duplex	MI058000103	B_0060	15811	33-01-01-10-351-151	Lot 8, Wiley's Subdivision, as recorded in Liber 1, Page 33, Ingham County Records.	0.22	2

List of scatterd sites in this AMP to be included in the initial sale. Scattered sites not included from this AMP are likely to be sold to residents and be included in a future Section 18 Application.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPS which includes 191 units)

1. *Estimated amount of gross and net proceeds*

   Gross $13,490,000 and Net $12,315,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Oliver Gardens rehabilitation project (existing 30 Section 8 units)
   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation and RAD conversion
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Section 8 PBV Unit Development
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

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52860-A Section 6, Line 1(a)

Scattered Site Homes Vacant

Units currently listed as vacant are expected to be filled prior to the closing of this transaction. Any unit not occupied prior to close will be removed from the application.

Relocation Plan



Lansing Housing Commission

July 2022

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

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Introduction

The Lansing Housing Commission ("LHC") is a Public Housing Agency ("PHA") that provides rental housing units and rental assistance to families. LHC strives towards a brighter future for its residents by providing them a quality standard of housing while making it affordable in their journey to become financially independent. LHC invests in people by providing more than just housing; it also connects people with opportunities and on-site resources such as GED programs as well as outreach programs that assist with health and quality of life issues. Also, LHC provides summer youth activities, which include educational experiences and athletic programs to keep them enjoying, participating, and growing in the Lansing community.

The U.S. Department of Housing and Urban Development ("HUD") developed the Section 18 program to further enable public housing agencies to successfully support residents and communities well into the future. Through the Section 18 program housing agencies can demolish or dispose of public housing for a variety of reasons specified by HUD.

For LHC, it is in the best interest of the agency, residents and community to dispose of the scattered sites in the portfolio. Specifically related to this Relocation Plan the disposition includes the sale of 191 units via the Section 18 program. The sale of these units is to a private investment group at fair market value. The private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. This transaction will support existing residents enabling them to stay in their homes under the PBV program. The resident-paid portion of rents will be 30% of their income and they will enjoy the benefits of the PBV program. Additionally, LHC will be able to use the proceeds generated from the sale to improve existing housing, develop new affordable housing, expand resident service programs, create future homeowners and provide additional benefits to the community.

LHC has prepared the following Relocation Plan ("Plan") for LHC scattered sites to be repositioned through the Section 18 program to long term affordable housing under HUD's PBV program. This Plan demonstrates how LHC intends to comply with the regulatory requirements, as well as the spirit and intent of the RAD Fair Housing, Civil Rights, and Relocation Notice.

The 191 units consists of 64 duplex units (32 duplexes) and 127 single family homes. The duplexes include 30 two-bedroom units and 34 three-bedroom units. The single family homes include 24 two-bedroom units, 68 three-bedroom units, 28 four-bedroom units and 7 five-bedroom units.

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I. Project Description

As a Public Housing Authority, LHC has an Annual Contributions Contract ("ACC") with HUD to administer both the conventional Public Housing program and the Housing Choice Voucher program, including PBVs.

This project includes the sale of 191 units of public housing via the Section 18 program. The sale of these units is to a private investment group that intends to keep the sites affordable via PBVs awarded and administered by LHC. Following the sale of the public housing scattered sites via the Section 18 program, LHC and the purchaser will enter into a twenty-year HAP contract for PBVs. The purchaser was selected through RFP process to project base vouchers at these sites. The final PBV award / HAP contract is pending HUD's approval of the Section 18 application and financial closing of the deal.

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II. Resident Assessment

This Plan sets forth policies and procedures to execute when relocation activities are deemed necessary.

The LHC team has completed an assessment to determine which residents currently in the public housing program will qualify for the PBV program administered by LHC. The purpose of this assessment is to identify which of the current residents require relocation activities related to the Section 18 transaction sale of the scattered sites. It is anticipated that no residents will be physically moved to a different property; they will only be "relocated" from the public housing program to HUD's PBV program.

To complete the assessments, LHC used existing information from past certifications/activities and followed up with residents accordingly to close any information gaps. Additionally, where needed the LHC team worked with residents to resolve issues so the residents would qualify for the PBV program.

Following the resident assessments, it was determined that of the 191 head of households all of them are at or below 80% of the median family income for the area therefore are qualified for the PBV program. Assessments were completed with the following considerations. While the vast majority of residents have incomes at 50% of AMI or less, the few with incomes between 50% and 80% of AMI have been continuously subsidized through the public housing program and are thus deemed income eligible.

A. Housing Mix

The 191 units consists of 64 duplex units (32 duplexes) and 127 single family homes. The duplexes include 30 two-bedroom units and 34 three-bedroom units. The single family homes include 24 two-bedroom units, 68 three-bedroom units, 28 four-bedroom units and 7 five-bedroom units.

B. Project Rents

The single-family home PBV contract rents are expected to be $815 for two-bedroom unit, $1,072 for three-bedroom unit, $1,099 for four-bedroom unit and $1,269 for five-bedroom unit. The duplex home PBV contract rents are expected to be $829 for two-bedroom unit and $1,090 for three-bedroom unit. Contract rents are gross rents less utility allowances. The difference in rent is due to a differential in the utility allowance for a single family versus a duplex home.

The Total Tenant Payment, similar to public housing rents, will be 30% of tenant income and are not expected to change unless income changes. LHC has set a policy that uses a five year phase-in for flat rent payers to ensure their annual rent increase wouldn't exceed ten percent.

C. Tenant Income Information

Income information was available for all 191 households. According to the income levels for the County, adjusted for family size as published by City of Lansing, Neighborhood Housing and Community

Development Office (NHCD) based on the formula used by HUD in 2022, of the 191 households all of them are at or below 80% of the median family income for the area therefore are qualified for the PBV program.

III. Relocation Program

The relocation program and assistance offered by LHC will conform to provisions of the federal and state law and guidelines, as appropriate. The relocation program applies to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options as a result of the Section 18 transaction. LHC expects the number of physical relocations to be very minimal, likely zero. In the event of physical relocation, the following will be applied.

A. Program Objectives, Standards and Assurances

It is LHC's objective to fully support the relocation of the residents who are ineligible for the PBV program or residents choosing other comparable housing options. In the scope of the relocation, LHC staff will:

- Determine the needs of households requiring relocation.
- Provide adequate information and assistance to move to another unit provided by LHC, if eligible and available.
- Work with the resident to identify other comparable housing options.
- Provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, disability, creed, familial status, student status, marital status, sexual orientation, gender identity, age or, other arbitrary circumstances.
- Supply information concerning federal and state governmental programs that provide assistance to low income or disabled persons.
- Make relocation benefit payments in accordance with applicable guidelines.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the move. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, age and health considerations, utility providers, and accessibility needs.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.

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- Assistance will be provided to complete appropriate forms and coordinate moving arrangements. Residents will be kept informed of timing and receive appropriate notice to prepare for necessary moves. Claims for compensable expenses associated with the relocation process will be processed expeditiously.
- Translation assistance will be provided, as needed.

C. Relocation Financial Assistance

Residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options will be eligible for relocation financial assistance.

1. Moving Expenses

Residents choosing other comparable housing options because of the Section 18 disposition will be eligible for reimbursement of moving expenses.

In addition to the cost of the actual move, one-time expenses associated with utility re- connections (e.g., gas, water, electricity) will be eligible for reimbursement.

2. Displacement Payments

In addition to the services outlined above, residents may be eligible for displacement payments if they choose to move. Displacement payments may include first months rent and security deposit at a new residence or the existing residence if no subsidy is being provided.

D. Relocation Process

The general steps that will be required of LHC:

- The relocation program will be carried out by LHC staff to ensure consistency in the application of the local policies and state and federal requirements.
- LHC had multiple meetings with the tenants as well as issued multiple notifications. During each meeting, LHC provided plan narrative, up-to-date progress and answered tenant questions. The application was developed in consultation with tenants to be displaced/affected.
- Formal notification to be sent 90 days prior to closing which will include current qualifying status for the PBV program and an intent to join PBV program form for tenant to sign.
- 60 days prior to closing LHC request for any additional documentation to be sent.
- 30 days prior to closing LHC shall provide each tenant with a 30-day Notice of Termination of the Public Housing Lease Agreement and information about the new lease.
- LHC Staff will conduct additional assessments of residents choosing other comparable housing options to develop an individual relocation plan, identify special needs and determine the level of assistance needed for each resident.
- If a resident is found to not qualify for the Section 8 program and alternative housing options cannot be identified, that unit may be removed from the Section 18 application.

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E. Grievance Procedures

All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by LHC to provide comparable temporary housing referrals; or LHC property management practices. The procedures governing grievances set forth in Section 1.6 of HUD H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 will apply.

F. Eviction Policy

LHC recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement or a dangerous or illegal act in the unit. Eviction will not affect the eligibility of a person legally entitled to relocation benefits. However, legal action to evict shall be undertaken for tenant refusal to cooperate with the relocation program.

LHC does not expect any evictions related to Section 18, as residents will be remaining in their units.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the overseeing government authority to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displace 18 years and older by having them self-certify as to their legal status.

H. Non-Discriminatory Statement

Residents who will relocate to another public housing unit as a result of the Section 18 transaction shall be relocated (as available) to other decent, safe, sanitary and affordable housing on a non-discriminatory basis without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual preference, sexual orientation or gender identity and in compliance with federal, state and local laws.

I. Project Timing

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LHC is working through the HUD Application process and due diligence period with the private investment group. The anticipated date of close for this transaction October 31, 2022.

52860-A Section 8, Line 3 - 6

Offer of Sale

Line 3
Prior to final award of unit purchases to SK Investments Group through public RFP process, LHC offered an opportunity to all residents to buy eligible existing homes. LHC provided the opportunity through a mailing and followed up with phone calls. LHC has about 40 residents interested in purchasing their home, which is why those houses will be included in a separate application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.

Line 4
LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.

Line 5
LHC received written notification from individual residents interested in purchasing their home.

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Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	07-28-2022

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
306 Dadson	Single Family	MI058000111	5	5306	33-01-05-09-326-160	Lot 21, Bonnie Briar Estates, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.18	1
314 Dadson	Single Family	MI058000111	7	5314	33-01-05-09-326-157	Lot 19, Bonnie Briar Estates, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.23	1
400 Dadson	Single Family	MI058000111	56	5400	33-01-05-09-326-155	Lot 18, Bonnie Briar Estates, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.24	1
121 Northrup	Single Family	MI058000111	1	5121	33-01-05-04-330-131	Commencing 267 feet West of center section 4, thence South 159.5 feet, West 66 feet, North 159.5 feet, East 66 feet to beginning, Section 4, Town 3 North, Range 2 West, City of Lansing, Ingham County Records	0.15	1
3419 and 3423 W. Jolly	Duplex	MI058000111	10	113419	33-01-05-06-126-258	West ½ of Lot 45, Maple Grove Farms No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.30	2
2615 Dunlap	Single Family	MI058000111	104	42615	33-01-01-30-476-001	Lot 11, Block 3, Dewitt's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.26	1
3107 Stabler	Single Family	MI058000111	106	53107	33-01-01-28-332-081	Lot 70 and commencing Northeast corner of Lot 70, thence Southeasterly 50 feet to Southeast corner of Lot 70, Easterly on a projection of South line said Lot 25.65 feet, Northwesterly 50 feet along a line parallel and 5 feet distant from Eastern line of said Lot, Westerly 25.65 feet to beginning, Holmesdale Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.15	1
310 Denver	Single Family	MI058000111	107	8310	33-01-01-28-405-371	East 26 feet of Lot 19 and West 16.5 feet of Lot 18, Elm View Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
5009 Palmer	Single Family	MI058000111	108	55009	33-01-01-33-353-075	South 65 feet of Lot 25, Supervisors Plat of Brookdale Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.30	1
319 and 321 Fenton	Duplex	MI058000111	111	11319	33-01-01-33-254-071	Lot 86, Jessop's Home Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.23	2
323 and 325 Fenton	Duplex	MI058000111	112	11323	33-01-01-33-254-081	Lot 85, Jessop's Home Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.23	2
3213 Avalon	Single Family	MI058000111	114	43213	33-01-01-30-476-321	North 40 feet except East 66 feet of Lot 410, also West 101 feet of South 30 feet of Lot 410, Pleasant Grove Subdivision No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.22	1
2418 Herrick	Single Family	MI058000111	115	42418	33-01-01-30-476-331	West 101 feet of Lot 409, Pleasant Grove Subdivision No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
636 Armstrong	Single Family	MI058000111	116	5636	33-01-05-04-276-161	Lot 21, Cedarway Homesites Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.\	0.32	1
6038 and 6038 Haag	Duplex	MI058000111	13	116038	33-01-05-05-379-151	Lot 104, Yorkshire Park Subdivision No. 3, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.26	2
5022 Starr	Single Family	MI058000111	15	45022	33-01-01-32-351-201	Lot 62, Pleasant Grove Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
6055 Schafer	Single Family	MI058000111	16	116055	33-01-05-04-352-141	Lot 79, Supervisors Plat of Home Owners Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	1
6061 Schafer	Single Family	MI058000111	17	116061	33-01-05-04-352-151	Lot 78, Supervisors Plat of Home Owners Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	1
6101 and 6103 Grovenburg	Duplex	MI058000111	19	116101	33-01-05-08-101-351	Lot 1, Tarelton Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.19	2
902 and 904 W. Miller	Duplex	MI058000111	2	11902	33-01-05-05-431-311	Lot 1, Southbrook Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	2
6113 and 6115 Grovenburg	Duplex	MI058000111	20	116113	33-01-05-08-101-361	Lot 2, Tarelton Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.19	2
6119 and 6121 Grovenburg	Duplex	MI058000111	21	116119	33-01-05-08-101-371	Lot 3, Tarelton Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.30	2
6201 and 6203 Grovenburg	Duplex	MI058000111	23	116201	33-01-05-08-101-391	Lot 5, Tarelton Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.30	2
6215 and 6217 Grovenburg	Duplex	MI058000111	25	116215	33-01-05-08-101-411	Lot 7, Tarelton Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.32	2
6400 Hillard	Single Family	MI058000111	26	116400	33-01-05-09-152-341	Lot 80, Supervisors Plat of Radio Estates Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.35	1
3517 W. Jolly	Single Family	MI058000111	32	153517	33-01-05-06-101-154	West 63 feet of North 125 feet of Lot 42, Maple Grove Farms No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
3525 W. Jolly	Single Family	MI058000111	33	153525	33-01-05-06-101-166	East 60 feet of West 63 feet of North 125 feet of Lot 41, Maple Grove Farms No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
201 Northrup	Single Family	MI058000111	4	5201	33-01-05-04-330-001	Commencing 387 feet West of center section 4, thence South 159.5 feet, West 69 feet, North 159.5 feet, East 69 feet to beginning, Section 4, Town 3 North, Range 2 West, City of Lansing, Ingham County Records.	0.17	1
6264 Cooper	Single Family	MI058000111	42	56264	33-01-05-09-101-161	North ½ of Lot 35, Supervisors Plat of Miller Road Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.36	1
6270 Cooper	Single Family	MI058000111	44	56270	33-01-05-09-101-155	South ½ of Lot 35, Supervisors Plat of Miller Road Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.36	1
6309 Cooper	Single Family	MI058000111	46	56309	33-01-05-09-102-121	Lot 33 except North 66 feet, Supervisors Plat of Miller Road Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.35	1
6405 S. Wash	Single Family	MI058000111	47	56405	33-01-00-09-151-033	Lot 6, Supervisors Plat of Radio Estates Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.35	1
6515 Cooper	Single Family	MI058000111	48	56515	33-01-05-09-152-131	Lot 59, Supervisors Plat of Radio Estates Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.35	1
6519 Sommerset	Single Family	MI058000111	49	56519	33-01-05-09-177-162	North 55 feet of Lot 65, Supervisors Plat of Elmwood Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.25	1
6929 Richard	Single Family	MI058000111	52	56929	33-01-05-09-377-061	Lot 28, Bonnie Briar Estates, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.24	1
3207 Maloney	Single Family	MI058000111	55	53207	33-01-01-30-477-071	Lot 375, Pleasant Grove Subdivision No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.28	1
4106 Lowcroft	Single Family	MI058000111	57	84106	33-01-01-32-278-191	Lot 63, Fosler S. Holmes Road Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.11	1
4911 Christiansen	Single Family	MI058000111	60	84911	33-01-01-32-376-201	Lot 232, Pleasant Grove Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.20	1
5852 Picardy	Single Family	MI058000111	63	155852	33-01-05-06-432-072	Lot 39 except West 65 feet, Supervisors Plat of Webster Farms Subdivision No. 2, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.19	1
6020 Valencia	Single Family	MI058000111	64	156020	33-01-05-05-377-206	Lot 27, Valleau City Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.22	1
5419 and 5421 S. Waverly	Duplex	MI058000111	65	155421	33-01-05-06-151-069	West 150 feet of North 66 feet of Lot 11, Maple Grove Farms No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.23	2
1109 Farley	Single Family	MI058000111	67	151109	33-01-05-05-276-076	East 53 feet of North 110 feet of Lot 24, Supervisors Plat of Prosperity Farms, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.13	1
1121 Farley	Single Family	MI058000111	68	151121	33-01-05-05-276-074	West 55 feet of East 108 feet of North 110 feet of Lot 24, Supervisors Plat of Prosperity Farms, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.14	1
4730 Ballard	Single Family	MI058000111	8	154730	33-01-01-31-451-022	North 75 feet of Lot 8, Eco Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.53	1
6200 Daft	Single Family	MI058000111	9	116200	33-01-05-08-205-145	Lot 97, Southfield Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.18	1
5603 Picardy	Single Family	MI058000111	B_0001	155603	33-01-05-06-427-002	North 60 feet of Lots 173 and 174, Webster Farms Subdivision No. 3, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
1001 and 1003 Belaire	Duplex	MI058000111	B_0002	111001	33-01-01-32-479-131	Lot 9, Delray Manor Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.143	2
630 Armstrong	Single Family	MI058000111	B_0005	5630	33-01-05-04-276-151	Lot 20, Cedarway Homesites Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.30	1
6042 and 6044 Haag	Duplex	MI058000111	B_0017	116042	33-01-05-05-379-141	Lot 105, Yorkshire Park Subdivision No. 3, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.26	2
6048 and 6050 Haag	Duplex	MI058000111	B_0019	116048	33-01-05-05-379-131	Lot 106, Yorkshire Park Subdivision No. 3, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.26	2
1738 Jolly	Single Family	MI058000111	B_0027	151738	33-01-01-32-376-312	West 60 feet of South 125 feet of Lot 1, Supervisors Plat No. 4, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
2400 Pollard	Single Family	MI058000111	B_0030	152400	33-01-05-06-427-062	South 100 feet of Lot 179, Webster Farm Subdivision No. 3, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.14	1
1007 and 1009 Belaire	Duplex	MI058000111	B_0034	111007	33-01-01-32-479-141	Lot 10, Delray Manor Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.15	2
3508 Burchfield	Single Family	MI058000111	B_0037	153508	33-01-01-32-226-413	Lot 53, Supervisors Plat of Burchfield Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
908 and 910 W. Miller	Duplex	MI058000111	B_0042	11908	33-01-05-05-431-301	Lot 2, Southbrook Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	2
3409 and 3415 W. Jolly	Duplex	MI058000111	B_0054	113409	33-01-05-06-126-252	East ½ of Lot 45, Maple Grove Farms No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.30	2
942 and 944 Vincent	Duplex	MI058000111	B_0061	15942	33-01-01-32-476-041	South 140 feet of Lot 43, Sonnenbergs Half Acre Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.28	2
1610 and 1612 W. Miller	Duplex	MI058000111	B_0064	111610	33-01-05-05-378-131	Lot 1, Yorkshire Park Subdivision No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.31	2
4520 Hughes	Single Family	MI058000111	B_0065	154520	33-01-01-32-303-121	Lot 300, Pleasant Grove Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
5325 and 5327 S.Waverly	Duplex	MI058000111	B_0067	155325	33-01-05-06-151-035	Lot 187, Amended Plat of Part of Lots 7 and 8 Maple Grove Farms No. 1, Formerly described as North 80 feet of West 150 feet of Lot 8, Maple Grove Farms No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.21	2

List of scattered sites in this AMP to be included in the initial sale. Scattered sites not included from this AMP are likely to be sold to residents and be included in a future Section 18 Application.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPS which includes 191 units)

1. *Estimated amount of gross and net proceeds*

   Gross $13,490,000 and Net $12,315,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Oliver Gardens rehabilitation project (existing 30 Section 8 units)
   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation and RAD conversion
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Section 8 PBV Unit Development
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

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52860-A Section 6, Line 1(a)

Scattered Site Homes Vacant

Units currently listed as vacant are expected to be filled prior to the closing of this transaction. Any unit not occupied prior to close will be removed from the application.

52860-A Section 8, Line 3 - 6

Offer of Sale

Line 3
Prior to final award of unit purchases to SK Investments Group through public RFP process, LHC offered an opportunity to all residents to buy eligible existing homes. LHC provided the opportunity through a mailing and followed up with phone calls. LHC has about 40 residents interested in purchasing their home, which is why those houses will be included in a separate application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.

Line 4
LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.

Line 5
LHC received written notification from individual residents interested in purchasing their home.

52860-A Section 8, Line 3 - 6

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Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	07-28-2022

52860-A Section 8, Line 3 - 6

Offer of Sale

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2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	07-28-2022

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**

Demolition / Disposition Application

Application Type: **Disposition** Processor: **H48298**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Add/Remove Development

Section	Section Type	Status	Status Date
Section 1: General Information	Required	Not Started	01/04/2023
Section 2: Long-Term Possible Impact of Proposed Action	Required	Modified	01/04/2023
Section 3: Board Resolution, Environmental Review, and Local Government Consultation	Required	Modified	01/04/2023
Section 4: Description of Property	Required		
MI058000102 MT VERNON		Modified	01/04/2023
MI058000103 HILDABRANDT PARK		Modified	01/05/2023
MI058000111 LANSING PUB HSG		Modified	05/05/2023
MI058000112 LANSING PUB HSG		Modified	05/05/2023
Section 5: Description of Proposed Removal Action	Required		
MI058000102 MT VERNON		Modified	01/04/2023
MI058000103 HILDABRANDT PARK		Modified	01/05/2023
MI058000111 LANSING PUB HSG		Modified	01/05/2023
MI058000112 LANSING PUB HSG		Modified	01/05/2023
Section 6: Relocation	Required		
MI058000102 MT VERNON		Modified	01/05/2023
MI058000103 HILDABRANDT PARK		Modified	01/05/2023
MI058000111 LANSING PUB HSG		Modified	01/05/2023
MI058000112 LANSING PUB HSG		Modified	01/05/2023
Section 7: Resident Consultation	Required		
MI058000102 MT VERNON		Modified	01/05/2023
MI058000103 HILDABRANDT PARK		Modified	01/05/2023
MI058000111 LANSING PUB HSG		Modified	01/05/2023
MI058000112 LANSING PUB HSG		Modified	01/05/2023

Section 8: Offer of Sale	Required		
MI058000102 MT VERNON		Modified	01/05/2023
MI058000103 HILDABRANDT PARK		Modified	01/05/2023
MI058000111 LANSING PUB HSG		Modified	01/05/2023
MI058000112 LANSING PUB HSG		Modified	01/05/2023
Section 9: Certification of Compliance	Required		
MI058000102 MT VERNON		Modified	01/04/2023
MI058000103 HILDABRANDT PARK		Modified	01/04/2023
MI058000111 LANSING PUB HSG		Modified	01/04/2023
MI058000112 LANSING PUB HSG		Modified	01/04/2023

25-RCRO-01710 D0000113211 "UNCLASSIFIED" 6/5/2026



HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
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Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Andres Acosta**
Application Status:	**HQ Approved**	Status Date:	**01/04/2023**

Section 1: General Information

OMB Approval No. 2577-0075
(exp. 07/31/2008)

Public reporting burden for this collection of information is estimated to average 16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to request permission to demolish or sell all or portion of a development (i.e., dwelling units, non-dwelling property or vacant land) owned and operated by a Housing Authority. The information requested in the application is based on requirements of Section 18 of the United States Housing Act of 1937, as amended and 24 CFR Part 970. HUD will use the information to determine whether, and under what circumstances, to permit HAs to demolish or sell all or a portion of a public housing development. Responses to the collection of information are statutory and regulatory to obtain a benefit. Approval of this application does not substitute approval for funding of the demolition or disposition action. The information requested does not lend itself to confidentiality.

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1. Housing Authority: **MI058 Lansing Housing Commission** 2. Date of Application: **01/06/2023**

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3. Address: **419 Cherry Street**
City/Locality: **LANSING**
State: **Michigan** Zip Code: **48933-1136**
4. Phone No: **(517) 487 - 6550** Ext. **111** Fax No: **(517) 487 - 6977**
Email Address: **dfleming@lanshc.org**

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5. Executive Director's Name: **Douglas Fleming**
Phone No: **(517) 372 - 7996** Ext. Fax No: **(517) 487 - 4977**
Email Address: **dfleming@lanshc.org**

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6. Primary Contact's Name: **Karen Chase**
Phone No: **(517) 853 - 3065** Ext. Fax No:
Email Address: **karenc@lanshc.org**

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* Designates a required field.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 2: Long-Term Possible Impact of Proposed Action

Enter the total number of units proposed for removal **44**

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1. Performance Funding Subsidy (PFS)

In FY **2018** , this HA received $ **4800** per unit in PFS funds.
The HA realizes that after this activity takes place, PFS will decrease by $ **211200** / year.

2. Capital Fund Program

In FY **2018** , this HA received $ **2400** per unit in Capital funds.
The HA realizes that after this activity takes place, Capital funding will decrease by $ **105600** / year.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 3: Board Resolution, Environmental Review, and Local Government Consultation

1. Board Resolution Number
1338

2. Date of Board Resolution
07/13/2022

3. Who is conducting the environmental review?

○ Field Office under 24 CFR Part 50
◉ Responsible Entity under 24 CFR Part 58

If the environmental review is to be performed by a responsible entity, name the entity.
City of Lansing

4. Jurisdictions covered by the HA (list all cities, counties, etc.):
City of Lansing, Ingham County, Eaton County

5. Letter of Support from Appropriate Government Official is dated :**06/01/2022**.

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **MT VERNON** 2. Development Number: **MI058000102**
3. Date of Full Availability: **10/8/1973** 4. No. of Residential Buildings: **55**
5. No. of Non-Residential Buildings: **0** 6. Date Constructed:
7. Scattered Site: **N**
8. Single Family Houses: **13** Duplexes:
3-Plexes: 4-Plexes:
Other:
9. Row House: **140** Walk-Up: **0**
High Rise: **0**
10. Total Acres of the Development: **2.60**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	3	0	0	0	3	2	1

4 or more Bdrms	0	0	0	0	0	0	0
Total	3	0	0	0	3	2	1

26-FI-RO5-01710 0000011371 "UNCLASSIFIED" 6/5/2026

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **HILDABRANDT PARK** 2. Development Number: **MI058000103**
3. Date of Full Availability: **4/9/1971** 4. No. of Residential Buildings: **77**
5. No. of Non-Residential Buildings: **2** 6. Date Constructed:
7. Scattered Site: **N**
8. Single Family Houses: Duplexes:
3-Plexes: 4-Plexes:
Other:
9. Row House: **152** Walk-Up: **0**
High Rise: **0**
10. Total Acres of the Development: **7.00**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	52	0	0	0	52	0	52
3 Bdrms	4	0	0	0	4	2	2
4 or more	1	0	0	0	1	0	1

Bdrms							
Total	26-FISD5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	57	2	55

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved**
Status Date: **01/04/2023**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **LANSING PUB HSG**
2. Development Number: **MI058000111**
3. Date of Full Availability: **6/22/1972**
4. No. of Residential Buildings: **79**
5. No. of Non-Residential Buildings: **0**
6. Date Constructed:
7. Scattered Site: **Y**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **100**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **18.40**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	3	0	0	0	3	3	0
4 or more	3	0	0	0	3	3	0

Bdrms							
Total	26-FI-RO5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	6	6	0

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved**
Status Date: **01/04/2023**

Section 4: Description of Property

Modify Section 4 After HQ Approval

1. Development Name: **LANSING PUB HSG**
2. Development Number: **MI058000112**
3. Date of Full Availability: **8/31/1970**
4. No. of Residential Buildings: **11**
5. No. of Non-Residential Buildings: **0**
6. Date Constructed:
7. Scattered Site: **Y**
8. Single Family Houses:
   Duplexes:
   3-Plexes:
   4-Plexes:
   Other:
9. Row House: **0**
   Walk-Up: **0**
   High Rise: **0**
10. Total Acres of the Development: **2.81**

Return to Application Index

11. Existing Unit Distribution

	General Occupancy	Elderly/Disabled Units	Total Units Being Used for Non-Dwelling Purposes	Merged Units	Total Existing Units	Approved Units yet to be Removed	Total Adjusted Units
0 Bdrm	0	0	0	0	0	0	0
1 Bdrm	0	0	0	0	0	0	0
2 Bdrms	0	0	0	0	0	0	0
3 Bdrms	1	0	0	0	1	1	0
4 or more	1	0	0	0	1	1	0

Bdrms							
Total	26-FI-RO5-01710	000001130 11	"UNCLASSIFIED"	6/5/2026	2	2	0

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

69\1\4330 GLENBURNE

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

35 \1 \1507 COMFORT / 2023
36 \1 \1513 COMFORT / 2023
37 \1 \2109 DARBY STREET / 2023
39 \1 \2915 DELTA RIVER DRIVE / 2023

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): 69\1\4330 GLENBURNE Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

154330\General Occupancy\Bedroom3

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2023** Number of Acres : **2.30**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**
Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:
$ 850000.00
Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**
If so, name of appraiser who conducted the appraisal:
Date of appraisal:

10. Calculation of Net Proceeds
Estimated Sales Price **$850000.00** - Debt **$0.00** - Cost & Fees **$83967.00** = Estimated Net Proceeds **$766,033.00**
Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?
Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?
(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)
(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

28-FL-RQS-01719 0000013711 "UNCLASSIFIED" 6/5/2036

A. Begin relocation of residents	**90**	B. Complete relocation of residents	**91**
C. Execution of contract for removal (e.g. sales contract or demolition contract)	**92**	D. Actual Removal Action (e.g. demolition or sale closing)	**95**

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

100\4\1912 HOYT AVENUE
101\4\1928 HOYT AVENUE
102\4\1936 HOYT AVENUE
21\1\1013 SHEPARD

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

57 \1 \1116 LESLIE / 2023
60 \1 \1124 BENSCH / 2023
70 \1 \407 N. MAGNOLIA ST. / 2023
72 \1 \108 FAIRFIELD / 2023

 # indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): 100\4\1912 HOYT AVENUE Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

121912\General Occupancy\Bedroom2
121914\General Occupancy\Bedroom2
121916\General Occupancy\Bedroom2
121918\General Occupancy\Bedroom2

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2023** Number of Acres : **1.55**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**
Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:
$ 790000.00
Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**
If so, name of appraiser who conducted the appraisal:
Date of appraisal:

10. Calculation of Net Proceeds

Estimated Sales Price **$790000.00** - Debt **$0.00** - Cost & Fees **$78039.00** = Estimated Net Proceeds **$711,961.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?
Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?
(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)
(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

28-FL-RQS-01718 0000013711 UNCLASSIFIED 6/5/2026

A. Begin relocation of residents	**90**	B. Complete relocation of residents	**91**
C. Execution of contract for removal (e.g. sales contract or demolition contract)	**92**	D. Actual Removal Action (e.g. demolition or sale closing)	**95**

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

103 \1 \2607 Dunlap / 2023
105 \1 \2600 Dunlap / 2023
109 \1 \2511 DUNLAP / 2023
110 \1 \3622 BURCHFIELD / 2023

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): No Building Info Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

No Units Information Found

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2023** Number of Acres : **4.50**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

Intentionally deleted to conform to HUD-52860

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

---

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

---

7. Which of the following describe the proposed disposition? (Check that which applies)

- [x] A. Disposition at Fair Market Value (FMV)
- [ ] B. Disposition at less than Fair Market Value (e.g. donation)
- [ ] C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

---

8. What is the value of the property subject to disposition:
$ 1400000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

---

10. Calculation of Net Proceeds

Estimated Sales Price **$1400000.00** - Debt **$0.00** - Cost & Fees **$138298.00** = Estimated Net Proceeds **$1,261,702.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

---

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

---

12. What is the estimated cost of demolition?

(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)

(a) $ **0.00**

(b) Indicate the source of funds:

- [ ] Operating Funds for FY
- [ ] CFP Funds for FY
- [ ] CDBG Funds
- [ ] Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

---

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents **90** B. Complete relocation of residents **91**

C. Execution of contract for removal (e.g. demolition contract) **92**

D. Actual Removal Actions (e.g. demolition or sale closing) **95**

Return to Application Index

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 5: Description of Proposed Removal Action

Modify Section 5 After HQ Approval

1. Proposed Action By Building Type

Calendar Year:

Available Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

Proposed Buildings :
(Building Number\Building Number Entrance\Address Line1 Text)

22 \1 \2609 DIER / 2023
36 \1 \4900 TENNY / 2023
52 \1 \1724 IRVINGTON / 2023

indicates Non Dwelling Building Structures

2. Proposed Action By Unit Designation

Select the building number(s): No Building Info Select

* - indicates the building has units that are assigned in this application.

@ - indicates the building is proposed in this application.

No Units Information Found

Available Units :
(Unit Number\Unit Designation\Bedroom Count)

Proposed Units :
(Unit Number\Unit Designation\Bedroom Count)

3. Proposed Action for Non Residential Inventory

A. Acres included in Proposed Disposition

Calendar Year: **2023** Number of Acres : **0.85**

B. Buildings included in Proposed Disposition

Calendar Year : Number of Non-Dwelling Buildings without PIC building numbers :

4.

5. If the proposed action involves a partial removal of a Development, a site map is required **0.00**

Attach a copy of the site map and reference it as Section 5, line 5

6. If the proposed action involves a partial removal of a development, attach a description of the property to be removed along with a narrative explaining why the PHA is proposing to remove this portion of the development and if disposition is for vacant land, attach the legal description of each parcel of vacant land. Reference this attachment as Section 5, line 6

7. Which of the following describe the proposed disposition? (Check that which applies)

☐ A. Disposition at Fair Market Value (FMV)

☐ B. Disposition at less than Fair Market Value (e.g. donation)

☐ C. Disposition which includes an exchange of property

If B and/or C are checked, provide a justification and reference it as Section 5, line 7.

8. What is the value of the property subject to disposition:
$ 250000.00

Attach evidence verifying the value (e.g. executive summary of the appraisal) and reference it as Section 5, line 8

9.Was an appraiser used to determine the value of the property listed at Number 8? **No**

If so, name of appraiser who conducted the appraisal:

Date of appraisal:

10. Calculation of Net Proceeds

Estimated Sales Price **$250000.00** - Debt **$0.00** - Cost & Fees **$24696.00** = Estimated Net Proceeds **$225,304.00**

Attach an itemization of costs and fees (including relocation, moving, and counseling costs) to be paid out of gross proceeds and reference it as Section 5, line 10

11. How will the Net Proceeds be used?

Attach a narrative providing details concerning the use of Net Proceeds and reference it as Section 5, line 11

12. What is the estimated cost of demolition?
(Include professional fees, hazardous waste removal, building and site improvement, demolition costs, and seeding and sodding of land. Do not include relocation costs or site improvements such as landscaping, playground, retaining walls, streets, sidewalks, etc.)
(a) $ **0.00**

(b) Indicate the source of funds:

☐ Operating Funds for FY

☐ CFP Funds for FY

☐ CDBG Funds

☐ Other

If Other, attach a narrative explaining how the PHA will fund the demolition and reference it as Section 5, line 12

28-FL-RQS-01719 0000013711 "UNCLASSIFIED" 6/5/2036

13. General Timetable: The HA is to provide a brief timetable based on the number of days after approval of the application that the following major actions will occur:

A. Begin relocation of residents	**90**	B. Complete relocation of residents	**91**
C. Execution of contract for removal (e.g. sales contract or demolition contract)	**92**	D. Actual Removal Action (e.g. demolition or sale closing)	**95**

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 6: Relocation

1. Occupied units:

a. Of the **12** units proposed for removal, **11** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **62** total units in the development, **50** units will remain after removal.

c. Of the **50** units that will remain after removal, **49** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☐ Other Public Housing ☐ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	12	$0.00
6. Estimated cost of moving expenses	$0.00	12	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☐ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 6: Relocation

1. Occupied units:

a. Of the **11** units proposed for removal, **10** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **120** total units in the development, **109** units will remain after removal.

c. Of the **109** units that will remain after removal, **101** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☐ Other Public Housing ☐ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	11	$0.00
6. Estimated cost of moving expenses	$0.00	11	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☑ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 6: Relocation

1. Occupied units:

a. Of the **18** units proposed for removal, **18** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **98** total units in the development, **80** units will remain after removal.

c. Of the **80** units that will remain after removal, **77** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☐ Other Public Housing ☐ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	18	$0.00
6. Estimated cost of moving expenses	$0.00	18	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☐ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 6: Relocation

1. Occupied units:

a. Of the **3** units proposed for removal, **3** are occupied as of the date of this application.

Attach a narrative explaining the circumstances that resulted in the units becoming vacant and the relocation of the residents and reference it as Section 6, line 1(a).

b. Of the **11** total units in the development, **8** units will remain after removal.

c. Of the **8** units that will remain after removal, **7** are occupied as of the date of this Application.

If any units are listed as occupied in 1(a), complete questions 2-8

2. How many individuals will be affected by this action? **0**

---

3. How will counseling and advisory services be provided?

Attach a narrative explaining and reference it as Section 6, line 3.

---

4. What housing resources are expected to be used for relocation?

☐ Other Public Housing ☐ Section 8 ☑ Other

Attach a narrative explaining and reference it as Section 6, line 4.

---

7. Total cost of relocation expenses

	Per Unit Cost x	No. of Units =	Total
5. Estimated cost of counseling and advisory services	$0.00	3	$0.00
6. Estimated cost of moving expenses	$0.00	3	$0.00
		$0.00	

8. What sources of funding will be used to pay for relocation activities?

☐ Operating Funds for FY:

☐ Capital Fund for FY:

☐ Other 26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

If Other, provide an attachment explaining and reference it as Section 6, line 8.

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HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012266**
Development:	**MI058000102 MT VERNON**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Andres Acosta**
Application Status:	**HQ Approved**	Status Date:	**01/04/2023**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

---

4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

---

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012266**
Development:	**MI058000103 HILDABRANDT PARK**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Andres Acosta**
Application Status:	**HQ Approved**	Status Date:	**01/04/2023**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

Attach a narrative explaining the PHA's consultation with the residents of the affected Development and reference it as Section 7, line 1

If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

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5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

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HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
Field Office:	**5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012266**
Development:	**MI058000111 LANSING PUB HSG**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Andres Acosta**
Application Status:	**HQ Approved**	Status Date:	**01/04/2023**

Section 7: Resident Consultation

1. Describe how the residents of the development were informed and consulted about the proposed action.

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2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

---

3. Resident Council (PHA-jurisdiction-wide): Provide the name of the PHA-wide Resident Council representing the interests of the residents of the development **None**

Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

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4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

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If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Office:	**Public and Indian Housing**
HQ Division:	**PO Field Operations**
Hub:	**5HDET Detroit Hub**
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Field Office HA:	**MI058 Lansing Housing Commission**
Application:	**DDA0012266**
Development:	**MI058000112 LANSING PUB HSG**

Application Status

Application Type:	**Disposition**	Processor:	**H48298**
		Reviewer:	**Andres Acosta**
Application Status:	**HQ Approved**	Status Date:	**01/04/2023**

Section 7: Resident Consultation

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If proposed action is for Demolition and/or Disposition under Section 18 of the Act, complete questions 2-5

2. Resident Council (at development): Provide the name of the Resident Council representing the residents of the development **None**

Attach a narrative explaining the PHA's consultation with the Resident Council of the affected Development and reference it as Section 7, line 2

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Attach a narrative explaining the PHA's consultation with Resident Council (PHA jurisdiction-wide), and reference it as Section 7, line 3

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4. Resident Advisory Board (RAB) (as defined by 24 CFR 903.13):

Attach a narrative explaining the PHA's consultation with the RAB and reference it as Section 7, line 4.

---

5. Did you receive any written comments from the residents, the Resident Council(s), or the RAB? ○ Yes ◉ No

If yes, attach the comments, along with any evaluation the PHA has made of those comments and reference it as Section 7, line 5

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See narrative and consultation documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
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Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See narrative and consultation documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See narrative and consultation documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 8: Offer of Sale

1. Is the PHA exercising any of the exceptions to the offer of sale requirement permitted by 24 CFR 970.9(b)(3): ○ Yes ◉ No
Note: Additional options may be displayed upon selecting an answer

3. State the names of all Established Eligible Organizations (as defined by 24 CFR 970.9(c)) for the affected development, including the following organizations (if none, state none):
Resident Council: **None**
Resident Management Corporation: **None**
Outside Organization acting on behalf of residents: **See narrative and consultation documents**

4. The PHA sent an initial written notification of the sale of the development to each Established Eligible Organization on **1/1/1900**

5. The PHA received a written initial expression of interest from one or more Eligible Established Organization within 30 days of the date it sent its notification ○ Yes ◉ No

6. The PHA received a proposal to purchase the development from an Eligible Established Organization within 60 days of the date that it provided the organization with all necessary terms and information ○ Yes ◉ No

7.The PHA ○ Accepted or ○ Rejected the organization's proposal to purchase the development.

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HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000102 MT VERNON**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 9: Certification of Compliance

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
De Minimis Exception to Demolition
Section 32 Homeownership
Section 33 Required Conversion
Section 22 Voluntary Conversion
Eminent Domain

These Certifications can be found at the SAC web site

2. Attach any applicable addendum(s) from the HUD-52860 (as identified below) for the specific removal action for which you are applying for and reference it as Section 9, Line 2: Addendums

The new HUD-52860 form and its addendums include:

HUD-52860-B: Total Development Cost (TDC) Calculation	Attach for all Demolition actions and for all Disposition actions where the justification is obsolescence
HUD-52860-C: Homeownership	Attach for all actions involving homeownership
HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site



HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000103 HILDABRANDT PARK**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 9: Certification of Compliance

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860

Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
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Section 32 Homeownership
Section 33 Required Conversion
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HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000111 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 9: Certification of Compliance

1. Attach the applicable PHA Certification of Compliance from the HUD-52860 for the applicable removal action and reference it as Section 9, Line 1: Certification of Compliance

PHA Certification of Compliance: HUD 52860
Section 18 Demolition/Disposition
Section 18 Disposition 24 CFR Subpart F
De Minimis Exception to Demolition
Section 32 Homeownership
Section 33 Required Conversion
Section 22 Voluntary Conversion
Eminent Domain

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HUD-52860-B: Total Development Cost (TDC) Calculation	Attach for all Demolition actions and for all Disposition actions where the justification is obsolescence
HUD-52860-C: Homeownership	Attach for all actions involving homeownership
HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site



HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**
Development: **MI058000112 LANSING PUB HSG**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Section 9: Certification of Compliance

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PHA Certification of Compliance: HUD 52860
Section 18 Demolition/Disposition
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The new HUD-52860 form and its addendums include:

HUD-52860-B: Total Development Cost (TDC) Calculation	Attach for all Demolition actions and for all Disposition actions where the justification is obsolescence
HUD-52860-C: Homeownership	Attach for all actions involving homeownership
HUD-52860-D: Required Conversion	Attach for all actions involving the required conversion of public housing units
HUD-52860-E: Voluntary Conversion	Attach for all actions involving the voluntary conversion of public housing units
HUD-52860-F: Eminent Domain	Attach for all disposition actions involving eminent domain proceedings

These Forms can be found at the SAC web site

HQ Office: **Public and Indian Housing**
HQ Division: **PO Field Operations**
Hub: **5HDET Detroit Hub**
Field Office: **5GPH GRAND RAPIDS COMMUNITY SERVICE CENTER**
Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Upload Inventory Removal Application Supporting Documentation

Attachment Type: [Please Select] Select

Enter Description:

The recommended maximum attachment file size is 8 megabytes. Files larger than 8 MB in size may take longer to upload or may not get uploaded.

Select File: Choose File No file chosen
Allowed file types: doc, docx, xls, xlsx, pdf, gif, jpg, bmp, png, mpp, rtf, ppt, pptx, txt, zip

Attach

Application Attachments

Section	Description	Date - Time	Owner Name	Download	Delete
Section 3, Line 1 : Board Resolution	LHC - Appendix 5 - Board Resolution	01/04/2023-15:37:59	Douglas Fleming	Download	Delete
Section 3, Line 5 : Letter of Support	LHC - Appendix 1 - Mayor Support Letter	01/04/2023-15:40:20	Douglas Fleming	Download	Delete
Section 3, Line 4 : Consultation with Appropriate Government Officials	LHC - Government Officials Consult	01/04/2023-15:45:18	Douglas Fleming	Download	Delete
Miscellaneous	LHC - MI058000102 - HUD-52860	01/05/2023-15:43:42	Douglas Fleming	Download	Delete
Miscellaneous	LHC - MI058000111 - HUD-52860	01/05/2023-15:45:29	Douglas Fleming	Download	Delete
Miscellaneous	LHC - MI058000103 - HUD-52860	01/05/2023-15:46:15	Douglas Fleming	Download	Delete
Miscellaneous	LHC - MI058000112 - HUD-52860	01/05/2023-15:47:06	Douglas Fleming	Download	Delete
Miscellaneous	LHC - Section 18 - HUD-52860-A - Support	01/05/2023-17:37:44	Douglas Fleming	Download	Delete
Miscellaneous	LHC - Section 18 - HUD-52860-A	01/05/2023-17:40:48	Douglas Fleming	Download	Delete
Attachment hook 01	Permission to Edit PIC 1	04/27/2023-19:05:06	Andres Acosta	Download	Delete
Attachment hook 01	Permission to Edit PIC 2	04/27/2023-19:05:19	Andres Acosta	Download	Delete
Attachment hook 01	Email Thread 1	04/27/2023-19:05:37	Andres Acosta	Download	Delete
Attachment hook 01	Email Thread 2	04/27/2023-19:05:50	Andres Acosta	Download	Delete
Attachment hook 01	Email Thread 3	04/27/2023-19:06:04	Andres Acosta	Download	Delete

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Attachment hook 01	Map 2	04/27/2023-19:12:17	Andres Acosta	Download	Delete
Attachment hook 01	Map 3	04/27/2023-19:12:34	Andres Acosta	Download	Delete
Attachment hook 01	FAQs	04/27/2023-19:13:01	Andres Acosta	Download	Delete
Attachment hook 01	Govt Consultation	04/27/2023-19:13:25	Andres Acosta	Download	Delete
Attachment hook 01	Unit Table	04/27/2023-19:13:37	Andres Acosta	Download	Delete
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Attachment hook 01	RFP Worksheet	04/27/2023-19:16:24	Andres Acosta	Download	Delete
Attachment hook 01	Previous Phase Approval	04/27/2023-19:16:37	Andres Acosta	Download	Delete
Attachment hook 01	REVISED 52860 - AMP 102	04/27/2023-19:17:09	Andres Acosta	Download	Delete
Attachment hook 01	REVISED 52860 - AMP 103	04/27/2023-19:17:20	Andres Acosta	Download	Delete
Attachment hook 01	REVISED 52860 - AMP 111	04/27/2023-19:17:32	Andres Acosta	Download	Delete
Attachment hook 01	REVISED 52860 - AMP 112	04/27/2023-19:17:45	Andres Acosta	Download	Delete
Attachment hook 01	Permission to edit PIC acreage 2	05/05/2023-10:06:51	Andres Acosta	Download	Delete
Approval Letter	DISP Approval 20230509	05/10/2023-13:19:03	Marcus Sanders	Download	Delete

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Development Attachments

Section	Development	Description	Date - Time	Owner Name	Download	Delete
Section 5, Line 6 : Land Legal Description	MT VERNON	Section 5 - Line 6	01/05/2023-12:11:28	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	MT VERNON	Section 5 - Line 10	01/05/2023-12:12:21	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	MT VERNON	Section 5 - Line 11	01/05/2023-12:12:53	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	MT VERNON	Section 6 - Line 3	01/05/2023-12:13:54	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	MT VERNON	Section 6 - Line 1(a)	01/05/2023-12:15:53	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 - Line 1(a)	01/05/2023-12:16:40	Douglas Fleming	Download	Delete

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Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 - Line 1(b)	01/05/2023-12:17:13	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 - Line 1(c)	01/05/2023-12:17:45	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	MT VERNON	Section 7 - Line 1(d)	01/05/2023-12:18:16	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	MT VERNON	Section 9 - Line 1	01/05/2023-12:57:11	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	MT VERNON	Section 5 - Line 8	01/05/2023-13:02:53	Douglas Fleming	Download	Delete
Section 5, Line 6 : Land Legal Description	HILDABRANDT PARK	Section 5 - Line 6	01/05/2023-13:18:45	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	HILDABRANDT PARK	Section 5 - Line 8	01/05/2023-13:19:29	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	HILDABRANDT PARK	Section 5 - Line 10	01/05/2023-13:20:02	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	HILDABRANDT PARK	Section 5 - Line 11	01/05/2023-13:20:37	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	HILDABRANDT PARK	Section 6 - Line 3	01/05/2023-13:23:47	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	MT VERNON	Section 6 - Line 4	01/05/2023-14:14:45	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	HILDABRANDT PARK	Section 6 - Line 4	01/05/2023-14:15:38	Douglas Fleming	Download	Delete
Section 6, Line 1(a) : Occupied Units as of The Date of This Application	HILDABRANDT PARK	Section 6 - Line 1(a)	01/05/2023-14:16:33	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 - Line 1(a)	01/05/2023-14:18:25	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 - Line 1(b)	01/05/2023-14:18:54	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 - Line 1(c)	01/05/2023-14:19:41	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	HILDABRANDT PARK	Section 7 - Line 1(d)	01/05/2023-14:20:13	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	HILDABRANDT PARK	Section 9 - Line 1	01/05/2023-14:21:49	Douglas Fleming	Download	Delete
Section 5, Line 6 : Land Legal Description	LANSING PUB HSG	Section 5 - Line 6	01/05/2023-14:33:26	Douglas Fleming	Download	Delete
Section 5, Line 8 : Appraisal	LANSING PUB HSG	Section 5 - Line 8	01/05/2023-14:34:19	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	LANSING PUB HSG	Section 5 - Line 10	01/05/2023-14:35:16	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	LANSING PUB HSG	Section 5 - Line 11	01/05/2023-14:35:54	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	LANSING PUB HSG	Section 6 - Line 3	01/05/2023-14:39:25	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	LANSING PUB HSG	Section 6 - Line 4	01/05/2023-14:39:55	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 - Line 1(a)	01/05/2023-14:41:20	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 - Line 1(b)	01/05/2023-14:41:47	Douglas Fleming	Download	Delete
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Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 - Line 1(d)	01/05/2023-14:42:45	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	LANSING PUB HSG	Section 9 - Line 1	01/05/2023-14:44:38	Douglas Fleming	Download	Delete
Section 5, Line 6 : Land Legal Description	LANSING PUB HSG	Section 5 - Line 6	01/05/2023-14:49:41	Douglas Fleming	Download	Delete

Section 5, Line 8 : Appraisal	LANSING PUB HSG	Section 5 - Line 8	01/05/2023-14:50:54	Douglas Fleming	Download	Delete
Section 5, Line 10 : Net Proceeds Calculation	LANSING PUB HSG	Section 5 - Line 10	01/05/2023-14:51:29	Douglas Fleming	Download	Delete
Section 5, Line 11 : Net Proceeds Usage	LANSING PUB HSG	Section 5 - Line 11	01/05/2023-14:52:12	Douglas Fleming	Download	Delete
Section 6, Line 3 : Counseling Services	LANSING PUB HSG	Section 6 - Line 12	01/05/2023-14:53:53	Douglas Fleming	Download	Delete
Section 6, Line 4 : Housing Resources	LANSING PUB HSG	Section 6 - Line 4	01/05/2023-14:54:18	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 - Line 1	01/05/2023-14:56:17	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 - Line 1(b)	01/05/2023-14:56:49	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 - Line 1(c)	01/05/2023-14:57:23	Douglas Fleming	Download	Delete
Section 7, Line 1 : Consultation Process	LANSING PUB HSG	Section 7 - Line 1(d)	01/05/2023-14:58:17	Douglas Fleming	Download	Delete
Section 9, Line 1 : Certification of Compliance	LANSING PUB HSG	Section 9 - Line 1	01/05/2023-14:59:44	Douglas Fleming	Download	Delete

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Field Office HA: **MI058 Lansing Housing Commission**
Application: **DDA0012266**

Application Status

Application Type: **Disposition** Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved** Status Date: **01/04/2023**

Application Dates

HA Submission Date:
Application Received Date:

Demolition / Disposition Check List

The Quality Checklist displays all fields missing in a section based on the application type of the selected application. Note that the missing fields are not necessarily mandatory.

Development Number: MT VERNON - MI058000102 Select

Line Item	Application/Development
Section 3: Environmental Review - Review initiation date	Application
Section 4: Property Description - Duplex building count	Development
Section 4: Property Description - Triplex building count	Development
Section 4: Property Description - Quadplex building count	Development
Section 4: Property Description -Other building count	Development
Section5 Line11: Waiver for the requirement to repay projected debt	Development
Section6 Line2: Justification for Demolition and/or Disposition - HUD notice number	Development
Section6 Line2: Justification for Demolition and/or Disposition - Locality number	Development
Section6 Line5: Occupancy Information - Unit count	Development
Section6 Line5: Occupancy Information - Vacant less than 12 month unit count	Development
Section6 Line5: Occupancy Information - Vacant more 12 month unit count	Development
Section6: Demo justification - Two Part Obsolescence Test	Development
Section6: Demo justification - Density Reduction	Development
Section6: Dispo justification - Change In Neighborhood	Development
Section6: Dispo justification - One-for-One Replacement	Development

Section6: Dispo justification - Mixed Finance and Other Reason	Development
Section6: Dispo justification - Non-Dwelling Structures and Land	Development
Section7 Line7: Relocation -Funding Sources - Operating funds	Development
Section7 Line7: Relocation -Funding Sources - Capital funds	Development
Section7 Line7: Relocation -Funding Sources - Others	Development
Section9 Line1: Disposition Offer of Sale - Offer of Sale	Development
Section9 Line2: Disposition Offer of Sale - Form Resident Organization	Development

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Application Status

Application Type: **Disposition**
Processor: **H48298**
Reviewer: **Andres Acosta**
Application Status: **HQ Approved**
Status Date: **01/04/2023**

Summary of Demolition and/or Disposition Activity

View Land Information

Development	0-Bdrm Units	1-Bdrm Units	2-Bdrm Units	3-Bdrm Units	4 & 4+ Units	Total Resid. Units	Total Non-Resid. Units	Resid. Bldgs.	Non-Resid. Bldgs.	Total Bldgs.	Acres Disposed
MI058000102 MT VERNON	0	0	3	7	2	12	0	12	0	12	2.30
MI058000103 HILDABRANDT PARK	0	0	0	10	1	11	0	11	0	11	1.55
MI058000111 LANSING PUB HSG	0	0	0	12	6	18	0	18	0	18	4.50
MI058000112 LANSING PUB HSG	0	0	0	1	2	3	0	3	0	3	0.85
Totals:	**0**	**0**	**3**	**30**	**11**	**44**	**0**	**44**	**0**	**44**	**9.200001**

Application Submission

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
1507 Comfort	Single Family	MI058000102	35	51507	33-01-01-08-128-267	North 66 feet of East 173.25 feet of Lot 11, Assessor's Plat No. 11, City of Lansing, Ingham County Records.	0.26	1
1513 Comfort	Single Family	MI058000102	36	51513	33-01-01-08-128-269	South 65 feet of East 173.25 feet of Lot 12, Assessor's Plat No. 11, City of Lansing, Ingham County Records.	0.26	1
2109 Darby	Single Family	MI058000102	37	52109	33-01-01-06-455-171	Lot 133, Sunset Hills No. 4, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.21	1
2915 Delta River	Single Family	MI058000102	39	52915	33-01-01-06-402-191	Lot 59, Sunset Hills No. 3, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.22	1
3021 Delta River	Single Family	MI058000102	41	53021	33-01-01-06-402-251	Lot 53 Sunset Hills No 3, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.15	1
3108 Tecumseh	Single Family	MI058000102	42	53108	33-01-01-05-182-031	Lot 111, M. Mitshkun S. Oak Grove Subdivision No. 2, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.14	1
527 Maple	Single Family	MI058000102	43	15527	33-01-01-09-307-001	West ½ of Lot 12, Block C, Subdivision of Block 26 and 27 Original Plat, City of Lansing, Ingham County Records.	0.13	1
1401 W. Hillsdale	Single Family	MI058000102	45	41401	33-01-01-17-386-061	Lot 58, McPhersons Heatherwood Subdivision No. 2, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.11	1
1447 Robertson	Single Family	MI058000102	46	41447	33-01-01-08-205-111	Lot 32 and South 12 feet of Lot 33, North Highland Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.15	1
1449 Comfort	Single Family	MI058000102	48	51449	33-01-01-08-128-263	South 66 feet of East 173.25 feet of Lot 11, Assessor's Plat No. 11, City of Lansing, Ingham County Records.	0.26	1
1405 N. Martin Luther King	Single Family	MI058000102	B_0018	151405	33-01-01-08-206-216	Lot 139 and East 33 feet of Lot 138 and East 70 feet of South 18 feet of Lot 174, North Highland Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.190	1
1507 Robertson	Single Family	MI058000102	B_0020	151507	33-01-01-08-205-132	Lot 35, Also Lot 34 Exc S 20 Ft North Highland Sub, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.34	1

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPs which includes 44 units)

1. *Estimated amount of gross and net proceeds*

   Gross $3,290,000 and Net $2,965,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

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3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

LHC conducted resident meetings in April 2022, June 2022 and will have future resident discussions at the individual level to understand ability and timing of purchasing the home. Additionally LHC sent notifications about the Section 18 program and resident impacts in April 2022 and June 2022. Moreover the LHC team has called every resident phone number in the database for these units, knocked on doors, and continues to communicate on an individual level to answer any questions. Meetings and individual level of communication with residents to discuss the process and outcomes will continue in 2023.

Specific to homeownership, LHC has and still is communicating and working with the residents in these 44 units to provide guidance and discuss the home ownership process. Ultimately it is the residents' responsibility to secure financing and work with homeownership agencies for programs, but LHC is helping where applicable. The Michigan State Housing and Development Authority manages home ownership programs, LHC directed residents to MSHDA and residents are working with those programs. Additionally, residents are working with other local community groups and traditional financing options. The LHC team intends to work with residents until at least May 2023 to support the purchasing of their home qualifications or set up the tenant protection voucher option for their unit.

In addition to the details outlined above, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

52860-A Section 6, Line 1(a)

Scattered Site Homes Vacant

Units currently listed as vacant are expected to be filled prior to the closing of this transaction. Any unit not occupied prior to close will be removed from the application.

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Appendix

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Lansing Housing COMMISSION
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Lansing Housing Commission (LHC) Scattered Site HUD's Section 18 Program
Intent to Pursue the Purchase of Current Residence

April 14th, 2022

«Name»
«Address»
«City_State_Zip»

On April 7th, 2022 the Lansing Housing Commission (LHC) held an initial resident meeting to discuss our application to HUD's Section 18 Program, which includes the potential sale of your residence and other LHC scattered sites. During this meeting some residents indicated that they still have interest in pursuing the purchase of their residence.

To work further with these individuals LHC is extending the timeframe for residents to pursue homeownership programs and approvals to July 1st, 2022.

If you are interested in pursuing the purchase of your residence please check here___, complete and sign the form on page 3, and return it to LHC attention Karen Chase 419 Cherry Street Lansing, MI 48933 by **Friday April 29th. Please carefully review 1. Section 18 - Pursuing Homeownership for specific details**.

If you are not interested in pursuing homeownership, please review the **Section 18 – Project Based Voucher (PBV) Section.** Pending HUD approval of our application your home is being sold to a new owner, however, it will be with a PBV**, so you will not have to move (as long as you qualify and are in good standing), and your rent is not expected to change unless your income does.** As the existing resident, once you qualify and as long as you remain in good standing, you can remain in the unit for as long as you desire.

1. Section 18 - Pursuing Homeownership

Please note the LHC team is not in a position to assess financial qualifications for home ownership. Therefore, it will be important for you to reach out to agencies and/or your preferred bank/financial institution. The LHC team is here to answer questions and provide support as applicable but obtaining finances along with other items are the responsibility of the resident.

Resident Responsibilities

- Complete and return the form on page 3 with your signature at the bottom indicating your intent to pursue the purchase of your residence **by Friday April 29th**

- Work with agencies and/or financial institutions for homeownership programs and financing to purchase
  - Potential agencies to contact include:
    - Capital Area Housing Partnership (CAHP),
    - Habitat for Humanity,
    - Michigan State Housing Development Authority (MSHDA)
  - Residents are encouraged to explore other agencies that may have homeownership programs

- Provide a letter from an agency and/or financial institution **by Friday July 1st** stating you are pre-qualified to **purchase a home, for qualification purposes please consider the following**
  - $60,000 is the expected minimum purchase price for a home
  - The final price will be dependent on the size and type of home

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419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

- Pre-qualification will be a starting point for future discussions to hopefully secure the purchase of a home
- Pre-qualification does not guarantee the purchase of your home
- For more information about purchase price please contact LHC
- Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933

2. Section 18 – Project Based Voucher (PBV)

In the event you decide not to pursue homeownership, or you do not qualify to purchase the home, pending HUD approval of the Section 18 application your house will be sold to another buyer. Through the Section 18 process, units sold to other buyers are expected to have a project-based voucher assigned to them. Below is what you can expect from the Section 18 program sale to another buyer:

- You will not be required to move unless you do not qualify for the program or are not in good standing
- Your rent is expected to remain the same unless there is an income or household change since your last re-certification
- You will be required to sign a new lease and recertify your income
- You may remain in your unit indefinitely as long as you remain qualified and in good standing with program requirements and your lease
- After 12 months of living in your unit under the PBV program, you may request to receive a Tenant Protection Voucher (TPV) which would allow you to seek alternative housing, as long as you meet eligibility

If you have questions about qualifications and current standing, please reach out to Kendra McAbee at KendraM@lanshc.org or 517-897-7270.

Resident Responsibilities

- Continue to monitor communications from LHC, attend informational meetings, and contact the LHC team with questions and/or concerns

- Receive and complete any additional paperwork requests from LHC in a timely fashion
  - New packets will be required prior to or at the same time of the transaction closing
  - LHC will send these requests out around the time of close late summer / early fall
  - There will not be a new screening

The LHC team is here to help residents through this process and answer questions so please use the resources available to you through LHC.

The next resident meeting related to Section 18 Program will be held towards the end of May, a notification with meeting date, time, and location details will be sent at a later date.

Again, we appreciate your time and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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If you are not pursuing homeownership you do not need to complete this form.

If pursuing homeownership as option please review, complete, sign, and return this form by April 29th, 2022.

Return options

1. Scan and email to karenc@lanshc.org
2. Mail or drop off at 405 Cherry Street Lansing, MI 48933

I, _____(print name) currently residing at _____(print address), have reviewed and read the above letter. I fully understand that it is my responsibility and option to pursue homeownership at my own cost and time. To have an option for homeownership of an LHC scattered site I will need to provide a pre-qualification letter showing access to financing to purchase the home at the set price. This letter needs to be from a credible lender/financial institution or agency with homeownership finance program. While LHC can help residents answer questions and provide guidance, LHC is not qualified to assess or provide approval for financial qualifications related to home ownership

The prequalification letter must be returned **to LHC by no later than Friday July 1st, 2022.**

I recognize that obtaining and providing a pre-qualification letter doesn't guarantee the purchase of my home, as different size units may have different sale prices. The pre-qualification letter does provide an opportunity to purchase and will lead to further discussions with the LHC team about a transaction for homeownership.

This signed letter is to **be returned by Friday April 29th.**

I have read the above information and am pursuing homeownership via the Section 18 process and intend to provide a **pre-qualification letter showing access to financing required to purchase a home by Friday July 1st, 2022.** Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

If I do not provide the pre-qualification letter as outlined above, I understand that I will not be considered for homeownership at this time.

_____(print name)

_____(print address)

_____(phone number) _____(email)

_____(sign name) _____(date)

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Overview

The Lansing Housing Commission (LHC) is pursuing the sale of its scattered site locations through HUD's Section 18 Program. This document has been developed to provide information about the Section 18 Program through frequently asked questions. This should be considered a working document as LHC continues to work with HUD, potential ownership group, and potential future resident homeowners. As a result the LHC team may update and/or add questions and details to this document.

What is Section 18?

Section 18 allows public housing agencies to demolish or sell their public housing units.

Section 18 is a HUD designed program to support HUD's initiative to transition affordable housing from public housing platform (Section 9) to more voucher based (Section 8) housing platform. Section 18 allows housing agencies, like LHC, to demo or dispose (sell) qualifying assets.

Why was Section 18 created?

Over the last decade, the government's funding for public housing has fallen below sustainable levels. The result is that public housing units need significant capital improvements and the public housing funding provided and funding tools available are not adequate and will not be in the future. The gap between funding provided and funding needed is only likely to grow larger for units remaining in public housing. Section 18 allows for new funding tools and opportunities.

The proceeds from the sale of the properties will allow LHC to acquire and rehab affordable housing units in the Greater Lansing Area.

What are the expected benefits of LHC's use of HUD's Section 18 Program?

Benefit		Description
20 Years	Long-term Affordability Commitment	• Sites remain affordable via contracts and vouchers from LHC • Resident rents remain based on income (~30% of income) • Very few (if any) residents will move as a result of this; LHC teams will help and support residents with any necessary moves
$$$	Funds Earned for Future Affordable Housing	• HUD specified and approved uses of funds from transaction • Increase and improve quality affordable housing in the community • Community specific housing and resident service programming opportunities
~40	Resident Homeownership Interests	• 40 existing residents have declared interest in purchasing their home • LHC teams will be in communication with them over next few months as residents evaluate financing options
Increased Funding Tools Available	Capital Improvements at Existing Sites	• New ownership has existing capital and will have access to capital options not available to public housing agencies
Oversight and Control	LHC Long-term Involvement	• Although LHC will not own the sites, involvement will be long-term through Housing Assistance Payment (HAP) contract(s) and voucher administration • Potential for property management involvement as well

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How is HUD involved in the Section 18 Program?

LHC has been working with HUD teams over the past couple years on RAD and Section 18 Programs. HUD is responsible for approving the Section 18 sale of the scattered sites.

LHC will submit a very detailed application to HUD. HUD will review and provide feedback accordingly. The application includes significant amount of detail about the sites, sale price information, and overall program.

What will happen to houses following the sale?

At this point there are primarily 2 end results for the home.

1. Sold to a new ownership group with a project-based voucher (PBV) and commitment to keep the houses affordable for at least the next 20 years.

2. Sold to existing or other qualifying resident as new homeowners for their use and purpose. There will not be a PBV or any other subsidy tied to the unit. This will become like any other individually owned home in the city.

Will residents have to move?

No. Residents in good standing and qualifying will not have to move, these are mainly the same requirements for the public housing program today. Residents are encouraged to contact LHC scattered site staff to confirm standing. The LHC team will work with residents to improve standing (as needed and possible) prior to sale of the scattered sites.

What is a Project-Based Voucher (PBV)?

A PBV means that vouchers (subsidy from HUD) are attached to specific units. The voucher stays with the unit for at least the next 20 years. In the event a resident moves out, the voucher stays with the unit it does not move with the resident like other housing choice vouchers. As LHC does at other sites today, it will administer the PBV program through a HAP contract with the new ownership group.

Will the sale of the scattered sites affect housing assistance?

Under Section 18 and the sale of the scattered sites, your current public housing lease will end and your new lease with a new owner will begin using a PBV.

Will resident rents go up?

Rent will remain the same unless household income has changed.

Resident rents will continue to be based on 30% of income, as it is today under public housing. Therefore, unless residents have had a change in income or household size, rents should not change. If a resident has experienced a change in income or household size, rent will be updated accordingly, similarly to how it would be done today in public housing.

Residents who were previously paying a flat rent as a public housing resident may experience a rent increase because Section 8 rents are income-based.

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Can residents request a Section 8 voucher to move somewhere else?

Following 12 months in the PBV program residents may submit a request in writing that they wish to receive a Section 8 Voucher. A Section 8 voucher would travel with the resident, the PBV will still stay with the existing unit. Once a Section 8 voucher becomes available, the resident will be rescreened for eligibility to receive one. Eligibility for a Section 8 Voucher is determined on current standing, residents may not owe any rent, have unpaid charges, or be under eviction status.

If residents are interested in a Section 8 voucher prior to the 12-month period in the PBV unit, they can apply when waitlists are open throughout the year.

When is the Section 18 process expected to complete?

LHC will continue to work with HUD and the prospective buyers over the next few months. The Section 18 process is expected to be complete in Fall 2022.

I am a resident, what do I need to do now?

As a resident if you are interested in purchasing your home you should have submitted your intent to purchase your home to LHC. You now have until July 1st to work with financial institutions and local agencies to get prequalified. Below is a list of resident responsibilities for the homeownership option:

Homeownership - Resident Responsibilities

Work with agencies and/or financial institutions for homeownership programs and financing to purchase. Potential agencies to contact include:

- Capital Area Housing Partnership (CAHP)
- Habitat for Humanity
- Michigan State Housing Development Authority (MSHDA)
- Residents are encouraged to explore other agencies that may have homeownership programs

Provide a letter from an agency and/or financial institution by Friday July 1st stating you are pre-qualified to purchase a home. Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

PBV - Resident Responsibilities

As a resident if you are not interested in purchasing your home and you plan to stay in your existing home with the PBV you should be looking for communications and meeting notices from LHC.

Continue to monitor communications from LHC and attend informational meetings.

Receive and complete any additional paperwork requests from LHC in a timely fashion. LHC will initiate this process, so there isn't much for residents to do under this option until:

- New packets will be required prior to or at the same time of the transaction closing
- LHC will send these requests out around the time of close late summer / early fall
- There will not be a new screening

Under both scenarios residents are encouraged to contact LHC with questions and/or concerns. The LHC team is here to help throughout the process.

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Additional Information and Things to Keep in Mind

- Continue to follow the rules of your current public housing lease
- Keep an eye on your mail and LHC website https://lanshc.org/ for more information from LHC
- If you have questions about the changes, contact LHC
- For more information on the process of Section 18, go to: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo

Lansing Housing Commission

Re: LHC Scattered Housing Disposition

Dear Resident:

The Lansing Housing Commission is taking this opportunity to provide you with the latest updates in LHC's disposition application for the sale of the Public Housing scattered sites portfolio. We understand it is important for you to have proper information that will help you make the best decisions for you and your family as we move forward. LHC appreciates serving you and are committed to work in partnership with you throughout this transition.

If you are interested in potentially purchasing your home, we are asking you to indicate your intent by May 31st, 2021. This is not a final decision but will be helpful for us in planning as we move forward with the sale of the houses. A home ownership class will be offered free of charge through the Capital Area Housing Partnership for any interested resident. We expect the first sale of a home will not occur until late in 2021.

For those residents who do not want to purchase their home you will soon receive information about your new housing options. LHC will offer your household the option to utilize a Tenant Protection Voucher (similar to a Section 8 voucher). The voucher will give you the potential to stay in your current home or allow you the choice to move anywhere the vouchers are accepted. You will also have the option to be transferred to a LHC property and remain under the Project Based Rental Assistance program (formerly known as Public Housing). In short, your household will be able to retain the affordable housing you now have.

If you have any questions regarding this process or want to investigate the purchase of your current home, please email or call us at:
Andrea Bailey – andreab@lanshc.org or Kendra McAbee – KendraM@lanshc.org
517-487-6550 Ext 801

Again, we appreciate you and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	01-05-2023

LANSING HOUSING COMMISSION

44 Units
Single Family

Direct, confidential sales of affordable housing.™

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LANSING HOUSING COMMISSION | Market Positioning and Pricing Analy-

PREPARED: December 2nd, 2022

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

26-EI-RQ5-01710 0000011871 "UNCLASSIFIED" 6/5/2026

MARKETING RESULTS AND BROKER OPINION OF VALUE

In October of 2021, our firm was engaged to assist in the marketing and promotion of the Lansing Housing Commission's Request for Proposal (RFP) to potentially sell a portfolio of 242 units of duplexes and single family homes. Below is our valuation methodolgy, which now can be applied to the remaining 44 single family homes that could be sold in separte transactions.

Based on the expected rents available for a post-sale, project-based rent subsidy contract, our firm valued the original asset, consisting of 242 units of duplexes and single family homes, based on the available gross income through the rent subsidy contract, and projected operating expenses to derive an NOI. Capitalizing that NOI at a rate between 7% and 8% gives this range of income-based valuation.

That being said, from a sales and cost approach for single-family housing, a higher valuation can be supported. Given that the median home value in Lansing Michigan was at $135,000 in October of 2022, then a much higher value is realistic, even when considering a substantial bulk-sale discount. Furthermore, individual appraisals reflected values between $75,000 to $125,000 per home. Therefore, our expectation would be a discount of 60-70% of the stand-alone median home value.

Considering that the portfolio to be sold could fluctuate, based on tenant incomes and some tenants purchasing their homes, we have fine-tuned our valuation estimate to be based on the anticipated number of units to be sold, and the number of rentable bedrooms in each unit. While our original analysis was based on multi-family portfolio pricing, this adjustment requires more individualized pricing, for which we are applying a gross rent multiple to derive an estimate of value. The expected GPR is between 6 and 10, with duplexes demanding a higher multiple. The result is roughly $60,000 per two bedroom home, $70,000 per three bedroom home, $90,000 per four bedroom home, $100,000 per five bedroom home, and $140,000 per duplex. This is consistent with cost and comparable sale methodology.

While multi-family values are currently lower than when these conclusions were made, due to rising interest rates, our observations is that this value decline has not hit the single-family market yet, particularly at this price point. Therefore we feel that the established individual home values stand, leading to a current value for the 44 remaining homes of approximatley $3,700,000.

Sincerely,

Kyle Shoemaker

Managing Director

Affordable Housing Investment Brokerage, Inc.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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LEAD TEAM MEMBER BIOGRAPHY



Kyle Shoemaker, Managing Director, formed Affordable Housing Investment Brokerage after identifying a need for an investment brokerage company dedicated to the specific needs of the affordable housing industry. Prior to founding the company, Kyle participated in the brokerage of over 97 transactions totaling over $700M in market value as a Senior Associate at a national investment real estate company. In 2012, Kyle was recognized with the Outstanding Sales Achievement Award. Kyle earned a BS in Finance from Indiana University in Bloomington, IN.



Bill Brading, Associate, covers the Southeast region of the United States for AHIB, Inc. Bill has over 4 years of commercial real estate experience ranging from a small family office to CBRE, a publicly traded company. In addition, Bill is on the Board of a related group of non-profit corporations that own or serve as the general partner in affordable housing apartments and senior living facilities.

Bill earned his BS in Business Management from Terry College of Business at the University of Georgia in Athens, GA. In 2016, he received his Master's in Business Administration (MBA) with a focus on Entrepreneurship from the Acton School of Business. Acton has been ranked by Princeton Review as a top 10 Best MBA Programs and #1 Most Competitive Students since 2013.

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CONFIDENTIALITY AND DISCLAIMER

This initial offering memorandum contains certain information regarding an affordable housing asset owned and operated by a regional company. By accepting this offering memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the information only to evaluate this specific transaction and for no other purpose. In addition, the recipient agrees not to divulge the information contained herein to any other party and shall return this information, and any subsequent release of information, upon request of the Seller. All recipients of this information are bound to the confidentiality agreement previously signed by the recipient and held on file by Affordable Housing Investment Brokerage, Inc. (Agent). It is understood that the recipient will refrain from any unauthorized on-site visits, contact with the Seller or contact with the property and/ or employees.

The Seller reserves the right to negotiate with one or more parties at any time and to enter into a definitive agreement with respect to a transaction or to determine not to proceed with a transaction, without prior notice to the recipient. The Seller, and affiliates, shall not be legally bound to any recipient of this marketing package unless a written agreement concerning a transaction has been approved and dually executed.

The information contained in this marketing package was provided to the Seller and other public sources. This document has been prepared from sources that are believed to be reliable. The Seller and Affordable Housing Investment Brokerage, Inc., all affiliates and their respective officers, directors, managers or employees make no representation or warranty as to the accuracy or completeness of any information.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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OFFERING PROCEDURES

PURCHASERS WISHING TO MAKE AN OFFER ON THE PROPERTY SHOULD SUBMIT:

- ✓ Letter of Intent (template available upon request).
- ✓ Source and location of the equity monies necessary to close the proposed transaction: money market account, marketable securities, etc.
- ✓ Specific details of intended financing (ie. Fannie, Freddie, Credit Union, Local Bank etc.)
- ✓ List of other investment real estate owned now or in the past, including property type, address, size, approximate value and period of ownership.
- ✓ Description of the purchaser's experience with investment real estate or related industries.
- ✓ Transaction references.
- ✓ Banking references

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PRICING AND FINANCIAL ANALYSIS

Executive Summary
Price Summary
Unit Mix Analysis
Income and Expenses

26-FI-RQS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

PRICING SUMMARY - PER UNIT GPR ESTIMATE

Unit Count	Type	Value Per Unit	Estimate Total Value	Gross Rent Multiple	Scheduled Annual Rent	Contract Rent
3	2 Bed Single Family	$63,570	$190,710	6.5	$29,340	$815
30	3 Bed Single Family	$83,616	$2,508,480	6.5	$385,920	$1,072
9	4 Bedroom Units	$85,722	$771,498	6.5	$118,692	$1,099
2	5 Bedroom Units	$98,982	$197,964	6.5	$30,456	$1,269
44	***Totals***	**$83,378**	**$3,668,652**		**$564,408**	
	Vacant ***Averages***					**$12,827**

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EXECUTIVE SUMMARY - MULTIFAMILY PORTFOLIO PRICING

Property Details

Total Number of Units	44
Total Square Feet	431,115
Average Square Feet Per Unit	9,798
Average Monthly Rent Per Unit	$1,069
Asset/Location Class	C/B
Asset Type	Single Family and Duplex

All Cash Summary

Price	**$3,000,000**
Cap Rate - Year One	6.88%
GRM	5.32
Price Per Unit	$68,182
Price Per Foot	$6.96

Debt Assumptions

Interest Rate	4.00%
Amortization Period	30 Years
Years of Interest Only	0 Years
Annual Loan Constant	5.73%
Loan Term	10 Years
Year 1 DCR	1.50
Loan to Value	80%
Loan Amount	$2,400,000

Leveraged Summary

Price	$3,000,000
Cash on Cash Return - Year 1	11.05%
Cash on Cash Return - 3 Yr. Average	10.41%
All Cash IRR	7.95%
Leveraged IRR	17.59%

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RENT ROLL SUMMARY

Unit Count	Type	Unit Size	Scheduled Monthly Rent	Contract Rent	HUD FMR	Max 60% LIHTC Rent
3	2 Bed Single Family		$2,445	$815	$909	$1,128
30	3 Bed Single Family		$32,160	$1,072	$1,171	$1,302
9	4 Bedroom Units		$9,891	$1,099	$1,453	$1,264
2	5 Bedroom Units		$2,538	$1,269	N/A	$1,604
44	***Totals***	**431,115**	**$47,034**			
	Vacant	***Averages*** **9798**		**$1,069**		

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INCOME AND EXPENSES

	Year 1	Per Unit		Per Foot	% of SGI
Gross Potential Rent	$564,408	$12,827		$1.31	
Total Economic Vacancy	($16,932)	($385)	3.0%	($0.04)	
Gross Operating Income	**$547,476**	**$12,443**		$1.27	
Total Expenses	**$330,000**	**$7,500**		$0.77	60.28%
Net Operating Income Before Reserves	$217,476	$4,943		$0.50	39.72%
Capital Reserves	$11,000	$250		$0.03	2.01%
Net Operating Income After Reserves	**$206,476**	**$4,693**		$0.48	37.71%

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LANSING HOUSING COMMISSION

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

44 Units
Single Family

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
108 Fairfield	Single Family	MI058000103	72	8108	33-01-01-04-126-221	Lot 2, Fairfield Gardens Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.25	1
1100 Leslie	Single Family	MI058000103	82	81100	33-01-01-22-277-211	Lot 164 and North ½ of Lot 163, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.14	1
1116 Leslie	Single Family	MI058000103	57	82840	33-01-01-22-277-171	Lot 159, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1124 Bensch	Single Family	MI058000103	60	81124	33-01-01-22-251-191	Lot 103, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
1207 Shepard	Single Family	MI058000103	86	81207	33-01-01-22-282-021	Lot 206, City Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
1435 Perkins	Single Family	MI058000103	95	81435	33-01-01-22-254-091	East 35 feet of Lots 423, 424, 425 and 426, Excelsior Land Company's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.11	1
2220 Turner	Single Family	MI058000103	B_0029	152220	33-01-01-04-454-042	Com 202. 7FT NW'LY From INT'N NE COR Turner St & Moseley Ave, TH E 120 FT, NW'LY 60 FT PARL TO E'LY line Turner St, W 120 FT, SE'LY 60 FT TO BEG; SEC 4 T4N R2W, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.18	1
407 N. Magnolia	Single Family	MI058000103	70	8407	33-01-01-14-108-351	Lot 118, Columbia Park Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.09	1
512 Mifflin	Single Family	MI058000103	97	8512	33-01-01-14-379-181	Lot 293 and commencing at Northwest corner of Lot 293, thence South to Southwest corner of Lot 293, West 5 feet, North to point 5 feet West of beginning, East to beginning, Snyder's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.10	1
616 S. Foster	Single Family	MI058000103	78	8616	33-01-01-14-383-281	Lot 5, Browns Subdivision of a part of Outlots A and B of Snyder's Addition, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.12	1
636 S. Hayford	Single Family	MI058000103	79	8636	33-01-01-14-359-281	Lot 140 Lansing Addition Companys Sub Rec L 5 P 20, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.41	1

LANSING HOUSING COMMISSION

44 Units
Single Family

Direct, confidential sales of affordable housing.™

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LANSING HOUSING COMMISSION | Market Positioning and Pricing Analy-

PREPARED: December 2nd, 2022

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

26-EI-RQ5-01710 0000011871 "UNCLASSIFIED" 6/5/2026

MARKETING RESULTS AND BROKER OPINION OF VALUE

In October of 2021, our firm was engaged to assist in the marketing and promotion of the Lansing Housing Commission's Request for Proposal (RFP) to potentially sell a portfolio of 242 units of duplexes and single family homes. Below is our valuation methodolgy, which now can be applied to the remaining 44 single family homes that could be sold in separte transactions.

Based on the expected rents available for a post-sale, project-based rent subsidy contract, our firm valued the original asset, consisting of 242 units of duplexes and single family homes, based on the available gross income through the rent subsidy contract, and projected operating expenses to derive an NOI. Capitalizing that NOI at a rate between 7% and 8% gives this range of income-based valuation.

That being said, from a sales and cost approach for single-family housing, a higher valuation can be supported. Given that the median home value in Lansing Michigan was at $135,000 in October of 2022, then a much higher value is realistic, even when considering a substantial bulk-sale discount. Furthermore, individual appraisals reflected values between $75,000 to $125,000 per home. Therefore, our expectation would be a discount of 60-70% of the stand-alone median home value.

Considering that the portfolio to be sold could fluctuate, based on tenant incomes and some tenants purchasing their homes, we have fine-tuned our valuation estimate to be based on the anticipated number of units to be sold, and the number of rentable bedrooms in each unit. While our original analysis was based on multi-family portfolio pricing, this adjustment requires more individualized pricing, for which we are applying a gross rent multiple to derive an estimate of value. The expected GPR is between 6 and 10, with duplexes demanding a higher multiple. The result is roughly $60,000 per two bedroom home, $70,000 per three bedroom home, $90,000 per four bedroom home, $100,000 per five bedroom home, and $140,000 per duplex. This is consistent with cost and comparable sale methodology.

While multi-family values are currently lower than when these conclusions were made, due to rising interest rates, our observations is that this value decline has not hit the single-family market yet, particularly at this price point. Therefore we feel that the established individual home values stand, leading to a current value for the 44 remaining homes of approximatley $3,700,000.

Sincerely,

Kyle Shoemaker

Managing Director

Affordable Housing Investment Brokerage, Inc.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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LEAD TEAM MEMBER BIOGRAPHY



Kyle Shoemaker, Managing Director, formed Affordable Housing Investment Brokerage after identifying a need for an investment brokerage company dedicated to the specific needs of the affordable housing industry. Prior to founding the company, Kyle participated in the brokerage of over 97 transactions totaling over $700M in market value as a Senior Associate at a national investment real estate company. In 2012, Kyle was recognized with the Outstanding Sales Achievement Award. Kyle earned a BS in Finance from Indiana University in Bloomington, IN.



Bill Brading, Associate, covers the Southeast region of the United States for AHIB, Inc. Bill has over 4 years of commercial real estate experience ranging from a small family office to CBRE, a publicly traded company. In addition, Bill is on the Board of a related group of non-profit corporations that own or serve as the general partner in affordable housing apartments and senior living facilities.

Bill earned his BS in Business Management from Terry College of Business at the University of Georgia in Athens, GA. In 2016, he received his Master's in Business Administration (MBA) with a focus on Entrepreneurship from the Acton School of Business. Acton has been ranked by Princeton Review as a top 10 Best MBA Programs and #1 Most Competitive Students since 2013.

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CONFIDENTIALITY AND DISCLAIMER

This initial offering memorandum contains certain information regarding an affordable housing asset owned and operated by a regional company. By accepting this offering memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the information only to evaluate this specific transaction and for no other purpose. In addition, the recipient agrees not to divulge the information contained herein to any other party and shall return this information, and any subsequent release of information, upon request of the Seller. All recipients of this information are bound to the confidentiality agreement previously signed by the recipient and held on file by Affordable Housing Investment Brokerage, Inc. (Agent). It is understood that the recipient will refrain from any unauthorized on-site visits, contact with the Seller or contact with the property and/ or employees.

The Seller reserves the right to negotiate with one or more parties at any time and to enter into a definitive agreement with respect to a transaction or to determine not to proceed with a transaction, without prior notice to the recipient. The Seller, and affiliates, shall not be legally bound to any recipient of this marketing package unless a written agreement concerning a transaction has been approved and dually executed.

The information contained in this marketing package was provided to the Seller and other public sources. This document has been prepared from sources that are believed to be reliable. The Seller and Affordable Housing Investment Brokerage, Inc., all affiliates and their respective officers, directors, managers or employees make no representation or warranty as to the accuracy or completeness of any information.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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OFFERING PROCEDURES

PURCHASERS WISHING TO MAKE AN OFFER ON THE PROPERTY SHOULD SUBMIT:

- ✓ Letter of Intent (template available upon request).
- ✓ Source and location of the equity monies necessary to close the proposed transaction: money market account, marketable securities, etc.
- ✓ Specific details of intended financing (ie. Fannie, Freddie, Credit Union, Local Bank etc.)
- ✓ List of other investment real estate owned now or in the past, including property type, address, size, approximate value and period of ownership.
- ✓ Description of the purchaser's experience with investment real estate or related industries.
- ✓ Transaction references.
- ✓ Banking references

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PRICING AND FINANCIAL ANALYSIS

Executive Summary
Price Summary
Unit Mix Analysis
Income and Expenses

26-FI-RQS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

PRICING SUMMARY - PER UNIT GPR ESTIMATE

Unit Count	Type	Value Per Unit	Estimate Total Value	Gross Rent Multiple	Scheduled Annual Rent	Contract Rent
3	2 Bed Single Family	$63,570	$190,710	6.5	$29,340	$815
30	3 Bed Single Family	$83,616	$2,508,480	6.5	$385,920	$1,072
9	4 Bedroom Units	$85,722	$771,498	6.5	$118,692	$1,099
2	5 Bedroom Units	$98,982	$197,964	6.5	$30,456	$1,269
44	***Totals***	**$83,378**	**$3,668,652**		**$564,408**	
	Vacant ***Averages***					**$12,827**

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EXECUTIVE SUMMARY - MULTIFAMILY PORTFOLIO PRICING

Property Details

Total Number of Units	44
Total Square Feet	431,115
Average Square Feet Per Unit	9,798
Average Monthly Rent Per Unit	$1,069
Asset/Location Class	C/B
Asset Type	Single Family and Duplex

All Cash Summary

Price	**$3,000,000**
Cap Rate - Year One	6.88%
GRM	5.32
Price Per Unit	$68,182
Price Per Foot	$6.96

Debt Assumptions

Interest Rate	4.00%
Amortization Period	30 Years
Years of Interest Only	0 Years
Annual Loan Constant	5.73%
Loan Term	10 Years
Year 1 DCR	1.50
Loan to Value	80%
Loan Amount	$2,400,000

Leveraged Summary

Price	$3,000,000
Cash on Cash Return - Year 1	11.05%
Cash on Cash Return - 3 Yr. Average	10.41%
All Cash IRR	7.95%
Leveraged IRR	17.59%

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RENT ROLL SUMMARY

Unit Count	Type	Unit Size	Scheduled Monthly Rent	Contract Rent	HUD FMR	Max 60% LIHTC Rent
3	2 Bed Single Family		$2,445	$815	$909	$1,128
30	3 Bed Single Family		$32,160	$1,072	$1,171	$1,302
9	4 Bedroom Units		$9,891	$1,099	$1,453	$1,264
2	5 Bedroom Units		$2,538	$1,269	N/A	$1,604
44	***Totals***	**431,115**	**$47,034**			
	Vacant	***Averages*** **9798**		**$1,069**		

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INCOME AND EXPENSES

	Year 1	Per Unit		Per Foot	% of SGI
Gross Potential Rent	$564,408	$12,827		$1.31	
Total Economic Vacancy	($16,932)	($385)	3.0%	($0.04)	
Gross Operating Income	**$547,476**	**$12,443**		$1.27	
Total Expenses	**$330,000**	**$7,500**		$0.77	60.28%
Net Operating Income Before Reserves	$217,476	$4,943		$0.50	39.72%
Capital Reserves	$11,000	$250		$0.03	2.01%
Net Operating Income After Reserves	**$206,476**	**$4,693**		$0.48	37.71%

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LANSING HOUSING COMMISSION

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

44 Units
Single Family

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPs which includes 44 units)

1. *Estimated amount of gross and net proceeds*

   Gross $3,290,000 and Net $2,965,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPs which includes 44 units)

1. *Estimated amount of gross and net proceeds*

   Gross $3,290,000 and Net $2,965,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

LHC conducted resident meetings in April 2022, June 2022 and will have future resident discussions at the individual level to understand ability and timing of purchasing the home. Additionally LHC sent notifications about the Section 18 program and resident impacts in April 2022 and June 2022. Moreover the LHC team has called every resident phone number in the database for these units, knocked on doors, and continues to communicate on an individual level to answer any questions. Meetings and individual level of communication with residents to discuss the process and outcomes will continue in 2023.

Specific to homeownership, LHC has and still is communicating and working with the residents in these 44 units to provide guidance and discuss the home ownership process. Ultimately it is the residents' responsibility to secure financing and work with homeownership agencies for programs, but LHC is helping where applicable. The Michigan State Housing and Development Authority manages home ownership programs, LHC directed residents to MSHDA and residents are working with those programs. Additionally, residents are working with other local community groups and traditional financing options. The LHC team intends to work with residents until at least May 2023 to support the purchasing of their home qualifications or set up the tenant protection voucher option for their unit.

In addition to the details outlined above, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

Relocation Plan



Lansing Housing Commission

December 2022

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

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Introduction

The Lansing Housing Commission ("LHC") is a Public Housing Agency ("PHA") that provides rental housing units and rental assistance to families. LHC strives towards a brighter future for its residents by providing them a quality standard of housing while making it affordable in their journey to become financially independent. LHC invests in people by providing more than just housing; it also connects people with opportunities and on-site resources such as GED programs as well as outreach programs that assist with health and quality of life issues. Also, LHC provides summer youth activities, which include educational experiences and athletic programs to keep them enjoying, participating, and growing in the Lansing community.

The U.S. Department of Housing and Urban Development ("HUD") developed the Section 18 program to further enable public housing agencies to successfully support residents and communities well into the future. Through the Section 18 program housing agencies can demolish or dispose of public housing for a variety of reasons specified by HUD.

For LHC, it is in the best interest of the agency, residents and community to dispose of the scattered sites in the portfolio. Specifically related to this Relocation Plan the disposition includes the sale of 44 units via the Section 18 program. The sale of these units is to either the existing resident or a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. The transaction with private investor will support existing residents not purchasing there home by enabling them to stay in their homes under the PBV program. The resident-paid portion of rents will be 30% of their income and they will enjoy the benefits of the PBV program. Additionally, LHC will be able to use the proceeds generated from the sale to improve existing housing, develop new affordable housing, expand resident service programs, create future homeowners and provide additional benefits to the community.

LHC has prepared the following Relocation Plan ("Plan") for LHC scattered sites to be repositioned through the Section 18 program to long term affordable housing under HUD's PBV program. This Plan demonstrates how LHC intends to comply with the regulatory requirements, as well as the spirit and intent of the RAD Fair Housing, Civil Rights, and Relocation Notice.

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

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I. Project Description

As a Public Housing Authority, LHC has an Annual Contributions Contract ("ACC") with HUD to administer both the conventional Public Housing program and the Housing Choice Voucher program, including PBVs.

This project includes the sale of 44 units of public housing via the Section 18 program. The sale of these units is to either the existing resident with the first option or then to a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. Residents then own the house free and clear like a traditional real estate transaction.

In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. Following the sale of the public housing scattered sites via the Section 18 program, LHC and the purchaser will enter into a twenty-year HAP contract for PBVs. The purchaser was selected through RFP process to project base vouchers at these sites. The final PBV award / HAP contract is pending HUD's approval of the Section 18 application and financial closing of the deal.

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II. Resident Assessment

This Plan sets forth policies and procedures to execute when relocation activities are deemed necessary.

The entering plan is that residents will purchase their existing homes, so qualifications for PBV programs will not be relevant. However in the event residents do not purchase their homes and it is sold to the private investor to use PBVs, the LHC team as completed an assessment to determine which residents currently in the public housing program will qualify for the PBV program administered by LHC. The purpose of this assessment is to identify which of the current residents require relocation activities related to the Section 18 transaction sale of the scattered sites. Based on a review it is anticipated that no residents will be physically moved to a different property; they will only be "relocated" from the public housing program to HUD's PBV program.

To complete the assessments, LHC used existing information from past certifications/activities and followed up with residents accordingly to close any information gaps. Additionally, where needed the LHC team worked with residents to resolve issues so the residents would qualify for the PBV program.

A. Housing Mix

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

B. Project Rents

The single-family home PBV contract rents are expected to be $873 for two-bedroom unit, $1,162 for three-bedroom unit, $1,166 for four-bedroom unit and $1,347 for five-bedroom unit. The duplex home Contract rents are gross rents less utility allowances.

The Total Tenant Payment, similar to public housing rents, will be 30% of tenant income and are not expected to change unless income changes. LHC has set a policy that uses a five year phase-in for flat rent payers to ensure their annual rent increase wouldn't exceed ten percent.

C. Tenant Income Information

Income information was available for all 44 households. According to the income levels for the County, adjusted for family size as published by City of Lansing, Neighborhood Housing and Community Development Office (NHCD) based on the formula used by HUD in 2022, 42 of the 44 households are at or below 80% of the median family income for the area therefore are qualified for the PBV program. The 2 over 80% like others are expected to purchase their home so this should not have an impact on relocation.

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III. Relocation Program

The relocation program and assistance offered by LHC will conform to provisions of the federal and state law and guidelines, as appropriate. The relocation program applies to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options as a result of the Section 18 transaction. LHC expects the number of physical relocations to be very minimal, likely zero. In the event of physical relocation, the following will be applied.

A. Program Objectives, Standards and Assurances

It is LHC's objective to fully support the relocation of the residents who are ineligible for the PBV program or residents choosing other comparable housing options. In the scope of the relocation, LHC staff will:

- Determine the needs of households requiring relocation.
- Provide adequate information and assistance to move to another unit provided by LHC, if eligible and available.
- Work with the resident to identify other comparable housing options.
- Provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, disability, creed, familial status, student status, marital status, sexual orientation, gender identity, age or, other arbitrary circumstances.
- Supply information concerning federal and state governmental programs that provide assistance to low income or disabled persons.
- Make relocation benefit payments in accordance with applicable guidelines.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the move. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, age and health considerations, utility providers, and accessibility needs.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.
- Assistance will be provided to complete appropriate forms and coordinate moving arrangements. Residents will be kept informed of timing and receive appropriate notice to prepare for necessary moves. Claims for compensable expenses associated with the relocation process will be processed expeditiously.

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- Translation assistance will be provided, as needed.

C. Relocation Financial Assistance

Residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options will be eligible for relocation financial assistance.

1. Moving Expenses

Residents choosing other comparable housing options because of the Section 18 disposition will be eligible for reimbursement of moving expenses.

In addition to the cost of the actual move, one-time expenses associated with utility re- connections (e.g., gas, water, electricity) will be eligible for reimbursement.

2. Displacement Payments

In addition to the services outlined above, residents may be eligible for displacement payments if they choose to move. Displacement payments may include first months rent and security deposit at a new residence or the existing residence if no subsidy is being provided.

D. Relocation Process

The general steps that will be required of LHC:

- The relocation program will be carried out by LHC staff to ensure consistency in the application of the local policies and state and federal requirements.
- LHC had multiple meetings with the tenants as well as issued multiple notifications. During each meeting, LHC provided plan narrative, up-to-date progress and answered tenant questions. The application was developed in consultation with tenants to be displaced/affected.
- Formal notification to be sent 90 days prior to closing which will include current qualifying status for the PBV program and an intent to join PBV program form for tenant to sign.
- 60 days prior to closing LHC request for any additional documentation to be sent.
- 30 days prior to closing LHC shall provide each tenant with a 30-day Notice of Termination of the Public Housing Lease Agreement and information about the new lease.
- LHC Staff will conduct additional assessments of residents choosing other comparable housing options to develop an individual relocation plan, identify special needs and determine the level of assistance needed for each resident.
- If a resident is found to not qualify for the Section 8 program and alternative housing options cannot be identified, that unit may be removed from the Section 18 application.

E. Grievance Procedures

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All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by LHC to provide comparable temporary housing referrals; or LHC property management practices. The procedures governing grievances set forth in Section 1.6 of HUD H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 will apply.

F. Eviction Policy

LHC recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement or a dangerous or illegal act in the unit. Eviction will not affect the eligibility of a person legally entitled to relocation benefits. However, legal action to evict shall be undertaken for tenant refusal to cooperate with the relocation program.

LHC does not expect any evictions related to Section 18, as residents will be remaining in their units.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the overseeing government authority to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displace 18 years and older by having them self-certify as to their legal status.

H. Non-Discriminatory Statement

Residents who will relocate to another public housing unit as a result of the Section 18 transaction shall be relocated (as available) to other decent, safe, sanitary and affordable housing on a non-discriminatory basis without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual preference, sexual orientation or gender identity and in compliance with federal, state and local laws.

I. Project Timing

LHC is working through the HUD Application process and with residents and the private investor to assess closing dates. Since many of the houses will be purchased by residents there will be multiple closings over the next few months. The anticipated date of close for all houses is on or before May 31, 2023.

Relocation Plan



Lansing Housing Commission

December 2022

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Introduction

The Lansing Housing Commission ("LHC") is a Public Housing Agency ("PHA") that provides rental housing units and rental assistance to families. LHC strives towards a brighter future for its residents by providing them a quality standard of housing while making it affordable in their journey to become financially independent. LHC invests in people by providing more than just housing; it also connects people with opportunities and on-site resources such as GED programs as well as outreach programs that assist with health and quality of life issues. Also, LHC provides summer youth activities, which include educational experiences and athletic programs to keep them enjoying, participating, and growing in the Lansing community.

The U.S. Department of Housing and Urban Development ("HUD") developed the Section 18 program to further enable public housing agencies to successfully support residents and communities well into the future. Through the Section 18 program housing agencies can demolish or dispose of public housing for a variety of reasons specified by HUD.

For LHC, it is in the best interest of the agency, residents and community to dispose of the scattered sites in the portfolio. Specifically related to this Relocation Plan the disposition includes the sale of 44 units via the Section 18 program. The sale of these units is to either the existing resident or a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. The transaction with private investor will support existing residents not purchasing there home by enabling them to stay in their homes under the PBV program. The resident-paid portion of rents will be 30% of their income and they will enjoy the benefits of the PBV program. Additionally, LHC will be able to use the proceeds generated from the sale to improve existing housing, develop new affordable housing, expand resident service programs, create future homeowners and provide additional benefits to the community.

LHC has prepared the following Relocation Plan ("Plan") for LHC scattered sites to be repositioned through the Section 18 program to long term affordable housing under HUD's PBV program. This Plan demonstrates how LHC intends to comply with the regulatory requirements, as well as the spirit and intent of the RAD Fair Housing, Civil Rights, and Relocation Notice.

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

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I. Project Description

As a Public Housing Authority, LHC has an Annual Contributions Contract ("ACC") with HUD to administer both the conventional Public Housing program and the Housing Choice Voucher program, including PBVs.

This project includes the sale of 44 units of public housing via the Section 18 program. The sale of these units is to either the existing resident with the first option or then to a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. Residents then own the house free and clear like a traditional real estate transaction.

In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. Following the sale of the public housing scattered sites via the Section 18 program, LHC and the purchaser will enter into a twenty-year HAP contract for PBVs. The purchaser was selected through RFP process to project base vouchers at these sites. The final PBV award / HAP contract is pending HUD's approval of the Section 18 application and financial closing of the deal.

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II. Resident Assessment

This Plan sets forth policies and procedures to execute when relocation activities are deemed necessary.

The entering plan is that residents will purchase their existing homes, so qualifications for PBV programs will not be relevant. However in the event residents do not purchase their homes and it is sold to the private investor to use PBVs, the LHC team as completed an assessment to determine which residents currently in the public housing program will qualify for the PBV program administered by LHC. The purpose of this assessment is to identify which of the current residents require relocation activities related to the Section 18 transaction sale of the scattered sites. Based on a review it is anticipated that no residents will be physically moved to a different property; they will only be "relocated" from the public housing program to HUD's PBV program.

To complete the assessments, LHC used existing information from past certifications/activities and followed up with residents accordingly to close any information gaps. Additionally, where needed the LHC team worked with residents to resolve issues so the residents would qualify for the PBV program.

A. Housing Mix

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

B. Project Rents

The single-family home PBV contract rents are expected to be $873 for two-bedroom unit, $1,162 for three-bedroom unit, $1,166 for four-bedroom unit and $1,347 for five-bedroom unit. The duplex home Contract rents are gross rents less utility allowances.

The Total Tenant Payment, similar to public housing rents, will be 30% of tenant income and are not expected to change unless income changes. LHC has set a policy that uses a five year phase-in for flat rent payers to ensure their annual rent increase wouldn't exceed ten percent.

C. Tenant Income Information

Income information was available for all 44 households. According to the income levels for the County, adjusted for family size as published by City of Lansing, Neighborhood Housing and Community Development Office (NHCD) based on the formula used by HUD in 2022, 42 of the 44 households are at or below 80% of the median family income for the area therefore are qualified for the PBV program. The 2 over 80% like others are expected to purchase their home so this should not have an impact on relocation.

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III. Relocation Program

The relocation program and assistance offered by LHC will conform to provisions of the federal and state law and guidelines, as appropriate. The relocation program applies to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options as a result of the Section 18 transaction. LHC expects the number of physical relocations to be very minimal, likely zero. In the event of physical relocation, the following will be applied.

A. Program Objectives, Standards and Assurances

It is LHC's objective to fully support the relocation of the residents who are ineligible for the PBV program or residents choosing other comparable housing options. In the scope of the relocation, LHC staff will:

- Determine the needs of households requiring relocation.
- Provide adequate information and assistance to move to another unit provided by LHC, if eligible and available.
- Work with the resident to identify other comparable housing options.
- Provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, disability, creed, familial status, student status, marital status, sexual orientation, gender identity, age or, other arbitrary circumstances.
- Supply information concerning federal and state governmental programs that provide assistance to low income or disabled persons.
- Make relocation benefit payments in accordance with applicable guidelines.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the move. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, age and health considerations, utility providers, and accessibility needs.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.
- Assistance will be provided to complete appropriate forms and coordinate moving arrangements. Residents will be kept informed of timing and receive appropriate notice to prepare for necessary moves. Claims for compensable expenses associated with the relocation process will be processed expeditiously.

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- Translation assistance will be provided, as needed.

C. Relocation Financial Assistance

Residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options will be eligible for relocation financial assistance.

1. Moving Expenses

Residents choosing other comparable housing options because of the Section 18 disposition will be eligible for reimbursement of moving expenses.

In addition to the cost of the actual move, one-time expenses associated with utility re- connections (e.g., gas, water, electricity) will be eligible for reimbursement.

2. Displacement Payments

In addition to the services outlined above, residents may be eligible for displacement payments if they choose to move. Displacement payments may include first months rent and security deposit at a new residence or the existing residence if no subsidy is being provided.

D. Relocation Process

The general steps that will be required of LHC:

- The relocation program will be carried out by LHC staff to ensure consistency in the application of the local policies and state and federal requirements.
- LHC had multiple meetings with the tenants as well as issued multiple notifications. During each meeting, LHC provided plan narrative, up-to-date progress and answered tenant questions. The application was developed in consultation with tenants to be displaced/affected.
- Formal notification to be sent 90 days prior to closing which will include current qualifying status for the PBV program and an intent to join PBV program form for tenant to sign.
- 60 days prior to closing LHC request for any additional documentation to be sent.
- 30 days prior to closing LHC shall provide each tenant with a 30-day Notice of Termination of the Public Housing Lease Agreement and information about the new lease.
- LHC Staff will conduct additional assessments of residents choosing other comparable housing options to develop an individual relocation plan, identify special needs and determine the level of assistance needed for each resident.
- If a resident is found to not qualify for the Section 8 program and alternative housing options cannot be identified, that unit may be removed from the Section 18 application.

E. Grievance Procedures

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All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by LHC to provide comparable temporary housing referrals; or LHC property management practices. The procedures governing grievances set forth in Section 1.6 of HUD H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 will apply.

F. Eviction Policy

LHC recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement or a dangerous or illegal act in the unit. Eviction will not affect the eligibility of a person legally entitled to relocation benefits. However, legal action to evict shall be undertaken for tenant refusal to cooperate with the relocation program.

LHC does not expect any evictions related to Section 18, as residents will be remaining in their units.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the overseeing government authority to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displace 18 years and older by having them self-certify as to their legal status.

H. Non-Discriminatory Statement

Residents who will relocate to another public housing unit as a result of the Section 18 transaction shall be relocated (as available) to other decent, safe, sanitary and affordable housing on a non-discriminatory basis without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual preference, sexual orientation or gender identity and in compliance with federal, state and local laws.

I. Project Timing

LHC is working through the HUD Application process and with residents and the private investor to assess closing dates. Since many of the houses will be purchased by residents there will be multiple closings over the next few months. The anticipated date of close for all houses is on or before May 31, 2023.

52860-A Section 6, Line 1(a)

Scattered Site Homes Vacant

Units currently listed as vacant are expected to be filled prior to the closing of this transaction. Any unit not occupied prior to close will be removed from the application.

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

LHC conducted resident meetings in April 2022, June 2022 and will have future resident discussions at the individual level to understand ability and timing of purchasing the home. Additionally LHC sent notifications about the Section 18 program and resident impacts in April 2022 and June 2022. Moreover the LHC team has called every resident phone number in the database for these units, knocked on doors, and continues to communicate on an individual level to answer any questions. Meetings and individual level of communication with residents to discuss the process and outcomes will continue in 2023.

Specific to homeownership, LHC has and still is communicating and working with the residents in these 44 units to provide guidance and discuss the home ownership process. Ultimately it is the residents' responsibility to secure financing and work with homeownership agencies for programs, but LHC is helping where applicable. The Michigan State Housing and Development Authority manages home ownership programs, LHC directed residents to MSHDA and residents are working with those programs. Additionally, residents are working with other local community groups and traditional financing options. The LHC team intends to work with residents until at least May 2023 to support the purchasing of their home qualifications or set up the tenant protection voucher option for their unit.

In addition to the details outlined above, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

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Lansing Housing Commission (LHC) Scattered Site HUD's Section 18 Program
Intent to Pursue the Purchase of Current Residence

April 14th, 2022

«Name»
«Address»
«City_State_Zip»

On April 7th, 2022 the Lansing Housing Commission (LHC) held an initial resident meeting to discuss our application to HUD's Section 18 Program, which includes the potential sale of your residence and other LHC scattered sites. During this meeting some residents indicated that they still have interest in pursuing the purchase of their residence.

To work further with these individuals LHC is extending the timeframe for residents to pursue homeownership programs and approvals to July 1st, 2022.

If you are interested in pursuing the purchase of your residence please check here___, complete and sign the form on page 3, and return it to LHC attention Karen Chase 419 Cherry Street Lansing, MI 48933 by **Friday April 29th. Please carefully review 1. Section 18 - Pursuing Homeownership for specific details**.

If you are not interested in pursuing homeownership, please review the **Section 18 – Project Based Voucher (PBV) Section.** Pending HUD approval of our application your home is being sold to a new owner, however, it will be with a PBV**, so you will not have to move (as long as you qualify and are in good standing), and your rent is not expected to change unless your income does.** As the existing resident, once you qualify and as long as you remain in good standing, you can remain in the unit for as long as you desire.

1. Section 18 - Pursuing Homeownership

Please note the LHC team is not in a position to assess financial qualifications for home ownership. Therefore, it will be important for you to reach out to agencies and/or your preferred bank/financial institution. The LHC team is here to answer questions and provide support as applicable but obtaining finances along with other items are the responsibility of the resident.

Resident Responsibilities

- Complete and return the form on page 3 with your signature at the bottom indicating your intent to pursue the purchase of your residence **by Friday April 29th**

- Work with agencies and/or financial institutions for homeownership programs and financing to purchase
  - Potential agencies to contact include:
    - Capital Area Housing Partnership (CAHP),
    - Habitat for Humanity,
    - Michigan State Housing Development Authority (MSHDA)
  - Residents are encouraged to explore other agencies that may have homeownership programs

- Provide a letter from an agency and/or financial institution **by Friday July 1st** stating you are pre-qualified to **purchase a home, for qualification purposes please consider the following**
  - $60,000 is the expected minimum purchase price for a home
  - The final price will be dependent on the size and type of home

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- Pre-qualification will be a starting point for future discussions to hopefully secure the purchase of a home
- Pre-qualification does not guarantee the purchase of your home
- For more information about purchase price please contact LHC
- Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933

2. Section 18 – Project Based Voucher (PBV)

In the event you decide not to pursue homeownership, or you do not qualify to purchase the home, pending HUD approval of the Section 18 application your house will be sold to another buyer. Through the Section 18 process, units sold to other buyers are expected to have a project-based voucher assigned to them. Below is what you can expect from the Section 18 program sale to another buyer:

- You will not be required to move unless you do not qualify for the program or are not in good standing
- Your rent is expected to remain the same unless there is an income or household change since your last re-certification
- You will be required to sign a new lease and recertify your income
- You may remain in your unit indefinitely as long as you remain qualified and in good standing with program requirements and your lease
- After 12 months of living in your unit under the PBV program, you may request to receive a Tenant Protection Voucher (TPV) which would allow you to seek alternative housing, as long as you meet eligibility

If you have questions about qualifications and current standing, please reach out to Kendra McAbee at KendraM@lanshc.org or 517-897-7270.

Resident Responsibilities

- Continue to monitor communications from LHC, attend informational meetings, and contact the LHC team with questions and/or concerns

- Receive and complete any additional paperwork requests from LHC in a timely fashion
  - New packets will be required prior to or at the same time of the transaction closing
  - LHC will send these requests out around the time of close late summer / early fall
  - There will not be a new screening

The LHC team is here to help residents through this process and answer questions so please use the resources available to you through LHC.

The next resident meeting related to Section 18 Program will be held towards the end of May, a notification with meeting date, time, and location details will be sent at a later date.

Again, we appreciate your time and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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If you are not pursuing homeownership you do not need to complete this form.

If pursuing homeownership as option please review, complete, sign, and return this form by April 29th, 2022.

Return options

1. Scan and email to karenc@lanshc.org
2. Mail or drop off at 405 Cherry Street Lansing, MI 48933

I, _____(print name) currently residing at _____(print address), have reviewed and read the above letter. I fully understand that it is my responsibility and option to pursue homeownership at my own cost and time. To have an option for homeownership of an LHC scattered site I will need to provide a pre-qualification letter showing access to financing to purchase the home at the set price. This letter needs to be from a credible lender/financial institution or agency with homeownership finance program. While LHC can help residents answer questions and provide guidance, LHC is not qualified to assess or provide approval for financial qualifications related to home ownership

The prequalification letter must be returned **to LHC by no later than Friday July 1st, 2022.**

I recognize that obtaining and providing a pre-qualification letter doesn't guarantee the purchase of my home, as different size units may have different sale prices. The pre-qualification letter does provide an opportunity to purchase and will lead to further discussions with the LHC team about a transaction for homeownership.

This signed letter is to **be returned by Friday April 29th.**

I have read the above information and am pursuing homeownership via the Section 18 process and intend to provide a **pre-qualification letter showing access to financing required to purchase a home by Friday July 1st, 2022.** Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

If I do not provide the pre-qualification letter as outlined above, I understand that I will not be considered for homeownership at this time.

_____(print name)

_____(print address)

_____(phone number) _____(email)

_____(sign name) _____(date)

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Overview

The Lansing Housing Commission (LHC) is pursuing the sale of its scattered site locations through HUD's Section 18 Program. This document has been developed to provide information about the Section 18 Program through frequently asked questions. This should be considered a working document as LHC continues to work with HUD, potential ownership group, and potential future resident homeowners. As a result the LHC team may update and/or add questions and details to this document.

What is Section 18?

Section 18 allows public housing agencies to demolish or sell their public housing units.

Section 18 is a HUD designed program to support HUD's initiative to transition affordable housing from public housing platform (Section 9) to more voucher based (Section 8) housing platform. Section 18 allows housing agencies, like LHC, to demo or dispose (sell) qualifying assets.

Why was Section 18 created?

Over the last decade, the government's funding for public housing has fallen below sustainable levels. The result is that public housing units need significant capital improvements and the public housing funding provided and funding tools available are not adequate and will not be in the future. The gap between funding provided and funding needed is only likely to grow larger for units remaining in public housing. Section 18 allows for new funding tools and opportunities.

The proceeds from the sale of the properties will allow LHC to acquire and rehab affordable housing units in the Greater Lansing Area.

What are the expected benefits of LHC's use of HUD's Section 18 Program?

Benefit		Description
20 Years	Long-term Affordability Commitment	• Sites remain affordable via contracts and vouchers from LHC • Resident rents remain based on income (~30% of income) • Very few (if any) residents will move as a result of this; LHC teams will help and support residents with any necessary moves
$$$	Funds Earned for Future Affordable Housing	• HUD specified and approved uses of funds from transaction • Increase and improve quality affordable housing in the community • Community specific housing and resident service programming opportunities
~40	Resident Homeownership Interests	• 40 existing residents have declared interest in purchasing their home • LHC teams will be in communication with them over next few months as residents evaluate financing options
Increased Funding Tools Available	Capital Improvements at Existing Sites	• New ownership has existing capital and will have access to capital options not available to public housing agencies
Oversight and Control	LHC Long-term Involvement	• Although LHC will not own the sites, involvement will be long-term through Housing Assistance Payment (HAP) contract(s) and voucher administration • Potential for property management involvement as well

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How is HUD involved in the Section 18 Program?

LHC has been working with HUD teams over the past couple years on RAD and Section 18 Programs. HUD is responsible for approving the Section 18 sale of the scattered sites.

LHC will submit a very detailed application to HUD. HUD will review and provide feedback accordingly. The application includes significant amount of detail about the sites, sale price information, and overall program.

What will happen to houses following the sale?

At this point there are primarily 2 end results for the home.

1. Sold to a new ownership group with a project-based voucher (PBV) and commitment to keep the houses affordable for at least the next 20 years.

2. Sold to existing or other qualifying resident as new homeowners for their use and purpose. There will not be a PBV or any other subsidy tied to the unit. This will become like any other individually owned home in the city.

Will residents have to move?

No. Residents in good standing and qualifying will not have to move, these are mainly the same requirements for the public housing program today. Residents are encouraged to contact LHC scattered site staff to confirm standing. The LHC team will work with residents to improve standing (as needed and possible) prior to sale of the scattered sites.

What is a Project-Based Voucher (PBV)?

A PBV means that vouchers (subsidy from HUD) are attached to specific units. The voucher stays with the unit for at least the next 20 years. In the event a resident moves out, the voucher stays with the unit it does not move with the resident like other housing choice vouchers. As LHC does at other sites today, it will administer the PBV program through a HAP contract with the new ownership group.

Will the sale of the scattered sites affect housing assistance?

Under Section 18 and the sale of the scattered sites, your current public housing lease will end and your new lease with a new owner will begin using a PBV.

Will resident rents go up?

Rent will remain the same unless household income has changed.

Resident rents will continue to be based on 30% of income, as it is today under public housing. Therefore, unless residents have had a change in income or household size, rents should not change. If a resident has experienced a change in income or household size, rent will be updated accordingly, similarly to how it would be done today in public housing.

Residents who were previously paying a flat rent as a public housing resident may experience a rent increase because Section 8 rents are income-based.

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Can residents request a Section 8 voucher to move somewhere else?

Following 12 months in the PBV program residents may submit a request in writing that they wish to receive a Section 8 Voucher. A Section 8 voucher would travel with the resident, the PBV will still stay with the existing unit. Once a Section 8 voucher becomes available, the resident will be rescreened for eligibility to receive one. Eligibility for a Section 8 Voucher is determined on current standing, residents may not owe any rent, have unpaid charges, or be under eviction status.

If residents are interested in a Section 8 voucher prior to the 12-month period in the PBV unit, they can apply when waitlists are open throughout the year.

When is the Section 18 process expected to complete?

LHC will continue to work with HUD and the prospective buyers over the next few months. The Section 18 process is expected to be complete in Fall 2022.

I am a resident, what do I need to do now?

As a resident if you are interested in purchasing your home you should have submitted your intent to purchase your home to LHC. You now have until July 1st to work with financial institutions and local agencies to get prequalified. Below is a list of resident responsibilities for the homeownership option:

Homeownership - Resident Responsibilities

Work with agencies and/or financial institutions for homeownership programs and financing to purchase. Potential agencies to contact include:

- Capital Area Housing Partnership (CAHP)
- Habitat for Humanity
- Michigan State Housing Development Authority (MSHDA)
- Residents are encouraged to explore other agencies that may have homeownership programs

Provide a letter from an agency and/or financial institution by Friday July 1st stating you are pre-qualified to purchase a home. Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

PBV - Resident Responsibilities

As a resident if you are not interested in purchasing your home and you plan to stay in your existing home with the PBV you should be looking for communications and meeting notices from LHC.

Continue to monitor communications from LHC and attend informational meetings.

Receive and complete any additional paperwork requests from LHC in a timely fashion. LHC will initiate this process, so there isn't much for residents to do under this option until:

- New packets will be required prior to or at the same time of the transaction closing
- LHC will send these requests out around the time of close late summer / early fall
- There will not be a new screening

Under both scenarios residents are encouraged to contact LHC with questions and/or concerns. The LHC team is here to help throughout the process.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Additional Information and Things to Keep in Mind

- Continue to follow the rules of your current public housing lease
- Keep an eye on your mail and LHC website https://lanshc.org/ for more information from LHC
- If you have questions about the changes, contact LHC
- For more information on the process of Section 18, go to: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo

Lansing Housing Commission

Re: LHC Scattered Housing Disposition

Dear Resident:

The Lansing Housing Commission is taking this opportunity to provide you with the latest updates in LHC's disposition application for the sale of the Public Housing scattered sites portfolio. We understand it is important for you to have proper information that will help you make the best decisions for you and your family as we move forward. LHC appreciates serving you and are committed to work in partnership with you throughout this transition.

If you are interested in potentially purchasing your home, we are asking you to indicate your intent by May 31st, 2021. This is not a final decision but will be helpful for us in planning as we move forward with the sale of the houses. A home ownership class will be offered free of charge through the Capital Area Housing Partnership for any interested resident. We expect the first sale of a home will not occur until late in 2021.

For those residents who do not want to purchase their home you will soon receive information about your new housing options. LHC will offer your household the option to utilize a Tenant Protection Voucher (similar to a Section 8 voucher). The voucher will give you the potential to stay in your current home or allow you the choice to move anywhere the vouchers are accepted. You will also have the option to be transferred to a LHC property and remain under the Project Based Rental Assistance program (formerly known as Public Housing). In short, your household will be able to retain the affordable housing you now have.

If you have any questions regarding this process or want to investigate the purchase of your current home, please email or call us at:
Andrea Bailey – andreab@lanshc.org or Kendra McAbee – KendraM@lanshc.org
517-487-6550 Ext 801

Again, we appreciate you and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	01-05-2023

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
2225 Dunlap	Single Family	MI058000111	113	42225	33-01-01-30-477-221	Lot 4, Block 2, Dewitt's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.21	1
2511 Dunlap	Single Family	MI058000111	109	82511	33-01-01-30-476-541	East ½ of Lot 8, Block 3, Dewitt's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.11	1
2600 Dunlap	Single Family	MI058000111	105	42600	33-01-01-30-427-051	Lot 9, Block 4, Dewitt's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.42	1
2607 Dunlap	Single Family	MI058000111	103	122113	33-01-01-30-476-671	Lot 10, Block 3, Dewitt's Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.21	1
3121 Viking	Single Family	MI058000111	31	53121	33-01-01-30-476-061	Lot 449, Pleasant Grove Subdivision No. 1, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.30	1
3622 Burchfield	Single Family	MI058000111	110	83622	33-01-01-32-226-341	Lot 45 and South ½ of Lot 46, Supervisors Plat of Burchfield Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.19	1
4638 Christiansen	Single Family	MI058000111	58	81118	33-01-01-32-353-511	Lot 183, Pleasant Grove Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.19	1
5018 S. Wash.	Single Family	MI058000111	B_0008	115018	33-01-01-32-481-212	Commencing 25 feet West and 264 feet North of Southeast corner of Section 32, thence West 222.44 feet, North 66 feet, East 222.44 feet, South 66 feet to beginning, Section 32, Town 4 North, Range 2 West, City of Lansing, Ingham County Records.	0.34	1
5024 S. Wash.	Single Family	MI058000111	B_0012	115024	33-01-01-32-481-201	Commencing 25 feet West and 198 feet North of Southeast corner of Section 32, thence West 222 feet, North 66 feet, East 222 feet, South to beginning, Section 32, Town 4 North, Range 2 West, City of Lansing, Ingham County Records.	0.34	1
5716 Haag	Single Family	MI058000111	38	15506	33-01-05-05-328-121	Lot 74, Yorkshire Park Subdivision No. 2, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.23	1
5800 Dunedl	Single Family	MI058000111	39	52915	33-01-05-05-328-081	Lot 70, Yorkshire Park Subdivision No. 2, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.16	1
5801 Schafer	Single Family	MI058000111	40	53013	33-01-05-04-303-041	Lot 42, Burnett Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.17	1
6215 Cooper	Single Family	MI058000111	41	53021	33-01-05-09-102-031	North ¼ of Lot 28, Supervisors Plat of Miller Road Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.36	1
6267 S. Wash.	Single Family	MI058000111	43	15527	33-01-05-09-101-115	North 66 feet of Lot 54, Supervisors Plat of Miller Road Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.33	1
6332 Rosedale	Single Family	MI058000111	46	41447	33-01-05-09-177-345	North ¼ of Lot 32, Supervisors Plat of Elmwood Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.25	1
6523 Sommerset	Single Family	MI058000111	50	4315	33-01-05-09-177-165	South 55 feet of North 110 feet of Lot 65, Supervisors Plat of Elmwood Farms Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.25	1
6905 Richard	Single Family	MI058000111	53	53315	33-01-05-09-377-071	Lot 29 Bonnie Briar Estates, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.22	1
6941 Richard	Single Family	MI058000111	54	81031	33-01-05-09-377-081	Lot 30 Bonnie Briar Estates, according to the recorded plat thereof, City of Lansing, Ingham County Records	0.20	1

LANSING HOUSING COMMISSION

44 Units
Single Family

Direct, confidential sales of affordable housing.™

25-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026



LANSING HOUSING COMMISSION | Market Positioning and Pricing Analy-

PREPARED: December 2nd, 2022

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Managing Director
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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

26-EI-RQ5-01710 0000011871 "UNCLASSIFIED" 6/5/2026

MARKETING RESULTS AND BROKER OPINION OF VALUE

In October of 2021, our firm was engaged to assist in the marketing and promotion of the Lansing Housing Commission's Request for Proposal (RFP) to potentially sell a portfolio of 242 units of duplexes and single family homes. Below is our valuation methodolgy, which now can be applied to the remaining 44 single family homes that could be sold in separte transactions.

Based on the expected rents available for a post-sale, project-based rent subsidy contract, our firm valued the original asset, consisting of 242 units of duplexes and single family homes, based on the available gross income through the rent subsidy contract, and projected operating expenses to derive an NOI. Capitalizing that NOI at a rate between 7% and 8% gives this range of income-based valuation.

That being said, from a sales and cost approach for single-family housing, a higher valuation can be supported. Given that the median home value in Lansing Michigan was at $135,000 in October of 2022, then a much higher value is realistic, even when considering a substantial bulk-sale discount. Furthermore, individual appraisals reflected values between $75,000 to $125,000 per home. Therefore, our expectation would be a discount of 60-70% of the stand-alone median home value.

Considering that the portfolio to be sold could fluctuate, based on tenant incomes and some tenants purchasing their homes, we have fine-tuned our valuation estimate to be based on the anticipated number of units to be sold, and the number of rentable bedrooms in each unit. While our original analysis was based on multi-family portfolio pricing, this adjustment requires more individualized pricing, for which we are applying a gross rent multiple to derive an estimate of value. The expected GPR is between 6 and 10, with duplexes demanding a higher multiple. The result is roughly $60,000 per two bedroom home, $70,000 per three bedroom home, $90,000 per four bedroom home, $100,000 per five bedroom home, and $140,000 per duplex. This is consistent with cost and comparable sale methodology.

While multi-family values are currently lower than when these conclusions were made, due to rising interest rates, our observations is that this value decline has not hit the single-family market yet, particularly at this price point. Therefore we feel that the established individual home values stand, leading to a current value for the 44 remaining homes of approximatley $3,700,000.

Sincerely,

Kyle Shoemaker

Managing Director

Affordable Housing Investment Brokerage, Inc.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

26-EI-RO5-01710 0000018711 "UNCLASSIFIED" 6/5/2026

LEAD TEAM MEMBER BIOGRAPHY



Kyle Shoemaker, Managing Director, formed Affordable Housing Investment Brokerage after identifying a need for an investment brokerage company dedicated to the specific needs of the affordable housing industry. Prior to founding the company, Kyle participated in the brokerage of over 97 transactions totaling over $700M in market value as a Senior Associate at a national investment real estate company. In 2012, Kyle was recognized with the Outstanding Sales Achievement Award. Kyle earned a BS in Finance from Indiana University in Bloomington, IN.



Bill Brading, Associate, covers the Southeast region of the United States for AHIB, Inc. Bill has over 4 years of commercial real estate experience ranging from a small family office to CBRE, a publicly traded company. In addition, Bill is on the Board of a related group of non-profit corporations that own or serve as the general partner in affordable housing apartments and senior living facilities.

Bill earned his BS in Business Management from Terry College of Business at the University of Georgia in Athens, GA. In 2016, he received his Master's in Business Administration (MBA) with a focus on Entrepreneurship from the Acton School of Business. Acton has been ranked by Princeton Review as a top 10 Best MBA Programs and #1 Most Competitive Students since 2013.

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CONFIDENTIALITY AND DISCLAIMER

This initial offering memorandum contains certain information regarding an affordable housing asset owned and operated by a regional company. By accepting this offering memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the information only to evaluate this specific transaction and for no other purpose. In addition, the recipient agrees not to divulge the information contained herein to any other party and shall return this information, and any subsequent release of information, upon request of the Seller. All recipients of this information are bound to the confidentiality agreement previously signed by the recipient and held on file by Affordable Housing Investment Brokerage, Inc. (Agent). It is understood that the recipient will refrain from any unauthorized on-site visits, contact with the Seller or contact with the property and/ or employees.

The Seller reserves the right to negotiate with one or more parties at any time and to enter into a definitive agreement with respect to a transaction or to determine not to proceed with a transaction, without prior notice to the recipient. The Seller, and affiliates, shall not be legally bound to any recipient of this marketing package unless a written agreement concerning a transaction has been approved and dually executed.

The information contained in this marketing package was provided to the Seller and other public sources. This document has been prepared from sources that are believed to be reliable. The Seller and Affordable Housing Investment Brokerage, Inc., all affiliates and their respective officers, directors, managers or employees make no representation or warranty as to the accuracy or completeness of any information.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

25-FI-RQ5-01710 0000013711 "UNCLASSIFIED" 6/5/2026

OFFERING PROCEDURES

PURCHASERS WISHING TO MAKE AN OFFER ON THE PROPERTY SHOULD SUBMIT:

- ✓ Letter of Intent (template available upon request).
- ✓ Source and location of the equity monies necessary to close the proposed transaction: money market account, marketable securities, etc.
- ✓ Specific details of intended financing (ie. Fannie, Freddie, Credit Union, Local Bank etc.)
- ✓ List of other investment real estate owned now or in the past, including property type, address, size, approximate value and period of ownership.
- ✓ Description of the purchaser's experience with investment real estate or related industries.
- ✓ Transaction references.
- ✓ Banking references

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26-FI-RO5-01710 | 0000016711 | "UNCLASSIFIED" | 6/5/2026

PRICING AND FINANCIAL ANALYSIS

Executive Summary
Price Summary
Unit Mix Analysis
Income and Expenses

26-FI-RQS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

PRICING SUMMARY - PER UNIT GPR ESTIMATE

Unit Count	Type	Value Per Unit	Estimate Total Value	Gross Rent Multiple	Scheduled Annual Rent	Contract Rent
3	2 Bed Single Family	$63,570	$190,710	6.5	$29,340	$815
30	3 Bed Single Family	$83,616	$2,508,480	6.5	$385,920	$1,072
9	4 Bedroom Units	$85,722	$771,498	6.5	$118,692	$1,099
2	5 Bedroom Units	$98,982	$197,964	6.5	$30,456	$1,269
44	***Totals***	**$83,378**	**$3,668,652**		**$564,408**	
	Vacant ***Averages***					**$12,827**

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26-FI-FOIA-01710 00000113711 "UNCLASSIFIED" 6/5/2026

EXECUTIVE SUMMARY - MULTIFAMILY PORTFOLIO PRICING

Property Details

Total Number of Units	44
Total Square Feet	431,115
Average Square Feet Per Unit	9,798
Average Monthly Rent Per Unit	$1,069
Asset/Location Class	C/B
Asset Type	Single Family and Duplex

All Cash Summary

Price	**$3,000,000**
Cap Rate - Year One	6.88%
GRM	5.32
Price Per Unit	$68,182
Price Per Foot	$6.96

Debt Assumptions

Interest Rate	4.00%
Amortization Period	30 Years
Years of Interest Only	0 Years
Annual Loan Constant	5.73%
Loan Term	10 Years
Year 1 DCR	1.50
Loan to Value	80%
Loan Amount	$2,400,000

Leveraged Summary

Price	$3,000,000
Cash on Cash Return - Year 1	11.05%
Cash on Cash Return - 3 Yr. Average	10.41%
All Cash IRR	7.95%
Leveraged IRR	17.59%

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26-FI-ROS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

RENT ROLL SUMMARY

Unit Count	Type	Unit Size	Scheduled Monthly Rent	Contract Rent	HUD FMR	Max 60% LIHTC Rent
3	2 Bed Single Family		$2,445	$815	$909	$1,128
30	3 Bed Single Family		$32,160	$1,072	$1,171	$1,302
9	4 Bedroom Units		$9,891	$1,099	$1,453	$1,264
2	5 Bedroom Units		$2,538	$1,269	N/A	$1,604
44	***Totals***	**431,115**	**$47,034**			
	Vacant	***Averages*** **9798**		**$1,069**		

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INCOME AND EXPENSES

	Year 1	Per Unit		Per Foot	% of SGI
Gross Potential Rent	$564,408	$12,827		$1.31	
Total Economic Vacancy	($16,932)	($385)	3.0%	($0.04)	
Gross Operating Income	**$547,476**	**$12,443**		$1.27	
Total Expenses	**$330,000**	**$7,500**		$0.77	60.28%
Net Operating Income Before Reserves	$217,476	$4,943		$0.50	39.72%
Capital Reserves	$11,000	$250		$0.03	2.01%
Net Operating Income After Reserves	**$206,476**	**$4,693**		$0.48	37.71%

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

LANSING HOUSING COMMISSION

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

44 Units
Single Family

KYLE SHOEMAKER
Managing Director
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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPs which includes 44 units)

1. *Estimated amount of gross and net proceeds*

   Gross $3,290,000 and Net $2,965,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPs which includes 44 units)

1. *Estimated amount of gross and net proceeds*

   Gross $3,290,000 and Net $2,965,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

LHC conducted resident meetings in April 2022, June 2022 and will have future resident discussions at the individual level to understand ability and timing of purchasing the home. Additionally LHC sent notifications about the Section 18 program and resident impacts in April 2022 and June 2022. Moreover the LHC team has called every resident phone number in the database for these units, knocked on doors, and continues to communicate on an individual level to answer any questions. Meetings and individual level of communication with residents to discuss the process and outcomes will continue in 2023.

Specific to homeownership, LHC has and still is communicating and working with the residents in these 44 units to provide guidance and discuss the home ownership process. Ultimately it is the residents' responsibility to secure financing and work with homeownership agencies for programs, but LHC is helping where applicable. The Michigan State Housing and Development Authority manages home ownership programs, LHC directed residents to MSHDA and residents are working with those programs. Additionally, residents are working with other local community groups and traditional financing options. The LHC team intends to work with residents until at least May 2023 to support the purchasing of their home qualifications or set up the tenant protection voucher option for their unit.

In addition to the details outlined above, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

Relocation Plan



Lansing Housing Commission

December 2022

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

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Introduction

The Lansing Housing Commission ("LHC") is a Public Housing Agency ("PHA") that provides rental housing units and rental assistance to families. LHC strives towards a brighter future for its residents by providing them a quality standard of housing while making it affordable in their journey to become financially independent. LHC invests in people by providing more than just housing; it also connects people with opportunities and on-site resources such as GED programs as well as outreach programs that assist with health and quality of life issues. Also, LHC provides summer youth activities, which include educational experiences and athletic programs to keep them enjoying, participating, and growing in the Lansing community.

The U.S. Department of Housing and Urban Development ("HUD") developed the Section 18 program to further enable public housing agencies to successfully support residents and communities well into the future. Through the Section 18 program housing agencies can demolish or dispose of public housing for a variety of reasons specified by HUD.

For LHC, it is in the best interest of the agency, residents and community to dispose of the scattered sites in the portfolio. Specifically related to this Relocation Plan the disposition includes the sale of 44 units via the Section 18 program. The sale of these units is to either the existing resident or a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. The transaction with private investor will support existing residents not purchasing there home by enabling them to stay in their homes under the PBV program. The resident-paid portion of rents will be 30% of their income and they will enjoy the benefits of the PBV program. Additionally, LHC will be able to use the proceeds generated from the sale to improve existing housing, develop new affordable housing, expand resident service programs, create future homeowners and provide additional benefits to the community.

LHC has prepared the following Relocation Plan ("Plan") for LHC scattered sites to be repositioned through the Section 18 program to long term affordable housing under HUD's PBV program. This Plan demonstrates how LHC intends to comply with the regulatory requirements, as well as the spirit and intent of the RAD Fair Housing, Civil Rights, and Relocation Notice.

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

I. Project Description

As a Public Housing Authority, LHC has an Annual Contributions Contract ("ACC") with HUD to administer both the conventional Public Housing program and the Housing Choice Voucher program, including PBVs.

This project includes the sale of 44 units of public housing via the Section 18 program. The sale of these units is to either the existing resident with the first option or then to a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. Residents then own the house free and clear like a traditional real estate transaction.

In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. Following the sale of the public housing scattered sites via the Section 18 program, LHC and the purchaser will enter into a twenty-year HAP contract for PBVs. The purchaser was selected through RFP process to project base vouchers at these sites. The final PBV award / HAP contract is pending HUD's approval of the Section 18 application and financial closing of the deal.

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II. Resident Assessment

This Plan sets forth policies and procedures to execute when relocation activities are deemed necessary.

The entering plan is that residents will purchase their existing homes, so qualifications for PBV programs will not be relevant. However in the event residents do not purchase their homes and it is sold to the private investor to use PBVs, the LHC team as completed an assessment to determine which residents currently in the public housing program will qualify for the PBV program administered by LHC. The purpose of this assessment is to identify which of the current residents require relocation activities related to the Section 18 transaction sale of the scattered sites. Based on a review it is anticipated that no residents will be physically moved to a different property; they will only be "relocated" from the public housing program to HUD's PBV program.

To complete the assessments, LHC used existing information from past certifications/activities and followed up with residents accordingly to close any information gaps. Additionally, where needed the LHC team worked with residents to resolve issues so the residents would qualify for the PBV program.

A. Housing Mix

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

B. Project Rents

The single-family home PBV contract rents are expected to be $873 for two-bedroom unit, $1,162 for three-bedroom unit, $1,166 for four-bedroom unit and $1,347 for five-bedroom unit. The duplex home Contract rents are gross rents less utility allowances.

The Total Tenant Payment, similar to public housing rents, will be 30% of tenant income and are not expected to change unless income changes. LHC has set a policy that uses a five year phase-in for flat rent payers to ensure their annual rent increase wouldn't exceed ten percent.

C. Tenant Income Information

Income information was available for all 44 households. According to the income levels for the County, adjusted for family size as published by City of Lansing, Neighborhood Housing and Community Development Office (NHCD) based on the formula used by HUD in 2022, 42 of the 44 households are at or below 80% of the median family income for the area therefore are qualified for the PBV program. The 2 over 80% like others are expected to purchase their home so this should not have an impact on relocation.

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III. Relocation Program

The relocation program and assistance offered by LHC will conform to provisions of the federal and state law and guidelines, as appropriate. The relocation program applies to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options as a result of the Section 18 transaction. LHC expects the number of physical relocations to be very minimal, likely zero. In the event of physical relocation, the following will be applied.

A. Program Objectives, Standards and Assurances

It is LHC's objective to fully support the relocation of the residents who are ineligible for the PBV program or residents choosing other comparable housing options. In the scope of the relocation, LHC staff will:

- Determine the needs of households requiring relocation.
- Provide adequate information and assistance to move to another unit provided by LHC, if eligible and available.
- Work with the resident to identify other comparable housing options.
- Provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, disability, creed, familial status, student status, marital status, sexual orientation, gender identity, age or, other arbitrary circumstances.
- Supply information concerning federal and state governmental programs that provide assistance to low income or disabled persons.
- Make relocation benefit payments in accordance with applicable guidelines.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the move. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, age and health considerations, utility providers, and accessibility needs.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.
- Assistance will be provided to complete appropriate forms and coordinate moving arrangements. Residents will be kept informed of timing and receive appropriate notice to prepare for necessary moves. Claims for compensable expenses associated with the relocation process will be processed expeditiously.

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- Translation assistance will be provided, as needed.

C. Relocation Financial Assistance

Residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options will be eligible for relocation financial assistance.

1. Moving Expenses

Residents choosing other comparable housing options because of the Section 18 disposition will be eligible for reimbursement of moving expenses.

In addition to the cost of the actual move, one-time expenses associated with utility re- connections (e.g., gas, water, electricity) will be eligible for reimbursement.

2. Displacement Payments

In addition to the services outlined above, residents may be eligible for displacement payments if they choose to move. Displacement payments may include first months rent and security deposit at a new residence or the existing residence if no subsidy is being provided.

D. Relocation Process

The general steps that will be required of LHC:

- The relocation program will be carried out by LHC staff to ensure consistency in the application of the local policies and state and federal requirements.
- LHC had multiple meetings with the tenants as well as issued multiple notifications. During each meeting, LHC provided plan narrative, up-to-date progress and answered tenant questions. The application was developed in consultation with tenants to be displaced/affected.
- Formal notification to be sent 90 days prior to closing which will include current qualifying status for the PBV program and an intent to join PBV program form for tenant to sign.
- 60 days prior to closing LHC request for any additional documentation to be sent.
- 30 days prior to closing LHC shall provide each tenant with a 30-day Notice of Termination of the Public Housing Lease Agreement and information about the new lease.
- LHC Staff will conduct additional assessments of residents choosing other comparable housing options to develop an individual relocation plan, identify special needs and determine the level of assistance needed for each resident.
- If a resident is found to not qualify for the Section 8 program and alternative housing options cannot be identified, that unit may be removed from the Section 18 application.

E. Grievance Procedures

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All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by LHC to provide comparable temporary housing referrals; or LHC property management practices. The procedures governing grievances set forth in Section 1.6 of HUD H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 will apply.

F. Eviction Policy

LHC recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement or a dangerous or illegal act in the unit. Eviction will not affect the eligibility of a person legally entitled to relocation benefits. However, legal action to evict shall be undertaken for tenant refusal to cooperate with the relocation program.

LHC does not expect any evictions related to Section 18, as residents will be remaining in their units.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the overseeing government authority to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displace 18 years and older by having them self-certify as to their legal status.

H. Non-Discriminatory Statement

Residents who will relocate to another public housing unit as a result of the Section 18 transaction shall be relocated (as available) to other decent, safe, sanitary and affordable housing on a non-discriminatory basis without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual preference, sexual orientation or gender identity and in compliance with federal, state and local laws.

I. Project Timing

LHC is working through the HUD Application process and with residents and the private investor to assess closing dates. Since many of the houses will be purchased by residents there will be multiple closings over the next few months. The anticipated date of close for all houses is on or before May 31, 2023.

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

LHC conducted resident meetings in April 2022, June 2022 and will have future resident discussions at the individual level to understand ability and timing of purchasing the home. Additionally LHC sent notifications about the Section 18 program and resident impacts in April 2022 and June 2022. Moreover the LHC team has called every resident phone number in the database for these units, knocked on doors, and continues to communicate on an individual level to answer any questions. Meetings and individual level of communication with residents to discuss the process and outcomes will continue in 2023.

Specific to homeownership, LHC has and still is communicating and working with the residents in these 44 units to provide guidance and discuss the home ownership process. Ultimately it is the residents' responsibility to secure financing and work with homeownership agencies for programs, but LHC is helping where applicable. The Michigan State Housing and Development Authority manages home ownership programs, LHC directed residents to MSHDA and residents are working with those programs. Additionally, residents are working with other local community groups and traditional financing options. The LHC team intends to work with residents until at least May 2023 to support the purchasing of their home qualifications or set up the tenant protection voucher option for their unit.

In addition to the details outlined above, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

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Lansing Housing Commission (LHC) Scattered Site HUD's Section 18 Program
Intent to Pursue the Purchase of Current Residence

April 14th, 2022

«Name»
«Address»
«City_State_Zip»

On April 7th, 2022 the Lansing Housing Commission (LHC) held an initial resident meeting to discuss our application to HUD's Section 18 Program, which includes the potential sale of your residence and other LHC scattered sites. During this meeting some residents indicated that they still have interest in pursuing the purchase of their residence.

To work further with these individuals LHC is extending the timeframe for residents to pursue homeownership programs and approvals to July 1st, 2022.

If you are interested in pursuing the purchase of your residence please check here___, complete and sign the form on page 3, and return it to LHC attention Karen Chase 419 Cherry Street Lansing, MI 48933 by **Friday April 29th. Please carefully review 1. Section 18 - Pursuing Homeownership for specific details**.

If you are not interested in pursuing homeownership, please review the **Section 18 – Project Based Voucher (PBV) Section.** Pending HUD approval of our application your home is being sold to a new owner, however, it will be with a PBV**, so you will not have to move (as long as you qualify and are in good standing), and your rent is not expected to change unless your income does.** As the existing resident, once you qualify and as long as you remain in good standing, you can remain in the unit for as long as you desire.

1. Section 18 - Pursuing Homeownership

Please note the LHC team is not in a position to assess financial qualifications for home ownership. Therefore, it will be important for you to reach out to agencies and/or your preferred bank/financial institution. The LHC team is here to answer questions and provide support as applicable but obtaining finances along with other items are the responsibility of the resident.

Resident Responsibilities

- Complete and return the form on page 3 with your signature at the bottom indicating your intent to pursue the purchase of your residence **by Friday April 29th**

- Work with agencies and/or financial institutions for homeownership programs and financing to purchase
  - Potential agencies to contact include:
    - Capital Area Housing Partnership (CAHP),
    - Habitat for Humanity,
    - Michigan State Housing Development Authority (MSHDA)
  - Residents are encouraged to explore other agencies that may have homeownership programs

- Provide a letter from an agency and/or financial institution **by Friday July 1st** stating you are pre-qualified to **purchase a home, for qualification purposes please consider the following**
  - $60,000 is the expected minimum purchase price for a home
  - The final price will be dependent on the size and type of home

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- Pre-qualification will be a starting point for future discussions to hopefully secure the purchase of a home
- Pre-qualification does not guarantee the purchase of your home
- For more information about purchase price please contact LHC
- Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933

2. Section 18 – Project Based Voucher (PBV)

In the event you decide not to pursue homeownership, or you do not qualify to purchase the home, pending HUD approval of the Section 18 application your house will be sold to another buyer. Through the Section 18 process, units sold to other buyers are expected to have a project-based voucher assigned to them. Below is what you can expect from the Section 18 program sale to another buyer:

- You will not be required to move unless you do not qualify for the program or are not in good standing
- Your rent is expected to remain the same unless there is an income or household change since your last re-certification
- You will be required to sign a new lease and recertify your income
- You may remain in your unit indefinitely as long as you remain qualified and in good standing with program requirements and your lease
- After 12 months of living in your unit under the PBV program, you may request to receive a Tenant Protection Voucher (TPV) which would allow you to seek alternative housing, as long as you meet eligibility

If you have questions about qualifications and current standing, please reach out to Kendra McAbee at KendraM@lanshc.org or 517-897-7270.

Resident Responsibilities

- Continue to monitor communications from LHC, attend informational meetings, and contact the LHC team with questions and/or concerns

- Receive and complete any additional paperwork requests from LHC in a timely fashion
  - New packets will be required prior to or at the same time of the transaction closing
  - LHC will send these requests out around the time of close late summer / early fall
  - There will not be a new screening

The LHC team is here to help residents through this process and answer questions so please use the resources available to you through LHC.

The next resident meeting related to Section 18 Program will be held towards the end of May, a notification with meeting date, time, and location details will be sent at a later date.

Again, we appreciate your time and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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If you are not pursuing homeownership you do not need to complete this form.

If pursuing homeownership as option please review, complete, sign, and return this form by April 29th, 2022.

Return options

1. Scan and email to karenc@lanshc.org
2. Mail or drop off at 405 Cherry Street Lansing, MI 48933

I, _____(print name) currently residing at _____(print address), have reviewed and read the above letter. I fully understand that it is my responsibility and option to pursue homeownership at my own cost and time. To have an option for homeownership of an LHC scattered site I will need to provide a pre-qualification letter showing access to financing to purchase the home at the set price. This letter needs to be from a credible lender/financial institution or agency with homeownership finance program. While LHC can help residents answer questions and provide guidance, LHC is not qualified to assess or provide approval for financial qualifications related to home ownership

The prequalification letter must be returned **to LHC by no later than Friday July 1st, 2022.**

I recognize that obtaining and providing a pre-qualification letter doesn't guarantee the purchase of my home, as different size units may have different sale prices. The pre-qualification letter does provide an opportunity to purchase and will lead to further discussions with the LHC team about a transaction for homeownership.

This signed letter is to **be returned by Friday April 29th.**

I have read the above information and am pursuing homeownership via the Section 18 process and intend to provide a **pre-qualification letter showing access to financing required to purchase a home by Friday July 1st, 2022.** Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

If I do not provide the pre-qualification letter as outlined above, I understand that I will not be considered for homeownership at this time.

_____(print name)

_____(print address)

_____(phone number) _____(email)

_____(sign name) _____(date)

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Overview

The Lansing Housing Commission (LHC) is pursuing the sale of its scattered site locations through HUD's Section 18 Program. This document has been developed to provide information about the Section 18 Program through frequently asked questions. This should be considered a working document as LHC continues to work with HUD, potential ownership group, and potential future resident homeowners. As a result the LHC team may update and/or add questions and details to this document.

What is Section 18?

Section 18 allows public housing agencies to demolish or sell their public housing units.

Section 18 is a HUD designed program to support HUD's initiative to transition affordable housing from public housing platform (Section 9) to more voucher based (Section 8) housing platform. Section 18 allows housing agencies, like LHC, to demo or dispose (sell) qualifying assets.

Why was Section 18 created?

Over the last decade, the government's funding for public housing has fallen below sustainable levels. The result is that public housing units need significant capital improvements and the public housing funding provided and funding tools available are not adequate and will not be in the future. The gap between funding provided and funding needed is only likely to grow larger for units remaining in public housing. Section 18 allows for new funding tools and opportunities.

The proceeds from the sale of the properties will allow LHC to acquire and rehab affordable housing units in the Greater Lansing Area.

What are the expected benefits of LHC's use of HUD's Section 18 Program?

Benefit		Description
20 Years	Long-term Affordability Commitment	• Sites remain affordable via contracts and vouchers from LHC • Resident rents remain based on income (~30% of income) • Very few (if any) residents will move as a result of this; LHC teams will help and support residents with any necessary moves
$$$	Funds Earned for Future Affordable Housing	• HUD specified and approved uses of funds from transaction • Increase and improve quality affordable housing in the community • Community specific housing and resident service programming opportunities
~40	Resident Homeownership Interests	• 40 existing residents have declared interest in purchasing their home • LHC teams will be in communication with them over next few months as residents evaluate financing options
Increased Funding Tools Available	Capital Improvements at Existing Sites	• New ownership has existing capital and will have access to capital options not available to public housing agencies
Oversight and Control	LHC Long-term Involvement	• Although LHC will not own the sites, involvement will be long-term through Housing Assistance Payment (HAP) contract(s) and voucher administration • Potential for property management involvement as well

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How is HUD involved in the Section 18 Program?

LHC has been working with HUD teams over the past couple years on RAD and Section 18 Programs. HUD is responsible for approving the Section 18 sale of the scattered sites.

LHC will submit a very detailed application to HUD. HUD will review and provide feedback accordingly. The application includes significant amount of detail about the sites, sale price information, and overall program.

What will happen to houses following the sale?

At this point there are primarily 2 end results for the home.

1. Sold to a new ownership group with a project-based voucher (PBV) and commitment to keep the houses affordable for at least the next 20 years.

2. Sold to existing or other qualifying resident as new homeowners for their use and purpose. There will not be a PBV or any other subsidy tied to the unit. This will become like any other individually owned home in the city.

Will residents have to move?

No. Residents in good standing and qualifying will not have to move, these are mainly the same requirements for the public housing program today. Residents are encouraged to contact LHC scattered site staff to confirm standing. The LHC team will work with residents to improve standing (as needed and possible) prior to sale of the scattered sites.

What is a Project-Based Voucher (PBV)?

A PBV means that vouchers (subsidy from HUD) are attached to specific units. The voucher stays with the unit for at least the next 20 years. In the event a resident moves out, the voucher stays with the unit it does not move with the resident like other housing choice vouchers. As LHC does at other sites today, it will administer the PBV program through a HAP contract with the new ownership group.

Will the sale of the scattered sites affect housing assistance?

Under Section 18 and the sale of the scattered sites, your current public housing lease will end and your new lease with a new owner will begin using a PBV.

Will resident rents go up?

Rent will remain the same unless household income has changed.

Resident rents will continue to be based on 30% of income, as it is today under public housing. Therefore, unless residents have had a change in income or household size, rents should not change. If a resident has experienced a change in income or household size, rent will be updated accordingly, similarly to how it would be done today in public housing.

Residents who were previously paying a flat rent as a public housing resident may experience a rent increase because Section 8 rents are income-based.

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Can residents request a Section 8 voucher to move somewhere else?

Following 12 months in the PBV program residents may submit a request in writing that they wish to receive a Section 8 Voucher. A Section 8 voucher would travel with the resident, the PBV will still stay with the existing unit. Once a Section 8 voucher becomes available, the resident will be rescreened for eligibility to receive one. Eligibility for a Section 8 Voucher is determined on current standing, residents may not owe any rent, have unpaid charges, or be under eviction status.

If residents are interested in a Section 8 voucher prior to the 12-month period in the PBV unit, they can apply when waitlists are open throughout the year.

When is the Section 18 process expected to complete?

LHC will continue to work with HUD and the prospective buyers over the next few months. The Section 18 process is expected to be complete in Fall 2022.

I am a resident, what do I need to do now?

As a resident if you are interested in purchasing your home you should have submitted your intent to purchase your home to LHC. You now have until July 1st to work with financial institutions and local agencies to get prequalified. Below is a list of resident responsibilities for the homeownership option:

Homeownership - Resident Responsibilities

Work with agencies and/or financial institutions for homeownership programs and financing to purchase. Potential agencies to contact include:

- Capital Area Housing Partnership (CAHP)
- Habitat for Humanity
- Michigan State Housing Development Authority (MSHDA)
- Residents are encouraged to explore other agencies that may have homeownership programs

Provide a letter from an agency and/or financial institution by Friday July 1st stating you are pre-qualified to purchase a home. Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

PBV - Resident Responsibilities

As a resident if you are not interested in purchasing your home and you plan to stay in your existing home with the PBV you should be looking for communications and meeting notices from LHC.

Continue to monitor communications from LHC and attend informational meetings.

Receive and complete any additional paperwork requests from LHC in a timely fashion. LHC will initiate this process, so there isn't much for residents to do under this option until:

- New packets will be required prior to or at the same time of the transaction closing
- LHC will send these requests out around the time of close late summer / early fall
- There will not be a new screening

Under both scenarios residents are encouraged to contact LHC with questions and/or concerns. The LHC team is here to help throughout the process.

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Additional Information and Things to Keep in Mind

- Continue to follow the rules of your current public housing lease
- Keep an eye on your mail and LHC website https://lanshc.org/ for more information from LHC
- If you have questions about the changes, contact LHC
- For more information on the process of Section 18, go to: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo

Lansing Housing Commission

Re: LHC Scattered Housing Disposition

Dear Resident:

The Lansing Housing Commission is taking this opportunity to provide you with the latest updates in LHC's disposition application for the sale of the Public Housing scattered sites portfolio. We understand it is important for you to have proper information that will help you make the best decisions for you and your family as we move forward. LHC appreciates serving you and are committed to work in partnership with you throughout this transition.

If you are interested in potentially purchasing your home, we are asking you to indicate your intent by May 31st, 2021. This is not a final decision but will be helpful for us in planning as we move forward with the sale of the houses. A home ownership class will be offered free of charge through the Capital Area Housing Partnership for any interested resident. We expect the first sale of a home will not occur until late in 2021.

For those residents who do not want to purchase their home you will soon receive information about your new housing options. LHC will offer your household the option to utilize a Tenant Protection Voucher (similar to a Section 8 voucher). The voucher will give you the potential to stay in your current home or allow you the choice to move anywhere the vouchers are accepted. You will also have the option to be transferred to a LHC property and remain under the Project Based Rental Assistance program (formerly known as Public Housing). In short, your household will be able to retain the affordable housing you now have.

If you have any questions regarding this process or want to investigate the purchase of your current home, please email or call us at:
Andrea Bailey – andreab@lanshc.org or Kendra McAbee – KendraM@lanshc.org
517-487-6550 Ext 801

Again, we appreciate you and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	01-05-2023

Site Detail								House Detail
Street Address	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Legal Description	Acres	# of Units
1724 Irvington	Single Family	MI058000112	52	53309	33-01-01-34-228-051	Lot 54, Supervisors Plat of Cherry Hill, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.37	1
2609 Dier	Single Family	MI058000112	22	81020	33-01-01-35-326-111	Lot 22, Sonnybrook Plat, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.25	1
4900 Tenny	Single Family	MI058000112	36	51513	33-01-01-33-353-281	Lot 12 except North 50 feet, Supervisors Plat of Brookdale Subdivision, according to the recorded plat thereof, City of Lansing, Ingham County Records.	0.23	1

LANSING HOUSING COMMISSION

44 Units
Single Family

Direct, confidential sales of affordable housing.™

25-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026



LANSING HOUSING COMMISSION | Market Positioning and Pricing Analy-

PREPARED: December 2nd, 2022

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

26-EI-RQ5-01710 0000011871 "UNCLASSIFIED" 6/5/2026

MARKETING RESULTS AND BROKER OPINION OF VALUE

In October of 2021, our firm was engaged to assist in the marketing and promotion of the Lansing Housing Commission's Request for Proposal (RFP) to potentially sell a portfolio of 242 units of duplexes and single family homes. Below is our valuation methodolgy, which now can be applied to the remaining 44 single family homes that could be sold in separte transactions.

Based on the expected rents available for a post-sale, project-based rent subsidy contract, our firm valued the original asset, consisting of 242 units of duplexes and single family homes, based on the available gross income through the rent subsidy contract, and projected operating expenses to derive an NOI. Capitalizing that NOI at a rate between 7% and 8% gives this range of income-based valuation.

That being said, from a sales and cost approach for single-family housing, a higher valuation can be supported. Given that the median home value in Lansing Michigan was at $135,000 in October of 2022, then a much higher value is realistic, even when considering a substantial bulk-sale discount. Furthermore, individual appraisals reflected values between $75,000 to $125,000 per home. Therefore, our expectation would be a discount of 60-70% of the stand-alone median home value.

Considering that the portfolio to be sold could fluctuate, based on tenant incomes and some tenants purchasing their homes, we have fine-tuned our valuation estimate to be based on the anticipated number of units to be sold, and the number of rentable bedrooms in each unit. While our original analysis was based on multi-family portfolio pricing, this adjustment requires more individualized pricing, for which we are applying a gross rent multiple to derive an estimate of value. The expected GPR is between 6 and 10, with duplexes demanding a higher multiple. The result is roughly $60,000 per two bedroom home, $70,000 per three bedroom home, $90,000 per four bedroom home, $100,000 per five bedroom home, and $140,000 per duplex. This is consistent with cost and comparable sale methodology.

While multi-family values are currently lower than when these conclusions were made, due to rising interest rates, our observations is that this value decline has not hit the single-family market yet, particularly at this price point. Therefore we feel that the established individual home values stand, leading to a current value for the 44 remaining homes of approximatley $3,700,000.

Sincerely,

Kyle Shoemaker

Managing Director

Affordable Housing Investment Brokerage, Inc.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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LEAD TEAM MEMBER BIOGRAPHY



Kyle Shoemaker, Managing Director, formed Affordable Housing Investment Brokerage after identifying a need for an investment brokerage company dedicated to the specific needs of the affordable housing industry. Prior to founding the company, Kyle participated in the brokerage of over 97 transactions totaling over $700M in market value as a Senior Associate at a national investment real estate company. In 2012, Kyle was recognized with the Outstanding Sales Achievement Award. Kyle earned a BS in Finance from Indiana University in Bloomington, IN.



Bill Brading, Associate, covers the Southeast region of the United States for AHIB, Inc. Bill has over 4 years of commercial real estate experience ranging from a small family office to CBRE, a publicly traded company. In addition, Bill is on the Board of a related group of non-profit corporations that own or serve as the general partner in affordable housing apartments and senior living facilities.

Bill earned his BS in Business Management from Terry College of Business at the University of Georgia in Athens, GA. In 2016, he received his Master's in Business Administration (MBA) with a focus on Entrepreneurship from the Acton School of Business. Acton has been ranked by Princeton Review as a top 10 Best MBA Programs and #1 Most Competitive Students since 2013.

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CONFIDENTIALITY AND DISCLAIMER

This initial offering memorandum contains certain information regarding an affordable housing asset owned and operated by a regional company. By accepting this offering memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the information only to evaluate this specific transaction and for no other purpose. In addition, the recipient agrees not to divulge the information contained herein to any other party and shall return this information, and any subsequent release of information, upon request of the Seller. All recipients of this information are bound to the confidentiality agreement previously signed by the recipient and held on file by Affordable Housing Investment Brokerage, Inc. (Agent). It is understood that the recipient will refrain from any unauthorized on-site visits, contact with the Seller or contact with the property and/ or employees.

The Seller reserves the right to negotiate with one or more parties at any time and to enter into a definitive agreement with respect to a transaction or to determine not to proceed with a transaction, without prior notice to the recipient. The Seller, and affiliates, shall not be legally bound to any recipient of this marketing package unless a written agreement concerning a transaction has been approved and dually executed.

The information contained in this marketing package was provided to the Seller and other public sources. This document has been prepared from sources that are believed to be reliable. The Seller and Affordable Housing Investment Brokerage, Inc., all affiliates and their respective officers, directors, managers or employees make no representation or warranty as to the accuracy or completeness of any information.

This information is taken from sources believed to be reliable. Affordable Housing Investment Brokerage, Inc. makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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OFFERING PROCEDURES

PURCHASERS WISHING TO MAKE AN OFFER ON THE PROPERTY SHOULD SUBMIT:

- ✓ Letter of Intent (template available upon request).
- ✓ Source and location of the equity monies necessary to close the proposed transaction: money market account, marketable securities, etc.
- ✓ Specific details of intended financing (ie. Fannie, Freddie, Credit Union, Local Bank etc.)
- ✓ List of other investment real estate owned now or in the past, including property type, address, size, approximate value and period of ownership.
- ✓ Description of the purchaser's experience with investment real estate or related industries.
- ✓ Transaction references.
- ✓ Banking references

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PRICING AND FINANCIAL ANALYSIS

Executive Summary
Price Summary
Unit Mix Analysis
Income and Expenses

26-FI-RQS-01710 00000113711 "UNCLASSIFIED" 6/5/2026

PRICING SUMMARY - PER UNIT GPR ESTIMATE

Unit Count	Type	Value Per Unit	Estimate Total Value	Gross Rent Multiple	Scheduled Annual Rent	Contract Rent
3	2 Bed Single Family	$63,570	$190,710	6.5	$29,340	$815
30	3 Bed Single Family	$83,616	$2,508,480	6.5	$385,920	$1,072
9	4 Bedroom Units	$85,722	$771,498	6.5	$118,692	$1,099
2	5 Bedroom Units	$98,982	$197,964	6.5	$30,456	$1,269
44	***Totals***	**$83,378**	**$3,668,652**		**$564,408**	
	Vacant ***Averages***					**$12,827**

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EXECUTIVE SUMMARY - MULTIFAMILY PORTFOLIO PRICING

Property Details

Total Number of Units	44
Total Square Feet	431,115
Average Square Feet Per Unit	9,798
Average Monthly Rent Per Unit	$1,069
Asset/Location Class	C/B
Asset Type	Single Family and Duplex

All Cash Summary

Price	**$3,000,000**
Cap Rate - Year One	6.88%
GRM	5.32
Price Per Unit	$68,182
Price Per Foot	$6.96

Debt Assumptions

Interest Rate	4.00%
Amortization Period	30 Years
Years of Interest Only	0 Years
Annual Loan Constant	5.73%
Loan Term	10 Years
Year 1 DCR	1.50
Loan to Value	80%
Loan Amount	$2,400,000

Leveraged Summary

Price	$3,000,000
Cash on Cash Return - Year 1	11.05%
Cash on Cash Return - 3 Yr. Average	10.41%
All Cash IRR	7.95%
Leveraged IRR	17.59%

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RENT ROLL SUMMARY

Unit Count	Type	Unit Size	Scheduled Monthly Rent	Contract Rent	HUD FMR	Max 60% LIHTC Rent
3	2 Bed Single Family		$2,445	$815	$909	$1,128
30	3 Bed Single Family		$32,160	$1,072	$1,171	$1,302
9	4 Bedroom Units		$9,891	$1,099	$1,453	$1,264
2	5 Bedroom Units		$2,538	$1,269	N/A	$1,604
44	***Totals***	**431,115**	**$47,034**			
	Vacant	***Averages*** **9798**		**$1,069**		

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INCOME AND EXPENSES

	Year 1	Per Unit		Per Foot	% of SGI
Gross Potential Rent	$564,408	$12,827		$1.31	
Total Economic Vacancy	($16,932)	($385)	3.0%	($0.04)	
Gross Operating Income	**$547,476**	**$12,443**		$1.27	
Total Expenses	**$330,000**	**$7,500**		$0.77	60.28%
Net Operating Income Before Reserves	$217,476	$4,943		$0.50	39.72%
Capital Reserves	$11,000	$250		$0.03	2.01%
Net Operating Income After Reserves	**$206,476**	**$4,693**		$0.48	37.71%

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LANSING HOUSING COMMISSION

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

44 Units
Single Family

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AFFORDABLE HOUSING
INVESTMENT BROKERAGE, INC.

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

N. Proceeds (This is for all AMPs which includes 44 units)

1. *Estimated amount of gross and net proceeds*

   Gross $3,290,000 and Net $2,965,000

2. *Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget*

   Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

3. *Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If loan is checked, include term, interest rate, and type of loan. If unknown, indicate. Once known, SAC requires the PHA to request a use of proceeds.*

   The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

   Short term use of these funds may include but is not limited to:

   - Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation
   - Further development of existing resident services

   Long term use of these funds may include but is not limited:

   - New Affordable Housing Developments (community specific)
   - Acquisition and Rehab of Existing Assets
   - Partnerships with City of Lansing and local community groups to define and develop affordable housing
   - Supportive Services for Residents
   - Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

LHC conducted resident meetings in April 2022, June 2022 and will have future resident discussions at the individual level to understand ability and timing of purchasing the home. Additionally LHC sent notifications about the Section 18 program and resident impacts in April 2022 and June 2022. Moreover the LHC team has called every resident phone number in the database for these units, knocked on doors, and continues to communicate on an individual level to answer any questions. Meetings and individual level of communication with residents to discuss the process and outcomes will continue in 2023.

Specific to homeownership, LHC has and still is communicating and working with the residents in these 44 units to provide guidance and discuss the home ownership process. Ultimately it is the residents' responsibility to secure financing and work with homeownership agencies for programs, but LHC is helping where applicable. The Michigan State Housing and Development Authority manages home ownership programs, LHC directed residents to MSHDA and residents are working with those programs. Additionally, residents are working with other local community groups and traditional financing options. The LHC team intends to work with residents until at least May 2023 to support the purchasing of their home qualifications or set up the tenant protection voucher option for their unit.

In addition to the details outlined above, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

Relocation Plan



Lansing Housing Commission

December 2022

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

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Introduction

The Lansing Housing Commission ("LHC") is a Public Housing Agency ("PHA") that provides rental housing units and rental assistance to families. LHC strives towards a brighter future for its residents by providing them a quality standard of housing while making it affordable in their journey to become financially independent. LHC invests in people by providing more than just housing; it also connects people with opportunities and on-site resources such as GED programs as well as outreach programs that assist with health and quality of life issues. Also, LHC provides summer youth activities, which include educational experiences and athletic programs to keep them enjoying, participating, and growing in the Lansing community.

The U.S. Department of Housing and Urban Development ("HUD") developed the Section 18 program to further enable public housing agencies to successfully support residents and communities well into the future. Through the Section 18 program housing agencies can demolish or dispose of public housing for a variety of reasons specified by HUD.

For LHC, it is in the best interest of the agency, residents and community to dispose of the scattered sites in the portfolio. Specifically related to this Relocation Plan the disposition includes the sale of 44 units via the Section 18 program. The sale of these units is to either the existing resident or a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. The transaction with private investor will support existing residents not purchasing there home by enabling them to stay in their homes under the PBV program. The resident-paid portion of rents will be 30% of their income and they will enjoy the benefits of the PBV program. Additionally, LHC will be able to use the proceeds generated from the sale to improve existing housing, develop new affordable housing, expand resident service programs, create future homeowners and provide additional benefits to the community.

LHC has prepared the following Relocation Plan ("Plan") for LHC scattered sites to be repositioned through the Section 18 program to long term affordable housing under HUD's PBV program. This Plan demonstrates how LHC intends to comply with the regulatory requirements, as well as the spirit and intent of the RAD Fair Housing, Civil Rights, and Relocation Notice.

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

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I. Project Description

As a Public Housing Authority, LHC has an Annual Contributions Contract ("ACC") with HUD to administer both the conventional Public Housing program and the Housing Choice Voucher program, including PBVs.

This project includes the sale of 44 units of public housing via the Section 18 program. The sale of these units is to either the existing resident with the first option or then to a private investment group at fair market value. The initial plan is that these single-family homes are expected to be sold to the existing residents. Residents then own the house free and clear like a traditional real estate transaction.

In the event the home is not sold to the existing resident, the private investment group intends to keep these units affordable via Project-Based Vouchers ("PBVs") administered by LHC. Following the sale of the public housing scattered sites via the Section 18 program, LHC and the purchaser will enter into a twenty-year HAP contract for PBVs. The purchaser was selected through RFP process to project base vouchers at these sites. The final PBV award / HAP contract is pending HUD's approval of the Section 18 application and financial closing of the deal.

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II. Resident Assessment

This Plan sets forth policies and procedures to execute when relocation activities are deemed necessary.

The entering plan is that residents will purchase their existing homes, so qualifications for PBV programs will not be relevant. However in the event residents do not purchase their homes and it is sold to the private investor to use PBVs, the LHC team as completed an assessment to determine which residents currently in the public housing program will qualify for the PBV program administered by LHC. The purpose of this assessment is to identify which of the current residents require relocation activities related to the Section 18 transaction sale of the scattered sites. Based on a review it is anticipated that no residents will be physically moved to a different property; they will only be "relocated" from the public housing program to HUD's PBV program.

To complete the assessments, LHC used existing information from past certifications/activities and followed up with residents accordingly to close any information gaps. Additionally, where needed the LHC team worked with residents to resolve issues so the residents would qualify for the PBV program.

A. Housing Mix

The 44 units consists of 44 single family homes, including 3 two-bedroom units, 30 three-bedroom units 9 four-bedroom units and 2 five-bedroom units.

B. Project Rents

The single-family home PBV contract rents are expected to be $873 for two-bedroom unit, $1,162 for three-bedroom unit, $1,166 for four-bedroom unit and $1,347 for five-bedroom unit. The duplex home Contract rents are gross rents less utility allowances.

The Total Tenant Payment, similar to public housing rents, will be 30% of tenant income and are not expected to change unless income changes. LHC has set a policy that uses a five year phase-in for flat rent payers to ensure their annual rent increase wouldn't exceed ten percent.

C. Tenant Income Information

Income information was available for all 44 households. According to the income levels for the County, adjusted for family size as published by City of Lansing, Neighborhood Housing and Community Development Office (NHCD) based on the formula used by HUD in 2022, 42 of the 44 households are at or below 80% of the median family income for the area therefore are qualified for the PBV program. The 2 over 80% like others are expected to purchase their home so this should not have an impact on relocation.

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III. Relocation Program

The relocation program and assistance offered by LHC will conform to provisions of the federal and state law and guidelines, as appropriate. The relocation program applies to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options as a result of the Section 18 transaction. LHC expects the number of physical relocations to be very minimal, likely zero. In the event of physical relocation, the following will be applied.

A. Program Objectives, Standards and Assurances

It is LHC's objective to fully support the relocation of the residents who are ineligible for the PBV program or residents choosing other comparable housing options. In the scope of the relocation, LHC staff will:

- Determine the needs of households requiring relocation.
- Provide adequate information and assistance to move to another unit provided by LHC, if eligible and available.
- Work with the resident to identify other comparable housing options.
- Provide assistance that does not result in different, or separate treatment due to race, color, religion, national origin, sex, disability, creed, familial status, student status, marital status, sexual orientation, gender identity, age or, other arbitrary circumstances.
- Supply information concerning federal and state governmental programs that provide assistance to low income or disabled persons.
- Make relocation benefit payments in accordance with applicable guidelines.

B. Relocation Advisory Assistance

As a function of the overall relocation assistance program, advisory assistance will be provided to residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options. The following services and tasks will be undertaken:

- Each household will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the move. Inquiries made of residential occupants by relocation personnel will cover the following areas: family size, age and health considerations, utility providers, and accessibility needs.
- As soon as feasible, the relocation representative shall explain the relocation payments and other assistance for which households and individuals may be eligible, including related eligibility requirements and the procedures for obtaining such assistance.
- Assistance will be provided to complete appropriate forms and coordinate moving arrangements. Residents will be kept informed of timing and receive appropriate notice to prepare for necessary moves. Claims for compensable expenses associated with the relocation process will be processed expeditiously.

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- Translation assistance will be provided, as needed.

C. Relocation Financial Assistance

Residents that were identified in the assessment phase as ineligible for the PBV program or residents choosing other comparable housing options will be eligible for relocation financial assistance.

1. Moving Expenses

Residents choosing other comparable housing options because of the Section 18 disposition will be eligible for reimbursement of moving expenses.

In addition to the cost of the actual move, one-time expenses associated with utility re- connections (e.g., gas, water, electricity) will be eligible for reimbursement.

2. Displacement Payments

In addition to the services outlined above, residents may be eligible for displacement payments if they choose to move. Displacement payments may include first months rent and security deposit at a new residence or the existing residence if no subsidy is being provided.

D. Relocation Process

The general steps that will be required of LHC:

- The relocation program will be carried out by LHC staff to ensure consistency in the application of the local policies and state and federal requirements.
- LHC had multiple meetings with the tenants as well as issued multiple notifications. During each meeting, LHC provided plan narrative, up-to-date progress and answered tenant questions. The application was developed in consultation with tenants to be displaced/affected.
- Formal notification to be sent 90 days prior to closing which will include current qualifying status for the PBV program and an intent to join PBV program form for tenant to sign.
- 60 days prior to closing LHC request for any additional documentation to be sent.
- 30 days prior to closing LHC shall provide each tenant with a 30-day Notice of Termination of the Public Housing Lease Agreement and information about the new lease.
- LHC Staff will conduct additional assessments of residents choosing other comparable housing options to develop an individual relocation plan, identify special needs and determine the level of assistance needed for each resident.
- If a resident is found to not qualify for the Section 8 program and alternative housing options cannot be identified, that unit may be removed from the Section 18 application.

E. Grievance Procedures

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All displaced persons have the right to ask for administrative review concerning determinations of eligibility; relocation payment amount; the failure by LHC to provide comparable temporary housing referrals; or LHC property management practices. The procedures governing grievances set forth in Section 1.6 of HUD H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 will apply.

F. Eviction Policy

LHC recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement or a dangerous or illegal act in the unit. Eviction will not affect the eligibility of a person legally entitled to relocation benefits. However, legal action to evict shall be undertaken for tenant refusal to cooperate with the relocation program.

LHC does not expect any evictions related to Section 18, as residents will be remaining in their units.

G. Immigration Status

Federal legislation (PL105-117) prohibits the payment of relocation assistance benefits under the Uniform Act to any alien not lawfully present in the United States unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the overseeing government authority to negatively affect the alien's spouse, parent or child.

In order to track and account for relocation assistance and benefit payments, relocation staff will be required to seek immigration status information from each displace 18 years and older by having them self-certify as to their legal status.

H. Non-Discriminatory Statement

Residents who will relocate to another public housing unit as a result of the Section 18 transaction shall be relocated (as available) to other decent, safe, sanitary and affordable housing on a non-discriminatory basis without regard to race, color, religion, creed, national origin, handicap, age, familial status, sex, sexual preference, sexual orientation or gender identity and in compliance with federal, state and local laws.

I. Project Timing

LHC is working through the HUD Application process and with residents and the private investor to assess closing dates. Since many of the houses will be purchased by residents there will be multiple closings over the next few months. The anticipated date of close for all houses is on or before May 31, 2023.

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Appendix

7. Resident Consultation

Resident consultation is an ongoing process. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally the project has been discussed in monthly Board Meetings for the past 3 years.

LHC conducted resident meetings in April 2022, June 2022 and will have future resident discussions at the individual level to understand ability and timing of purchasing the home. Additionally LHC sent notifications about the Section 18 program and resident impacts in April 2022 and June 2022. Moreover the LHC team has called every resident phone number in the database for these units, knocked on doors, and continues to communicate on an individual level to answer any questions. Meetings and individual level of communication with residents to discuss the process and outcomes will continue in 2023.

Specific to homeownership, LHC has and still is communicating and working with the residents in these 44 units to provide guidance and discuss the home ownership process. Ultimately it is the residents' responsibility to secure financing and work with homeownership agencies for programs, but LHC is helping where applicable. The Michigan State Housing and Development Authority manages home ownership programs, LHC directed residents to MSHDA and residents are working with those programs. Additionally, residents are working with other local community groups and traditional financing options. The LHC team intends to work with residents until at least May 2023 to support the purchasing of their home qualifications or set up the tenant protection voucher option for their unit.

In addition to the details outlined above, the LHC team posted a frequently asked questions document to its website to inform residents about the process.

Lastly the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions.

See attached documents: Lansing Housing Commission - Appendix 7 - Frequently Asked Questions, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - May 2021, Lansing Housing Commission - Appendix 7 - Scattered Housing Home Purchase - April 2022.

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Lansing Housing Commission (LHC) Scattered Site HUD's Section 18 Program
Intent to Pursue the Purchase of Current Residence

April 14th, 2022

«Name»
«Address»
«City_State_Zip»

On April 7th, 2022 the Lansing Housing Commission (LHC) held an initial resident meeting to discuss our application to HUD's Section 18 Program, which includes the potential sale of your residence and other LHC scattered sites. During this meeting some residents indicated that they still have interest in pursuing the purchase of their residence.

To work further with these individuals LHC is extending the timeframe for residents to pursue homeownership programs and approvals to July 1st, 2022.

If you are interested in pursuing the purchase of your residence please check here___, complete and sign the form on page 3, and return it to LHC attention Karen Chase 419 Cherry Street Lansing, MI 48933 by **Friday April 29th. Please carefully review 1. Section 18 - Pursuing Homeownership for specific details**.

If you are not interested in pursuing homeownership, please review the **Section 18 – Project Based Voucher (PBV) Section.** Pending HUD approval of our application your home is being sold to a new owner, however, it will be with a PBV**, so you will not have to move (as long as you qualify and are in good standing), and your rent is not expected to change unless your income does.** As the existing resident, once you qualify and as long as you remain in good standing, you can remain in the unit for as long as you desire.

1. Section 18 - Pursuing Homeownership

Please note the LHC team is not in a position to assess financial qualifications for home ownership. Therefore, it will be important for you to reach out to agencies and/or your preferred bank/financial institution. The LHC team is here to answer questions and provide support as applicable but obtaining finances along with other items are the responsibility of the resident.

Resident Responsibilities

- Complete and return the form on page 3 with your signature at the bottom indicating your intent to pursue the purchase of your residence **by Friday April 29th**

- Work with agencies and/or financial institutions for homeownership programs and financing to purchase
  - Potential agencies to contact include:
    - Capital Area Housing Partnership (CAHP),
    - Habitat for Humanity,
    - Michigan State Housing Development Authority (MSHDA)
  - Residents are encouraged to explore other agencies that may have homeownership programs

- Provide a letter from an agency and/or financial institution **by Friday July 1st** stating you are pre-qualified to **purchase a home, for qualification purposes please consider the following**
  - $60,000 is the expected minimum purchase price for a home
  - The final price will be dependent on the size and type of home

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- Pre-qualification will be a starting point for future discussions to hopefully secure the purchase of a home
- Pre-qualification does not guarantee the purchase of your home
- For more information about purchase price please contact LHC
- Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933

2. Section 18 – Project Based Voucher (PBV)

In the event you decide not to pursue homeownership, or you do not qualify to purchase the home, pending HUD approval of the Section 18 application your house will be sold to another buyer. Through the Section 18 process, units sold to other buyers are expected to have a project-based voucher assigned to them. Below is what you can expect from the Section 18 program sale to another buyer:

- You will not be required to move unless you do not qualify for the program or are not in good standing
- Your rent is expected to remain the same unless there is an income or household change since your last re-certification
- You will be required to sign a new lease and recertify your income
- You may remain in your unit indefinitely as long as you remain qualified and in good standing with program requirements and your lease
- After 12 months of living in your unit under the PBV program, you may request to receive a Tenant Protection Voucher (TPV) which would allow you to seek alternative housing, as long as you meet eligibility

If you have questions about qualifications and current standing, please reach out to Kendra McAbee at KendraM@lanshc.org or 517-897-7270.

Resident Responsibilities

- Continue to monitor communications from LHC, attend informational meetings, and contact the LHC team with questions and/or concerns

- Receive and complete any additional paperwork requests from LHC in a timely fashion
  - New packets will be required prior to or at the same time of the transaction closing
  - LHC will send these requests out around the time of close late summer / early fall
  - There will not be a new screening

The LHC team is here to help residents through this process and answer questions so please use the resources available to you through LHC.

The next resident meeting related to Section 18 Program will be held towards the end of May, a notification with meeting date, time, and location details will be sent at a later date.

Again, we appreciate your time and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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If you are not pursuing homeownership you do not need to complete this form.

If pursuing homeownership as option please review, complete, sign, and return this form by April 29th, 2022.

Return options

1. Scan and email to karenc@lanshc.org
2. Mail or drop off at 405 Cherry Street Lansing, MI 48933

I, _____(print name) currently residing at _____(print address), have reviewed and read the above letter. I fully understand that it is my responsibility and option to pursue homeownership at my own cost and time. To have an option for homeownership of an LHC scattered site I will need to provide a pre-qualification letter showing access to financing to purchase the home at the set price. This letter needs to be from a credible lender/financial institution or agency with homeownership finance program. While LHC can help residents answer questions and provide guidance, LHC is not qualified to assess or provide approval for financial qualifications related to home ownership

The prequalification letter must be returned **to LHC by no later than Friday July 1st, 2022.**

I recognize that obtaining and providing a pre-qualification letter doesn't guarantee the purchase of my home, as different size units may have different sale prices. The pre-qualification letter does provide an opportunity to purchase and will lead to further discussions with the LHC team about a transaction for homeownership.

This signed letter is to **be returned by Friday April 29th.**

I have read the above information and am pursuing homeownership via the Section 18 process and intend to provide a **pre-qualification letter showing access to financing required to purchase a home by Friday July 1st, 2022.** Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

If I do not provide the pre-qualification letter as outlined above, I understand that I will not be considered for homeownership at this time.

_____(print name)

_____(print address)

_____(phone number) _____(email)

_____(sign name) _____(date)

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Overview

The Lansing Housing Commission (LHC) is pursuing the sale of its scattered site locations through HUD's Section 18 Program. This document has been developed to provide information about the Section 18 Program through frequently asked questions. This should be considered a working document as LHC continues to work with HUD, potential ownership group, and potential future resident homeowners. As a result the LHC team may update and/or add questions and details to this document.

What is Section 18?

Section 18 allows public housing agencies to demolish or sell their public housing units.

Section 18 is a HUD designed program to support HUD's initiative to transition affordable housing from public housing platform (Section 9) to more voucher based (Section 8) housing platform. Section 18 allows housing agencies, like LHC, to demo or dispose (sell) qualifying assets.

Why was Section 18 created?

Over the last decade, the government's funding for public housing has fallen below sustainable levels. The result is that public housing units need significant capital improvements and the public housing funding provided and funding tools available are not adequate and will not be in the future. The gap between funding provided and funding needed is only likely to grow larger for units remaining in public housing. Section 18 allows for new funding tools and opportunities.

The proceeds from the sale of the properties will allow LHC to acquire and rehab affordable housing units in the Greater Lansing Area.

What are the expected benefits of LHC's use of HUD's Section 18 Program?

Benefit		Description
20 Years	Long-term Affordability Commitment	• Sites remain affordable via contracts and vouchers from LHC • Resident rents remain based on income (~30% of income) • Very few (if any) residents will move as a result of this; LHC teams will help and support residents with any necessary moves
$$$	Funds Earned for Future Affordable Housing	• HUD specified and approved uses of funds from transaction • Increase and improve quality affordable housing in the community • Community specific housing and resident service programming opportunities
~40	Resident Homeownership Interests	• 40 existing residents have declared interest in purchasing their home • LHC teams will be in communication with them over next few months as residents evaluate financing options
Increased Funding Tools Available	Capital Improvements at Existing Sites	• New ownership has existing capital and will have access to capital options not available to public housing agencies
Oversight and Control	LHC Long-term Involvement	• Although LHC will not own the sites, involvement will be long-term through Housing Assistance Payment (HAP) contract(s) and voucher administration • Potential for property management involvement as well

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How is HUD involved in the Section 18 Program?

LHC has been working with HUD teams over the past couple years on RAD and Section 18 Programs. HUD is responsible for approving the Section 18 sale of the scattered sites.

LHC will submit a very detailed application to HUD. HUD will review and provide feedback accordingly. The application includes significant amount of detail about the sites, sale price information, and overall program.

What will happen to houses following the sale?

At this point there are primarily 2 end results for the home.

1. Sold to a new ownership group with a project-based voucher (PBV) and commitment to keep the houses affordable for at least the next 20 years.

2. Sold to existing or other qualifying resident as new homeowners for their use and purpose. There will not be a PBV or any other subsidy tied to the unit. This will become like any other individually owned home in the city.

Will residents have to move?

No. Residents in good standing and qualifying will not have to move, these are mainly the same requirements for the public housing program today. Residents are encouraged to contact LHC scattered site staff to confirm standing. The LHC team will work with residents to improve standing (as needed and possible) prior to sale of the scattered sites.

What is a Project-Based Voucher (PBV)?

A PBV means that vouchers (subsidy from HUD) are attached to specific units. The voucher stays with the unit for at least the next 20 years. In the event a resident moves out, the voucher stays with the unit it does not move with the resident like other housing choice vouchers. As LHC does at other sites today, it will administer the PBV program through a HAP contract with the new ownership group.

Will the sale of the scattered sites affect housing assistance?

Under Section 18 and the sale of the scattered sites, your current public housing lease will end and your new lease with a new owner will begin using a PBV.

Will resident rents go up?

Rent will remain the same unless household income has changed.

Resident rents will continue to be based on 30% of income, as it is today under public housing. Therefore, unless residents have had a change in income or household size, rents should not change. If a resident has experienced a change in income or household size, rent will be updated accordingly, similarly to how it would be done today in public housing.

Residents who were previously paying a flat rent as a public housing resident may experience a rent increase because Section 8 rents are income-based.

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Can residents request a Section 8 voucher to move somewhere else?

Following 12 months in the PBV program residents may submit a request in writing that they wish to receive a Section 8 Voucher. A Section 8 voucher would travel with the resident, the PBV will still stay with the existing unit. Once a Section 8 voucher becomes available, the resident will be rescreened for eligibility to receive one. Eligibility for a Section 8 Voucher is determined on current standing, residents may not owe any rent, have unpaid charges, or be under eviction status.

If residents are interested in a Section 8 voucher prior to the 12-month period in the PBV unit, they can apply when waitlists are open throughout the year.

When is the Section 18 process expected to complete?

LHC will continue to work with HUD and the prospective buyers over the next few months. The Section 18 process is expected to be complete in Fall 2022.

I am a resident, what do I need to do now?

As a resident if you are interested in purchasing your home you should have submitted your intent to purchase your home to LHC. You now have until July 1st to work with financial institutions and local agencies to get prequalified. Below is a list of resident responsibilities for the homeownership option:

Homeownership - Resident Responsibilities

Work with agencies and/or financial institutions for homeownership programs and financing to purchase. Potential agencies to contact include:

- Capital Area Housing Partnership (CAHP)
- Habitat for Humanity
- Michigan State Housing Development Authority (MSHDA)
- Residents are encouraged to explore other agencies that may have homeownership programs

Provide a letter from an agency and/or financial institution by Friday July 1st stating you are pre-qualified to purchase a home. Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

PBV - Resident Responsibilities

As a resident if you are not interested in purchasing your home and you plan to stay in your existing home with the PBV you should be looking for communications and meeting notices from LHC.

Continue to monitor communications from LHC and attend informational meetings.

Receive and complete any additional paperwork requests from LHC in a timely fashion. LHC will initiate this process, so there isn't much for residents to do under this option until:

- New packets will be required prior to or at the same time of the transaction closing
- LHC will send these requests out around the time of close late summer / early fall
- There will not be a new screening

Under both scenarios residents are encouraged to contact LHC with questions and/or concerns. The LHC team is here to help throughout the process.

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Additional Information and Things to Keep in Mind

- Continue to follow the rules of your current public housing lease
- Keep an eye on your mail and LHC website https://lanshc.org/ for more information from LHC
- If you have questions about the changes, contact LHC
- For more information on the process of Section 18, go to: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo

Lansing Housing Commission

Re: LHC Scattered Housing Disposition

Dear Resident:

The Lansing Housing Commission is taking this opportunity to provide you with the latest updates in LHC's disposition application for the sale of the Public Housing scattered sites portfolio. We understand it is important for you to have proper information that will help you make the best decisions for you and your family as we move forward. LHC appreciates serving you and are committed to work in partnership with you throughout this transition.

If you are interested in potentially purchasing your home, we are asking you to indicate your intent by May 31st, 2021. This is not a final decision but will be helpful for us in planning as we move forward with the sale of the houses. A home ownership class will be offered free of charge through the Capital Area Housing Partnership for any interested resident. We expect the first sale of a home will not occur until late in 2021.

For those residents who do not want to purchase their home you will soon receive information about your new housing options. LHC will offer your household the option to utilize a Tenant Protection Voucher (similar to a Section 8 voucher). The voucher will give you the potential to stay in your current home or allow you the choice to move anywhere the vouchers are accepted. You will also have the option to be transferred to a LHC property and remain under the Project Based Rental Assistance program (formerly known as Public Housing). In short, your household will be able to retain the affordable housing you now have.

If you have any questions regarding this process or want to investigate the purchase of your current home, please email or call us at:
Andrea Bailey – andreab@lanshc.org or Kendra McAbee – KendraM@lanshc.org
517-487-6550 Ext 801

Again, we appreciate you and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	01-05-2023

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Appendix
5. Board Resolution

Resolution No. 1338
Adopted by the Lansing Housing Commission
July 13, 2022

Approval to submit an application for the disposition of up to 235 units of scattered site public housing to HUD's Special Application Center via the Section 18 program.

WHEREAS, for the past two fiscal years the Lansing Housing Commission (LHC) has incorporated within its Public Housing Annual Plan, the intent to dispose of its scattered site units;

WHEREAS, it is LHC's desire to proceed with disposition of up to 235 units of scattered site public housing through a Section 18 Application;

WHEREAS, consultation with residents of scattered sites has occurred and will continue to occur via mailed notices, website information, in-person meetings and phone consultations;

WHEREAS, although not required by HUD, all scattered site residents have been provided the opportunity and offer of sale to purchase their respective rental unit;

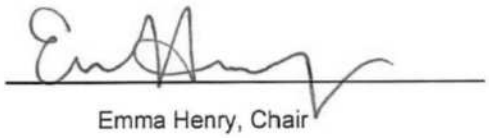
WHEREAS, letters of support from appropriate levels of government officials have been received; and

WHEREAS, prior to submission of a disposition application to HUD, approval must be given by the Board of Commissioners, as it pertains to Section 18 Demolition and Disposition and the requirements outline in 24 Code of Federal Regulations 903.7(h)

NOW, THEREFORE, BE IT RESOLVED, that LHC Board of Commissioners supports and approves the submission of a Section 18 Application for the disposition of up to 235 units of scattered site public housing

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute documents including purchase agreement with buyer(s), affordability commitments for at least 20 years, and provide certifications and submit to HUD for approval the aforementioned disposition request.

PASSED, APPROVED, AND ADOPTED the DATE.



Emma Henry, Chair

26-FI-RO5-01710 0000011371 "UNCLASSIFIED" 6/5/2026

Andy Schor
Mayor

City Hall - 9th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
PH: 517.483.4141 – FAX: 517.483.6066
Lansing.Mayor@lansingmi.gov

OFFICE OF THE MAYOR
CITY OF LANSING, MICHIGAN

June 1, 2022

RECEIVED JUN 13 2022

Douglas E. Fleming
Lansing Housing Commission
419 Cherry Street
Lansing, MI 48933

Dear Mr. Fleming:

I am writing to express the City of Lansing's support for the disposition of approximately 202 scattered site houses/duplexes (235 total residential units) through the U.S. Department of Housing and Urban Development (HUD) Section 18 program. It is to my understanding that this process will transfer ownership of these homes to SK Investments Group and some will be sold to existing residents.

Once the houses are sold to SK Investments, the Lansing Housing Commission (LHC) will administer Project Based Vouchers (PBVs) to maintain the affordability of rents to the current residents. Additionally, residents will continue to pay the same proportion of their income as they did in the current public housing unit, but with an owner that has greater access to capital for maintenance than public housing allows LHC. Moreover, these residents will be eligible for a flexible tenant-based voucher (TPV) after one year of residency if they so choose, and all units will undergo a HUD certified HQS inspection as a result of the sale. I recognize that those houses sold to existing residents will become new homeowners and that they no longer will need or will receive housing subsidies from HUD.

It is my belief that this transaction is in the best interest of LHC and its residents. I am encouraged that the proposed transaction indicates the new owner will maintain these units as affordable for the existing residents for at least 20 years and LHC will be involved long term through the vouchering process.

I know that LHC will be able to use the proceeds from this transaction to improve existing housing and develop new community specific affordable housing units in the future for the Lansing area. This directly supports the City of Lansing's goals to further expand and improve affordable housing in the City. It is also my understanding that the capital to expand and improve the affordable housing in the City of Lansing would not be available to LHC without this sale.

The above details related to disposition of scattered sites reflect my previously signed endorsement of the Lansing Housing Commission's 5-Year and Annual Plans of 2020 and 2021. I recognize that this disposition of scattered sites through Section 18 is a part of the broader strategic plan of the Lansing Housing Commission and its efforts to align with the City of Lansing's goals to provide quality housing options to families who earn a variety of income levels. The City of Lansing feels that the moving forward with this transaction would be in the best interest of all involved.

I greatly appreciate our ongoing dialogue about LHC's broader strategic plan, and specifically the details provided about the Section 18 program. Our discussions over the past couple years have been beneficial for my administration and I to understand the positive impacts of this transaction. Moreover, I appreciate the presentation at the Lansing City Council meeting on Monday May 9th, 2022 where you covered LHC's strategic activities and the specific details of the Section 18 scattered site sale. City Council raised some good questions and you provided valid responses to them.

The City of Lansing is excited about the journey ahead for the residents of these homes, LHC, and all its properties. We plan to provide support as needed and continue to communicate and work with LHC on initiatives and opportunities to expand and improve affordable housing in the City of Lansing.

Sincerely,

Andy Schor
Mayor

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E. Local Government Consultation

1. *Name Local Jurisdiction*

   City of Lansing

2. *Mayor's Letter Supporting the Dispo*

   Mayor Andy Schor has provided a letter of support, see Appendix Section 1 City of Lansing Mayor Support Letter.

3. *Narrative description of consultation with dates, meetings, issues raised and PHA responses. If no response by government, description of attempts at government consultation.*

   The Section 18 dialogue with the Mayor and other City of Lansing officials and employees has been ongoing for over 2 years. Throughout the process the administration has been supportive of the initiative as indicated in the support letter provided in the appendix.

   Below are additional details regarding the discussions with the City of Lansing.

   July 2019 Strategic Plan Meeting

   Doug Fleming, Executive Director, met with Mayor Andy Schor to discuss LHC's strategic plan. Part of the strategic plan included the Section 18 disposition of LHC's scattered sites. Doug outlined the challenges associated with the scattered sites, the need for the city to formally transfer ownership to LHC, and the plan to eventually sell the scattered sites. The Mayor was overall supportive and discussed the need to sell to the right partners and maintain these homes as affordable. Both parties agreed there would be more discussions as the process moved forward, the Mayor offered support of his team to formally transfer ownership to LHC.

   April 2020 Committee on Development and Planning

   Doug Fleming presented LHC's recent accomplishments and strategic plan to the Committee on Development and Planning. Part of this presentation included a discussion about the Section 18 disposition plan as well as the support needed from the City to formally transfer ownership of the scattered sites to LHC.

   Summer 2020 Transfer of Ownership

   LHC internal and extended team worked with the City of Lansing to formally transfer ownership of the scattered sites to LHC. After a few discussions to define the details of the process, ultimately a quit claim was executed to properly assign ownership of the scattered sites to LHC. This transfer was completed to directly support the Section 18 Program and RAD conversions.

   April 2021 and July 2021 Environmental Review Planning

   LHC team conducted meetings with the City of Lansing and ASTI (environmental services partner) to outline the environmental requirements for the Section 18 disposition. It was critical

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that the City of Lansing as the responsible entity was aligned with the approach and end reports. Doris Witherspoon, Senior Planner with the City of Lansing, is the lead for their team. The City of Lansing team agreed to the approach and signed off as the responsible entity.

May 2022 City Council Meeting
Doug Fleming presented LHC's recent accomplishments and strategic plan progress to City Council. Along with this Doug provided significant details regarding the Section 18 process. Attached is a frequently asked questions document that addresses many of the questions from City Council. This information was provided verbally to City Council. Additional questions from City Council not in the frequently asked questions include:

How is SK Investments Group being based in Florida a benefit to the community?
SK Investments Group has a strong presence in Michigan. One of their partners lives in southeast Michigan. Their team has purchased homes from and works closely with the Pontiac Housing Commission. SK Investments Group has experience in affordable housing and is committed to keeping these houses affordable for at least the next 20 years. Moreover, their access to capital will enable them to sustain these houses for the long term.

How do we know SK Investments Group will be a responsible landlord?
LHC had many discussions with the SK Team, completed a vetting process and spoke with the Pontiac Housing Commission. Based on those activities it is LHC's determination that SK Investments Group will be one of the better property owners in the city of Lansing. Furthermore, their commitment to affordability and interest in resident services demonstrates their understanding of the City of Lansing's goals.

Property management will be local to the Lansing Area.

Also, LHC will have involvement and some oversight as the administrator of the vouchers.

Why aren't local community groups purchasing these homes?
LHC conducted an open RFP and reached out to local groups. While all local groups weren't directly contacted the RFP was sent to over 300 groups and posted on the LHC website. Unfortunately, many of the local community groups aren't well funded or experienced enough in these areas.

For well-funded local community groups there are plenty of other homes in the Lansing area they could purchase and operate as affordable via Section 8, thus increasing the affordable housing supply.

For local community groups that are not as well funded but want to help with time and boots on the ground, LHC recommends reaching out to SK Investments Group or the management agent and form a partnership to improve the houses together.

How many resident homeowners will result from this?
At this time LHC has received interest from ~45 current residents. Residents have until July 1 to provide a pre-qualification letter from a bank, lender, or local agency. LHC team

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

will continue to communicate with those residents and offer help and guidance as needed. Those potential home ownership units are not part of this application.

Other Communications with Mayor Andy Schor

Doug Fleming and Mayor Andy Schor have an ongoing dialogue about LHC operations and initiatives, including Section 18. Doug has continued to provide updates on progress and plans and intent to sell the scattered sites to groups that will be good stewards for the community. Doug informed Mayor Andy Schor when the Section 18 RFP went live in October 2021. Doug had another discussion with Mayor Schor and his team in May 2022 to discuss the go forward plan with new ownership (including residents) and the future use of the funds to support the City of Lansing's community specific housing needs. Doug and Mayor Schor will continue to have discussions to determine the best use of the funds from the Section 18 sale of scattered sites.

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	MT VERNON
2. Development Number:	MI058000102
3. Date of Full Availability (DOFA):	10/08/1973
4. Number of Residential Buildings:	54
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	46 Single Family Homes 8 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	46 Single Family Homes 8 Duplexes
10. Total Acres in Development:	12.3

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	29	0	0	29
3 – Bedrooms	24	0	0	24
4 - + Bedrooms	9	0	0	9
Total	62	0	0	62

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	3	0	0	0	0	3
3 – Bedrooms	7	0	0	0	0	7
4 - + Bedrooms	2	0	0	0	0	2
Total	12	0	0	0	0	12

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	12
Non-Residential Buildings	0	0
Total Buildings	0	12

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	2.40

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	850,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 44 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	11
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0(no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable) ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Date:	01/05/2023

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Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00001137[illegible] UNCLASSIFIED 6/5/2026

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

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Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

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3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000111
3. Date of Full Availability (DOFA):	06/22/1972
4. Number of Residential Buildings:	79
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	59 Single Family Homes 20 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	59 Single Family Homes 20 Duplexes
10. Total Acres in Development:	26.5

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	16	0	0	16
3 – Bedrooms	70	0	0	70
4 - + Bedrooms	13	0	0	13
Total	99	0	0	99

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	12	0	0	0	0	12
3 – Bedrooms	4	0	0	0	0	4
4 - + Bedrooms	2	0	0	0	0	2
Total	18	0	0	0	0	18

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	18
Non-Residential Buildings	0	0
Total Buildings	0	18

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	4.5

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$1,400,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	18
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Date:	01/05/2023

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Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

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The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Certified on 6/5/2026 in Docket #13711 "UNCLASSIFIED"

Section 4: Description of Existing Development

1. Name of Development:	HILDABRANDT PARK
2. Development Number:	MI058000103
3. Date of Full Availability (DOFA):	04/09/1971
4. Number of Residential Buildings:	77
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	60 Single Family Homes 4 Duplexes 13 Quads
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	60 Single Family Homes 4 Duplexes 13 Quads
10. Total Acres in Development:	12.70

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	64	0	0	64
3 – Bedrooms	38	0	0	38
4 - + Bedrooms	18	0	0	18
Total	120	0	0	120

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	0	0	0	0	0	0
3 – Bedrooms	10	0	0	0	0	10
4 - + Bedrooms	1	0	0	0	0	1
Total	11	0	0	0	0	11

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	11
Non-Residential Buildings	0	0
Total Buildings	0	11

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	1.7

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$790,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 44 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	11
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

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The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Certified that this document is a true and correct representation of the original. "UNCLASSIFIED" 6/5/2026.

Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000112
3. Date of Full Availability (DOFA):	08/31/1970
4. Number of Residential Buildings:	11
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	11 Single Family Homes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	11 Single Family Homes
10. Total Acres in Development:	4.4

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	1	0	0	1
3 – Bedrooms	3	0	0	3
4 - + Bedrooms	7	0	0	7
Total	11	0	0	11

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	0	0	0	0	0	0
3 – Bedrooms	1	0	0	0	0	1
4 - + Bedrooms	2	0	0	0	0	2
Total	3	0	0	0	0	3

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	3
Non-Residential Buildings	0	0
Total Buildings	0	3

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	0.85

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$250,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	3
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00001137[illegible] UNCLASSIFIED 6/5/2026

52860-A Section 2, Line 1

Justification for Disposition
Scattered Site Homes under Public Housing

Per CFR 970.17(c) and PIH Notice 2018-04, through submission of this Section 18 Disposition and/or Demolition application, the Lansing Housing Commission (LHC) is requesting disposition of 44 public housing scattered site units in order to use the proceeds for purposes of Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act.

LHC has determined that the disposition of these homes is in the best interests of the residents and LHC, and was reflected in the 2020, 2021, and 2022 PHA Plan and approved by the LHC Board of Commissioners on DATE via Resolution Number 1338.

Per LHC's 2022 PHA Plan:
" LHC will pursue the utilization of HUD's Section 18 Disposition program to execute the sale of ~220 scattered sites. The Section 18-Scattered Site strategy application will be submitted to the Special Applications Center (SAC) as a Demolition and Disposition Addendum on HUD Form 52860-A. The LHC's justifications for disposition of these ~220 sites are:

Best Interest of PHA and Residents and Consistent with PHA Plan and 1937 Act as described in 24 CFR 970.17(c).

All proceeds realized from the sale of the Scattered Site units will be utilized to support additional affordable housing units, construction of new affordable housing units, applied to LHC programs which further the ability of Section 8 participants to purchase affordable housing, or resident services. Proceeds will be used in accordance with HUD guidelines."

LHC realizes that affordable housing is in great need, especially housing that serves low and very low-income families. LHC has recently completed the conversion of most of its eligible existing public housing stock to Section 8 via RAD. Disposing of these scattered site public housing units and administering vouchers to the new owner is in alignment with the overall LHC repositioning plan.

The proceeds will go towards rehabbing existing and/or developing additional units as well as further development of on-site programming to assist residents and their families. Administering vouchers for the scattered sites and using sales proceeds for higher value activities in affordable housing is in the best interest of the PHA and its residents.

52860-A: Section 2, Line 2

Method of Disposition
Public Bid Fair Market Value (FMV) Sale

LHC's method of disposition is Public Bid at FMV Sale. LHC executed an RFP process to identify potential buyers. Prior to awarding to other potential buyers, LHC offered residents to purchase their existing homes at FMV.

This Section 18 application includes 44 units with existing residents interested in and working to buy their homes. In the event resident decides not to purchase their existing home, the home will be sold to SK Investments at FMV. SK Investments earned this opportunity through its response to the public RFP.

52860-A: Section 3, Line 4

Reasonable Transaction Costs

Reasonable costs of disposition include 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs.

52860-A: Section 3, Line 5

Proposed Use of Proceeds

The use of net proceeds will be used in accordance with the mission of LHC and HUD requirements. LHC is implementing and developing strategic plans which will include the use of these funds towards affordable housing and services in the Lansing Area. LHC intends to work with the City of Lansing, local groups, MSHDA, and potentially other community focused agencies to optimize the use of these funds towards increasing and improving affordable housing in the Lansing area. These plans include short-term and long-term use of funds.

Short term use of these funds may include but is not limited to:

- Forest (28 public housing units) and Hoyt (24 public housing units) rehabilitation
- Further development of existing resident services

Long term use of these funds may include but is not limited:

- New Affordable Housing Developments (community specific)
- Acquisition and Rehab of Existing Assets
- Partnerships with City of Lansing and local community groups to define and develop affordable housing
- Supportive Services for Residents
- Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Section 1. Demolition

1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	☐ Yes ☒ No If yes: ☐ All units at a development site ☐ A portion of units at a development site ☐ Non-dwelling property at a development site ☐ Non-dwelling property not at a development site (e.g. central PHA administrative building)
If yes, complete questions 2-6 of this section. If no, move on to section 2.	
2. What is the estimated demolition cost?	$
3. What is the anticipated source of funds for the demolition cost?	☐ Capital Funds ☐ CDBG ☐ Operating Funds ☐ Fiscal Year: _____ ☐ Non-Public Housing Funds (describe:)
4. What is the justification for the demolition?	☐ Obsolete - Physical Condition ☐ Obsolete - Location ☐ Obsolete - Other Factors ☐ De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions	

Section 2. Disposition

1. What is the justification for the disposition?	☐ Conditions in Surrounding Area: 24 CFR 970.17(a) ☐ Health and/or Safety ☐ Infeasible Operation ☐ More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) ☒ Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) ☐ The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") ☐ The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development

Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).

If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.

2. Method of Disposition	a. ☒ Public Bid FMV Sale b. ☐ Negotiated Sale at FMV c. ☐ Negotiated Lease or other Transfer at FMV d. ☐ Negotiated Sale or other Transfer at FMV e. ☐ Negotiated Sale at below FMV f. ☐ Negotiated Lease or other Transfer at below FMV g. ☐ Land-Swap

Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).

If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.

3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	☐ Yes ☒ No
4. Commensurate Public Benefit: If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit	
Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).	

Section 3. Proceeds

1. Will the PHA realize proceeds from this disposition?	☒ Yes ☐ No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	Gross $3,290,000 Net $2,965,0000
3. Is the PHA requesting to use gross proceeds for relocation costs?	☐ Yes $ (estimated amount) ☒ No
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	☒ Yes $325,000 (estimated amount) ☐ No
If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs	
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	☐ Public Housing Capital Fund (CFP) Uses ☐ Loan for development of Public Housing Units ☒ Section 8 PBV Unit Development ☐ Loan for development of PBV units ☒ Supportive Services for Residents ☒ Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program ☐ Section 8 HCV Shortfalls ☐ Operation of Section 8 program ☐ Operation of Public Housing program ☐ Modernization of Section 8 Units ☐ Loan for modernization of PBV Units ☒ Other Statutorily Eligible Uses: Development of new affordable housing units in the Lansing area. The use of funds are to follow HUD guidelines and be used to increase the number of affordable housing units in the Lansing area. LHC intends to work with the city

	of Lansing, local groups, MSHDA to optimize the use of the proceeds from the sale. (describe) ☒ To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)
Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds. If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).	

Section 4. Offer of Sale to Resident Organization (Disposition Only)

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?	☐ Yes ☒ No ☐ 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services ☐ 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families ☐ 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972) ☐ 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion ☐ 970.9(b)(3)(v): property proposed for disposition is non-dwelling ☐ Other: PHA requests that HUD consider another exception to 970.9(b)(1)
If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.	
2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.	Prior to final award of unit purchases to SK Investments Group through public RFP process in the first Section 18 application. LHC offered an opportunity to all residents to buy eligible existing homes. 44 residents are working to purchase their homes, which are reflective of the units included in this second Section 18 application. LHC continues to communicate with these residents on an individual basis to support their goal of home ownership.
Attach a narrative explanation of how the PHA determined the entities identified	
3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11	LHC sent notifications to residents about homeownership opportunities in May 2021 and April 2022. LHC held resident meetings in April 2022 and June 2022 which addressed homeownership opportunities.
Attach a copy of the initial written notification to each established eligible organization	
4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?	☐ Yes ☒ No LHC received written notification from individual residents interested in purchasing their home.
If yes, attach a copy of the expression of interest by any eligible established organization	
5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?	☐ Yes ☒ No
If yes, attach a copy of the proposal to purchase from an established eligible organization	

6. Did the PHA accept the proposal to purchase?	☐ Yes ☐ No ☒ N/A (PHA did not receive a proposal to purchase)
Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase	

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Title	Executive Director
Signature	Douglas E. Fleming
Date	01/05/2023

Form HUD-52860-A Instructions

This form is required when a PHA proposes a demolition or disposition under 24 CFR part 970 and when a PHA proposes a de minimis demolition under Section 18 of the 1937 Act. This information is required as a supplement to the HUD-52860 form. PHAs must complete this form and upload it as an attachment to the IMS/PIC SAC application. Also, PHAs must upload the supporting documentation requested by this form as part of the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. use of proceeds). PHAs refer to 24 CFR part 970 and all applicable PIH Notices in completing this form, including PIH Notice 2018-04 (or any successor notice). PHAs must label All defined terms not defined in this form have the meaning in those regulations and notices.

Section 1: Demolition

Justification (Question 4). In completing their narrative statements describing the justification for demolition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2012-7 (or any successor notice). In the case of a SAC application for demolition of portion of a development (e.g. SAC application is for less than all units on a contiguous site) the PHA's narrative must describe how the demolition will help to ensure the viability of the remaining portion of the development. This requirement shall not apply for demolitions of units on scattered non-contiguous sites.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). A PHA must demonstrate serious and substantial physical deterioration of the buildings/units at the development. HUD strongly encourages PHAs to submit a physical needs assessment (PNA), government inspection, or independent architect or engineer's report as supporting documentation.
Obsolete-Location: 24 CFR 970.15(b)(1)(ii). A PHA must demonstrate that the location of the units causes obsolescence. HUD may consider the physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial development; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use.
Obsolete-Other Factors: 24 CFR 970.15(b)(1)(iii). A PHA must generally demonstrate that factors at the development have impacted the marketability, usefulness, or management of the units so seriously that, notwithstanding due diligence and its best efforts in marketing and leasing the units, the PHA is unable to operate the development for residential purposes for an extended period of time (generally more than 5 years). HUD may consider factors such as turnover rate, historic vacancy rate, access to transportation, crime rates, site plan and density issues, neighborhood infrastructure, and unit size. HUD strongly encourages PHAs to submit third party documentation.
De Minimis Demolition: 24 CFR 970.27. In any 5-year period, a PHA may demolish not more than the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units owned by the PHA without the need to obtain HUD approval under 24 CFR part 970 provided the PHA can meet one of the following criteria: (a) The PHA will use the space occupied by the unit(s) for meeting the service or other needs of the residents (e.g. laundry facility; community center; child care center); or (b) the PHA has determined the unit(s) are beyond repair.

Cost-Test (Question 5). HUD generally shall not consider a program of modifications to be cost-effective if the costs of such program exceed 62.5 percent of total development cost (TDC) for elevator structures and 57.14 percent of TDC for all other types of structures in effect at the time the SAC application is submitted to HUD.
Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). PHAs must complete and submit the HUD-52860-B form.
Obsolete-Location: 24 CFR 970.15(b)(1)(ii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. nearby industrial or commercial development, environmental conditions).
Obsolete-Other Factors: 24 CFR 970.15(b)(1)(i)(iii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. site plan, crime, turnover).
De Minimis Demolition. Cost-test requirements are not applicable.

Section 2: Disposition

Justification (Question 1). In completing their narrative statements describing the justification for disposition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).

Conditions in Surrounding Area: 24 CFR 970.17(a). A PHA must demonstrate the location of the units (e.g. industrial or commercial development) jeopardizes the health and/or safety of the residents and/or the feasible operation of the units by the PHA based on external conditions outside the control of the PHA; and the condition is beyond the scope of the PHA to mitigate or cure in a cost-effective manner. To support a SAC application based on health and/or safety, PHAs must generally provide relevant third-party

documentation that evidences the external conditions that present serious obstacles to the PHA maintaining the units as healthy and/or safe housing.

More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b). A PHA must demonstrate the retention of the units is not in the best interests of the residents or the PHA because the disposition allows the acquisition, development, or rehabilitation of units that will be more efficiently or effectively operated as other low-income housing units. PHAs must generally demonstrate why other low-income units are preferable (e.g., more energy efficient, better unit configuration, better location for resident in terms of transportation, jobs, schools or racial or economic concentration). See PIH Notice 2012-7 (or any successor notice).

Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c). See PIH Notice 2018-04 (or any successor notice).

Third-Party Agreement. Certain third-party agreements may require HUD review and approval under 24 CFR part 970. In this case, the PHA must submit a SAC disposition application under this form to obtain HUD approval for the third-party agreement (including completing and attaching justification narrative of the agreement under 970.17(c) or other applicable section of 24 CFR 970). In the SAC application, the PHA must clearly indicate it is requesting HUD approval of a third-party agreement and attach the draft form of third-party agreement to the application. If the PHA is not requesting that HUD release the ACC or Declaration of Trust (DOT) or DORC from the property, it should put "0" in all fields for units, buildings and acreage. See PIH Notice 2018-04 (or any successor notice).

Non-Dwelling Property: 970.17(d). A PHA must demonstrate that the non-dwelling structure or land exceeds the needs of the development (after DOFA); or the disposition is incidental to, or does not interfere with, the continued operation of the remainder of the development.

Method of Disposition (Question 2). In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs may propose different methods of disposition in their SAC applications, including:

(a) Public Bid Fair Market Value (FMV) Sale (Cash). The PHA lists the public housing property on the open and competitive market and solicits bids. Actual FMV may be more or less than the appraised value, depending on the market and may reflect negotiations during the due diligence period.
(b) Negotiated Sale at FMV (Cash). The PHA negotiates a sale with an identified buyer based on the appraised value of the public housing property. The PHA receives cash for the sale.
(c) Negotiated Lease or other Transfer at FMV (Cash). The PHA negotiates a lease (e.g. ground lease, capital lease) with an identified entity based on the appraised value (leasehold and/or fee value) of the public housing property. The PHA receives cash for the lease payments.
(d) Negotiated Sale or other Transfer at FMV (Seller-Financing). The PHA negotiates a sale with an identified buyer but instead of receiving cash proceeds, the PHA receives a promissory note and/or mortgage or deed of trust. Payments are generally made from deferred loan payments.
(e) Negotiated Sale at below FMV. The PHA negotiates a sale with an identified buyer for below FMV (often nominal value).
(f) Negotiated Lease or other Transfer at below FMV. The PHA negotiates a lease with an identified entity for below FMV (often nominal value).
(g) Land-Swaps. The PHA negotiates a "land swap". In addition to meeting the requirements for a Negotiated Sale at FMV in B above, the PHA must generally evidences that HUD has approved the acquisition of the property to be acquired in the "land-swap" under 24 CFR part 905. If the property that PHA is proposing to acquire is valued less than public housing property proposed for disposition, the PHA receives cash proceeds to make up the difference.

If the disposition is proposed via negotiation, the PHA must evidence the entity is a valid entity under State law and is in good standing.

Commensurate Public Benefit (Question 3). In completing this section, PHAs should refer to the guidance at 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice). HUD determines commensurate public benefit on a case-by-case basis. However, generally the public housing property must be developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). HUD does not consider general public benefits (e.g., schools, libraries, fire stations, police stations and bridges) to be approvable non-dwelling uses that primarily serve low-income families. A PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement).

If applicable, PHAs may, but are not required, to complete the following table and submit with their SAC applications in order to evidence the proposed commensurate public benefit, purpose and other disposition details:

Development Name *Development Number* **Proposed for Disposition:** Building/s: , Units: , Acres:				
Total number of units to be developed (or preserved) on property:	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property:	ACC	Non-ACC	PBV	Market Rate
Rental				
For Sale				
Name of Acquiring Entity (Rental Units)				
Name of Acquiring Entity (initial developer) (For Sale Units)				
Method of Disposition	(e.g. 99-year ground lease; fee simple sale; Fair Market Value)			
Lease Price	$ per year			
Sale Price	$			
Purpose and or summary of Commensurate Public Benefit (short description of units and non-dwelling property to be developed/preserved)				

Section 3: Proceeds

In completing this section, PHAs should refer to the guidance at 24 CFR part 970, PIH Notice 2018-04 (or any successor notice) and any other HUD guidance on proceeds. In accordance with 24 CFR 970.19, PHAs describe their proposed use of estimated proceeds (gross and net) in the SAC application.

Relocation Costs (Question 3). Pursuant to 24 CFR 970.21(e)(2), PHAs must pay for the actual and reasonable relocation expenses for all residents who will be displaced from their public housing units as a result of a demolition and/or disposition action. HUD considers the following to be eligible costs of relocation that can be deducted from gross proceeds: counseling and advisory services to residents (including mobility counseling), moving expenses (including housing search costs), payment of a security and/or utility deposits at a comparable housing, and costs of providing any necessary reasonable accommodations to residents in accordance with Section 504 of the Rehabilitation Act of 1973 and other HUD guidance.

Reasonable Costs of Disposition (Question 4). Reasonable costs of disposition may include the following (although HUD may disapprove any costs it deems unreasonable): (i) costs that PHAs incur in preparing the SAC application (e.g. environmental studies, engineering costs of rehab estimates under 24 CFR 970.15, appraisal fees); and (ii) transactional (seller) closing costs (e.g., local customary split of any brokerage fees, appraisal fees, survey costs, tax certificates fees, fees for recording the DOT/DORC release, notary fees, title insurance fees, title company document preparation and closing fees, mailing and wire transfer fees, and reasonable attorney fees), provided such costs are listed on the HUD-1 or other applicable settlement statement document.

Net Proceeds (Question 5). Net proceeds means proceeds realized after deducting relocation and disposition costs.

Section 4: Offer of Sale to Resident Organizations

In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs are eligible to exercise the exception from the offer of sale described at 970.9(b)(3)(ii) only in cases where the PHA has firm plans to replace substantially all of the units proposed for disposition with the housing units for low-income families (even if those housing units are not low-income housing units as defined by Section 3 of the 1937 Act). Note that a PHA cannot forgo giving applicable resident entities an offer of sale based on speculation or general plans to build a facility to benefit low-income families.

Section 5: Certification

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should sign and date this Certification.

Acosta, Andres

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 27, 2023 4:49 PM
To: Acosta, Andres
Cc: dfleming@lanshc.org; Karen Chase
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266
Attachments: LHC - MI058000112 - HUD-52860 - Revised.pdf; LHC - MI058000111 - HUD-52860 - Revised.pdf; LHC - MI058000103 - HUD-52860 - Revised.pdf; LHC - MI058000102 - HUD-52860 - Revised.pdf

Andres – LHC agrees with the summary that you have provided. In support of this attached are revised 52860 documents.

LHC grants permission for you to make the corresponding changes in PIC Section 5.

Please let us know if you have questions or need additional information.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, April 27, 2023 10:18 AM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Thanks so much for clearing that up, Sam.

I should add that Section 4 of PIC isn't always 100% correct. However, if it makes sense on your end, we can proceed that way. Just to sum it up, this will be the official acreage that goes into the approval:

- MI058000102, Mt Vernon
  - Section 4 – 2.6 acres
  - Section 5 – Disposing of 2.30 acres (remaining will be 0.3)
- MI058000103, Hildabrandt Park
  - Section 4 – 7 acres
  - Section 5 – Disposing of 1.55 (remaining will be 5.45)
- MI058000111, Lansing Pub Hsg
  - Section 4 – 4.5 acres
  - Section 5 – Disposing all 4.5
- MI058000112, Lansing Pub Hsg
  - Section 4 – 0.85 acres
  - Section 5 – Disposing all 0.85

Does this look correct to you? If so, can you provide updated 52860 forms reflecting this, as well as a unit count for AMP 111 that has 15-bedroom units and a total of 98 in Section 4? Also, can I have your permission to make the corresponding changes in PIC Section 5?

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

This is the last item I need cleared up so I should be able to send this for review shortly after getting updated forms. I might give it about a week to get an approval letter based on folks' schedules here but if you check in with me I can let the reviewers know you're looking for an update and hopefully give them a nudge.

Thanks,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 27, 2023 6:10 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thanks for the follow-up.

The discrepancies are likely based on timing of the status of the first Section 18 Application. The 52860 form reflects the total acreage prior to any removals related to the first Section 18 application because at the time of this submission technically nothing had formally closed for removal. The PIC Section reflects those being removed, I think this was the approach because the difference in acreage was already assigned to a DDA, so PIC would not allow an entry of greater than that. So as a result PIC Section 4 has the smaller numbers than the 52860, which are probably best to use moving forward at this point.

Below is brief comment about each AMP related to acres and future status.

- MI058000102, Mt Vernon: will remain open with remaining acreage of .3 based on your calculations.
- MI058000103, Hildabrandt Park: will remain open with remaining acreage of 5.4 based on your calculations.
- MI058000111, Lansing Pub Hsg: will be closed with 4.5 acres. You mentioned 2.3 but based on your attachment and another calculation, I see 4.5, please confirm.
- MI058000112, Lansing Pub Hsg: would be closed with .85 acres as you noted.

The 18 unit count for MI058000111 would be accurate.

The LHC team will review the inventory removal status for the previous DDA.

Would you be able to provide any information on next steps and timing for this application?

Please let me know if easier to have a quick discussion on any of these topics moving forward.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, April 25, 2023 7:49 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam,

The last item that I need clarification on for your application is the acreage. Apologies if I had brought this up before, or apologies for not bringing it up sooner. I'm having serious deal merge. In plugging in some figures I'm seeing discrepancies between the application and PIC. Can you tell me which is the correct acreage count for each AMP and I'll have it corrected in PIC if necessary? I need acreage for Section 4 (total development) and Section 4 (just dispo underlying land) for each AMP.

Also, I took the unit detail spreadsheet you had sent me (attached here) and tried to calculate from the sq ft listed but came up with added discrepancies.

Some of this may just be due to rounding errors. It could also be that PIC has removed acreage from previous disposition applications whereas they may still be counted in your totals? For example, this may be true for AMP 111 and 112, but probably not for AMP 103 based on remaining units/acreage estimates in PIC. It looks like some of the AMPs will be closed out with this dispo and the remaining acres should probably reflect that?

- MI058000102, Mt Vernon
  - Section 4 – Total AMP info
    - Your form 52860 reflects 12.3 acres
    - PIC Section 4 lists 2.60 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 2.4 acres to be disposed of (PIC section 5 also lists 2.4)
    - Based on sqft in your table, I get 2.30 acres for this AMP
- MI058000103, Hildabrandt Park
  - Section 4 – Total AMP info
    - Your form 52860 reflects 12.7 acres
    - PIC Section 4 lists 7.00 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 1.7 acres to be disposed of (PIC section 5 also lists 1.7)
    - Based on sqft in your table, I get 1.55 acres for this AMP
- MI058000111, Lansing Pub Hsg
  - Section 4 – Total AMP info
    - Your form 52860 reflects 26.5 acres
    - PIC Section 4 lists 4.5 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 4.5 acres to be disposed of (PIC section 5 also lists 4.5)
    - Based on sqft in your table, I get 2.30 acres for this AMP
- MI058000112, Lansing Pub Hsg
  - Section 4 – Total AMP info
    - Your form 52860 reflects 4.4 acres
    - PIC Section 4 lists 0.85 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 0.85 acres to be disposed of (PIC section 5 also lists 0.85)
    - Based on sqft in your table, I get 0.85 acres for this AMP

Also, one last discrepancy for AMP MI058000111: PIC section 4 calculates that there are 98 total units in the AMP but you have 99. It looks it's in the 2-bedrrom unit count (15 for PIC and 15 from your 52860). Should this match PIC so that the remaining unit count in the AMP is 18?

I also think going through the Remove From Inventory Process for DDA0012078 would clear some of this up. I'm not sure if you're at that stage yet after closing the previous phase.

Sorry for the lengthy email!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Thursday, April 13, 2023 4:48 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Thanks, you too!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 13, 2023 4:35 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres - Thanks for quick response.

- Yes I think using $3.29M represents FMV and makes sense to enter as the specific FMV.
- Yes you have LHC's permission to make the change in PIC.

Thanks again for your help with this application. As always let the LHC team know if you need additional information.

Have a great weekend!

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, April 13, 2023 5:14 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam, thanks for confirming all of this info. Just 2 follow-ups:

- On the valuation, I do need to enter a specific FMV rather than a range. Given your explanation provided, would you say that the FMV is $3.29MM?
- The timing looks good to me and I can make the change to 90, 91, 92 and 95 days for lines a, b, c and d, respectively, in PIC. Can I have your permission to make the change for you in PIC?

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 13, 2023 2:17 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>

Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
26-FI-RO5-01710 000000113711 "UNCLASSIFIED" 6/5/2026
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thank you for the follow-up. LHC's responses to your questions have been added to your email below in blue text. Please let the team know if you need anything else.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, April 11, 2023 7:55 PM
To: Doug Fleming <DFleming@lanshc.org>; Sam Spadafore <sams@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi folks,

So I've gone through your submitted materials and edited most of my draft approval. I do have a few smaller questions that have come up:

- Do you have a Resident Opportunities and Self-Sufficiency (ROSS) program?
  LHC does not have a ROSS program.
- Just confirming, this application is not removing the last of LHC's public housing units, correct? I think I have an error in my memo from the HUD field office.
  This application is not removing the last of LHC's public housing units.
- Proceeds
  - Your narrative notes gross proceeds at $3,290,000. Shouldn't this be $3,700,000 based on the broker's report?
    The broker's report does state an approximate value of ~$3.7M for individual purchases. Further in the report (page 8) it lists ~$3.0M as valuation from an investor perspective. Given the purchases will include purchases by individual buyres and SK Development (investor), valuation in the range of ~$3.0M - ~$3.7M is FMV. The range is related to bulk component for an investor purchase and LHC is offering that to individual buyers as well, which same per unit price per bedroom type was determined as FMV in LHC's first section 18 disposition which determination HUD reviewed and approved in 4th Quarter 2022. Due to market volatility and varying conditions of each asset the ~$3M – ~$3.7M range of FMV would be considered accurate in the market place today.
  - On the use proceeds, would you mind narrowing the use to one or two that I can include in the draft letter? Or to one that you are more leaning to as compared to all of your potential options. You won't be tied down to any use you narrow it too and can change it as long as it's an eligible use under Notice 2020-23 (https://www.hud.gov/sites/dfiles/PIH/documents/pih2020-23.pdf).
    LHC will use these proceeds to increase the supply, availability, and utilization of low-income housing through development of new units.
- Timetable (52860, Section 5, Line 6) – Would you be able to provide me with a number of days for lines a and b under this section? For our purposes, the "relocation" of residents here is when they stop being Section 9 residents, at the disposition closing their affected units. For example, if all residents were to not purchase their units and remain in their units under the new ownership with a PBV, they would still be leaving the Section 9 program and signing a lease with the new owners. That's the date we're looking for and it should be a minimum of 90 days. Based on the information you entered into lines c and d, I would suggest 90 days for line a, 91 days for lines b and c, and 95 days for line d to keep you right around the timeline it seems you had anticipated.
  Does LHC need to update the information in PIC or is the below information adequate?
  - *Begin Relocation of Residents: 90 Days*
  - *Complete Relocation of Residents: 91 Days*
  - *Execution of Contract for Removal: 92 Days*

- *Actual Removal Action:* *95 Days*

Also, to be entirely honest, I am predicting some additional requests for additional information once I submit this for review, namely with additional information as to efforts to recreate the RAB, and around the offer of sale. However, I think I've explained this clearly in my draft but just wanted to give a heads up.

Thanks so much for your patience here.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Monday, April 10, 2023 7:12 PM
To: Doug Fleming <DFleming@lanshc.org>; Sam Spadafore <sams@lanshc.org>; karenc@lanshc.org
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi folks,

Very sorry for the delay here. Sam, I did get your voicemail last week but was out of the office. I'll get back to you on where we stand on this tomorrow. Thanks!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Doug Fleming <DFleming@lanshc.org>
Sent: Wednesday, March 15, 2023 11:19 AM
To: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

James and Andres:

Thank you for the time and information the other day on the call with LHC. Your thoughts and insights were greatly appreciated. As a part of that discussion, you requested clarification and additional information from the LHC team. Below is the information requested with attachments. Of course, if the LHC team missed anything or further discussion is required please let us know.

1. **Requested DDA from Section Application #1:** Please see attached document **MI058 Scattered Sites Multiple AMP 2208081829 DDA0012078.**

2. **Requested Request for Proposal / Offers:** Please see attached document **Lansing Housing Commission - Section 18 RFP - 10.12.2021** and **Lansing Housing Commission - Section 18 RFP – Bid Worksheet - Active.**

   LHC conducted a competitive, fair, and open process for offers to purchase the scattered sites through its request for proposal (RFP) process as outlined in the documents above. The RFP was open to anyone interested in submitting a response including but not limited to investors, non-profits, individuals, etc. The Section 18 plan, RFP, process, and details were discussed extensively at LHC Board Meetings, included in annual plans, and the RFP was posted to the LHC website. In addition to the RFP communications were distributed and received to identify low-income families interested in purchasing a home. These homes have been included in this Section 18 Application.

Evaluation criteria was not limited to a small group of people, LHC was open to all types of offers. LHC's criteria discussions were focused on supporting affordable housing in the community which includes but is not limited to buyers committed to long term affordability and families earning 80% of AMI or less.

LHC is unaware of any resident organization that would be considered to make an offer.

Also, from the results of the RFP and the brokers value of opinion, LHC (as included in the application) considers the sales of these homes to be at fair market value.

3. **Timetable:** Working with Andres on this.

Thanks again for your time and support with this. Please let the LHC team know if you need anything further.

Douglas E. Fleming
Executive Director
Lansing Housing Commission
517-487-6550 (o)
517-331-1009 (cell)

Lansing Housing COMMISSION

From: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>
Sent: Thursday, February 23, 2023 5:27 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>; Sam Spadafore <sams@lanshc.org>; Doug Fleming <DFleming@lanshc.org>
Cc: Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Thanks for your patience folks. As I said on the phone this is not a straight forward proposal. It will help us if you gave us the DDA that the SAC previously approved that has some of the features you want us to use in this application. Please also provide us with a narrative on how you handled the "solicitation for offers" to low income families and to investors. What I want you to address is whether the solicitation was open and competitive, and that the criteria was not limiting in such a way that narrowed it to only a small group of people. The criteria could be individuals or investors who would operate the property as PBV, affordable etc, and to individuals it could be (if the PHA chose) to all families earning 80% of AMI or less.

We will also need a timetable for the action. Since there are families in these units they all will need a minimum of 90 day notice (anytime you change their 50058). Andres please send them a blank timetable so the PHA can fill it out. Please work through Andres. Thanks folks!!!

James Isaacs
Division Director
Special Application Center
(312)913-8306

-----Original Appointment-----
From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, February 21, 2023 8:13 AM
To: Acosta, Andres; Sam Spadafore; ISAACS, JAMES A; dfleming@lanshc.org
Cc: Karen Chase
Subject: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266
When: Thursday, February 23, 2023 3:00 PM-3:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting

Meeting ID: 290 190 309 649
Passcode: pGba2Z
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Or call in (audio only)
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Phone Conference ID: 916 619 854#
Find a local number | Reset PIN

Learn More | Meeting options

From: Sam Spadafore <sams@lanshc.org>
Sent: Monday, February 20, 2023 11:50 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thank you for the follow-up. Below is availability for Doug and I later this week:

All Times EST

Thursday February 23rd
9:00am – 10:30am
1:00pm – 2:00pm
3:00pm – 5:00pm

Friday February 24th
9:00am – 10:30am

2:00pm – 3:30pm

Let us know if one of these days and times works for you.

Look forward to the discussion.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, February 16, 2023 1:17 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sam and team, I'm really sorry for the delay here. I completely dropped the ball in getting back to you with odd early Feb. commitments. Is there any chance you have time for a call to discuss some of these items next week?

I still have some bigger picture items that I need some additional clarification on:

- Units being sold to residents – This complicates the Section 18 application quite a bit as they don't usually go through Section 18 but rather Section 32 (https://www.hud.gov/program_offices/public_indian_housing/centers/sac/homeownership/). It would be more helpful to identify these units and pull them from the Section 18 application, although I know you're still allowing residents some time to decide. I'll include James Isaacs on the call who help brainstorm this a bit more.
- Broker's valuation and FMV – I think it would be helpful to confirm with James here as well. For all FMV transactions we require an appraisal (24 CFR 970.19c), unless the exception in the reg applies. The broker's report is really geared at investors and a value largely based on rental potential, but we should discuss.
- In absence of any type of resident organization, the offer can be made to the resident member of the Board of Commissioners for the PHA, in their capacity as a representative of the public housing residents. The offer should be for the property's (all units) continued use as affordable housing. The offer should be based on appraised values if this will be a fair market value transaction.
- Understanding that the PHA plans to sell units to an investor at fair-market value, but with the PVC contract, will there be any use restriction besides the 20-year HAP contract?
- Let's also discuss the 52860 form questions (timetable and PBV vs HCV)

Thanks,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Thursday, January 26, 2023 1:09 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sam, thanks so much for the response and attachments. Confirming receipt.

I'll review and get back to you with any additional questions.

Andres Acosta (he/him/his)

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, January 26, 2023 12:49 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to phishing@hud.gov or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

Andres – Thank you for the feedback and apologies for the delayed response. Below in blue are responses to your questions/comments and attached are supporting documents.

Please let the LHC team know if you have additional questions and/or would like to have a call to discuss any of the information further. Generally speaking most of the information provided is same/similar to LHC's first Section 18 Application which was approved in 2022. The difference in this application is that residents are expected to purchase the units as the first option.

Please confirm receipt of this email, as a the file sizes are quite large, which can sometimes cause email delivery issues.

Thanks again for your help with the review of this Section 18 application.

Sam
517-712-7397

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, January 17, 2023 6:47 PM
To: Karen Chase <KarenC@lanshc.org>; Doug Fleming <DFleming@lanshc.org>
Cc: Sam Spadafore <sams@lanshc.org>
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming and team,

Apologies for the delay here. I've finished my initial review of your application submission and have the following questions below. I know this is a lot, so please let me know if it would be easier to set up a call to discuss.

- Please identify the main point of contact or if all three individuals copied here should be copied on all emails about this application.

Please continue to send communications to all 3 individuals.

- The table from the email "LHC - Appendix 2 - Unit Detail" is very helpful, is there any chance you can provide them in Excel format?

Please see attached document '**Lansing Housing Commission - Appendix 2 - Unit Detail Application 2 - 01.18.2023**'.

- It looks like there was a lot of consultation with the City ahead of this application. Can you provide a specific date (your narrative notes months and years, but need specific date), just one would suffice, where you had a meeting with a city official related to this dispo? Also please note the name of the official(s) you met with, and any comments or questions received from that official, preferably prior to the Mayor's 6/1/22 letter.

Executive Director Doug Fleming attended and presented an update on LHC which included Section 18 Disposition project at the Lansing City Council Meeting on May 9, 2022. In attendance were Council Members Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley, and Wood, with Council Member Brown arriving late. The presentation included

comments from Executive Director Doug Fleming and a question and answer session. A summarization of the question and answer session can be found in the attached document '**LHC - Government Officials Consult**' on page 2 under May 2022 City Council Meeting.

- Resident consultation - your resident consultation narrative information notes that there were several meetings with residents about this disposition. Can you provide the specific date of at least one (prior to your board resolution date), along with: notices for the meeting, the meeting agenda or presentation materials, a summary of questions or comments from the meeting, and sign-in sheets (or an attendees log or screenshot of attendees if virtual).

LHC held a resident meeting on April 7, 2022 to further inform residents about the Section 18 Disposition project. The attached document '**LHC - Appendix 7 - Frequently Asked Questions**' addresses the comments and questions from residents related to Section 18 during the meeting. Additional documents related to this request include **LHC - Resident Meeting 04-07-2022 - Notification, LHC - Resident Meeting 04-07-2022 - Presentation, LHC - Resident Meeting 04-07-2022 - In Person Attendees,** and **LHC - Resident Meeting 04-07-2022 - Virtual Attendees**.

- RAB consultation - Your narrative notes there is not an RAB. Have you made attempts to create an RAB for LHC?

LHC had a RAB in the past, but it dissolved a few years ago. There has not been recent interest or attempts to reestablish the RAB.

- Justification - scattered site - Please provide a map of the scattered site properties and confirmation that this qualifies:
    - evidence buildings are in non-contiguous buildings; evidence buildings have four or fewer total units and no more than 4 units on a block

See attached zip file **LHC - Maps.**

    - The document named "LHC - Section 18 - HUD-52860-A - Support" doesn't explain why the scattered site nature of the property requires disposition. Usually, PHAs note that the dispersed locations are problematic from a maintenance, operating budget and/or management perspective such as having to drive all over town for repairs, having disparate systems such as HVAC, plumbing, house types, etc. causes issues and delays with maintenance, etc.

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the 1937 Act. Specifically, LHC proposes the disposition of the Scattered Sites due to distance between units and lack of uniformity of systems in accordance with the specific 4 criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

- Value - What FMV is each proposal to residents based on? Is it based on the value per unit (by type) determined in the broker's report (pg 7)? Will individual appraisals be provided to residents?

The FMV price determination to purchasers are based on the brokers opinion of value which in summary on page 2 concludes estimated values of a 2 bedroom units @ $60K, 3 bedroom units @ $70K, 4 bedroom units @ $90K and 5 bedroom @ $100K, which is consistent with brokers cost and comparable sales methodology in determining estimated FMV for each unit. This per bedroom unit pricing is consistent with what LHC has previously communicated to potential purchasers and supported by the conclusions of the brokers opinion of value. Separate individual appraisals will not be provided for each unit.

- Relocation - So there isn't a budget for relocation as disposition. The offer then is residents can either purchase their own home or remain in their home with a TPV->PBV from the new owner?

Correct those are the 2 options, and as a result no relocation is expected.

- Will the PHA provide any funds to assist residents with a purchase? Down payment assistance?

LHC is not providing funds to residents for the purchase. Many residents are working with MSHDA's first time home buyer program which provides down payment assistance.

- 52860-A, page 2/3 clarification … Line 4 notes that the PHA did not receive interest from an organization, but it did from an/a individual resident(s), but Line 6 notes no proposals.
    - Is there a specific resident organization to whom the offer was made? Your narrative notes the offer went to over 300 groups, but were there any public housing resident organizations?

There was no specific resident organization that made an offer. Individual residents were sent the attached document '**LHC - Appendix 7 - Scattered Housing Home Purchase - April 2022**', which provided them first priority to purchase their home. Upon receipt of this document LHC began communicating with residents about purchasing their home. The units included in this application are from residents that returned this document.

There were not any public housing resident organizations that LHC is aware of that showed interest in the RFP.

- Was an offer of sale made to the RAB?

There is not a RAB in place.

- 52860 forms
  - Section 5 (page 3), line 6 - still need lines a and b for timetable on page 3 completed with a minimum of 90 days. The relocation is considered the date on which the tenants' existing Section 9 agreements end and their new, Section 8 lease begins.

This would apply to those homes purchased by SK Investments. The expectation would be 90 days for both, as it would happen as a closing transaction. LHC's assumption is this would not apply for residents purchasing their homes because it isn't relocation, but a purchase by a resident.

  - Page 3, line 6 --- HCV or PBV?

The conversion indicates these start as TPV and in the future convert to PBVs. So not sure which box should be checked in that instance.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:07 PM
To: karenc@lanshc.org; dfleming@lanshc.org
Cc: sams@lanshc.org
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sorry about that, I'm already double copying folks. Please see below.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:06 PM
To: karenc@lanshc.org; 'karenc@lanshc.org' <karenc@lanshc.org>
Cc: 'sams@lanshc.org' <sams@lanshc.org>
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming,

My name is Andres Acosta and I will be reviewing your Section 18 Disposition application on HUD's behalf. I am still working my way through the application materials and will be in contact with you this week.

I did notice that Karen Chase is listed as the primary contact for the Lansing Housing Commission on this transaction in PIC so have copied her. Please let me know if you'd like others to be copied going forward or if I should leave anyone or

yourself off. I also received the attachments and information sent to our department on Monday from Sam Spadafore and have included Sam here.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401
Chicago, Illinois 60604-3507
312-913-8003 (phone) – *email or Teams teleconference preferred*
andres.acosta@hud.gov

Problems with PIC? Email your 52860 form(s) and attachments to SACTA@hud.gov
Check out our new repositioning website: HUD Repositioning Web Site
Visit our website: HUD SAC
Check out our Section 18 Notice: HUD Notice 2018-04
Helpful Videos Link
New HUD Proceeds Notice 2020-23 Link
For technical assistance or submission of amendments please email SACTA@hud.gov

---

From: Gardiner, Donald D <Donald.D.Gardiner@hud.gov>
Sent: Friday, January 6, 2023 1:24 PM
To: dfleming@lanshc.org; karenc@lanshc.org
Cc: SACTA <SACTA@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>; ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Lake, Ratico J <Ratico.J.Lake@hud.gov>
Subject: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

This is to notify you that the Special Applications Center has received the above application.
Andres Acosta has been assigned to review the application and he will reach out to you as he has questions.
Please note, it typically takes about sixty days to process a SAC application.
In the interim, if you have questions, please contact your Field Office or write to SACTA@HUD.gov.

Sincerely

Don Gardiner | Program Analyst
Phone 312.913.8605 | Fax 312.913.8892
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401, Cube # 24-57
Chicago, Illinois 60201
donald.d.gardiner@hud.gov

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copying, circulation or other use of this message is strictly prohibited and may be illegal. If you are not the intended recipient, please notify me immediately by return email and delete this message from your system. Thank you."

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Housing is our Mission – LHC is hiring – Please go to http://www.lanshc.org and click on employment opportunities.

"This message is intended only for the use of the intended recipient(s) and it may be privileged and confidential. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message is strictly prohibited and may be illegal. If you are not the intended recipient, please notify me immediately by return email and delete this message from your system. Thank you."

Acosta, Andres

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 13, 2023 4:35 PM
To: Acosta, Andres
Cc: dfleming@lanshc.org; Karen Chase
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Categories: Tangent - Include in Printout

Andres - Thanks for quick response.

- Yes I think using $3.29M represents FMV and makes sense to enter as the specific FMV.
- Yes you have LHC's permission to make the change in PIC.

Thanks again for your help with this application. As always let the LHC team know if you need additional information.

Have a great weekend!

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, April 13, 2023 5:14 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam, thanks for confirming all of this info. Just 2 follow-ups:

- On the valuation, I do need to enter a specific FMV rather than a range. Given your explanation provided, would you say that the FMV is $3.29MM?
- The timing looks good to me and I can make the change to 90, 91, 92 and 95 days for lines a, b, c and d, respectively, in PIC. Can I have your permission to make the change for you in PIC?

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 13, 2023 2:17 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thank you for the follow-up. LHC's responses to your questions have been added to your email below in blue text. Please let the team know if you need anything else.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, April 11, 2023 7:55 PM

To: Doug Fleming <DFleming@lanshc.org>; Sam Spadafore <sams@lanshc.org>; Karen Chase <KarenC@lanshc.org>
26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi folks,

So I've gone through your submitted materials and edited most of my draft approval. I do have a few smaller questions that have come up:

- Do you have a Resident Opportunities and Self-Sufficiency (ROSS) program?
  LHC does not have a ROSS program.
- Just confirming, this application is not removing the last of LHC's public housing units, correct? I think I have an error in my memo from the HUD field office.
  This application is not removing the last of LHC's public housing units.
- Proceeds
  - Your narrative notes gross proceeds at $3,290,000. Shouldn't this be $3,700,000 based on the broker's report?
    The broker's report does state an approximate value of ~$3.7M for individual purchases. Further in the report (page 8) it lists ~$3.0M as valuation from an investor perspective. Given the purchases will include purchases by individual buyres and SK Development (investor), valuation in the range of ~$3.0M - ~$3.7M is FMV. The range is related to bulk component for an investor purchase and LHC is offering that to individual buyers as well, which same per unit price per bedroom type was determined as FMV in LHC's first section 18 disposition which determination HUD reviewed and approved in 4th Quarter 2022. Due to market volatility and varying conditions of each asset the ~$3M – ~$3.7M range of FMV would be considered accurate in the market place today.
  - On the use proceeds, would you mind narrowing the use to one or two that I can include in the draft letter? Or to one that you are more leaning to as compared to all of your potential options. You won't be tied down to any use you narrow it too and can change it as long as it's an eligible use under Notice 2020-23 (https://www.hud.gov/sites/dfiles/PIH/documents/pih2020-23.pdf).
    LHC will use these proceeds to increase the supply, availability, and utilization of low-income housing through development of new units.
- Timetable (52860, Section 5, Line 6) – Would you be able to provide me with a number of days for lines a and b under this section? For our purposes, the "relocation" of residents here is when they stop being Section 9 residents, at the disposition closing their affected units. For example, if all residents were to not purchase their units and remain in their units under the new ownership with a PBV, they would still be leaving the Section 9 program and signing a lease with the new owners. That's the date we're looking for and it should be a minimum of 90 days. Based on the information you entered into lines c and d, I would suggest 90 days for line a, 91 days for lines b and c, and 95 days for line d to keep you right around the timeline it seems you had anticipated.
  Does LHC need to update the information in PIC or is the below information adequate?
  - *Begin Relocation of Residents: 90 Days*
  - *Complete Relocation of Residents: 91 Days*
  - *Execution of Contract for Removal: 92 Days*
  - *Actual Removal Action: 95 Days*

Also, to be entirely honest, I am predicting some additional requests for additional information once I submit this for review, namely with additional information as to efforts to recreate the RAB, and around the offer of sale. However, I think I've explained this clearly in my draft but just wanted to give a heads up.

Thanks so much for your patience here.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Monday, April 10, 2023 7:12 PM
To: Doug Fleming <DFleming@lanshc.org>; Sam Spadafore <sams@lanshc.org>; karenc@lanshc.org
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi folks,

Very sorry for the delay here. Sam, I did get your voicemail last week but was out of the office. I'll get back to you on where we stand on this tomorrow. Thanks!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Doug Fleming <DFleming@lanshc.org>
Sent: Wednesday, March 15, 2023 11:19 AM
To: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

James and Andres:

Thank you for the time and information the other day on the call with LHC. Your thoughts and insights were greatly appreciated. As a part of that discussion, you requested clarification and additional information from the LHC team. Below is the information requested with attachments. Of course, if the LHC team missed anything or further discussion is required please let us know.

1. **Requested DDA from Section Application #1:** Please see attached document **MI058 Scattered Sites Multiple AMP 2208081829 DDA0012078.**

2. **Requested Request for Proposal / Offers:** Please see attached document **Lansing Housing Commission - Section 18 RFP - 10.12.2021** and **Lansing Housing Commission - Section 18 RFP – Bid Worksheet - Active.**

   LHC conducted a competitive, fair, and open process for offers to purchase the scattered sites through its request for proposal (RFP) process as outlined in the documents above. The RFP was open to anyone interested in submitting a response including but not limited to investors, non-profits, individuals, etc. The Section 18 plan, RFP, process, and details were discussed extensively at LHC Board Meetings, included in annual plans, and the RFP was posted to the LHC website. In addition to the RFP communications were distributed and received to identify low-income families interested in purchasing a home. These homes have been included in this Section 18 Application.

   Evaluation criteria was not limited to a small group of people, LHC was open to all types of offers. LHC's criteria discussions were focused on supporting affordable housing in the community which includes but is not limited to buyers committed to long term affordability and families earning 80% of AMI or less.

   LHC is unaware of any resident organization that would be considered to make an offer.

   Also, from the results of the RFP and the brokers value of opinion, LHC (as included in the application) considers the sales of these homes to be at fair market value.

3. **Timetable:** Working with Andres on this.

Thanks again for your time and support with this. Please let the LHC team know if you need anything further.

Douglas E. Fleming

Executive Director
Lansing Housing Commission
517-487-6550 (o)
517-331-1009 (cell)

Lansing Housing COMMISSION

From: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>
Sent: Thursday, February 23, 2023 5:27 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>; Sam Spadafore <sams@lanshc.org>; Doug Fleming <DFleming@lanshc.org>
Cc: Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Thanks for your patience folks. As I said on the phone this is not a straight forward proposal. It will help us if you gave us the DDA that the SAC previously approved that has some of the features you want us to use in this application. Please also provide us with a narrative on how you handled the "solicitation for offers" to low income families and to investors. What I want you to address is whether the solicitation was open and competitive, and that the criteria was not limiting in such a way that narrowed it to only a small group of people. The criteria could be individuals or investors who would operate the property as PBV, affordable etc, and to individuals it could be (if the PHA chose) to all families earning 80% of AMI or less.

We will also need a timetable for the action. Since there are families in these units they all will need a minimum of 90 day notice (anytime you change their 50058). Andres please send them a blank timetable so the PHA can fill it out. Please work through Andres. Thanks folks!!!

James Isaacs
Division Director
Special Application Center
(312)913-8306

Problems with PIC? Email your 52860 form(s) and attachments to SACTA@hud.gov

-----Original Appointment-----
From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, February 21, 2023 8:13 AM
To: Acosta, Andres; Sam Spadafore; ISAACS, JAMES A; dfleming@lanshc.org
Cc: Karen Chase
Subject: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266
When: Thursday, February 23, 2023 3:00 PM-3:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

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Click here to join the meeting

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From: Sam Spadafore <sams@lanshc.org>
Sent: Monday, February 20, 2023 11:50 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thank you for the follow-up. Below is availability for Doug and I later this week:

All Times EST

Thursday February 23rd
9:00am – 10:30am
1:00pm – 2:00pm
3:00pm – 5:00pm

Friday February 24th
9:00am – 10:30am
2:00pm – 3:30pm

Let us know if one of these days and times works for you.

Look forward to the discussion.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, February 16, 2023 1:17 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sam and team, I'm really sorry for the delay here. I completely dropped the ball in getting back to you with odd early Feb. commitments. Is there any chance you have time for a call to discuss some of these items next week?

I still have some bigger picture items that I need some additional clarification on:

- Units being sold to residents – This complicates the Section 18 application quite a bit as they don't usually go through Section 18 but rather Section 32 (https://www.hud.gov/program_offices/public_indian_housing/centers/sac/homeownership/). It would be more helpful to identify these units and pull them from the Section 18 application, although I know you're still allowing residents some time to decide. I'll include James Isaacs on the call who help brainstorm this a bit more.
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- In absence of any type of resident organization, the offer can be made to the resident member of the Board of Commissioners for the PHA, in their capacity as a representative of the public housing residents. The offer should be for the property's (all units) continued use as affordable housing. The offer should be based on appraised values if this will be a fair market value transaction.
- Understanding that the PHA plans to sell units to an investor at fair-market value, but with the PVC contract, will there be any use restriction besides the 20-year HAP contract?
- Let's also discuss the 52860 form questions (timetable and PBV vs HCV)

Thanks,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Thursday, January 26, 2023 1:09 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sam, thanks so much for the response and attachments. Confirming receipt.

I'll review and get back to you with any additional questions.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, January 26, 2023 12:49 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

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Andres – Thank you for the feedback and apologies for the delayed response. Below in blue are responses to your questions/comments and attached are supporting documents.

Please let the LHC team know if you have additional questions and/or would like to have a call to discuss any of the information further. Generally speaking most of the information provided is same/similar to LHC's first Section 18 Application which was approved in 2022. The difference in this application is that residents are expected to purchase the units as the first option.

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Thanks again for your help with the review of this Section 18 application.

Sam
517-712-7397

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Sent: Tuesday, January 17, 2023 6:47 PM
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Cc: Sam Spadafore <sams@lanshc.org>
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming and team,

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- Please identify the main point of contact or if all three individuals copied here should be copied on all emails about this application.

Please continue to send communications to all 3 individuals.

- The table from the email "LHC - Appendix 2 - Unit Detail" is very helpful, is there any chance you can provide them in Excel format?

Please see attached document '**Lansing Housing Commission - Appendix 2 - Unit Detail Application 2 - 01.18.2023'.**

- It looks like there was a lot of consultation with the City ahead of this application. Can you provide a specific date (your narrative notes months and years, but need specific date), just one would suffice, where you had a meeting with a city official related to this dispo? Also please note the name of the official(s) you met with, and any comments or questions received from that official, preferably prior to the Mayor's 6/1/22 letter.

Executive Director Doug Fleming attended and presented an update on LHC which included Section 18 Disposition project at the Lansing City Council Meeting on May 9, 2022. In attendance were Council Members Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley, and Wood, with Council Member Brown arriving late. The presentation included comments from Executive Director Doug Fleming and a question and answer session. A summarization of the question and answer session can be found in the attached document '**LHC - Government Officials Consult**' on page 2 under May 2022 City Council Meeting.

- Resident consultation - your resident consultation narrative information notes that there were several meetings with residents about this disposition. Can you provide the specific date of at least one (prior to your board resolution date), along with: notices for the meeting, the meeting agenda or presentation materials, a summary of questions or comments from the meeting, and sign-in sheets (or an attendees log or screenshot of attendees if virtual).

LHC held a resident meeting on April 7, 2022 to further inform residents about the Section 18 Disposition project. The attached document '**LHC - Appendix 7 - Frequently Asked Questions**' addresses the comments and questions from residents related to Section 18 during the meeting. Additional documents related to this request include **LHC - Resident Meeting 04-07-2022 - Notification, LHC - Resident Meeting 04-07-2022 - Presentation, LHC - Resident Meeting 04-07-2022 - In Person Attendees,** and **LHC - Resident Meeting 04-07-2022 - Virtual Attendees**.

- RAB consultation - Your narrative notes there is not an RAB. Have you made attempts to create an RAB for LHC?

LHC had a RAB in the past, but it dissolved a few years ago. There has not been recent interest or attempts to reestablish the RAB.

- Justification - scattered site - Please provide a map of the scattered site properties and confirmation that this qualifies:
    - evidence buildings are in non-contiguous buildings; evidence buildings have four or fewer total units and no more than 4 units on a block

See attached zip file **LHC - Maps.**

    - The document named "LHC - Section 18 - HUD-52860-A - Support" doesn't explain why the scattered site nature of the property requires disposition. Usually, PHAs note that the dispersed locations are problematic from a maintenance, operating budget and/or management perspective such as having to drive all over town for repairs, having disparate systems such as HVAC, plumbing, house types, etc. causes issues and delays with maintenance, etc.

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the 1937 Act. Specifically, LHC proposes the disposition of the Scattered Sites due to distance between units and lack of uniformity of systems in accordance with the specific 4 criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

- Value - What FMV is each proposal to residents based on? Is it based on the value per unit (by type) determined in the broker's report (pg 7)? Will individual appraisals be provided to residents?

The FMV price determination to purchasers are based on the brokers opinion of value which in summary on page 2 concludes estimated values of a 2 bedroom units @ $60K, 3 bedroom units @ $70K, 4 bedroom units @ $90K and 5 bedroom @ $100K, which is consistent with brokers cost and comparable sales methodology in determining estimated FMV for each unit. This per bedroom unit pricing is consistent with what LHC has previously communicated to potential purchasers and supported by the conclusions of the brokers opinion of value. Separate individual appraisals will not be provided for each unit.

- Relocation - So there isn't a budget for relocation as disposition. The offer then is residents can either purchase their own home or remain in their home with a TPV->PBV from the new owner?

Correct those are the 2 options, and as a result no relocation is expected.

- Will the PHA provide any funds to assist residents with a purchase? Down payment assistance?

LHC is not providing funds to residents for the purchase. Many residents are working with MSHDA's first time home buyer program which provides down payment assistance.

- 52860-A, page 2/3 clarification … Line 4 notes that the PHA did not receive interest from an organization, but it did from an/a individual resident(s), but Line 6 notes no proposals.
    - Is there a specific resident organization to whom the offer was made? Your narrative notes the offer went to over 300 groups, but were there any public housing resident organizations?

There was no specific resident organization that made an offer. Individual residents were sent the attached document '**LHC - Appendix 7 - Scattered Housing Home Purchase - April 2022**', which provided them first priority to purchase their home. Upon receipt of this document LHC began communicating with residents about purchasing their home. The units included in this application are from residents that returned this document.

There were not any public housing resident organizations that LHC is aware of that showed interest in the RFP.

    - Was an offer of sale made to the RAB?

There is not a RAB in place.

- 52860 forms
    - Section 5 (page 3), line 6 - still need lines a and b for timetable on page 3 completed with a minimum of 90 days. The relocation is considered the date on which the tenants' existing Section 9 agreements end and their new, Section 8 lease begins.

This would apply to those homes purchased by SK Investments. The expectation would be 90 days for both, as it would happen as a closing transaction. LHC's assumption is this would not apply for residents purchasing their homes because it isn't relocation, but a purchase by a resident.

- Page 3, line 6 --- HCV or PBV?

The conversion indicates these start as TPV and in the future convert to PBVs. So not sure which box should be checked in that instance.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:07 PM
To: karenc@lanshc.org; dfleming@lanshc.org
Cc: sams@lanshc.org
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sorry about that, I'm already double copying folks. Please see below.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:06 PM
To: karenc@lanshc.org; 'karenc@lanshc.org' <karenc@lanshc.org>
Cc: 'sams@lanshc.org' <sams@lanshc.org>
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming,

My name is Andres Acosta and I will be reviewing your Section 18 Disposition application on HUD's behalf. I am still working my way through the application materials and will be in contact with you this week.

I did notice that Karen Chase is listed as the primary contact for the Lansing Housing Commission on this transaction in PIC so have copied her. Please let me know if you'd like others to be copied going forward or if I should leave anyone or yourself off. I also received the attachments and information sent to our department on Monday from Sam Spadafore and have included Sam here.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401
Chicago, Illinois 60604-3507
312-913-8003 (phone) – *email or Teams teleconference preferred*
andres.acosta@hud.gov

Problems with PIC? Email your 52860 form(s) and attachments to SACTA@hud.gov
Check out our new repositioning website: HUD Repositioning Web Site

Visit our website: HUD SAC
Check out our Section 18 Notice: HUD Notice 2018-04
Helpful Videos Link
New HUD Proceeds Notice 2020-23 Link
For technical assistance or submission of amendments please email SACTA@hud.gov

---

From: Gardiner, Donald D <Donald.D.Gardiner@hud.gov>
Sent: Friday, January 6, 2023 1:24 PM
To: dfleming@lanshc.org; karenc@lanshc.org
Cc: SACTA <SACTA@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>; ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Lake, Ratico J <Ratico.J.Lake@hud.gov>
Subject: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

This is to notify you that the Special Applications Center has received the above application.
Andres Acosta has been assigned to review the application and he will reach out to you as he has questions.
Please note, it typically takes about sixty days to process a SAC application.
In the interim, if you have questions, please contact your Field Office or write to SACTA@HUD.gov.

Sincerely

Don Gardiner | Program Analyst
Phone 312.913.8605 | Fax 312.913.8892
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401, Cube # 24-57
Chicago, Illinois 60201
donald.d.gardiner@hud.gov

Housing is our Mission – LHC is hiring – Please go to http://www.lanshc.org and click on employment opportunities.
"This message is intended only for the use of the intended recipient(s) and it may be privileged and confidential. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message is strictly prohibited and may be illegal. If you are not the intended recipient, please notify me immediately by return email and delete this message from your system. Thank you."

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Acosta, Andres

From: Sam Spadafore <sams@lanshc.org>
Sent: Wednesday, March 8, 2023 3:34 PM
To: Acosta, Andres
Cc: Karen Chase; dfleming@lanshc.org
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Categories: 1st Thread

Andres – Below is the information you requested. Please let me know if you need additional information or would like to discuss further.

1. *Of the 42 occupied units, racial/ethnic demographics of the population*

Racial Demographics

White	10
Black / African American	31
American Indian / Alaska Native	0
Asian	1
Native Hawaiian / Other Pacific Islander	0

Ethnicity Demographics

Hispanic or Latino	5
Not Hispanic or Latino	37

2. *Of the 276 occupied units at the project, the racial demographics by bedroom distribution (% of each race occupying 2 br, 3 br, etc.)*

The PIC report used for this information only contained information for 265 units. Below is the summary based on that report.

Racial Demographics*

	2BR	3BR	4BR	5BR
White	31%	32%	23%	25%
Black / African American	69%	67%	69%	63%
American Indian / Alaska Native	0%	0%	0%	0%
Asian	0%	1%	9%	0%
Native Hawaiian / Other Pacific Islander	0%	0%	0%	13%

*any sum not equally 100% is related to rounding

Thanks

Sam

25-FHFO5-01140 0d0001713711 "UNCLASSIFIED" 6/5/2026

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Monday, March 6, 2023 7:16 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam, I just wanted to also follow up on this request for our fair housing review. I forgot to bring this up at our call the following day. Thanks!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Wednesday, February 22, 2023 10:37 AM
To: Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam,

As part of the fair housing review for this application, our fair housing team is requesting the following demographic info for the 4 AMPs and for the units to be disposed. Would you be able to provide this?

1. *Of the 42 occupied units, racial/ethnic demographics of the population*
2. *Of the 276 occupied units at the project, the racial demographics by bedroom distribution (% of each race occupying 2 br, 3 br, etc.)*

Thanks so much for your help!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Tuesday, February 21, 2023 8:09 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – That works. Thanks!

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, February 21, 2023 9:08 AM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam, can we do 4pm EST on Thursday? I'll send an invite if that works.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Monday, February 20, 2023 11:50 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thank you for the follow-up. Below is availability for Doug and I later this week:

All Times EST

Thursday February 23rd
9:00am – 10:30am
1:00pm – 2:00pm
3:00pm – 5:00pm

Friday February 24th
9:00am – 10:30am
2:00pm – 3:30pm

Let us know if one of these days and times works for you.

Look forward to the discussion.

Thanks

Sam

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Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
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Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sam, thanks so much for the response and attachments. Confirming receipt.

I'll review and get back to you with any additional questions.

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Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
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andres.acosta@hud.gov

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To: Acosta, Andres <Andres.Acosta@hud.gov>
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Subject: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

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Thanks again for your help with the review of this Section 18 application.

Sam
517-712-7397

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Sent: Tuesday, January 17, 2023 6:47 PM
To: Karen Chase <KarenC@lanshc.org>; Doug Fleming <DFleming@lanshc.org>

Cc: Sam Spadafore <sams@lanshc.org>
26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming and team,

Apologies for the delay here. I've finished my initial review of your application submission and have the following questions below. I know this is a lot, so please let me know if it would be easier to set up a call to discuss.

- Please identify the main point of contact or if all three individuals copied here should be copied on all emails about this application.

Please continue to send communications to all 3 individuals.

- The table from the email "LHC - Appendix 2 - Unit Detail" is very helpful, is there any chance you can provide them in Excel format?

Please see attached document '**Lansing Housing Commission - Appendix 2 - Unit Detail Application 2 - 01.18.2023**'.

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Executive Director Doug Fleming attended and presented an update on LHC which included Section 18 Disposition project at the Lansing City Council Meeting on May 9, 2022. In attendance were Council Members Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley, and Wood, with Council Member Brown arriving late. The presentation included comments from Executive Director Doug Fleming and a question and answer session. A summarization of the question and answer session can be found in the attached document '**LHC - Government Officials Consult**' on page 2 under May 2022 City Council Meeting.

- Resident consultation - your resident consultation narrative information notes that there were several meetings with residents about this disposition. Can you provide the specific date of at least one (prior to your board resolution date), along with: notices for the meeting, the meeting agenda or presentation materials, a summary of questions or comments from the meeting, and sign-in sheets (or an attendees log or screenshot of attendees if virtual).

LHC held a resident meeting on April 7, 2022 to further inform residents about the Section 18 Disposition project. The attached document '**LHC - Appendix 7 - Frequently Asked Questions**' addresses the comments and questions from residents related to Section 18 during the meeting. Additional documents related to this request include **LHC - Resident Meeting 04-07-2022 - Notification, LHC - Resident Meeting 04-07-2022 - Presentation, LHC - Resident Meeting 04-07-2022 - In Person Attendees,** and **LHC - Resident Meeting 04-07-2022 - Virtual Attendees**.

- RAB consultation - Your narrative notes there is not an RAB. Have you made attempts to create an RAB for LHC?

LHC had a RAB in the past, but it dissolved a few years ago. There has not been recent interest or attempts to reestablish the RAB.

- Justification - scattered site - Please provide a map of the scattered site properties and confirmation that this qualifies:
    - evidence buildings are in non-contiguous buildings; evidence buildings have four or fewer total units and no more than 4 units on a block

See attached zip file **LHC - Maps.**

    - The document named "LHC - Section 18 - HUD-52860-A - Support" doesn't explain why the scattered site nature of the property requires disposition. Usually, PHAs note that the dispersed locations are problematic from a maintenance, operating budget and/or management perspective such as having to drive all over town for repairs, having disparate systems such as HVAC, plumbing, house types, etc. causes issues and delays with maintenance, etc.

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the 1937 Act. Specifically, LHC proposes

the disposition of the Scattered Sites due to distance between units and lack of uniformity of systems in accordance with the specific 4 criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

- Value - What FMV is each proposal to residents based on? Is it based on the value per unit (by type) determined in the broker's report (pg 7)? Will individual appraisals be provided to residents?

The FMV price determination to purchasers are based on the brokers opinion of value which in summary on page 2 concludes estimated values of a 2 bedroom units @ $60K, 3 bedroom units @ $70K, 4 bedroom units @ $90K and 5 bedroom @ $100K, which is consistent with brokers cost and comparable sales methodology in determining estimated FMV for each unit. This per bedroom unit pricing is consistent with what LHC has previously communicated to potential purchasers and supported by the conclusions of the brokers opinion of value. Separate individual appraisals will not be provided for each unit.

- Relocation - So there isn't a budget for relocation as disposition. The offer then is residents can either purchase their own home or remain in their home with a TPV->PBV from the new owner?

Correct those are the 2 options, and as a result no relocation is expected.

- Will the PHA provide any funds to assist residents with a purchase? Down payment assistance?

LHC is not providing funds to residents for the purchase. Many residents are working with MSHDA's first time home buyer program which provides down payment assistance.

- 52860-A, page 2/3 clarification … Line 4 notes that the PHA did not receive interest from an organization, but it did from an/a individual resident(s), but Line 6 notes no proposals.
    - Is there a specific resident organization to whom the offer was made? Your narrative notes the offer went to over 300 groups, but were there any public housing resident organizations?

There was no specific resident organization that made an offer. Individual residents were sent the attached document '**LHC - Appendix 7 - Scattered Housing Home Purchase - April 2022**', which provided them first priority to purchase their home. Upon receipt of this document LHC began communicating with residents about purchasing their home. The units included in this application are from residents that returned this document.

There were not any public housing resident organizations that LHC is aware of that showed interest in the RFP.

    - Was an offer of sale made to the RAB?

There is not a RAB in place.

- 52860 forms
    - Section 5 (page 3), line 6 - still need lines a and b for timetable on page 3 completed with a minimum of 90 days. The relocation is considered the date on which the tenants' existing Section 9 agreements end and their new, Section 8 lease begins.

This would apply to those homes purchased by SK Investments. The expectation would be 90 days for both, as it would happen as a closing transaction. LHC's assumption is this would not apply for residents purchasing their homes because it isn't relocation, but a purchase by a resident.

    - Page 3, line 6 --- HCV or PBV?

The conversion indicates these start as TPV and in the future convert to PBVs. So not sure which box should be checked in that instance.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:07 PM
To: karenc@lanshc.org; dfleming@lanshc.org

Cc: sams@lanshc.org

Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sorry about that, I'm already double copying folks. Please see below.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:06 PM
To: karenc@lanshc.org; 'karenc@lanshc.org' <karenc@lanshc.org>
Cc: 'sams@lanshc.org' <sams@lanshc.org>
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming,

My name is Andres Acosta and I will be reviewing your Section 18 Disposition application on HUD's behalf. I am still working my way through the application materials and will be in contact with you this week.

I did notice that Karen Chase is listed as the primary contact for the Lansing Housing Commission on this transaction in PIC so have copied her. Please let me know if you'd like others to be copied going forward or if I should leave anyone or yourself off. I also received the attachments and information sent to our department on Monday from Sam Spadafore and have included Sam here.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401
Chicago, Illinois 60604-3507
312-913-8003 (phone) – *email or Teams teleconference preferred*
andres.acosta@hud.gov

Problems with PIC? Email your 52860 form(s) and attachments to SACTA@hud.gov
Check out our new repositioning website: HUD Repositioning Web Site
Visit our website: HUD SAC
Check out our Section 18 Notice: HUD Notice 2018-04
Helpful Videos Link
New HUD Proceeds Notice 2020-23 Link
For technical assistance or submission of amendments please email SACTA@hud.gov

---

From: Gardiner, Donald D <Donald.D.Gardiner@hud.gov>
Sent: Friday, January 6, 2023 1:24 PM
To: dfleming@lanshc.org; karenc@lanshc.org
Cc: SACTA <SACTA@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>; ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Lake, Ratico J <Ratico.J.Lake@hud.gov>
Subject: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

This is to notify you that the Special Applications Center has received the above application.
Andres Acosta has been assigned to review the application and he will reach out to you as he has questions.
Please note, it typically takes about sixty days to process a SAC application.
In the interim, if you have questions, please contact your Field Office or write to SACTA@HUD.gov.

Sincerely

Don Gardiner | Program Analyst
Phone 312.913.8605 | Fax 312.913.8892
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401, Cube # 24-57
Chicago, Illinois 60201
donald.d.gardiner@hud.gov

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Housing is our Mission – LHC is hiring – Please go to http://www.lanshc.org and click on employment opportunities.

"This message is intended only for the use of the intended recipient(s) and it may be privileged and confidential. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message is strictly prohibited and may be illegal. If you are not the intended recipient, please notify me immediately by return email and delete this message from your system. Thank you."

NOTE TO FILE: Document titled “Email Thread 2” for DDA0012266.

Unable to download. Reviewer uploaded in a format not acceptable by the IMS/PIC System. Therefore, no documentation.

Acosta, Andres

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 27, 2023 4:49 PM
To: Acosta, Andres
Cc: dfleming@lanshc.org; Karen Chase
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266
Attachments: LHC - MI058000112 - HUD-52860 - Revised.pdf; LHC - MI058000111 - HUD-52860 - Revised.pdf; LHC - MI058000103 - HUD-52860 - Revised.pdf; LHC - MI058000102 - HUD-52860 - Revised.pdf

Categories: 3rd Thread

Andres – LHC agrees with the summary that you have provided. In support of this attached are revised 52860 documents.

LHC grants permission for you to make the corresponding changes in PIC Section 5.

Please let us know if you have questions or need additional information.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, April 27, 2023 10:18 AM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Thanks so much for clearing that up, Sam.

I should add that Section 4 of PIC isn't always 100% correct. However, if it makes sense on your end, we can proceed that way. Just to sum it up, this will be the official acreage that goes into the approval:

- MI058000102, Mt Vernon
  - Section 4 – 2.6 acres
  - Section 5 – Disposing of 2.30 acres (remaining will be 0.3)
- MI058000103, Hildabrandt Park
  - Section 4 – 7 acres
  - Section 5 – Disposing of 1.55 (remaining will be 5.45)
- MI058000111, Lansing Pub Hsg
  - Section 4 – 4.5 acres
  - Section 5 – Disposing all 4.5
- MI058000112, Lansing Pub Hsg
  - Section 4 – 0.85 acres
  - Section 5 – Disposing all 0.85

Does this look correct to you? If so, can you provide updated 52860 forms reflecting this, as well as a unit count for AMP 111 that has 15-bedroom units and a total of 98 in Section 4? Also, can I have your permission to make the corresponding changes in PIC Section 5?

This is the last item I need cleared up so I should be able to send this for review shortly after getting updated forms. I might give it about a week to get an approval letter based on folks' schedules here but if you check in with me I can let the reviewers know you're looking for an update and hopefully give them a nudge.

Thanks,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 27, 2023 6:10 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thanks for the follow-up.

The discrepancies are likely based on timing of the status of the first Section 18 Application. The 52860 form reflects the total acreage prior to any removals related to the first Section 18 application because at the time of this submission technically nothing had formally closed for removal. The PIC Section reflects those being removed, I think this was the approach because the difference in acreage was already assigned to a DDA, so PIC would not allow an entry of greater than that. So as a result PIC Section 4 has the smaller numbers than the 52860, which are probably best to use moving forward at this point.

Below is brief comment about each AMP related to acres and future status.

- MI058000102, Mt Vernon: will remain open with remaining acreage of .3 based on your calculations.
- MI058000103, Hildabrandt Park: will remain open with remaining acreage of 5.4 based on your calculations.
- MI058000111, Lansing Pub Hsg: will be closed with 4.5 acres. You mentioned 2.3 but based on your attachment and another calculation, I see 4.5, please confirm.
- MI058000112, Lansing Pub Hsg: would be closed with .85 acres as you noted.

The 18 unit count for MI058000111 would be accurate.

The LHC team will review the inventory removal status for the previous DDA.

Would you be able to provide any information on next steps and timing for this application?

Please let me know if easier to have a quick discussion on any of these topics moving forward.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, April 25, 2023 7:49 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam,

The last item that I need clarification on for your application is the acreage. Apologies if I had brought this up before, or apologies for not bringing it up sooner. I'm having serious deal merge. In plugging in some figures I'm seeing discrepancies between the application and PIC. Can you tell me which is the correct acreage count for each AMP and I'll have it corrected in PIC if necessary? I need acreage for Section 4 (total development) and Section 4 (just dispo underlying land) for each AMP.

Also, I took the unit detail spreadsheet you had sent me (attached here) and tried to calculate from the sq ft listed but came up with added discrepancies.

Some of this may just be due to rounding errors. It could also be that PIC has removed acreage from previous disposition applications whereas they may still be counted in your totals? For example, this may be true for AMP 111 and 112, but probably not for AMP 103 based on remaining units/acreage estimates in PIC. It looks like some of the AMPs will be closed out with this dispo and the remaining acres should probably reflect that?

- MI058000102, Mt Vernon
  - Section 4 – Total AMP info
    - Your form 52860 reflects 12.3 acres
    - PIC Section 4 lists 2.60 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 2.4 acres to be disposed of (PIC section 5 also lists 2.4)
    - Based on sqft in your table, I get 2.30 acres for this AMP
- MI058000103, Hildabrandt Park
  - Section 4 – Total AMP info
    - Your form 52860 reflects 12.7 acres
    - PIC Section 4 lists 7.00 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 1.7 acres to be disposed of (PIC section 5 also lists 1.7)
    - Based on sqft in your table, I get 1.55 acres for this AMP
- MI058000111, Lansing Pub Hsg
  - Section 4 – Total AMP info
    - Your form 52860 reflects 26.5 acres
    - PIC Section 4 lists 4.5 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 4.5 acres to be disposed of (PIC section 5 also lists 4.5)
    - Based on sqft in your table, I get 2.30 acres for this AMP
- MI058000112, Lansing Pub Hsg
  - Section 4 – Total AMP info
    - Your form 52860 reflects 4.4 acres
    - PIC Section 4 lists 0.85 acres left in the development
  - Section 5 – Dispo only land
    - Your form 52860 reflects 0.85 acres to be disposed of (PIC section 5 also lists 0.85)
    - Based on sqft in your table, I get 0.85 acres for this AMP

Also, one last discrepancy for AMP MI058000111: PIC section 4 calculates that there are 98 total units in the AMP but you have 99. It looks it's in the 2-bedrrom unit count (15 for PIC and 15 from your 52860). Should this match PIC so that the remaining unit count in the AMP is 18?

I also think going through the Remove From Inventory Process for DDA0012078 would clear some of this up. I'm not sure if you're at that stage yet after closing the previous phase.

Sorry for the lengthy email!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Thursday, April 13, 2023 4:48 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Thanks, you too!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 13, 2023 4:35 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres - Thanks for quick response.

- Yes I think using $3.29M represents FMV and makes sense to enter as the specific FMV.
- Yes you have LHC's permission to make the change in PIC.

Thanks again for your help with this application. As always let the LHC team know if you need additional information.

Have a great weekend!

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, April 13, 2023 5:14 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi Sam, thanks for confirming all of this info. Just 2 follow-ups:

- On the valuation, I do need to enter a specific FMV rather than a range. Given your explanation provided, would you say that the FMV is $3.29MM?
- The timing looks good to me and I can make the change to 90, 91, 92 and 95 days for lines a, b, c and d, respectively, in PIC. Can I have your permission to make the change for you in PIC?

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, April 13, 2023 2:17 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>

Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
26-FI-RO5-01710 000000113711 "UNCLASSIFIED" 6/5/2026
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thank you for the follow-up. LHC's responses to your questions have been added to your email below in blue text. Please let the team know if you need anything else.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, April 11, 2023 7:55 PM
To: Doug Fleming <DFleming@lanshc.org>; Sam Spadafore <sams@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi folks,

So I've gone through your submitted materials and edited most of my draft approval. I do have a few smaller questions that have come up:

- Do you have a Resident Opportunities and Self-Sufficiency (ROSS) program?
  LHC does not have a ROSS program.
- Just confirming, this application is not removing the last of LHC's public housing units, correct? I think I have an error in my memo from the HUD field office.
  This application is not removing the last of LHC's public housing units.
- Proceeds
  - Your narrative notes gross proceeds at $3,290,000. Shouldn't this be $3,700,000 based on the broker's report?
    The broker's report does state an approximate value of ~$3.7M for individual purchases. Further in the report (page 8) it lists ~$3.0M as valuation from an investor perspective. Given the purchases will include purchases by individual buyres and SK Development (investor), valuation in the range of ~$3.0M - ~$3.7M is FMV. The range is related to bulk component for an investor purchase and LHC is offering that to individual buyers as well, which same per unit price per bedroom type was determined as FMV in LHC's first section 18 disposition which determination HUD reviewed and approved in 4th Quarter 2022. Due to market volatility and varying conditions of each asset the ~$3M – ~$3.7M range of FMV would be considered accurate in the market place today.
  - On the use proceeds, would you mind narrowing the use to one or two that I can include in the draft letter? Or to one that you are more leaning to as compared to all of your potential options. You won't be tied down to any use you narrow it too and can change it as long as it's an eligible use under Notice 2020-23 (https://www.hud.gov/sites/dfiles/PIH/documents/pih2020-23.pdf).
    LHC will use these proceeds to increase the supply, availability, and utilization of low-income housing through development of new units.
- Timetable (52860, Section 5, Line 6) – Would you be able to provide me with a number of days for lines a and b under this section? For our purposes, the "relocation" of residents here is when they stop being Section 9 residents, at the disposition closing their affected units. For example, if all residents were to not purchase their units and remain in their units under the new ownership with a PBV, they would still be leaving the Section 9 program and signing a lease with the new owners. That's the date we're looking for and it should be a minimum of 90 days. Based on the information you entered into lines c and d, I would suggest 90 days for line a, 91 days for lines b and c, and 95 days for line d to keep you right around the timeline it seems you had anticipated.
  Does LHC need to update the information in PIC or is the below information adequate?
  - *Begin Relocation of Residents: 90 Days*
  - *Complete Relocation of Residents: 91 Days*
  - *Execution of Contract for Removal: 92 Days*

- *Actual Removal Action:* *95 Days*

Also, to be entirely honest, I am predicting some additional requests for additional information once I submit this for review, namely with additional information as to efforts to recreate the RAB, and around the offer of sale. However, I think I've explained this clearly in my draft but just wanted to give a heads up.

Thanks so much for your patience here.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Monday, April 10, 2023 7:12 PM
To: Doug Fleming <DFleming@lanshc.org>; Sam Spadafore <sams@lanshc.org>; karenc@lanshc.org
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Hi folks,

Very sorry for the delay here. Sam, I did get your voicemail last week but was out of the office. I'll get back to you on where we stand on this tomorrow. Thanks!

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Doug Fleming <DFleming@lanshc.org>
Sent: Wednesday, March 15, 2023 11:19 AM
To: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

James and Andres:

Thank you for the time and information the other day on the call with LHC. Your thoughts and insights were greatly appreciated. As a part of that discussion, you requested clarification and additional information from the LHC team. Below is the information requested with attachments. Of course, if the LHC team missed anything or further discussion is required please let us know.

1. **Requested DDA from Section Application #1:** Please see attached document **MI058 Scattered Sites Multiple AMP 2208081829 DDA0012078.**

2. **Requested Request for Proposal / Offers:** Please see attached document **Lansing Housing Commission - Section 18 RFP - 10.12.2021** and **Lansing Housing Commission - Section 18 RFP – Bid Worksheet - Active.**

   LHC conducted a competitive, fair, and open process for offers to purchase the scattered sites through its request for proposal (RFP) process as outlined in the documents above. The RFP was open to anyone interested in submitting a response including but not limited to investors, non-profits, individuals, etc. The Section 18 plan, RFP, process, and details were discussed extensively at LHC Board Meetings, included in annual plans, and the RFP was posted to the LHC website. In addition to the RFP communications were distributed and received to identify low-income families interested in purchasing a home. These homes have been included in this Section 18 Application.

Evaluation criteria was not limited to a small group of people, LHC was open to all types of offers. LHC's criteria discussions were focused on supporting affordable housing in the community which includes but is not limited to buyers committed to long term affordability and families earning 80% of AMI or less.

LHC is unaware of any resident organization that would be considered to make an offer.

Also, from the results of the RFP and the brokers value of opinion, LHC (as included in the application) considers the sales of these homes to be at fair market value.

3. **Timetable:** Working with Andres on this.

Thanks again for your time and support with this. Please let the LHC team know if you need anything further.

Douglas E. Fleming
Executive Director
Lansing Housing Commission
517-487-6550 (o)
517-331-1009 (cell)

Lansing Housing COMMISSION

From: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>
Sent: Thursday, February 23, 2023 5:27 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>; Sam Spadafore <sams@lanshc.org>; Doug Fleming <DFleming@lanshc.org>
Cc: Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Thanks for your patience folks. As I said on the phone this is not a straight forward proposal. It will help us if you gave us the DDA that the SAC previously approved that has some of the features you want us to use in this application. Please also provide us with a narrative on how you handled the "solicitation for offers" to low income families and to investors. What I want you to address is whether the solicitation was open and competitive, and that the criteria was not limiting in such a way that narrowed it to only a small group of people. The criteria could be individuals or investors who would operate the property as PBV, affordable etc, and to individuals it could be (if the PHA chose) to all families earning 80% of AMI or less.

We will also need a timetable for the action. Since there are families in these units they all will need a minimum of 90 day notice (anytime you change their 50058). Andres please send them a blank timetable so the PHA can fill it out. Please work through Andres. Thanks folks!!!

James Isaacs
Division Director
Special Application Center
(312)913-8306

-----Original Appointment-----
From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, February 21, 2023 8:13 AM
To: Acosta, Andres; Sam Spadafore; ISAACS, JAMES A; dfleming@lanshc.org
Cc: Karen Chase
Subject: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266
When: Thursday, February 23, 2023 3:00 PM-3:30 PM (UTC-06:00) Central Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting

Meeting ID: 290 190 309 649
Passcode: pGba2Z
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Or call in (audio only)
+1 202-510-9533,,916619854# United States, Washington DC
Phone Conference ID: 916 619 854#
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Learn More | Meeting options

From: Sam Spadafore <sams@lanshc.org>
Sent: Monday, February 20, 2023 11:50 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Andres – Thank you for the follow-up. Below is availability for Doug and I later this week:

All Times EST

Thursday February 23rd
9:00am – 10:30am
1:00pm – 2:00pm
3:00pm – 5:00pm

Friday February 24th
9:00am – 10:30am

2:00pm – 3:30pm

Let us know if one of these days and times works for you.

Look forward to the discussion.

Thanks

Sam

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, February 16, 2023 1:17 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sam and team, I'm really sorry for the delay here. I completely dropped the ball in getting back to you with odd early Feb. commitments. Is there any chance you have time for a call to discuss some of these items next week?

I still have some bigger picture items that I need some additional clarification on:

- Units being sold to residents – This complicates the Section 18 application quite a bit as they don't usually go through Section 18 but rather Section 32 (https://www.hud.gov/program_offices/public_indian_housing/centers/sac/homeownership/). It would be more helpful to identify these units and pull them from the Section 18 application, although I know you're still allowing residents some time to decide. I'll include James Isaacs on the call who help brainstorm this a bit more.
- Broker's valuation and FMV – I think it would be helpful to confirm with James here as well. For all FMV transactions we require an appraisal (24 CFR 970.19c), unless the exception in the reg applies. The broker's report is really geared at investors and a value largely based on rental potential, but we should discuss.
- In absence of any type of resident organization, the offer can be made to the resident member of the Board of Commissioners for the PHA, in their capacity as a representative of the public housing residents. The offer should be for the property's (all units) continued use as affordable housing. The offer should be based on appraised values if this will be a fair market value transaction.
- Understanding that the PHA plans to sell units to an investor at fair-market value, but with the PVC contract, will there be any use restriction besides the 20-year HAP contract?
- Let's also discuss the 52860 form questions (timetable and PBV vs HCV)

Thanks,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Thursday, January 26, 2023 1:09 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: RE: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sam, thanks so much for the response and attachments. Confirming receipt.

I'll review and get back to you with any additional questions.

Andres Acosta (he/him/his)

From: Sam Spadafore <sams@lanshc.org>
Sent: Thursday, January 26, 2023 12:49 PM
To: Acosta, Andres <Andres.Acosta@hud.gov>
Cc: dfleming@lanshc.org; Karen Chase <KarenC@lanshc.org>
Subject: <External Message> RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have concerns about the content of the email, please send it to phishing@hud.gov or click the Report Phishing Button on the Outlook ribbon or Phishing option within OWA.

Andres – Thank you for the feedback and apologies for the delayed response. Below in blue are responses to your questions/comments and attached are supporting documents.

Please let the LHC team know if you have additional questions and/or would like to have a call to discuss any of the information further. Generally speaking most of the information provided is same/similar to LHC's first Section 18 Application which was approved in 2022. The difference in this application is that residents are expected to purchase the units as the first option.

Please confirm receipt of this email, as a the file sizes are quite large, which can sometimes cause email delivery issues.

Thanks again for your help with the review of this Section 18 application.

Sam
517-712-7397

From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Tuesday, January 17, 2023 6:47 PM
To: Karen Chase <KarenC@lanshc.org>; Doug Fleming <DFleming@lanshc.org>
Cc: Sam Spadafore <sams@lanshc.org>
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming and team,

Apologies for the delay here. I've finished my initial review of your application submission and have the following questions below. I know this is a lot, so please let me know if it would be easier to set up a call to discuss.

- Please identify the main point of contact or if all three individuals copied here should be copied on all emails about this application.

Please continue to send communications to all 3 individuals.

- The table from the email "LHC - Appendix 2 - Unit Detail" is very helpful, is there any chance you can provide them in Excel format?

Please see attached document '**Lansing Housing Commission - Appendix 2 - Unit Detail Application 2 - 01.18.2023**'.

- It looks like there was a lot of consultation with the City ahead of this application. Can you provide a specific date (your narrative notes months and years, but need specific date), just one would suffice, where you had a meeting with a city official related to this dispo? Also please note the name of the official(s) you met with, and any comments or questions received from that official, preferably prior to the Mayor's 6/1/22 letter.

Executive Director Doug Fleming attended and presented an update on LHC which included Section 18 Disposition project at the Lansing City Council Meeting on May 9, 2022. In attendance were Council Members Daniels, Garza, Hussain, Jackson, Spadafore, Spitzley, and Wood, with Council Member Brown arriving late. The presentation included

comments from Executive Director Doug Fleming and a question and answer session. A summarization of the question and answer session can be found in the attached document '**LHC - Government Officials Consult**' on page 2 under May 2022 City Council Meeting.

- Resident consultation - your resident consultation narrative information notes that there were several meetings with residents about this disposition. Can you provide the specific date of at least one (prior to your board resolution date), along with: notices for the meeting, the meeting agenda or presentation materials, a summary of questions or comments from the meeting, and sign-in sheets (or an attendees log or screenshot of attendees if virtual).

LHC held a resident meeting on April 7, 2022 to further inform residents about the Section 18 Disposition project. The attached document '**LHC - Appendix 7 - Frequently Asked Questions**' addresses the comments and questions from residents related to Section 18 during the meeting. Additional documents related to this request include **LHC - Resident Meeting 04-07-2022 - Notification, LHC - Resident Meeting 04-07-2022 - Presentation, LHC - Resident Meeting 04-07-2022 - In Person Attendees,** and **LHC - Resident Meeting 04-07-2022 - Virtual Attendees**.

- RAB consultation - Your narrative notes there is not an RAB. Have you made attempts to create an RAB for LHC?

LHC had a RAB in the past, but it dissolved a few years ago. There has not been recent interest or attempts to reestablish the RAB.

- Justification - scattered site - Please provide a map of the scattered site properties and confirmation that this qualifies:
    - evidence buildings are in non-contiguous buildings; evidence buildings have four or fewer total units and no more than 4 units on a block

See attached zip file **LHC - Maps.**

    - The document named "LHC - Section 18 - HUD-52860-A - Support" doesn't explain why the scattered site nature of the property requires disposition. Usually, PHAs note that the dispersed locations are problematic from a maintenance, operating budget and/or management perspective such as having to drive all over town for repairs, having disparate systems such as HVAC, plumbing, house types, etc. causes issues and delays with maintenance, etc.

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the 1937 Act. Specifically, LHC proposes the disposition of the Scattered Sites due to distance between units and lack of uniformity of systems in accordance with the specific 4 criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

- Value - What FMV is each proposal to residents based on? Is it based on the value per unit (by type) determined in the broker's report (pg 7)? Will individual appraisals be provided to residents?

The FMV price determination to purchasers are based on the brokers opinion of value which in summary on page 2 concludes estimated values of a 2 bedroom units @ $60K, 3 bedroom units @ $70K, 4 bedroom units @ $90K and 5 bedroom @ $100K, which is consistent with brokers cost and comparable sales methodology in determining estimated FMV for each unit. This per bedroom unit pricing is consistent with what LHC has previously communicated to potential purchasers and supported by the conclusions of the brokers opinion of value. Separate individual appraisals will not be provided for each unit.

- Relocation - So there isn't a budget for relocation as disposition. The offer then is residents can either purchase their own home or remain in their home with a TPV->PBV from the new owner?

Correct those are the 2 options, and as a result no relocation is expected.

- Will the PHA provide any funds to assist residents with a purchase? Down payment assistance?

LHC is not providing funds to residents for the purchase. Many residents are working with MSHDA's first time home buyer program which provides down payment assistance.

- 52860-A, page 2/3 clarification … Line 4 notes that the PHA did not receive interest from an organization, but it did from an/a individual resident(s), but Line 6 notes no proposals.
    - Is there a specific resident organization to whom the offer was made? Your narrative notes the offer went to over 300 groups, but were there any public housing resident organizations?

There was no specific resident organization that made an offer. Individual residents were sent the attached document '**LHC - Appendix 7 - Scattered Housing Home Purchase - April 2022**', which provided them first priority to purchase their home. Upon receipt of this document LHC began communicating with residents about purchasing their home. The units included in this application are from residents that returned this document.

There were not any public housing resident organizations that LHC is aware of that showed interest in the RFP.

- Was an offer of sale made to the RAB?

There is not a RAB in place.

- 52860 forms
  - Section 5 (page 3), line 6 - still need lines a and b for timetable on page 3 completed with a minimum of 90 days. The relocation is considered the date on which the tenants' existing Section 9 agreements end and their new, Section 8 lease begins.

This would apply to those homes purchased by SK Investments. The expectation would be 90 days for both, as it would happen as a closing transaction. LHC's assumption is this would not apply for residents purchasing their homes because it isn't relocation, but a purchase by a resident.

  - Page 3, line 6 --- HCV or PBV?

The conversion indicates these start as TPV and in the future convert to PBVs. So not sure which box should be checked in that instance.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:07 PM
To: karenc@lanshc.org; dfleming@lanshc.org
Cc: sams@lanshc.org
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Sorry about that, I'm already double copying folks. Please see below.

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: Acosta, Andres
Sent: Tuesday, January 10, 2023 4:06 PM
To: karenc@lanshc.org; 'karenc@lanshc.org' <karenc@lanshc.org>
Cc: 'sams@lanshc.org' <sams@lanshc.org>
Subject: RE: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

Mr. Fleming,

My name is Andres Acosta and I will be reviewing your Section 18 Disposition application on HUD's behalf. I am still working my way through the application materials and will be in contact with you this week.

I did notice that Karen Chase is listed as the primary contact for the Lansing Housing Commission on this transaction in PIC so have copied her. Please let me know if you'd like others to be copied going forward or if I should leave anyone or

yourself off. I also received the attachments and information sent to our department on Monday from Sam Spadafore and have included Sam here.

Thank you,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401
Chicago, Illinois 60604-3507
312-913-8003 (phone) – *email or Teams teleconference preferred*
andres.acosta@hud.gov

Problems with PIC? Email your 52860 form(s) and attachments to SACTA@hud.gov
Check out our new repositioning website: HUD Repositioning Web Site
Visit our website: HUD SAC
Check out our Section 18 Notice: HUD Notice 2018-04
Helpful Videos Link
New HUD Proceeds Notice 2020-23 Link
For technical assistance or submission of amendments please email SACTA@hud.gov

---

From: Gardiner, Donald D <Donald.D.Gardiner@hud.gov>
Sent: Friday, January 6, 2023 1:24 PM
To: dfleming@lanshc.org; karenc@lanshc.org
Cc: SACTA <SACTA@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>; ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Lake, Ratico J <Ratico.J.Lake@hud.gov>
Subject: MI058 / MI058000102, MI058000103, MI058000111, MI058000112 / DDA0012266

This is to notify you that the Special Applications Center has received the above application.
Andres Acosta has been assigned to review the application and he will reach out to you as he has questions.
Please note, it typically takes about sixty days to process a SAC application.
In the interim, if you have questions, please contact your Field Office or write to SACTA@HUD.gov.

Sincerely

Don Gardiner | Program Analyst
Phone 312.913.8605 | Fax 312.913.8892
U.S. Department of Housing and Urban Development
Special Applications Center
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2401, Cube # 24-57
Chicago, Illinois 60201
donald.d.gardiner@hud.gov

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UPDATED 12-7-2022

SAC Removal Application
Field Office Certification

TO: The HUD Special Applications Center (SAC)

ATTENTION: Andres Acosta SAC, PIA

FROM: Douglas Gordon Director, Detroit Office of Public Housing, OPH

DOUGLAS GORDON Digitally signed by DOUGLAS GORDON Date: 2023.02.06 11:39:13 -05'00'

Signature

February 6, 2023
Date

SUBJECT: Disposition

application DDA00 12266 submitted by the Lansing Housing Commission for the Disposition of 44 buildings containing 44 dwelling units and 9.45 acres of land at the development(s) known as

MI058000102-MT VERNON; MI058000103-HILDABRANDT PARK; MI058000111-LANSING PUB HSG; MI058000112-LANSING PUB HSG

PURPOSE

This Field Office (FO) Certification (FOC) is being submitted to assist HUD's Special Applications Center (SAC) in processing the above referenced Inventory Removals Application (SAC application). The SAC uses this document to confirm that PHAs are in compliance with required submissions related to the SAC applications.

INSTRUCTIONS

- Complete and return this FOC, via email to the primary SAC contact **within 5 business days of receipt** EVEN IF ALL REQUIRED INFORMATION HAS NOT BEEN SATISFIED (i.e. Environmental Review, PHA Plan or EPC requirements not complete).[1]
- If you receive updated, missing, new information about any of these sections, complete and return an updated FOC to the SAC contact. For instance, if Environmental Review, PHA Plan, EPC, or other requirements are incomplete at the time of the initial submission, the FO should complete and submit a new FOC when those requirements are complete.
- **SAC will notify the FO when an updated FOC is required and when it will discontinue processing a SAC application.**

OTHER KEY POINTS

- The SAC requests an FHEO review of most SAC applications involving units. See Memo of Understanding (MOU) between PIH and FHEO dated September 26, 2019. The FO may request an FHEO review of PHA Annual Plans that include an inventory removals proposal.
  If this FO is aware of any potential civil rights issues that may be of concern to FHEO (i.e. voluntary compliance agreements), it should contact FHEO directly.
- This FOC will become part of the official SAC application file. SAC will not approve an application without this FOC.

---

[1] Based on the FO's initial responses in this FOC, SAC will determine if it will discontinue or continue processing the SAC Application. *A discontinuance letter allows the SAC to redeploy its resources to other SAC applications and will redirect the PHA to a Section 18 Expeditor in the FO to assist it in submitting a complete application*

History of FOCs

☑ **Initial FOC.** This is the initial submission of this FOC.

☐ **Updated FOC.** This FO previously submitted a FOC, but all requirements were not satisfied. This FOC is being submitted based on new information or updates.

FO Point of Contact (POC)

FO POC. All questions concerning this application should be directed to:
Name: Kawan T. Clemons Email: kawan.clemons@hud.gov Phone: 313-234-7384

Repositioning Panel Call

☑ This PHA participated in a Repositioning Panel with FO and HUD HQ staff on 2/3/2022 . The notes from that panel discussion are available on the SharePoint site.

☐ This PHA did not participate in a Repositioning Panel call

PHA Technical Assistance (TA) (HUD-provided through External Contractor)

☐ This PHA received technical assistance (TA) from an External Contractor related to this application. Additional FO comments about this TA are as follows *(state anything you think the SAC reviewer should be aware of):*

☑ This PHA did not receive TA from an External Contractor related to this application.

Environmental Review (ER) Compliance

*ERs must be **conducted within five years** of the SAC application submission.[2] FO must check that the ER(s) **include all properties noted in the SAC application** and that the ER contemplates the **same project description and scope as the proposed future use in the SAC application.** PHAs are responsible for providing the Responsible Entity or the FO with a **full** description of the activities in connection with the removal, including the future use of the site; however, FO should use knowledge from the SAC application, PHA plan, CFP plan, PBV processing and/or tax credit award announcements, as well as discussions with the PHA to determine if the project description in the ER and SAC application have appropriately aggregated all project site activities per 24 CFR 970.13, 24 CFR 50.21, 24 CFR 58.32, PIH Notice 2018-04 and PIH Notice 2016-22, as applicable. ERs performed for annual Capital Fund purposes are **not acceptable** for removal actions since they don't consider the removal future use. As a reminder, all disposition activities require at least a CEST level of review per 24 CFR 58.35(a)(5). **For assistance, refer to the latest Environmental Review Job Aid, which is or will be posted on the Internal OFO SharePoint site.***

Incomplete ER

☐ The Environmental Review (ER) has not started for the proposed removal because

[2] SAC encourages PHAs to have the ER conducted within one year prior to submission of the SAC application to ensure it fully captures the planned future use and current condition of the property.

☐ The Environmental Review (ER) is in process (under Part 58 or Part 50) but not yet completed. FO will submit an updated FOC when the ER is complete.

☐ The FO estimates the ER will be complete under by .

NOTE: If the FO estimated date is more than 30 days, SAC will stop processing the application until the FO submits an updated FOC to the SAC.

☐ The ER is being completed under Part 58 and is in the public comment review period, which ends on .

☐ The ER is being completed under Part 58 and the public comment has not started.

STOP here for purposes of the ER Compliance section of this certification if you checked one of the boxes under "Incomplete ER" above. Once the ER is complete, the FO will submit an updated FOC under the respective section below (e.g. part 50 or 58).

ER under 24 CFR part 58 (check all that apply)

☑ The Responsible Entity (RE) made its ER determination regarding the proposed removal action on 7/27/2022 pursuant to the requirements at 24 CFR 970.13 and 24 CFR part 58.

☑ The FO has reviewed the RE's determination, and it appears to meet the requirements outlined in the instructions set forth above.

☐ The FO has reviewed the RE's determination, and it *does not* appear to meet the requirements outlined in the instructions set forth above. (STOP here and work with the PHA and/or RE to address any concerns.)

☐ The FO has reviewed the Request for Release of Funds and Certification (RROF/C) (HUD Form 7015.15) and provided the Authority to Use Grant Funds (AUGF) on . (Only check this option in addition to one of the options under part 58 above if applicable, *i.e.*, an RROF/C was submitted and AUGF was provided.)

ER under 24 CFR part 50

☐ HUD completed the ER pursuant to the requirements of 24 CFR 970.13 and 24 CFR part 50 for the proposed removal action.

☐ The FO approved the ER on .

☐ The FO recommends that the SAC Director approve the ER in HEROS.

Agency Plan Compliance[3]

☑ **PHA Plan or MTW Plan approved.** The PHA submitted the following document to HUD on the date of . This document includes a description of the proposed inventory removals action. HUD approved this document on the date of 8/5/2020 .

☐ Agency Annual Plan[4]

☑ Significant Amendment to Annual Plan

☐ Moving to Work Plan

[3] Agency Plan compliance is not required for eminent domain removals

[4] Generally, the proposed inventory removal should be described in an Annual Plan (rather than the 5-year plan), a Significant Amendment to the Annual Plan, or a Public Hearing.

O R

☐ **PHA Plan or MTW Plan submitted but not approved.** The PHA submitted the following document to HUD on the date of . This document includes a description of the proposed inventory removals action. HUD has not yet approved the submission. We expect HUD will approve this submission by the date of .

☐ Agency Annual Plan

☐ Significant Amendment to Annual Plan

☐ Moving to Work Plan

O R

☐ **PHA Plan or MTW Plan not submitted.** The PHA did not submit a PHA or MTW Plan documentation that includes a description of the proposed inventory removals action.

OR

☐ **Qualified PHA.** The PHA is a Qualified PHA, as defined by the Housing and Economic Recovery Act of 2008 (HERA) and therefore is not required to submit an Annual Plan to HUD. As part of the SAC Application, and pursuant to 24 CFR part 903, the PHA must certify that it has discussed the proposed inventory removals action during its required annual public hearing.

☐ This FO has no information that is inconsistent with the PHA's certification that it has complied with the public hearing requirement.

☐ This FO has information that is inconsistent with the PHA's certification that it has complied with the public hearing requirement as follows:

Energy Performance Contracting (EPC)

If the application includes units, the FO must check to see if the PHA has an EPC. If the application does not include units (i.e., vacant land or non-dwelling building), the FO can skip this section. Guidance can be found at https://www.hud.gov/sites/dfiles/PIH/documents/EPC_and_SAC_Applications_Repo_1-pager_9-16-22_REVISED.pdf

☐ The application does not include units. The FO does not need to complete this EPC section.

☑ The PHA does NOT have an Energy Performance Contract (EPC). If box is checked, skip remaining EPC section and move on to next section.

☐ The PHA has an Energy Performance Contract (EPC);

AND

☐ The FO has confirmed that the removal action will NOT impact the EPC because removed units are not included in the EPC and SAC can approve the removal application. If box is checked, skip remaining EPC section and move on to next section.

OR

☐ The FO has confirmed that the removal action will impact the EPC. The PHA has followed the protocols established by HUD based on the applicable scenario below to notify HUD of how it plans to resolve any debt associated with the removal action. Check the box that corresponds to the appropriate scenario.

☐ **Scenario 1.** When combined with any previous FO approved unit changes, the removal action would impact less than 5% percent of the units included in the EPC and 10% of the contract savings or the contract cost from the last approval letter. The PHA has submitted calculations to the FO via the PHA self-certification to verify the minimal impact to the EPC. The FO has validated this information and approved the changes to the EPC (Energy Branch review and a revised EPC approval letter are not required). SAC can approve the removal application.

OR

☐ **Scenario 2.** When combined with any previous FO approved unit changes, the removal action would impact more than 5% of the units included in the EPC AND 10% or more of the contract savings or the contract costs from the last approval letter. For this scenario, please review and confirm completion of these required items:

☐ **For demolition or disposition:** The PHA submitted the EPC revision request with complete documentation package to the Energy Branch on .

AND

☐ The Energy Branch has completed their review of the revised EPC, and a revised EPC approval letter was issued to the PHA on . This letter details how the EPC debt will be restructured for the AMPs remaining in the EPC, based on an estimated EPC payoff amount of $ for the AMP(s) being removed, leaving a balance of $ for the AMPs remaining. See additional details below on how the PHA intends to satisfy this EPC payoff amount.

OR

☐ **For disposition only (one DDA):** Based on the PHA's proposed removal timeline, the unit removal action(s) will not exceed the threshold for requiring a revised EPC approval letter (at least 5% of units and 10% of project cost or savings) until approximately (Estimated year in which unit removal will require an EPC approval letter). The PHA submitted a self-certification (on how the PHA will resolve the EPC debt) to the FO, which has been reviewed and validated by the FO, and the PHA will submit a complete documentation package to obtain a revised EPC approval letter at least 60 business days prior to completion of the removal action that will exceed the threshold. The PHA's self-certification is attached to this FO certification.

☐ **For Phased Disposition:** The PHA has submitted multiple removal applications (DDAs) based on a phased timeline: Based on the PHA's proposed removal timelines for each phased DDA, the unit removal action(s) will not exceed the threshold for requiring a revised EPC approval letter (at least 5% of units and 10% of project cost or savings) until approximately (Estimated year in which unit removal will require an EPC approval letter).

DDA Application	Approximate Date PHA will exceed threshold for requiring a revised EPC approval letter

The PHA submitted a self-certification to the FO, which has been reviewed and validated by the FO, and the PHA will submit a complete documentation package to obtain a revised EPC approval letter at least 60 business days prior to completion of the removal action for each phase that will exceed the threshold. The PHA's self-certification is attached to this FO certification.

OR

☐ **Scenario 3.** The removal action will require the complete payoff of all EPC debt. The PHA has submitted a letter to the FO requesting to end EPC incentives at time of closing for all AMPs in the EPC. The F has reviewed the letter. The estimated payoff amount to satisfy all EPC debt is $.
See additional details below on how the PHA intends to satisfy this EPC payoff amount.

EPC Debt Payoff: If the PHA is required to address some or all of the debt associated with the EPC (Scenario 2 or Scenario 3), please select the option or options below to identify how the PHA intends to satisfy this EPC debt payoff amount. Note: as part of its removal application to SAC, the PHA should have self-certified the estimated amount and means by which the PHA will resolve the associated EPC debt. The FO must review and validate this information before completing the section below. For demolitions, the PHA must address any associated EPC debt prior to SAC approval of the application. For dispositions, PHAs can make a prepayment if permitted by the EPC financing documents and/or utilize proceeds from closing, but all EPC debt must be addressed prior to or at closing and DOT release.

☐ **Completed Prepayment.** The PHA has made a prepayment in the amount of $ using eligible Operating Funds (or eligible Capital Funds if a Capital Fund Financing Program is involved) to satisfy some or all the EPC debt associated with the removal action as evidenced through a copy of the payment confirmation to the third-party lender or escrow agreement.

AND/OR

☐ **Planned Prepayment Prior to Closing (Disposition Only).** Prior to closing the PHA will make a prepayment if permitted by the financing documents such that the balance of EPC debt remaining with the PHA does not exceed the amount identified in the amended EPC approval letter to be issued by HUD prior to the disposition date. The PHA plans to use using eligible Operating Reserves or Operating Funds to satisfy some or all of the EPC debt associated with the removal action. Please include this payment requirement in the SAC approval letter and specify that they exact amount will not be finalized until the final EPC approval letter is issued. Please include language in the SAC approval that instructs the FO and Field Counsel that they must not finalize the disposition of the property (release of the Declaration of Trust (DOT)) until they validate the debt remaining outstanding is consistent with the amended EPC approval letter by confirming both of the following:

(1) Energy Branch has issued the revised EPC letter identifying the amount of EPC debt that will remain with the PH program; and

(2) PHA has paid the EPC debt, or created an escrow, in an amount sufficient to bring the EPC debt remaining with the PH program down to the amount outlined in the revised EPC letter, consistent with the EPC approval letter amendment, and as evidenced through a copy of the payment confirmation to the third-party lender or escrow agreement

If approved by the FO and Field Counsel, the PHA may establish an escrow arrangement with a trustee (e.g., title agent, bank trustee or legal counsel). An Escrow Agreement would include the terms for SAC approval (property to be demolished, timing, draft documents, total amount to be paid, timing and amount of payments, method and procedures for payment, and HUD approval is needed to modify the terms of the escrow agreement) and release of the SAC approval letter upon evidence of payment of EPC debt. **NOTE TO FOs: Only check this box if the first/primary removal action includes a DOT release (disposition or conversion). Do not check this box if removal action is demolition only.**

☐ **Planned Prepayment at Closing from Closing Proceeds (Disposition Only).** At closing the PHA will make a prepayment from closing proceeds such that the balance of EPC debt remaining with the PHA does not exceed the amount identified in the amended EPC approval letter to be issued by HUD prior to the disposition date. Please include this payment requirement in the SAC approval letter and specify that the exact amount will not be finalized until the amended EPC approval letter associated with the disposition is issued. Prior to closing, the FO must confirm with the PHA that the estimate amount of repayment from proceeds is accurate. Please include language in the SAC approval that instructs the FO and Field Counsel that they must not finalize the disposition of the property (release of the Declaration of Trust (DOT)) until they validate the debt remaining outstanding is consistent with the amended EPC approval letter by confirming both of the following:

(1) Energy Branch has issued the revised EPC letter identifying the amount of EPC debt that will remain with the PH program; and

(2) Title, escrow or other instructions are in place (and approved by Field Counsel/Field Office) that ensure EPC debt payment from the disposition proceeds to the third-party lender)

If approved by the FO and Field Counsel, the PHA may establish an escrow arrangement with a trustee (e.g., title agent, bank trustee or legal counsel). An Escrow Agreement would include the terms for SAC approval (property to be demolished, timing, draft documents, total amount to be paid, timing and amount of payments, method and procedures for payment, and HUD approval is needed to modify the terms of the escrow agreement) and release of the SAC approval letter upon evidence of payment of EPC debt. **NOTE TO FOs: Only check this box if the first/primary removal action includes a DOT release (disposition or conversion). Do not check this box if removal action is demolition only.**

AND/OR

☐ **Other.** If applicable, please provide a brief summary below of any other eligible means by which the PHA has or plans to satisfy the EPC debt for the removal action.

Community Supportive Services (CSS) Programs
(FSS, ROSS, Jobs-Plus, and EDSC)

If the application includes units, the FO must check to see if the PHA has a grant under any of these programs. If the PHA has one of these programs, SAC will work with the PHA and the CSS Office (within OPHI) to determine the implications of the proposed inventory removal on the residents and the grant.

☐ The application does not include units. The FO does not need to complete this CSS section.

☐ **Family Self-Sufficiency (FSS) Grant.** The PHA has an FSS grant. FSS grants serve the entire PHA and are not project/AMP specific.

- ☐ The FO has provided the PHA with a copy of the CSS Impact Matrix at https://www.hud.gov/sites/dfiles/PIH/documents/CSS%20Matrix.pdf
- ☐ The FO has made all efforts to ensure that the PHA understands that in all cases, as long as the FSS participant is in HUD-assisted housing (PH, HCV/PBV/TPV, PBRA) the PHA/owner entity is REQUIRED to continue to serve the participant until their Contract of Participation is completed or terminated.
- ☐ If the PHA is a Public Housing Only PHA, the FO has provided both the applicant PHA and HCV-Agency that will be administering the HCVs with a copy of the CSS Impact Matrix at https://www.hud.gov/sites/dfiles/PIH/documents/CSS%20Matrix.pdf and provided both PHAs with any technical assistance they need to transfer the grant to the HCV-Agency or otherwise allow the grant to serve the impacted HCV families after this repositioning.

Please direct all questions about FSS grants to FSS@hud.gov.

☐ **Resident Opportunity and Self Sufficiency Service Coordinators (ROSS-SC) Grants.** The PHA has a ROSS grant that impacts the projects/AMPs in IMS/PIC proposed for repositioning/unit removal.

- ☑ The FO has provided the PHA with a copy of the CSS Impact Matrix at https://www.hud.gov/sites/dfiles/PIH/documents/CSS%20Matrix.pdf
- ☐ The FO has confirmed the PHA has consulted with its HQ ROSS Program Manager about the repositioning/unit removal action and would like to move forward with the repositioning. The PHA must contact HUD's ROSS Office at PIH@HUD.gov concerning the implications of this repositioning action on the grant. The ROSS Office will inform the PHA of next steps and any required repayments or recaptures. Note that all Jobs Plus grant closeout issues must be resolved prior to the PHA repositioning the units. Jobs Plus grantees are prohibited from relocating residents from the funded site(s) during the term of the grant. After the PHA repositions the units (RMI status in PIC and DOT released), the units may no longer be eligible to be served and grant funds may not be eligible to be expended.
- ☑ If the repositioning is to PBV or Tenant-Based Vouchers, the FO has confirmed that the PHA understands the impacted public housing residents may not continue to participate in ROSS and benefit, plus the PHA cannot retain ROSS grant funds to serve those residents.

Please direct all questions about ROSS grants to ROSS-PIH@hud.gov

☐ **Jobs Plus**. The PHA has a Jobs Plus grant that impacts the units and/or families living in the units proposed for repositioning/unit removal.

- ☐ The FO has provided the PHA with a copy of the CSS Impact Matrix at https://www.hud.gov/sites/dfiles/PIH/documents/CSS%20Matrix.pdf
- ☐ The FO has confirmed the PHA has consulted with its HQ Jobs Plus Program Manager about the repositioning/unit removal action and would like to move forward with the repositioning.

☐ The FO has confirmed the PHA has consulted with its HQ Jobs Plus Program Manager about the repositioning/unit removal action and would like to move forward with the repositioning. The PHA must contact HUD's Jobs Plus Office at JobsPlus@hud.gov concerning the implications of this repositioning action on the grant. The Jobs Plus Office will inform the PHA of next steps and any required repayments or recaptures. Note that all Jobs Plus grant closeout issues must be resolved prior to the PHA repositioning the units. Jobs Plus grantees are prohibited from relocating residents from the funded site(s) during the term of the grant. After the PHA repositions the units (RMI status in PIC and DOT released), the units may no longer be eligible to be served and grant funds may not be eligible to be expended.

Please direct all questions about Jobs Plus grants to jobsplus@hud.gov.

Elderly/Disabled Service Coordinator (EDSC). The PHA has an EDSC grant

☐ The FO has provided the PHA with a copy of the CSS Impact Matrix at https://www.hud.gov/sites/dfiles/PIH/documents/CSS%20Matrix.pdf

Please direct all questions about EDSC grants to ROSS-PIH@hud.gov

Repayment Agreements

FOs should determine if the PHA has entered into any Repayment Agreement(s) (including OIG Repayment Agreements) that may be impacted by the inventory removal. e PHA may be expected to pay off an amount of the outstanding program debt that is proportional to the units being removed. Please contact the Office of Capital Improvements (OCI) for any debt related to the Public Housing Capital Funds, and the Financial Management Division (FMD) for any debt related to the Public Housing Funds.

☐ This FO has identified one or more outstanding program Repayment Agreement(s) that would be impacted by this unit removal and has NOT been able to work out a repayment or resolution of that debt with program office (i.e., FMD or OCI) with respect to the proposed unit removal. Therefore, this FO is recommending that SAC disapprove the SAC application.[7]

☑ N / A

Approval of HCV Administrator of TPVs (Public Housing Only PHAs)

Public Housing only PHAs must partner with a Section 8 Housing Choice Voucher (HCV) Agency to administer the TPVs that HUD may provide as a result of the inventory removal. In addition, a PHA with an HCV program may wish to partner with another HCV agency for the administration of the TPVs. The FO must approve the HCV Agency before SAC will approve the SAC application.

☐ **PHA is Public Housing Only Agency (no HCV program) or has otherwise proposed to have another HCV Agency administer the TPVs.**

- ☐ This FO has approved the HCV Agency (confirmed jurisdiction and agency capacity) and the written agreement between the two PHAs with respect to the TPV award. The name of the HCV Agency:
- ☐ This FO has **not approved** an HCV Agency to administer the TPVs. This FO expects to approve the HCV Agency and written agreement between the two PHAs on .

Removal of all Public Housing Units

☐ **Other Public Housing Units Remain.** After the removal of the proposed public housing units, other public housing units will remain in the PHA's inventory.

OR

☑ **Removal of all Public Housing Units.** After the removal of the proposed public housing units, the PHA will have no remaining public housing units in its inventory.

OR

☐ **N/A.** The application is non-dwelling property.

NOTE: If this FO checks the above box, the PHA must include a completed HUD-5837 as an attachment to the PIC application. If it has not done this, SAC staff will request that the PHA submit a completed HUD-5837 (Notification of Future Development) and upload that form in PIC before approving the application. Depending on the type of removal proposed (i.e., SVC or S18 "50 and under"), the PHA may be required to close-out its public housing program.

Additional Field Office Comments

☐ *This FO has the additional comments and/or documentation about this application and is attaching them separately as part of this certification.*

NOTE: Indicate if the FO has any information that it believes is inconsistent with the SAC application. If the removal is based on obsolescence, indicate if the FO is aware of any large investments of Capital Fund expenditures at the property (beyond routine maintenance) in recent years. Please indicate if the PHA has a PH Mortgage Transaction (PMT) or Operating Fund Financing Program (OFFP) that may be impacted by the removal (SAC checks internally on CFFP)

Coordination with FHEO

The SAC requests information sharing (civil rights compliance review) from FHEO on applications for the removal of units. The FO may wish to coordinate with FHEO when a PHA submits a PHA Annual Plan that includes a PHA's plan to remove units.

FHEO's receipt of a SAC application may trigger FHEO to open up an investigation of a PHA or conduct a monitoring or compliance review. If this FO is aware of any potential civil rights issues that may be of concern to FHEO, it should contact FHEO directly.

Concluding Certification

This FO will continue to work with the SAC in connection with HUD's review of this application and will provide the SAC with any data or information available to this FO that I believe may be relevant or that the SAC may request (especially information that it may have that may be inconsistent with a PHA certification). Data and information may include, but is not limited to, reviews, inspection reports, modernization records, voluntary compliance agreements, and memoranda of understanding.

FOC Addendum

Voluntary Conversion, Streamlined Voluntary Conversion, and Required Conversion

Complete only if the SAC application is for a conversion action

PHA Plan--For Voluntary Conversion

☐ The PHA submitted a complete Conversion Assessment as part of a PHA Plan (or significant amendment) dated . HUD approved this PHA Plan on .

☐ The PHA submitted a draft Conversion Plan[8] as part of a PHA Plan (or significant amendment) dated . HUD approved the PHA Plan that included the conversion plan on .

See 24 CFR 972.230. The PHA Annual Plan that includes the draft Conversion Plan must be submitted before the PHA submits the conversion application to the SAC.

PHA Plan--For Streamlined Voluntary Conversion

☐ The PHA submitted a draft Streamlined Voluntary Conversion Plan[9] as part of a PHA Plan (or significant amendment) dated . HUD approved the PHA Plan that included the conversion plan on .

Since PIH Notice 2019-05 waives the Conversion Assessment, the draft Conversion Plan will generally include only the following components: (A) future use description; (B) impact analysis; (C) relocation plan; (D) summary of resident comments (if any); (E) use of sales proceeds (if applicable). The PHA Annual Plan that includes the draft Conversion Plan must be submitted before the PHA submits the conversion application to the SAC

PHA Plan--For Required Conversion

☐ The PHA submitted a complete Required Conversion Plan as part of a PHA Plan (or significant amendment) dated . HUD approved the PHA Plan that include the

Impact Analysis (complete only for Voluntary Conversions)

As part of its Conversion Assessment and/or Conversion Plan, the PHA must provide a narrative statement describing the likely impact of the conversion on the neighborhood(s) in which the public housing is located. Describe: (i) the impact on the availability of affordable housing; (ii) the impact on the concentration of poverty; and (iii) other substantial impacts on the neighborhood.

☐ This FO has reviewed the Impact Analysis and agrees with the PHA's conclusions and determinations.

☐ This FO has reviewed the Impact Analysis and has some concerns with the PHA's conclusions

and determinations which are described here or attached:

☐ N/A

Rental Market Analysis (Complete only for Voluntary Conversions)
Please complete if the property will NOT be used as rental housing after the conversion (and the residents will NOT have the option of remaining in their units using HCV assistance but will instead be "vouchered out").

This section is necessary because HUD may conduct a rental market analysis by examining the PHA's Section 8 success rate data, leasing data, and utilization. HUD may require additional information from PHAs about its conversion plan, including information on Section 8 data, with consideration of the impacted residents (such as large households, elderly or disabled family members), as well as the availability of rental housing and proximity to schools, jobs and transportation. If the applicant PHA is a Public Housing Only PHA, HUD will conduct this analysis on the PHA administering the TPVs.

☐ Based on this FO's knowledge of the community (including the tenant-based assistance utilization rate of %), this office conclude that the local rental market has sufficient housing availability for these residents, including residents with disabilities that may require accessible units.

☐ Based on this FO's knowledge of the community (including the tenant-based assistance utilization rate of %), this office recommends that HUD do more analysis of the PHA's Section 8 success rate data and leasing data, which may include requiring additional information from the PHAs. Please reach out to the following FO staff person to discuss this more:

Family Briefing if Project will use PBV after conversion: FO attendance required (Voluntary Conversions Only)

If a PHA plans to use Project-Based Voucher (PBV) assistance as part of, or immediately following, conversion of a public housing property, the PHA must schedule a family briefing for all families potentially impacted by the proposed attachment of PBV assistance. A representative from the HUD Field Office of Public Housing must be invited and must attend the briefing either in person, or by teleconference. See PIH Notice 2019-05.
Note that the PHA may conduct the family briefings before, during, or after it submits the SAC Application. Accordingly, this FOC does not require that the FO confirm the family briefing requirement (if applicable) has been satisfied. However, PHAs must assure this separately from this FOC.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Midwest Regional Office, Region V
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard – Room 2205
Chicago, Illinois 60604-3507

Office of Fair Housing and Equal Opportunity

March 8, 2023

MEMORANDUM FOR: Andres Acosta, Public Housing Revitalization Specialist, SAC

FROM: Lon D. Meltesen, Director, Region V FHEO

SUBJECT: Inventory Removal Application Recommendation for Approval for Lansing Housing Commission and Mount Vernon, Hildabrandt Park, and 2 Lansing Public Housing projects

On February 16, 2023, HUD's Office of Fair Housing and Equal Opportunity (FHEO) received Lansing Housing Commission's (LHC) inventory removal application for review to remove 44 public housing units from the federal public housing inventory. According to the information provided by the SAC, and information available in IMS/PIC, the general application information is as follows:

- PHA Name: Lansing Housing Commission
- Project Name: Mount Vernon, Hildabrandt Park, and 2 Lansing Public Housing projects
- Application Type: Section 18 Disposition: Scattered Site
- Number of Units Proposed for Removal: 44

Analysis and Recommendation:

FHEO recommends that the SAC approve the above indicated inventory removal application. LHC proposes to demolish 44 units from four different housing projects in Lansing, Michigan. The PHA wants to dispose of units that are not economically feasible to manage as public housing, and use these proceeds to develop more affordable housing units and fund programs to meet the needs of residents. Tenants living in the occupied units to be disposed have the option of staying in their units and using a project-based voucher or buying their homes. No tenants will be relocated as part of the disposition process. The removal of these units will not affect the LHC's efforts to comply with all civil rights laws.

Conclusion

Therefore, FHEO recommends that SAC approve the proposed inventory removal based on the above analysis. Please keep in mind that the PHA must comply with all applicable nondiscrimination and equal opportunity authorities, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, and Section 504 of the Rehabilitation Act, and that this review. FHEO's above recommendation is not a determination of compliance with these requirements.

If you have any questions, please contact Mudiwa Ford by email Mudiwa.s.ford@hud.gov

FHEO Inventory Removal Summary

1. Does FHEO have any information that is inconsistent with the PHA's certification regarding remedial civil rights orders or agreements, conciliation agreements, voluntary compliance agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements, final judgments, consent decrees, settlement agreements or other court orders and agreements, or have any information that the PHA is subject to one of these documents that the PHA did not identify?

   ☐ Yes ☒ No

   If yes, explain: _____ _____

2. Is FHEO aware of any active fair housing or civil rights litigation or investigation against the PHA?

   ☐ Yes ☒ No

   If yes, explain if it is HUD (FHEO) initiated and if it is related to the proposed removal action: _____ _____

3. Is there any other information that FHEO believes would be relevant to SAC's review of the SAC Application?

   ☐ Yes ☒ No

   If yes, please explain here or attach separate document/memorandum to this Appendix:

   _____ _____

4. Are there any civil rights-related concerns about the PHA's implementation of the approved SAC Application, which FHEO recommends be further addressed, in consultation with the PIH Field Office?

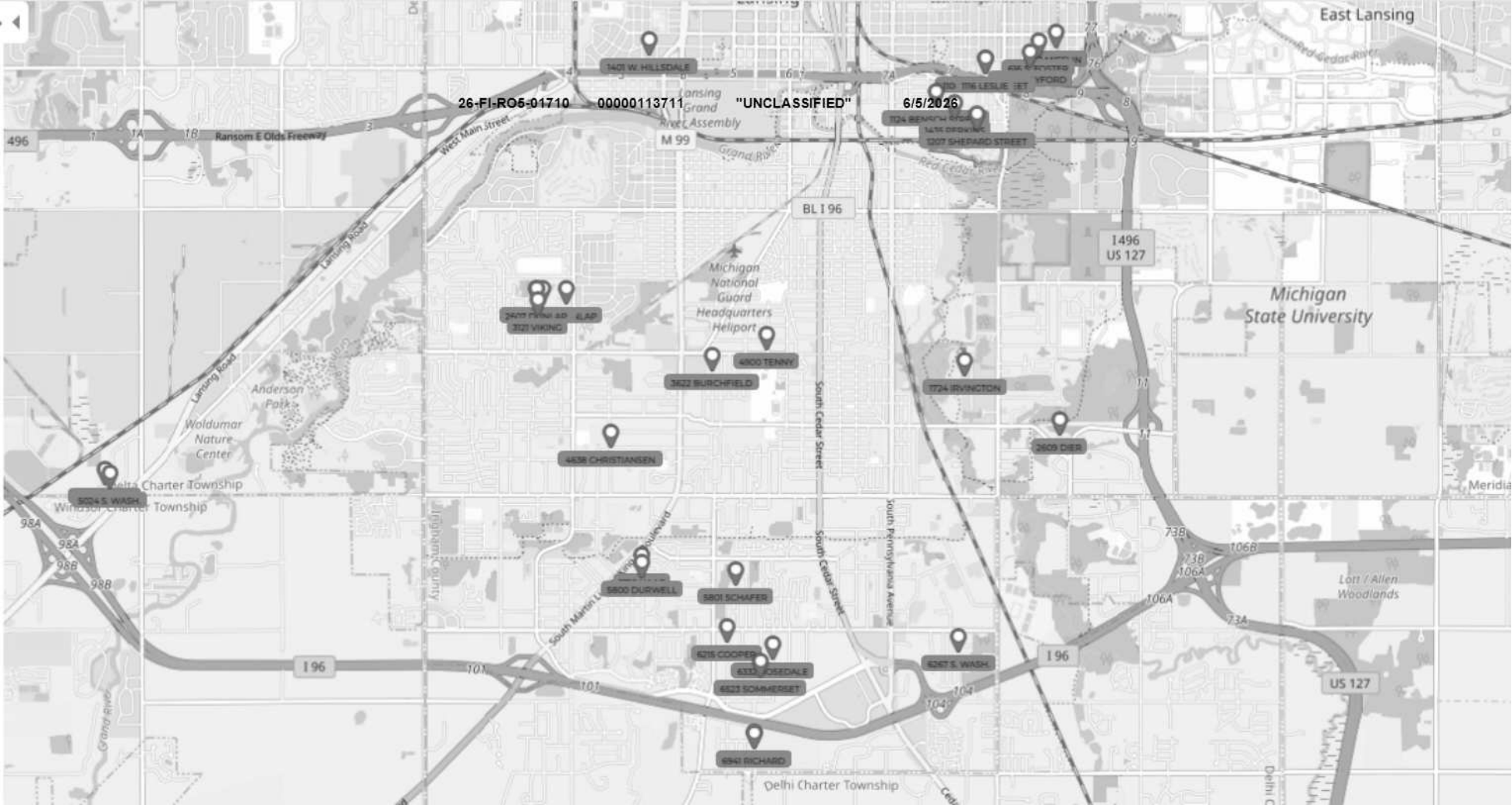
   ☐ Yes ☒ No

   If yes, please explain here or here or attach separate document/memorandum to this Appendix:

   _____ _____

5. Based on its review of the SAC Application and other information available to FHEO, does FHEO recommend approval or disapproval of the SAC Application?

   ☒ Approval ☐ Disapproval


26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026
East Lansing
Lansing
Grand River Assembly
M 99
West Main Street
Ransom E Olds Freeway
496
BL I 96
I 496
US 127
Michigan National Guard Headquarters Heliport
Michigan State University
Lansing Road
Anderson Park
Woldumar Nature Center
Delta Charter Township
Windsor Charter Township
Delhi Charter Township
South Cedar Street
South Pennsylvania Avenue
South Martin Luther King Jr. Boulevard
Lott / Allen Woodlands
I 96
US 127
1401 W. HILLSDALE
1207 SHEPARD STREET
3121 VIKING
4900 TENNY
3622 BURCHFIELD
1724 IRVINGTON
4638 CHRISTIANSEN
2609 DIER
5024 S. WASH.
5800 DURWELL
5801 SCHAFER
6215 COOPER
6523 SOMMERSET
6247 S. WASH.
6941 RICHARD


26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026
3108 WEST FAIRFIELD AVENUE
3108 TECUMSEH
3021 DELTA RIVER
2309 DARBY
2220 TURNER
1449 COMFORT TN LUTHER KING
527 MAPLE
407 N. MAGNOLIA
1401 W. HILLSDALE
1207 SHEPARD STREET
3121 VIKING
4900 TENNY
3622 BURCHFIELD
4438 CHRISTIANSEN
1724 IRVINGTON
2609 DIER
9024 S. WASH
Lansing
East Lansing
Okemos
Waverly
Edgemont Park
DeWitt Charter Township
Delta Charter Township
Meridian Charter Township
Michigan State University
Michigan National Guard Headquarters Heliport
Capital Region International Airport
Hawk Meadow Park
Grand Woods Park
Anderson Park
Woldumar Nature Center
Lansing Grand River Assembly
Eastwood Towne Center
Groesbeck
Pinecrest
Whitehills
Heritage Hills
Glencairn
Bailey
Southeast Marble
Central Park
Tacoma Hills
Haslett
Lake Lansing
Clinton County
Eaton County
BL I 96
BL I 69
M 43
M 99
M 143
I 496
US 127
Ransom E Olds Freeway
West Main Street
West Oakland Avenue
East Saginaw Street
East Michigan Avenue
Saginaw Highway
Lansing Road
South Cedar Street
Delta Charter Township
Red Cedar River
Grand River
North Grand River Avenue
mapline
1 km


26-FI-RQ5-01710
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"UNCLASSIFIED"
6/5/2026
108 FAIRFIELD
3108 TECUMSEH
2109 DARBY
2220 TURNER
527 MAPLE
407 N. MAGNOLIA
1401 W. HILLSDALE
1207 SHEPARD, LANSING, MI
4900 TENNY
3622 BURCHFIELD
1724 IRVINGTON
2609 DIER
4638 CHRISTIANSEN
BL I 96
BL I 69
M 43
M 99
M 143
I 496
US 127
Lansing
East Lansing
Okemos
Haslett
Michigan State University
Meridian Charter Township
DeWitt Charter Township
Clinton County
Eaton County
Edgemont Park
Grand Woods Park
Anderson Park
Woldumar Nature Center
Michigan National Guard Headquarters Heliport
Lansing Grand River Assembly
Ransom E Olds Freeway
West Main Street
West Oakland Avenue
East Saginaw Street
East Michigan Avenue
Lansing Road
South Cedar Street
Delta Charter Township
Airport
Towne Center
Groesbeck
Pinecrest
Whitehills
Heritage Hills
Glencairn
Bailey
Southeast Marble
Central Park
Tacoma Hills
Lake Lansing
mapline

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

Overview

The Lansing Housing Commission (LHC) is pursuing the sale of its scattered site locations through HUD's Section 18 Program. This document has been developed to provide information about the Section 18 Program through frequently asked questions. This should be considered a working document as LHC continues to work with HUD, potential ownership group, and potential future resident homeowners. As a result the LHC team may update and/or add questions and details to this document.

What is Section 18?

Section 18 allows public housing agencies to demolish or sell their public housing units.

Section 18 is a HUD designed program to support HUD's initiative to transition affordable housing from public housing platform (Section 9) to more voucher based (Section 8) housing platform. Section 18 allows housing agencies, like LHC, to demo or dispose (sell) qualifying assets.

Why was Section 18 created?

Over the last decade, the government's funding for public housing has fallen below sustainable levels. The result is that public housing units need significant capital improvements and the public housing funding provided and funding tools available are not adequate and will not be in the future. The gap between funding provided and funding needed is only likely to grow larger for units remaining in public housing. Section 18 allows for new funding tools and opportunities.

The proceeds from the sale of the properties will allow LHC to acquire and rehab affordable housing units in the Greater Lansing Area.

What are the expected benefits of LHC's use of HUD's Section 18 Program?

Benefit		Description
20 Years	Long-term Affordability Commitment	• Sites remain affordable via contracts and vouchers from LHC • Resident rents remain based on income (~30% of income) • Very few (if any) residents will move as a result of this; LHC teams will help and support residents with any necessary moves
$$$	Funds Earned for Future Affordable Housing	• HUD specified and approved uses of funds from transaction • Increase and improve quality affordable housing in the community • Community specific housing and resident service programming opportunities
~40	Resident Homeownership Interests	• 40 existing residents have declared interest in purchasing their home • LHC teams will be in communication with them over next few months as residents evaluate financing options
Increased Funding Tools Available	Capital Improvements at Existing Sites	• New ownership has existing capital and will have access to capital options not available to public housing agencies
Oversight and Control	LHC Long-term Involvement	• Although LHC will not own the sites, involvement will be long-term through Housing Assistance Payment (HAP) contract(s) and voucher administration • Potential for property management involvement as well

Lansing Housing COMMISSION
419 Cherry St., Lansing, MI 48933 Telephone: (517) 487-6550 Fax: (517) 487-6977

How is HUD involved in the Section 18 Program?

LHC has been working with HUD teams over the past couple years on RAD and Section 18 Programs. HUD is responsible for approving the Section 18 sale of the scattered sites.

LHC will submit a very detailed application to HUD. HUD will review and provide feedback accordingly. The application includes significant amount of detail about the sites, sale price information, and overall program.

What will happen to houses following the sale?

At this point there are primarily 2 end results for the home.

1. Sold to a new ownership group with a project-based voucher (PBV) and commitment to keep the houses affordable for at least the next 20 years.

2. Sold to existing or other qualifying resident as new homeowners for their use and purpose. There will not be a PBV or any other subsidy tied to the unit. This will become like any other individually owned home in the city.

Will residents have to move?

No. Residents in good standing and qualifying will not have to move, these are mainly the same requirements for the public housing program today. Residents are encouraged to contact LHC scattered site staff to confirm standing. The LHC team will work with residents to improve standing (as needed and possible) prior to sale of the scattered sites.

What is a Project-Based Voucher (PBV)?

A PBV means that vouchers (subsidy from HUD) are attached to specific units. The voucher stays with the unit for at least the next 20 years. In the event a resident moves out, the voucher stays with the unit it does not move with the resident like other housing choice vouchers. As LHC does at other sites today, it will administer the PBV program through a HAP contract with the new ownership group.

Will the sale of the scattered sites affect housing assistance?

Under Section 18 and the sale of the scattered sites, your current public housing lease will end and your new lease with a new owner will begin using a PBV.

Will resident rents go up?

Rent will remain the same unless household income has changed.

Resident rents will continue to be based on 30% of income, as it is today under public housing. Therefore, unless residents have had a change in income or household size, rents should not change. If a resident has experienced a change in income or household size, rent will be updated accordingly, similarly to how it would be done today in public housing.

Residents who were previously paying a flat rent as a public housing resident may experience a rent increase because Section 8 rents are income-based.

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Can residents request a Section 8 voucher to move somewhere else?

Following 12 months in the PBV program residents may submit a request in writing that they wish to receive a Section 8 Voucher. A Section 8 voucher would travel with the resident, the PBV will still stay with the existing unit. Once a Section 8 voucher becomes available, the resident will be rescreened for eligibility to receive one. Eligibility for a Section 8 Voucher is determined on current standing, residents may not owe any rent, have unpaid charges, or be under eviction status.

If residents are interested in a Section 8 voucher prior to the 12-month period in the PBV unit, they can apply when waitlists are open throughout the year.

When is the Section 18 process expected to complete?

LHC will continue to work with HUD and the prospective buyers over the next few months. The Section 18 process is expected to be complete in Fall 2022.

I am a resident, what do I need to do now?

As a resident if you are interested in purchasing your home you should have submitted your intent to purchase your home to LHC. You now have until July 1st to work with financial institutions and local agencies to get prequalified. Below is a list of resident responsibilities for the homeownership option:

Homeownership - Resident Responsibilities

Work with agencies and/or financial institutions for homeownership programs and financing to purchase. Potential agencies to contact include:

- Capital Area Housing Partnership (CAHP)
- Habitat for Humanity
- Michigan State Housing Development Authority (MSHDA)
- Residents are encouraged to explore other agencies that may have homeownership programs

Provide a letter from an agency and/or financial institution by Friday July 1st stating you are pre-qualified to purchase a home. Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

PBV - Resident Responsibilities

As a resident if you are not interested in purchasing your home and you plan to stay in your existing home with the PBV you should be looking for communications and meeting notices from LHC.

Continue to monitor communications from LHC and attend informational meetings.

Receive and complete any additional paperwork requests from LHC in a timely fashion. LHC will initiate this process, so there isn't much for residents to do under this option until:

- New packets will be required prior to or at the same time of the transaction closing
- LHC will send these requests out around the time of close late summer / early fall
- There will not be a new screening

Under both scenarios residents are encouraged to contact LHC with questions and/or concerns. The LHC team is here to help throughout the process.

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Additional Information and Things to Keep in Mind

- Continue to follow the rules of your current public housing lease
- Keep an eye on your mail and LHC website https://lanshc.org/ for more information from LHC
- If you have questions about the changes, contact LHC
- For more information on the process of Section 18, go to: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo

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E. Local Government Consultation

1. *Name Local Jurisdiction*

   City of Lansing

2. *Mayor's Letter Supporting the Dispo*

   Mayor Andy Schor has provided a letter of support, see Appendix Section 1 City of Lansing Mayor Support Letter.

3. *Narrative description of consultation with dates, meetings, issues raised and PHA responses. If no response by government, description of attempts at government consultation.*

   The Section 18 dialogue with the Mayor and other City of Lansing officials and employees has been ongoing for over 2 years. Throughout the process the administration has been supportive of the initiative as indicated in the support letter provided in the appendix.

   Below are additional details regarding the discussions with the City of Lansing.

   July 2019 Strategic Plan Meeting

   Doug Fleming, Executive Director, met with Mayor Andy Schor to discuss LHC's strategic plan. Part of the strategic plan included the Section 18 disposition of LHC's scattered sites. Doug outlined the challenges associated with the scattered sites, the need for the city to formally transfer ownership to LHC, and the plan to eventually sell the scattered sites. The Mayor was overall supportive and discussed the need to sell to the right partners and maintain these homes as affordable. Both parties agreed there would be more discussions as the process moved forward, the Mayor offered support of his team to formally transfer ownership to LHC.

   April 2020 Committee on Development and Planning

   Doug Fleming presented LHC's recent accomplishments and strategic plan to the Committee on Development and Planning. Part of this presentation included a discussion about the Section 18 disposition plan as well as the support needed from the City to formally transfer ownership of the scattered sites to LHC.

   Summer 2020 Transfer of Ownership

   LHC internal and extended team worked with the City of Lansing to formally transfer ownership of the scattered sites to LHC. After a few discussions to define the details of the process, ultimately a quit claim was executed to properly assign ownership of the scattered sites to LHC. This transfer was completed to directly support the Section 18 Program and RAD conversions.

   April 2021 and July 2021 Environmental Review Planning

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LHC team conducted meetings with the City of Lansing and ASTI (environmental services partner) to outline the environmental requirements for the Section 18 disposition. It was critical that the City of Lansing as the responsible entity was aligned with the approach and end reports. Doris Witherspoon, Senior Planner with the City of Lansing, is the lead for their team. The City of Lansing team agreed to the approach and signed off as the responsible entity.

May 2022 City Council Meeting
Doug Fleming presented LHC's recent accomplishments and strategic plan progress to City Council. Along with this Doug provided significant details regarding the Section 18 process. Attached is a frequently asked questions document that addresses many of the questions from City Council. This information was provided verbally to City Council. Additional questions from City Council not in the frequently asked questions include those listed below. Most of the dialogue as seen below is about SK Investments which was more relevant to the first Section 18 application.

How is SK Investments Group being based in Florida a benefit to the community?
SK Investments Group has a strong presence in Michigan. One of their partners lives in southeast Michigan. Their team has purchased homes from and works closely with the Pontiac Housing Commission. SK Investments Group has experience in affordable housing and is committed to keeping these houses affordable for at least the next 20 years. Moreover, their access to capital will enable them to sustain these houses for the long term.

How do we know SK Investments Group will be a responsible landlord?
LHC had many discussions with the SK Team, completed a vetting process and spoke with the Pontiac Housing Commission. Based on those activities it is LHC's determination that SK Investments Group will be one of the better property owners in the city of Lansing. Furthermore, their commitment to affordability and interest in resident services demonstrates their understanding of the City of Lansing's goals.

Property management will be local to the Lansing Area.

Also, LHC will have involvement and some oversight as the administrator of the vouchers.

Why aren't local community groups purchasing these homes?
LHC conducted an open RFP and reached out to local groups. While all local groups weren't directly contacted the RFP was sent to over 300 groups and posted on the LHC website. Unfortunately, many of the local community groups aren't well funded or experienced enough in these areas.

For well-funded local community groups there are plenty of other homes in the Lansing area they could purchase and operate as affordable via Section 8, thus increasing the affordable housing supply.

For local community groups that are not as well funded but want to help with time and boots on the ground, LHC recommends reaching out to SK Investments Group or the management agent and form a partnership to improve the houses together.

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How many resident homeowners will result from this?
At this time LHC has received interest from ~45 current residents. Residents have until July 1 to provide a pre-qualification letter from a bank, lender, or local agency. LHC team will continue to communicate with those residents and offer help and guidance as needed. Those potential home ownership units are not part of this application.

Other Communications with Mayor Andy Schor

Doug Fleming and Mayor Andy Schor have an ongoing dialogue about LHC operations and initiatives, including Section 18. Doug has continued to provide updates on progress and plans and intent to sell the scattered sites to groups that will be good stewards for the community. Doug informed Mayor Andy Schor when the Section 18 RFP went live in October 2021. Doug had another discussion with Mayor Schor and his team in May 2022 to discuss the go forward plan with new ownership (including residents) and the future use of the funds to support the City of Lansing's community specific housing needs. Doug and Mayor Schor will continue to have discussions to determine the best use of the funds from the Section 18 sale of scattered sites.

Site Detail													House Detail	Bedroom
Street Address	City/State	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Lot Frontage (sq. ft.)	Lot Depth (sq. ft.)	Lot Size (sq. ft.)	ACREAGE CALC	Acres		# of Units	Count
1507 Comfort	Lansing, MI	Single Family	MI058000102	35	51507	33-01-01-08-128-267	66	173	11,435	0.26	0.26		1	3
1513 Comfort	Lansing, MI	Single Family	MI058000102	36	51513	33-01-01-08-128-269	65	173	11,261	0.26	0.26		1	3
2109 Darby	Lansing, MI	Single Family	MI058000102	37	52109	33-01-01-06-455-171	65	142	9,207	0.21	0.21		1	3
2915 Delta River	Lansing, MI	Single Family	MI058000102	39	52915	33-01-01-06-402-191	65	147	9,536	0.22	0.22		1	3
3021 Delta River	Lansing, MI	Single Family	MI058000102	41	53021	33-01-01-06-402-251	32	154	4,916	0.11	0.15		1	3
3108 Tecumseh	Lansing, MI	Single Family	MI058000102	42	53108	33-01-01-05-182-031	50	125	6,250	0.14	0.14		1	4
527 Maple	Lansing, MI	Single Family	MI058000102	43	15527	33-01-01-09-307-001	66	83	5,445	0.13	0.13		1	2
1401 W. Hillsdale	Lansing, MI	Single Family	MI058000102	45	41401	33-01-01-17-386-061	55	86	4,747	0.11	0.11		1	3
1447 Robertson	Lansing, MI	Single Family	MI058000102	46	41447	33-01-01-08-205-111	48	132	6,336	0.15	0.15		1	4
1449 Comfort	Lansing, MI	Single Family	MI058000102	48	51449	33-01-01-08-128-263	66	173	11,435	0.26	0.26		1	3
1405 N. Martin Luther King	Lansing, MI	Single Family	MI058000102	B_0018	151405	33-01-01-08-206-216	70	118	8,260	0.19	0.190		1	2
1507 Robertson	Lansing, MI	Single Family	MI058000102	B_0020	151507	33-01-01-08-205-132	66	173	11,435	0.26	0.34		1	2
108 Fairfield	Lansing, MI	Single Family	MI058000103	72	8108	33-01-01-04-126-221	55	195	10,698	0.25	0.25		1	3
1100 Leslie	Lansing, MI	Single Family	MI058000103	82	81100	33-01-01-22-277-211	50	128	6,311	0.14	0.14		1	3
1116 Leslie	Lansing, MI	Single Family	MI058000103	57	82840	33-01-01-22-277-171	33	128	4,208	0.10	0.10		1	3
1124 Bensch	Lansing, MI	Single Family	MI058000103	60	81124	33-01-01-22-251-191	33	124	4,084	0.09	0.09		1	3
1207 Shepard	Lansing, MI	Single Family	MI058000103	86	81207	33-01-01-22-282-021	33	128	4,208	0.10	0.10		1	3
1435 Perkins	Lansing, MI	Single Family	MI058000103	95	81435	33-01-01-22-254-091	35	132	4,620	0.11	0.11		1	3
2220 Turner	Lansing, MI	Single Family	MI058000103	B_0029	152220	33-01-01-04-454-042	60	100	6,000	0.14	0.18		1	3
407 N. Magnolia	Lansing, MI	Single Family	MI058000103	70	8407	33-01-01-14-108-351	33	125	4,125	0.09	0.09		1	3
512 Mifflin	Lansing, MI	Single Family	MI058000103	97	8512	33-01-01-14-379-181	33	132	4,356	0.10	0.10		1	3
616 S. Foster	Lansing, MI	Single Family	MI058000103	78	8616	33-01-01-14-363-281	38	132	5,016	0.12	0.12		1	4
636 S. Hayford	Lansing, MI	Single Family	MI058000103	79	8636	33-01-01-14-359-281	63	220	13,860	0.32	0.41		1	3
2511 Dunlap	Lansing, MI	Single Family	MI058000111	109	82511	33-01-01-30-476-541	33	140	4,620	0.11	0.11		1	3
2607 Dunlap	Lansing, MI	Single Family	MI058000111	103	122113	33-01-01-30-476-571	66	140	9,240	0.21	0.21		1	3
3121 Viking	Lansing, MI	Single Family	MI058000111	31	53121	33-01-01-30-476-061	70	187	13,055	0.30	0.30		1	3
3622 Burchfield	Lansing, MI	Single Family	MI058000111	110	83622	33-01-01-32-226-341	65	125	8,063	0.19	0.19		1	3
5018 S. Wash.	Lansing, MI	Single Family	MI058000111	B_0008	115018	33-01-01-32-481-212	66	222	14,681	0.34	0.34		1	3
5024 S. Wash.	Lansing, MI	Single Family	MI058000111	B_0012	115024	33-01-01-32-481-201	66	222	14,652	0.34	0.34		1	3

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

Site Detail													House Detail	Bedroom
Street Address	City/State	Housing Type	AMP	Building Number	Unit Number	Parcel ID #	Lot Frontage (sq. ft.)	Lot Depth (sq. ft.)	Lot Size (sq. ft.)	ACREAGE CALC	Acres		# of Units	Count
5716 Haag	Lansing, MI	Single Family	MI058000111	38	15506	33-01-05-05-328-121	100	100	9,970	0.23	0.23		1	3
5800 Durwell	Lansing, MI	Single Family	MI058000111	39	52915	33-01-05-05-328-081	60	114	6,864	0.16	0.16		1	3
5801 Schafer	Lansing, MI	Single Family	MI058000111	40	53013	33-01-05-04-303-041	60	127	7,620	0.17	0.17		1	3
6215 Cooper	Lansing, MI	Single Family	MI058000111	41	53021	33-01-05-09-102-031	66	240	15,840	0.36	0.36		1	3
6267 S. Wash.	Lansing, MI	Single Family	MI058000111	43	15527	33-01-05-09-101-115	60	240	14,400	0.33	0.33		1	3
6935 Richard	Lansing, MI	Single Family	MI058000111	53	53315	33-01-05-09-377-071	60	158	9,480	0.22	0.22		1	3
4638 Christiansen	Lansing, MI	Single Family	MI058000111	58	81118	33-01-01-32-353-511	40	212	8,480	0.19	0.19		1	4
6332 Rosedale	Lansing, MI	Single Family	MI058000111	46	41447	33-01-05-09-177-345	55	198	10,890	0.25	0.25		1	4
6523 Sommerset	Lansing, MI	Single Family	MI058000111	50	4315	33-01-05-09-177-165	55	198	10,890	0.25	0.25		1	4
6941 Richard	Lansing, MI	Single Family	MI058000111	54	81031	33-01-05-09-377-081	60	143	8,580	0.20	0.20		1	4
2225 Dunlap	Lansing, MI	Single Family	MI058000111	113	42225	33-01-01-30-477-221	66	140	9,240	0.21	0.21		1	5
2600 Dunlap	Lansing, MI	Single Family	MI058000111	105	42600	33-01-01-30-427-051	60	305	18,300	0.42	0.42		1	5
1724 Irvington	Lansing, MI	Single Family	MI058000112	52	53309	33-01-01-34-228-051	76	213	16,203	0.37	4.00		1	4
2609 Dier	Lansing, MI	Single Family	MI058000112	22	81020	33-01-01-35-326-111	60	185	11,070	0.25	0.25		1	3
4900 Tenny	Lansing, MI	Single Family	MI058000112	36	51513	33-01-01-33-353-281	50	198	9,900	0.23	0.23		1	4

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Lansing Housing Commission (LHC) Scattered Site HUD's Section 18 Program
Intent to Pursue the Purchase of Current Residence

April 14th, 2022

«Name»
«Address»
«City_State_Zip»

On April 7th, 2022 the Lansing Housing Commission (LHC) held an initial resident meeting to discuss our application to HUD's Section 18 Program, which includes the potential sale of your residence and other LHC scattered sites. During this meeting some residents indicated that they still have interest in pursuing the purchase of their residence.

To work further with these individuals LHC is extending the timeframe for residents to pursue homeownership programs and approvals to July 1st, 2022.

If you are interested in pursuing the purchase of your residence please check here___, complete and sign the form on page 3, and return it to LHC attention Karen Chase 419 Cherry Street Lansing, MI 48933 by **Friday April 29th. Please carefully review 1. Section 18 - Pursuing Homeownership for specific details**.

If you are not interested in pursuing homeownership, please review the **Section 18 – Project Based Voucher (PBV) Section.** Pending HUD approval of our application your home is being sold to a new owner, however, it will be with a PBV**, so you will not have to move (as long as you qualify and are in good standing), and your rent is not expected to change unless your income does.** As the existing resident, once you qualify and as long as you remain in good standing, you can remain in the unit for as long as you desire.

1. Section 18 - Pursuing Homeownership

Please note the LHC team is not in a position to assess financial qualifications for home ownership. Therefore, it will be important for you to reach out to agencies and/or your preferred bank/financial institution. The LHC team is here to answer questions and provide support as applicable but obtaining finances along with other items are the responsibility of the resident.

Resident Responsibilities

- Complete and return the form on page 3 with your signature at the bottom indicating your intent to pursue the purchase of your residence **by Friday April 29th**

- Work with agencies and/or financial institutions for homeownership programs and financing to purchase
  - Potential agencies to contact include:
    - Capital Area Housing Partnership (CAHP),
    - Habitat for Humanity,
    - Michigan State Housing Development Authority (MSHDA)
  - Residents are encouraged to explore other agencies that may have homeownership programs

- Provide a letter from an agency and/or financial institution **by Friday July 1st** stating you are pre-qualified to **purchase a home, for qualification purposes please consider the following**
  - $60,000 is the expected minimum purchase price for a home
  - The final price will be dependent on the size and type of home

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- Pre-qualification will be a starting point for future discussions to hopefully secure the purchase of a home
- Pre-qualification does not guarantee the purchase of your home
- For more information about purchase price please contact LHC
- Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933

2. Section 18 – Project Based Voucher (PBV)

In the event you decide not to pursue homeownership, or you do not qualify to purchase the home, pending HUD approval of the Section 18 application your house will be sold to another buyer. Through the Section 18 process, units sold to other buyers are expected to have a project-based voucher assigned to them. Below is what you can expect from the Section 18 program sale to another buyer:

- You will not be required to move unless you do not qualify for the program or are not in good standing
- Your rent is expected to remain the same unless there is an income or household change since your last re-certification
- You will be required to sign a new lease and recertify your income
- You may remain in your unit indefinitely as long as you remain qualified and in good standing with program requirements and your lease
- After 12 months of living in your unit under the PBV program, you may request to receive a Tenant Protection Voucher (TPV) which would allow you to seek alternative housing, as long as you meet eligibility

If you have questions about qualifications and current standing, please reach out to Kendra McAbee at KendraM@lanshc.org or 517-897-7270.

Resident Responsibilities

- Continue to monitor communications from LHC, attend informational meetings, and contact the LHC team with questions and/or concerns

- Receive and complete any additional paperwork requests from LHC in a timely fashion
  - New packets will be required prior to or at the same time of the transaction closing
  - LHC will send these requests out around the time of close late summer / early fall
  - There will not be a new screening

The LHC team is here to help residents through this process and answer questions so please use the resources available to you through LHC.

The next resident meeting related to Section 18 Program will be held towards the end of May, a notification with meeting date, time, and location details will be sent at a later date.

Again, we appreciate your time and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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If you are not pursuing homeownership you do not need to complete this form.

If pursuing homeownership as option please review, complete, sign, and return this form by April 29th, 2022.

Return options

1. Scan and email to karenc@lanshc.org
2. Mail or drop off at 405 Cherry Street Lansing, MI 48933

I, _____(print name) currently residing at _____(print address), have reviewed and read the above letter. I fully understand that it is my responsibility and option to pursue homeownership at my own cost and time. To have an option for homeownership of an LHC scattered site I will need to provide a pre-qualification letter showing access to financing to purchase the home at the set price. This letter needs to be from a credible lender/financial institution or agency with homeownership finance program. While LHC can help residents answer questions and provide guidance, LHC is not qualified to assess or provide approval for financial qualifications related to home ownership

The prequalification letter must be returned **to LHC by no later than Friday July 1st, 2022.**

I recognize that obtaining and providing a pre-qualification letter doesn't guarantee the purchase of my home, as different size units may have different sale prices. The pre-qualification letter does provide an opportunity to purchase and will lead to further discussions with the LHC team about a transaction for homeownership.

This signed letter is to **be returned by Friday April 29th.**

I have read the above information and am pursuing homeownership via the Section 18 process and intend to provide a **pre-qualification letter showing access to financing required to purchase a home by Friday July 1st, 2022.** Pre-qualification letter should be scanned and emailed to karenc@lanshc.org or mailed to/dropped off at 405 Cherry Street Lansing, MI 48933.

If I do not provide the pre-qualification letter as outlined above, I understand that I will not be considered for homeownership at this time.

_____(print name)

_____(print address)

_____(phone number) _____(email)

_____(sign name) _____(date)

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Re: Lansing Housing Commission (LHC) Scattered Site Sales through HUD's Section 18 Program

Dear Resident:

The Lansing Housing Commission is taking this opportunity to provide you with the latest updates on its evaluation of selling the scattered sites through HUD's Section 18 Demolition Disposition Program. LHC understands it is important for you to have proper information that will help you and your family as we move forward. In support of this below is information about an upcoming meeting and overview of the Section 18 process.

Upcoming Meeting

Date:	Thursday April 7th, 2022
Time:	12:00pm – 1:00pm EST
Location:	LaRoy Froh Community Center 2400 Reo Road Lansing, MI 48906
	Virtual Option Zoom https://us02web.zoom.us/j/83594972736
	Meeting ID: 835 9497 2736 1-312-626-6799,,83594972736#

Section 18 Process

LHC is in discussions with HUD and potential buyers to sell its scattered homes. While the details are not final the most likely outcome is that you will remain in your current house at the same or similar rent today (unless your income were to change). The scattered sites are likely to become part of a project-based voucher program, so the unit will be receiving subsidy via Section 8 Housing Choice Voucher. Eventually there might be additional paperwork to complete and you may pay rent to a different landlord. The LHC team will work with you to complete this process as necessary.

If scattered sites are sold to a buyer, you will need to be in good standing to remain in the house. If you have questions about your standing please reach out to the LHC team.

The sale is still a few months away, but LHC is holding this meeting now to provide a more detailed update and answer any questions. Please feel free to contact LHC with questions prior to the meeting.

Again, we appreciate you and look forward to taking these next steps together.

Sincerely,

Douglas E. Fleming
Executive Director

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Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
Trina McKentry	1025 ~~1025~~ Bensch St. Lans. Mich. 48912
Angela L. Dillard	537 Community St. Lans 48906
Samella Stephens	1125 Hickory St Lansing MI 48912
~~Aulesha~~ offutt	310 Denver St Lansing MI 48910
Ursula Gill	4405 Glenburne
Jessica Gonzales	4321 Courtland Dr Lansing, MI 48911
S. Cooper	4900 Tracy St. Lansing, MI 48910
Mi Kersey	1447 Robertson 48915 Lansing MI
Michelle Ricks	3025 Sheffer Ave 48906

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Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
James Gonzalez	4327 Glenburne Lansing, MI 48911
Emoni Littlejohn	5327 S Waverly Rd.
La'Coya Smith	4520 Hughes Rd. 48910
Rebecca Rangel-Gonzales	1559 N. High St 48906
Joan Gibson	3622 Birchfield dr Lansing MI 48910

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Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
Emoni Littlejohn	5327 S Waverly Rd.
JANE HANSON	1127 HICKORY STREET
Karen Roberts	6309 Cooper Rd.
Debra McKinney	2613 Wabash Rd
Elizabeth Ford	2615 Dunlap st
Janet Gilmore	2212 Turner St.
Julio Cifron	636 Armstrong Rd
Estrellita Villarreal	6767 S. WASHINGTON AVE.
Celestino Villarreal	
Patricia Dalynn Armour	201 W. Northrup 48911

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Name	Address
Debra McKinney	2613 Wabash Rd 517 512 2368 (✓ 2:50 4/8)
James Gonzalez	4327 Glenburne Blvd Lansing, MI 48911 517 282-8002. 4/8 VOICEMAIL - 2:52
Estrellita (ESTRELLITA→ CALL VILLARREAL) * Villarreal	6267 S. WASHINGTON AVE (COMPLETED CLASSES) Lansing, MI 48911 517 643-3160 (→ TRAINING CLASSES)
Karen Roberts	6309 Cooper Rd Lansing, MI 48911 VOICEMAIL→ 517-410-9448 3:00 PM
Elizabeth Fail	2615 Dunlap I would like to buy my house 205 484-8014 (✓)
Michelle Kersey	# 375 8538 1447 Robertson AVE (✓ 4/8 3:04)
Jessica Gonzales	4321 Courtland Dr. Lansing, MI 48911 NB #
DUPLEX Jane Hanson	1127 Hickory Street - 482-3912 (→ HOME REPAIR COURSE → CAPITAL AREA PARTNERSHIP → CALL 3:14)
HABITAT Janet Gilmore	2212 Turner St. 507-7652 (CALL 3:20)
↳ ↳	

JANE HANSON → DUPLEX → RANCH → VISIT

ESTRELLITA VILLARREAL

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Name	Address
517-619-4007 Robin Dotson	mariedotson78@gmail.com 4730 Ballard Rd 48911

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Sign-In Sheet
Section 18 – Scattered Site Meeting
Date of Meeting: April 7, 2022

Name	Address
Robin Dotson	4730 Ballard Rd. Lansing 48911
Chardonae Jackson	4106 Lawcroft Ave Lansing Mi 48910

Lansing Housing
COMMISSION

Lansing Housing Commission (LHC)

Section 18 Resident Meeting

April 2022

Agenda

1. Preview Section 18 program and benefits
2. Discuss the transition and its impact on the stakeholders
3. Outline the timing of upcoming activities and resources available for guidance

The LHC portfolio consists of 5 Section 8 project sites with 557 units, 198 scattered sites with 281 units, and 1 central office location

Portfolio Overview



	Sites	Units
Projects	5	557
Scattered Sites	198	281
Office	1	0

Portfolio Details

	Name	Year Built	Unit Summary	Program
1	Waverly Place	• 1969	• 140 Apts. / Town • 1 – 5 Bedrooms	• Section 8
2	South Washington	• 1970	• 187 High Rise Apts. • 1 – 2 Bedrooms	• Section 8
3	Hildebrandt	• 1968	• 100 Apts. / Town • 2 – 5 Bedrooms	• Section 8
4	LaRoy Froh	• 1967	• 100 Apts. / Town • 1 – 5 Bedrooms	• Section 8
5	Oliver Gardens	• 2006	• 30 Apts. • 1 Bedroom	• Section 8
6	Scattered Sites	• Varies	• 163 Single Family Sites • 33 Duplex Sites • Forest Site (28 Units) • Hoyt Site (24 Units)	• Public Housing
7	Central Office	• ~1980	• 1 acre lot	• Not Applicable

Focus for today

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

HUD's Section 18 program encourages the sale or demolition of public housing assets to further improve housing in the community

HUD Initiative	Details	Benefits
Section 18 Disposition (Non-contiguous sites)	• Authorizes the demolition or disposition of public housing units meeting the program criteria • Establishes opportunities to raise funds for capital improvements through demolition or disposition • Determines qualifications based on physical condition and unsustainable operations to properly maintain • Includes resident relocation rights and potential homeownership opportunities • Replaces disposed asset with new HUD vouchers • Outlines rules and regulations for future use of funds • Requires letter of support from Mayor or equivalent official • Requires environmental review, approved by responsible entity	• Capital influx to further support affordable housing in the area • Redirect capital to higher value activities • Elimination of high cost less efficient segments of portfolio • Best interest of LHC and its residents

26-FI-RO5-01710 000001137 11 "UNCLASSIFIED" 6/5/2026

LHC is working with HUD and a buyer to sell the scattered sites via HUD's Section 18 program, HUD and LHC will still be involved post transaction

Scattered Sites Sale

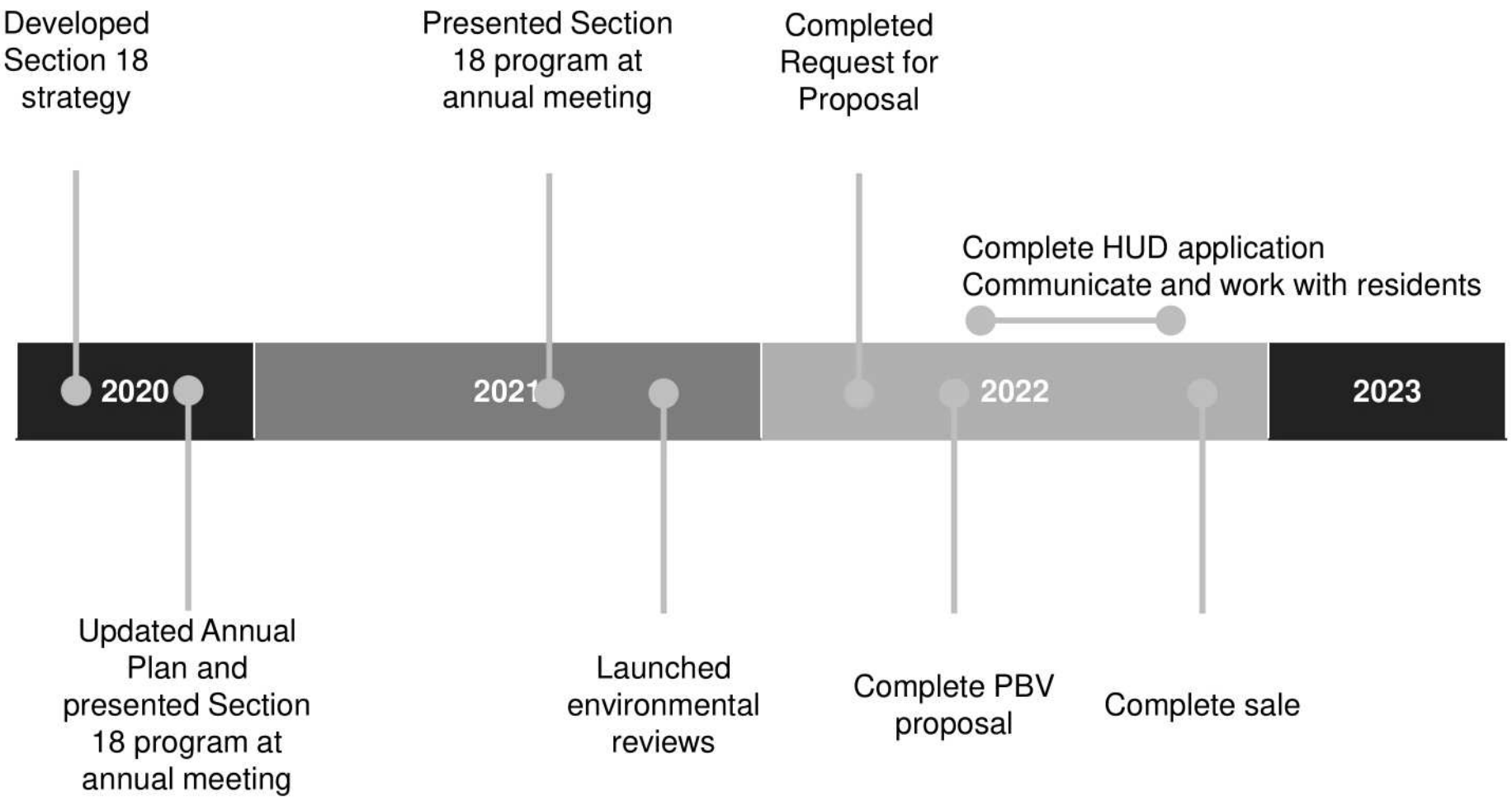
Strategy	• Transition scattered sites to Section 8 (PBVs) via Section 18 program
Request for Proposal (RFP)	• Conducted RFP to evaluate offers and future uses
Selection	• Identified buyer with Section 8 and housing agency partner experience
HUD Application and Approval	• Continue to work with HUD on formal application and approval
Resident Engage-ment	• Continue to work and communicate with residents for successful transition

Transition Highlights

	Today	Post Transaction
Program	HUD Public Housing	HUD Section 8 PBV
Project Based Voucher (PBV) Admin	Not Applicable	Lansing Housing COMMISSION
Owner	Lansing Housing COMMISSION	New Ownership Group
Property Management	Lansing Housing COMMISSION	TBD
Rent	30% of Income	30% of Income
Pay Rent To	Lansing Housing COMMISSION	New Ownership Group

This project has been ongoing multiple years and activities will significantly ramp up in next few months

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026



There will be significant amount of communication and interaction over the next few months

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

The LHC Team will be available to provide updates, answer questions, and offer guidance throughout the process

Today

Resident Meeting
- Provide overview of Section 18 program and its impact on LHC and residents
- Answer initial questions

Next 60 Days

Follow-up Communications
- Receive communications from LHC about requirements and timelines
- Understand the initial dates are based on estimates only and intended to give residents an idea timelines but not exact dates

90 Days Prior Close

Additional Information Packet Request
- Complete any additional paperwork for certification packets

30 Days Prior to Close

Notification of Ownership Change
- Receive communication with final instructions about rent payments, contact information, etc.
- Sign new lease

Post Close

Resident Changes
- Send rent check to new ownership group
- Communicate with new management group (TBD) for site related activities

Post Close LHC

PBV Program Management
- Communicate and work with new owner and residents including but not limited to administration of PBV program, inspections, resident services, etc.

The sale of the scattered sites should have minimal impact on residents in the short term and long term

26-FI-RO5-01710 00000113711 "UNCLASSIFIED" 6/5/2026

The LHC Team will be available to provide updates, answer questions, and offer guidance throughout the process

Expected Outcomes		
Will I have to move?	**Unlikely**	• Only residents not in good standing or not qualifying for program MAY BE required to move
Can I move with a voucher?	**Yes – Likely After 12 Months**	• After 12 months at existing house with PBV, residents are eligible to apply for voucher to use elsewhere, must qualify and be in good standing
Will my rent change?	**Unlikely**	• Rent should not change unless your income has changed
Will I have to sign a new lease?	**Yes**	• New leases will be signed prior to or at the same time of the transaction closing
Will I have to complete a certification packet?	**Yes**	• New packets will be required prior to or at the same time of the transaction closing • There will not be a new screening
Will I need to put down a new security deposit?	**TBD**	• LHC is working on best path forward • If a new security deposit is required, you will receive your original security deposit from LHC
Will utilities need to be adjusted?	**No**	• Utilities and services should already be assigned to you so now further action is expected

Zoom Attendees

Name (Original Name)	User Email	Total Duration (Minutes)
Sam Spadafore	sams@lanshc.org	69
Shawnta’s iPad		69
Tanisha Gilmore		30
Galaxy A21		35
Rakhiyah Rasheed		66
B140DL		52
iPhone		255
iPhone (Shacara Wright)		28
Galaxy Tab A7		65
R.Hernandez (iPad)		64
LaTrenda		67
Mareli		63
Samsung SM-S906U		58
Alyshia Richardson		64
Sillvis w		66
Charlene Simpson		65
Danika Davis		65
April		65
Black Beauty		65
Zoom user		47
Betty Banks		30
Shannon		26
Admin		9
Jennifer		60
Tia Williams		44
Natasha's Galaxy Note20 5G		44
s.washington		63
Galaxy A12		42
SuiPhone		55
BYEEE KATE NOSEY		29
Kamara White		47
LG G Pad™ F 7.5172140405		58
Ivon Rodriguez (Claudia Cabrera)		44
iPhone 12		7
Bryan Jones		29
tiffaney taylor		9

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121 W Northrup Street



3210 Young Avenue

Lansing Housing COMMISSION

Request for Proposals
HUD Section 18 Demo Dispo – Scattered Site Houses For Sale
Lansing, MI



1449 Comfort Street



1200 Parkview Street

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A. INVITATION & BACKGROUND

Lansing Housing Commission ("LHC") is requesting with this Request for Proposal ("RFP") your proposal to purchase multiple scattered site houses currently owned by LHC in the Lansing, Michigan area. These houses currently operate under the public housing platform. The sale of these houses will be in accordance with the U.S Housing of Urban Development's ("HUD") Section 18 Demolition and Disposition Program which provides public housing agencies ("PHA") the opportunity to reposition eligible scattered site housing units within their portfolio. This program allows PHAs to reposition scattered site public housing units to a more sustainable financial platform while enabling PHAs access to private capital. LHC's participation in this program supports its mission and focus on preserving and adding new affordable housing in a more financially feasible singular type multifamily setting environment. Additional details of the Section 18 program are outlined later in this document.



1025 Bensch Street

LHC owns and manages 207 houses throughout the Lansing area that are being considered for sale through HUDs Section 18 Program. 172 of these are considered single family homes and 35 are considered duplexes, 242 units in total. LHC is requesting proposals from individual buyers, community partners, apartment owners, investment groups, etc. These houses are being considered for sale individually, as groups or as a portfolio, to be determined by potential respondents.

Your proposal should include a letter of intent outlying the general terms and condition of your offer to purchase, as well as the details listed below. LHC is requesting that offers be presented with a minimum validity term of at least 120+ days given the rather unique nature of the HUD approval process for Section 18 scattered site dispositions of public housing units.

- Purchase price
- Description of houses included in the offer
- Completed bid worksheet (details attached)
- Earnest money deposit (identify deposits, which/when are non-refundable)
- Due diligence requirements
- Closing timeline (LHC anticipation of HUD Section 18 approval process referenced below)
- Financing strategy (Conventional/LIHTC/Other)
- Financial statements, letters, or qualifications showing financial means to complete transaction as contemplated
- Acquisition plan and details of intended future use
- If applicable, willingness to accept existing residents, assignment of leases, continue to operate as affordable housing
- Business experience and list of existing holdings
- Deal team (attorney, lender, consultant, management agent, etc.)
- List of at least one community/client reference and one financial reference with contact person, title, telephone number and email address
- Details of any offered resident relocation options or assistance, if to be impacted, as part of offer

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Chesapeake Community Advisors, Inc. ("CCA") has been engaged by LHC as a consultant for the sale of these houses through the HUD Section 18 program and disposition process in addition to Affordable Housing Investment Brokerage, Inc. (AHIB).



225 Dunlap Street

It is envisioned that the respondent will be able to demonstrate the ability to complete sales transactions, communicate the future use, conduct successful future operations, and work with LHC and its residents for any future relocations, if applicable caused by the sale. The purpose of this RFP is to identify the responsible respondents that propose a fair price, demonstrate a clear path forward for the transactions and transitions and help provide resident protections to remain housed in affordable housing opportunities.

B. PROJECT DESCRIPTION



1202 Parkview Street

LHC portfolio of scattered sites deemed to be eligible at this time for the HUD Section 18 Demo Dispo requirements and approval process consists of the potential sale of 207 houses throughout the Lansing area. The portfolio includes 172 single family homes and 35 duplexes (70 units). The 242 units are scattered throughout the city of Lansing as further detailed on the maps and address listings attached hereto. LHC has been developing, acquiring and maintaining its scattered site portfolio as far back as the late 1960s.

The RFP could result in the sale of all or some of LHC's portfolio as described above. Breakdown of the houses and duplexes currently serving as scattered site apartments within the LHC portfolio that appear to qualify for HUD's Section 18 program are:

Sites / Houses	Units	Bedrooms	Bathrooms
27 single family + 16 duplexes	59	2	1 - 2
98 single family + 19 duplexes	136	3	1 - 2
37 single family	37	4	1 - 2
10 single family	10	5	1 - 2
172 single family + 35 duplexes	**242**		

The bid worksheet includes additional details about each unit such as: physical property address, tax ID parcel number, lot size, above and below grade estimated square footages, estimated initial year of construction along with specific bedroom and bathroom count details can be found in the bid worksheet provided**.** Typical units include: well-maintained hard wood and/or tile floors, full kitchen with refrigerator and stove, unfinished basements with water heater / furnace and room for storage, and modest sized yards for outdoor activities. Some unit interior photos have been provided at the end of this document.

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All existing homes are currently covered under a state-wide real estate tax exemption which form of PILOT (payment in lieu of taxes) is provided only to public housing commissions operating under the public housing platform in Michigan. At this time, it should be assumed such existing PILOT would not remain post transfer of ownership. Potential respondents should conduct their owner due diligence and discussions with the City of Lansing to determine real estate tax impact when transferred to new ownership.

The scattered site homes included in this RFP are currently parts of HUD asset management projects (AMPs). These AMPs also include larger multifamily projects. As a result, financial information specific to only these scattered sites is not available. Third party reviewed financial information by AMP can be provided by LHC upon request. The financial information would show LHC's 4 HUD AMPs and include activities for the other 600+ multifamily units that still operated in the past under HUD's unique public housing operating platform.

C. ACQUISITION OPPORTUNITIES

HUD's Section 18 program allows for the sale and exit of units from the public housing program to individuals, private businesses, community groups, investors etc. Units eligible for the Section 18 program must meet HUD's scattered site definition, generally units in non-contiguous buildings with four or fewer units. The sale of eligible units through the Section 18 program will enable LHC to restructure its portfolio into a more sustainably functional platform to further promote and preserve affordable housing in the Lansing area.

Further details about the HUD Section 18 process can be found in the links and section below. LHC and CCA are currently working thru the required application and process. The Section 18 process is expected to be 3 – 6 months following the completion of the RFP. In order to properly submit the application and obtain HUDs approval, LHC needs to provide information from this RFP, additional details are listed in the Section 18 Application section. With that in mind LHC hopes the RFP and Section 18 process aligns with expected due diligence periods for potential buyers.



2418 Herrick Drive

<u>It is anticipated that under the Section 18 program LHC has 4 options for perspective buyers to consider</u>:

1. Scattered site units to be sold at fair market value, LHC would provide **new project-based voucher section 8 housing assistance payment contracts ("HAPC")** to be effective at the time of closing, real estate to be sold unencumbered without potential use restrictions

2. Scattered Site units to be sold at fair market value, LHC would provide to each resident a tenant protection voucher ("TPV") to be effective at the time of closing, real estate to be sold unencumbered without potential use restrictions

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3. Scattered Site units to be sold below fair market value, with the option to provide either benefits mentioned in 1 or 2 above; HUD will require a new affordable housing restrictive covenant, expected to be 30yr term, to be recorded at the time of transfer of ownership and closing

4. Scattered Site units to be sold at fair market value, without a HAPC or TPVs as mentioned in 1 and 2 above; this option requires LHC to relocate existing residents into other affordable housing options, real estate to be sold unencumbered

Anticipated form of new section 8 PBV HAPC if applicable under option 1 above is below:

https://www.hud.gov/sites/dfiles/OCHCO/documents/52530Bpt1.pdf
https://www.hud.gov/sites/dfiles/OCHCO/documents/52530BPt2.pdf

At this time, the anticipated monthly new rents expected to be provided under a **new PBV HAPC** between LHC and purchasers under option 1 above, or to existing residents in the form of TPVs under option 2 above are as follows:

Potential Section 8 Gross Rent		Utility Allowance	Net Rent
2-bedroom units	**$1,029**	**$225 duplex/ $245 SF**	**$804/ $784**
3-bedroom units	**$1,323**	**$265 duplex/ $321 SF**	**$1,058/ $1,002**
4-bedroom units	**$1,395**	**$371**	**$1,024**
5-bedroom units	**$1,604**	**$425**	**$1,179**

Current utility allowance amounts shown above are what is currently in place as part of the public housing program for these units and what LHC utilizes under their TPV Program so are what would be expected to be applicable under either Scenario 1 – 3 mentioned above. However potential purchaser could decide to retain the gross rent and have new owner become responsible for all such utilities. Please note that **All** utility expenses within each apartment unit above are covered under the Utility Allowance including **All** heating, cooking, all other electric, air conditioning, water heating, water, sewer and trash collection.



5009 Palmer Street

Existing tenants have resident rights as defined by HUD. In addition to following HUD requirements LHC wants to work with partners that will go above and beyond standard rights, making any resident moves and relocations, if applicable, as seamless as possible for residents. LHC will work closely with selected partners throughout the process.

LHC anticipates providing preference during review of offers to proposals that will allow residents to remain in their homes as affordable housing and proposed purchasers that will assign and assume existing tenant leases, subject to affordable housing industry standard modifications.

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D. SECTION 18 APPLICATION



4307 Glenburne Boulevard

As mentioned above HUD requires a formal application for the Section 18 proposed transactions prior to any transfer of ownership. The application includes but is not limited to Board approval, inclusion in PHA Annual Plan, resident consultation, environmental review, local government consultation, description of disposition (purchaser, price, intended future use), valuation of property, and resident relocation plan/protections.

The Section 18 application will be submitted following LHC's review of the responses, identification of intended purchasers and their intended future use. LHC and CCA will lead and complete the Section 18 application process. The purpose of outlining this application is to bring attention to the expected time from RFP issuance to reach the closing stages. As mentioned above the Section 18 process is expected to be 3 – 6 months following the completion of the RFP.

Below please find two additional HUD links that provide some additional details pertaining to HUD's Section 18 program and application requirements and process.

https://www.hud.gov/sites/dfiles/PIH/documents/Section%2018%20Overview%20.pdf

https://www.hud.gov/sites/dfiles/PIH/documents/pih2018-04.pdf

E. SELECTION CRITERIA

The Letter of Intent ("LOI"), narrative and other documentation respondents may choose to submit should, among other details, address the following selection criteria which is listed, not in any order of priority:

1. Future use of the intended scattered site houses
2. Local, state level and/or national reputations and experiences of buyer as an owner and operator, to include affordable housing
3. Financial strength of buyer
4. Experience working with HUD, clean 2530s as an owner, section 8 PBVs HAPCs, TPVs, and any Section 18 experiences
5. Ability to work with LHC and its residents during the transition
6. Terms and conditions of offer to purchase and letter of intent

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F. SELECTION PROCESS & SCHEDULE

Expected Timeframe for RFP/Selection

Oct. 20, 2021	Distribute / post RFP
Nov. 22, 2021	Complete all site visits
Nov. 29, 2021	Submit all questions and clarifications allowed up until such time
Dec. 17, 2021	Submit proposals by 5:00 pm EDT
Dec. 17, 2021 – Jan. 7, 2022	Review of proposals, possible interviews, short list determination
Jan. 7, 2021 – Jan.14, 2022	Invite short list best and final offers and clarifications due
Jan. 19, 2022	Select proposed buyers, start negotiating terms of LOI
Jan. 26, 2022	Submit Section 18 application to HUD for approvals
Feb. 9, 2022	Begin executing purchase and sales contracts
May 2022 and beyond	Receive HUD Section 18 application approvals, begin closing
June 2022 and beyond	Complete closing real estate transactions

Questions and clarifications should be submitted to Sam Spadafore sams@lanshc.org, John Schuster jschuster@ccadev.com and Kyle Shoemaker shoemaker@ahibinc.com.

The RFP has been issued solely for the purpose of identifying interested buyers. LHC and CCA are under no obligation to select a party and/or complete transactions. LHC reserves the right to identify and select buyers it believes to be best suited to further the organization's mission, positively impact the local community and support existing residents within this portfolio.

By responding to this RFP respondent hereby agrees to waive any potential right or claim of either LHC or CCA based on the outcome of a selection of a buyer(s) as part of the basis of this RFP issuance. Please include a certification acknowledging such with the proposal along with a certification that the firm nor any owner, investor, partner, or principal is currently under a limited denial of participation in any federally funded programs.



1235 Regent Street

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G. DELIVERY AND ACCEPTANCE OF SUBMISSIONS



114 W. Fairfield Avenue

One (1) bound and tabbed original table of contents are to be delivered to LHC and (1) complete PDF copy of the proposal and excel attachment is to be sent electronically to both the LHC and CCA contact, Sam Spadafore sams@lanshc.org and John Schuster jschuster@ccadev.com.

The completed submission package must be received by 5:00 PM Eastern Standard Time, on Friday October 29th, 2021. If necessary due to timing as long as the electronic copy is received by the stated due date and time the application will be considered complete. Please arrange for the hard copy to come soon after, if necessary.

The response should state your firm's name, address, telephone number, due date and RFP title: "Request for Proposal Section 18 – Scattered Site Houses for Sale." If your submission is received after the deadline, it shall not be considered. If mailed, you should use certified or registered mail, UPS, or Federal Express with return receipt requested.

Withdrawal of Submission: Your submission may be withdrawn by written request at any time after submitted.

H. DISCLAIMER

The intent of the RFP documentation is to provide accurate information. However, the information provided may not be completely accurate. It is up to the respondents to review and conduct additional due diligence to validate information as they may deem necessary. LHC/CCA will not be accountable or liable for any information errors contained in this RFP or subsequent details provided herein or at later date.



6941 Richard Road

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I. ATTACHMENTS

Below is a list of attachments which can be found at:

https://lanshc.box.com/s/gx4fkketbmashk1qptg4wkp12vkoisyn

1. **Lansing Housing Commission - Section 18 RFP - Bid Worksheet**: This worksheet is required to provide bids on houses. Details and instructions can be found in the worksheet.
2. **Lansing Housing Commission - Section 18 RFP - Portfolio Area Overview:** Provides overview of the geographic spread of LHC's portfolio.
3. **Lansing Housing Commission - Section 18 RFP - Photos:** Provides outside photos for the houses included in the bid worksheet.

EQUAL OPPORTUNITY EMPLOYER

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500 Mifflin Avenue








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4640 Christiansen Road













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4151 and 4153 Glenburne Boulevard



Document was created to:

Provide an overview of LHC scattered site portfolio intended to be sold through HUD's streamlined Section 18 Program
Gather information about future intended use, purchase groups, and bid price
Compare against other participants in the process to determine best fit partners for the sale of the houses

Disclaimer

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Bid Sheet		
Site Detail	Street Address	Street address for each site
	City/State	City and State combo for each site
	Housing Type	Site has a single family or duplex
	Parcel ID #	Parcel ID for each site. Duplex sites are considered 1 parcel
	Area Description	LHC defined geographical areas by direction to identify general location of site
	Area Number	Area description converted to a numeric value
	Lot Frontage (sq. ft.)	Street facing measurement of the site in feet
	Lot Depth (sq. ft.)	Front to back measurement of the site in feet
	Lot Size (sq. ft.)	Product of the frontage and depth, providing total lot size in sq. ft.
House Detail	# of Units	Units in each house, most likley 1 unit for single family home, 2 units for duplex
	Total House Area (sq. ft.)	Total sq. ft. of the house (includes above and below grade sq. ft.); For duplexes each unit would have roughly half the designated sq. ft.
	Above Grade House Area(sq. ft.)	Total sq. ft. of the house for above grade floors only; For duplexes each unit would have roughly half the designated sq. ft.
	Year Built	Estimated year house was constructed
	Above Grade Floors (#)	Estimated number of floors above grade
	Bedrooms (#)	Estimated number of bedrooms within house; For duplexes assume each unit has the listed amount
	Bathrooms (#)	Estimated number of bathrooms in house; ; For duplexes assume each unit has the listed amount
	City/State	Sorting functionality - City/State location for each unit - serves as way for participant to sort based on City/State
Bid Information	Future Intended Use	For user entry - select option from dropdown list to indicate future use of the house
	Purchase Type (Group or Individual)	For user entry - select option from dropdown list to indicate if this is considered an individual price or a price based on a purchase of a group of houses
	Bid Price	For user entry - enter price bid for house, in the instance that it is tied to a group purchase, please enter the price of house on the line and when evaluating LHC team will sum the group

Instructions

Please review the site and house information on each line and determine if your party would like to enter a bid.
If you decide not to bid on a specific house(s) please leave the green cells blank.
If you decide to bid a specific house(s) please popluate the green cells.
-For 'Future Intended Use' select option from dropdown list to indicate future use of the house.
-For 'Purchase Type' -select option from dropdown list to indicate if this is considered an individual price or a price based on a purchase of a group of houses.
-for 'Bid Price' - enter price bid for house, in the instance that it is tied to a group purchase, please enter the price of house on the line and when evaluating LHC team will sum the group.

Disclaimer

The intent of this document is to provide accurate information. However the information provided may not be completely accurate. It is up to the participant to review and conduct additional due diligence to validate information as they see fit. LHC will not be accountable or liable for any information errors in this document.

Site Detail									House Detail							Bid Information		
Street Address	City/State	Housing Type	Parcel ID #	Area Description	Area Number	Lot Frontage (sq. ft.)	Lot Depth (sq. ft.)	Lot Size (sq. ft.)	# of Units	Total House Area (sq. ft.)	Above Grade House Area (sq. ft.)	Year Built	Above Grade Floors (#)	Above Grade Bedrooms (#)	Bathrooms (#)	Future Intended Use	Purchase Type (Individual or Group)	Bid Price
1009 Shepard	Lansing, MI	Single Family	33-01-01-22-230-071	Central	4	33	128	4,208	1	1,924	962	1968	1	3	1			
1013 Shepard	Lansing, MI	Single Family	33-01-01-22-230-081	Central	4	33	128	4,208	1	1,924	962	1968	1	3	1			
1020 Leslie	Lansing, MI	Single Family	33-01-01-22-230-201	Central	4	33	128	4,208	1	1,924	962	1968	1	3	1			
1025 Bensch	Lansing, MI	Single Family	33-01-01-22-206-071	Central	4	33	124	4,084	1	2,015	1,398	1968	2	4	1.5			
1027 Shepard	Lansing, MI	Single Family	33-01-01-22-230-131	Central	4	33	128	4,208	1	1,924	962	1968	1	3	1			
1031 Shepard	Lansing, MI	Single Family	33-01-01-22-230-141	Central	4	33	128	4,208	1	1,924	962	1968	1	3	1			
108 Fairfield	Lansing, MI	Single Family	33-01-01-04-126-221	North	2	55	195	10,698	1	1,886	943	1968	1	3	1			
1100 Leslie	Lansing, MI	Single Family	33-01-01-22-277-211	Central	4	50	128	6,311	1	1,928	964	1968	1	3	1			
1108 Ontario	Lansing, MI	Single Family	33-01-01-08-206-212	Northwest	1	62	68	4,232	1	1,456	948	1985	2	2	1			
1109 Ferley	Lansing, MI	Single Family	33-01-05-05-276-076	South	6	53	110	5,830	1	1,341	894	1985	2	2	1			
1113 Dakin	Lansing, MI	Single Family	33-01-01-22-253-041	Central	4	33	124	4,085	1	1,924	962	1968	1	3	1			
1116 Leslie	Lansing, MI	Single Family	33-01-01-22-277-171	Central	4	33	128	4,208	1	1,928	964	1968	1	3	1			
1118 Leslie	Lansing, MI	Single Family	33-01-01-22-277-161	Central	4	33	128	4,208	1	1,928	964	1968	1	3	1			
1121 Ferley	Lansing, MI	Single Family	33-01-05-05-276-074	South	6	55	110	6,050	1	1,668	834	1985	1	2	1			
1124 Bensch	Lansing, MI	Single Family	33-01-01-22-251-191	South	6	33	124	4,084	1	1,928	946	1968	1	3	1			
1125 Glenn	Lansing, MI	Single Family	33-01-01-08-407-321	Northwest	1	40	103	4,128	1	1,928	964	1968	1	3	1			
1125 Leslie	Lansing, MI	Single Family	33-01-01-22-278-061	Central	4	33	128	4,224	1	1,928	964	1968	1	3	1			
1128 Leslie	Lansing, MI	Single Family	33-01-01-22-277-131	Central	4	33	128	4,208	1	1,928	964	1968	1	3	1			
1131 Shepard	Lansing, MI	Single Family	33-01-01-22-277-061	Central	4	33	128	4,208	1	2,015	1,398	1968	2	4	1.5			
1135 Leslie	Lansing, MI	Single Family	33-01-01-22-278-091	Central	4	33	128	4,224	1	1,928	964	1968	1	3	1			
114 Fairfield	Lansing, MI	Single Family	33-01-01-04-126-211	North	2	55	195	10,698	1	1,883	1,283	1968	2	4	1.5			
1141 Leslie	Lansing, MI	Single Family	33-01-01-22-278-111	Central	4	33	128	4,224	1	1,928	964	1968	1	3	1			
1143 Leslie	Lansing, MI	Single Family	33-01-01-22-278-121	Central	4	33	128	4,224	1	1,928	964	1968	1	3	1			
1200 Parkview	Lansing, MI	Single Family	33-01-01-22-176-441	Central	4			5,225	1	1,924	862	1968	2	3				
1202 Parkview	Lansing, MI	Single Family	33-01-01-22-176-431	Central	4			5,549	1	1,929	1,314	1968	2	4				
1207 Shepard	Lansing, MI	Single Family	33-01-01-22-282-021	Central	4	33	128	4,208	1	1,928	964	1968	1	3	1			
121 Northrup	Lansing, MI	Single Family	33-01-05-04-330-131	South	6	60	110	6,600	1	1,920	960	1971	1	3	1			
1216 Wieland	Lansing, MI	Single Family	33-01-01-03-382-105	Northeast	3	60	120	7,200	1	2,036	1,018	1971	1	3	1			
1217 Whyte	Lansing, MI	Single Family	33-01-01-10-128-121	Northeast	3	55	99	5,445	1	1,536	1,024	1985	2	2	1			
1223 Leslie	Lansing, MI	Single Family	33-01-01-22-283-071	Central	4	33	128	4,224	1	1,928	964	1968	1	2	1			
1223 Whyte	Lansing, MI	Single Family	33-01-01-10-128-131	Northeast	3	70	99	6,930	1	1,712	856	1985	1	2	1			
1229 Leslie	Lansing, MI	Single Family	33-01-01-22-283-091	Central	4	33	128	4,224	1	1,928	964	1968	1	3	1			
1231 Regent	Lansing, MI	Single Family	33-01-01-22-279-371	Central	4	33	132	4,356	1	1,928	964	1968	1	3	1			
1235 Regent	Lansing, MI	Single Family	33-01-01-22-279-381	Central	4	33	132	4,356	1	2,015	1,398	1968	2	4	1.5			
1239 Regent	Lansing, MI	Single Family	33-01-01-22-279-391	Central	4	33	132	4,356	1	1,928	964	1968	1	3	1			
124 E. Howe	Lansing, MI	Single Family	33-01-01-04-251-221	North	2	50	305	15,250	1	2,185	1,320	1971	2	4	1.5			
1243 Allen	Lansing, MI	Single Family	33-01-01-22-281-111	Central	4	33	151	4,996	1	1,928	964	1968	1	3	1			
1246 Lathrop	Lansing, MI	Single Family	33-01-01-22-258-121	Central	4	44	128	5,611	1	1,929	1,314	1968	2	4	1.5			
1247 Allen	Lansing, MI	Single Family	33-01-01-22-281-121	Central	4	51	151	7,615	1	2,015	1,398	1968	2	4	1.5			
127 Northrup	Lansing, MI	Single Family	33-01-05-04-330-141	South	6	60	110	6,600	1	1,920	960	1971	1	3	1			
1317 Christopher	Lansing, MI	Single Family	33-01-01-09-155-061	Southwest	5	50	127	6,349	1	1,320	880	1985	2	2	1			
1338 Christopher	Lansing, MI	Single Family	33-01-01-09-156-021	Southwest	5	50	116	5,775	1	2,256	1,504	1969	2	5	1			
1401 W. Hillsdale	Lansing, MI	Single Family	33-01-01-17-386-061	Central	4	55	86	4,747	1	2,052	1,140	1970	2	3	1			
1405 N. Martin Luther King	Lansing, MI	Single Family	33-01-01-08-206-216	Northwest	1	70	118	8,260	1	1,900		1985	1	2	1			
1435 Perkins	Lansing, MI	Single Family	33-01-01-22-254-091	Central	4	35	132	4,620	1	1,924	962	1968	1	3	1			
1447 Robertson	Lansing, MI	Single Family	33-01-01-08-205-111	Northwest	1	48	132	6,336	1	2,112	1,056	1970	2	4	1			
1449 Comfort	Lansing, MI	Single Family	33-01-01-08-128-283	Central	4	66	173	11,435	1	1,920	960	1971	1	3	1			
1501 Comfort	Lansing, MI	Single Family	33-01-01-08-128-265	Central	4	66	173	11,435	1	1,920	960	1971	1	3	1			
1503 Robertson	Lansing, MI	Single Family	33-01-01-08-205-121	Northwest	1	44	132	5,808	1	2,112	1,056	1970	1	4	1			
1507 Comfort	Lansing, MI	Single Family	33-01-01-08-128-267	Central	4	66	173	11,435	1	1,920	960	1971	1	3	1			
1507 Robertson	Lansing, MI	Single Family	33-01-01-08-205-132	Northwest	1	52	132	6,864	1	1,700	850	1985	1	2	1			
1513 Comfort	Lansing, MI	Single Family	33-01-01-08-128-269	Central	4	65	173	11,261	1	1,920	960	1971	1	3	1			
1529 New York	Lansing, MI	Single Family	33-01-01-10-176-052	Northeast	3	54	171	9,234	1	1,320	880	1985	2	2	1			
1553 Roosevelt	Lansing, MI	Single Family	33-01-01-08-228-571	Northwest	1	50	140	6,930	1	1,928	964	1968	1	3	1			
1559 N. High	Lansing, MI	Single Family	33-01-01-10-153-341	Northeast	3	50	132	6,600	1	1,200	800	1996	2	2	1			
1636 N. High	Lansing, MI	Single Family	33-01-01-10-107-071	Northeast	3	45	198	8,910	1	1,722	1,178	1985	2	3	1			
1717 Glenrose	Lansing, MI	Single Family	33-01-01-08-127-451	Northwest	1	37	122	4,514	1	1,700	850	1968	1	3				
1724 Irvington	Lansing, MI	Single Family	33-01-01-34-228-051	Southeast	7	76	213	16,203	1	1,933	1,316	1968	2	4	1.5			
1738 Jolly	Lansing, MI	Single Family	33-01-01-32-376-312	Southwest	5	60	125	7,500	1	1,760	880	1984	1	2	1			
201 Northrup	Lansing, MI	Single Family	33-01-05-04-330-001	South	6	69	110	7,590	1	2,018	1,009	1971	1	3	1			
2109 Darby	Lansing, MI	Single Family	33-01-01-06-455-171	Northwest	1	65	142	9,207	1	1,920	960	1971	1	3	1			
2212 Turner	Lansing, MI	Single Family	33-01-01-04-454-045	North	2	60	100	6,000	1	2,008	1,004	1985	1	3	1			
2220 Turner	Lansing, MI	Single Family	33-01-01-04-454-042	North	2	60	100	6,000	1	1,692	1,159	1985	2	3	1			
2225 Dunlap	Lansing, MI	Single Family	33-01-01-30-477-221	Southwest	5	66	140	9,240	1	1,550	775	1969	1	5	1.5			
2328 Clifton	Lansing, MI	Single Family	33-01-01-27-179-121	Southeast	7	44	114	5,016	1	2,213	1,328	1971	2	4	2			
2400 Pollard	Lansing, MI	Single Family	33-01-05-06-427-062	Southwest	5	60	100	6,000	1	1,702	851	1985	1	2	1			
2418 Herrick	Lansing, MI	Single Family	33-01-01-30-476-331	Southwest	5	70	101	7,070	1	1,550	775	1969	1	5	1			
2511 Dunlap	Lansing, MI	Single Family	33-01-01-30-476-541	Southwest	5	33	140	4,620	1	1,928	964	1968	1	3	1			
2531 Dier	Lansing, MI	Single Family	33-01-01-35-326-091	Southeast	7	60	204	12,258	1	2,028	1,014	1971	1	3	1			
2600 Dunlap	Lansing, MI	Single Family	33-01-01-30-427-051	Southwest	5	60	305	18,300	1	2,325	1,550	1969	2	5	1.5			

Instructions

Please review the site and house information on each line and determine if your party would like to enter a bid.
If you decide not to bid on a specific house(s) please leave the green cells blank.
If you decide to bid a specific house(s) please popluate the green cells.
-For 'Future Intended Use' select option from dropdown list to indicate future use of the house.
-For 'Purchase Type' -select option from dropdown list to indicate if this is considered an individual price or a price based on a purchase of a group of houses.
-for 'Bid Price' - enter price bid for house, in the instance that it is tied to a group purchase, please enter the price of house on the line and when evaluating LHC team will sum the group.

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Site Detail									House Detail							Bid Information		
Street Address	City/State	Housing Type	Parcel ID #	Area Description	Area Number	Lot Frontage (sq. ft.)	Lot Depth (sq. ft.)	Lot Size (sq. ft.)	# of Units	Total House Area (sq. ft.)	Above Grade House Area (sq. ft.)	Year Built	Above Grade Floors (#)	Above Grade Bedrooms (#)	Bathrooms (#)	Future Intended Use	Purchase Type (Individual or Group)	Bid Price
2600 Fireside	Lansing, MI	Single Family	33-01-01-26-452-001	Southeast	7	97	140	13,580	1	2,203	1,322	1971	2	4	2			
2601 Wabash	Lansing, MI	Single Family	33-01-01-26-452-021	Southeast	7	97	140	13,566	1	2,203	1,322	1971	2	4	2			
2607 Dunlap	Lansing, MI	Single Family	33-01-01-30-476-571	Southwest	5	66	140	9,240	1	2,218	1,109	1969	1	3	1			
2609 Dier	Lansing, MI	Single Family	33-01-01-35-328-111	Southeast	7	60	185	11,070	1	2,028	1,014	1971	1	3	1			
2613 Wabash	Lansing, MI	Single Family	33-01-01-26-452-031	Southeast	7	96	150	14,400	1	2,203	1,322	1971	2	4	2			
2615 Dunlap	Lansing, MI	Single Family	33-01-01-30-476-001	Southwest	5	80	140	11,200	1	1,534	767	1969	1	5	1.5			
2700 Westbury	Lansing, MI	Single Family	33-01-01-06-428-008	Northwest	1	120	102	12,257	1	2,178	1,089	1985	1	3	1			
2716 Fireside	Lansing, MI	Single Family	33-01-01-26-452-191	Southeast	7	96	150	14,400	1	2,203	1,322	1971	2	4	2			
2840 Cynwood	Lansing, MI	Single Family	33-01-01-05-402-031	North	2	35	122	4,270	1	1,928	964	1968	1	3	1			
2915 Delta River	Lansing, MI	Single Family	33-01-01-06-402-191	Northwest	1	65	147	9,536	1	2,036	1,018	1971	1	3	1			
3013 Young	Lansing, MI	Single Family	33-01-01-06-177-175	Northwest	1	50	103	5,150	1	2,163	1,298	1971	1	4	1.5			
3021 Delta River	Lansing, MI	Single Family	33-01-01-06-402-251	Northwest	1	32	154	4,916	1	2,036	1,018	1971	1	3	1			
3025 Sheffer	Lansing, MI	Single Family	33-01-01-06-127-214	Northwest	1	50	103	5,150	1	1,860	830	1985	1	2	1			
310 Denver	Lansing, MI	Single Family	33-01-01-28-405-371	South	6	43	133	5,642	1	1,910	964	1968	1	3	1			
3101 Sheffer	Lansing, MI	Single Family	33-01-01-06-127-204	Northwest	1	50	103	5,150	1	1,536	1,024	1985	2	3	1			
3107 Stabler	Lansing, MI	Single Family	33-01-01-28-332-081	South	6	50	131	6,558	1	1,944	1,089	1971	2	4	1.5			
3108 Tecumseh	Lansing, MI	Single Family	33-01-01-05-182-031	North	2	50	125	6,250	1	1,950	1,092	1971	2	4	1.5			
3111 Young	Lansing, MI	Single Family	33-01-01-06-177-221	Northwest	1	50	103	5,150	1	2,163	1,298	1971	2	4	1.5			
3121 Viking	Lansing, MI	Single Family	33-01-01-30-476-061	Southwest	5	70	187	13,055	1	2,006	1,003	1971	1	3	1			
315 W. Hylewood	Lansing, MI	Single Family	33-01-01-04-103-191	North	2	50	138	6,910	1	2,134	1,372	1970	2	5	1			
319 W. Hylewood	Lansing, MI	Single Family	33-01-01-04-103-201	North	2	50	138	6,908	1	2,134	1,372	1970	2	5	1			
3207 Maloney	Lansing, MI	Single Family	33-01-01-30-477-071	Southwest	5	70	173	12,181	1	1,928	964	1968	1	3	1			
3210 Young	Lansing, MI	Single Family	33-01-01-06-130-091	Northwest	1	50	103	5,150	1	2,154	1,298	1971	2	4	1			
3213 Avalon	Lansing, MI	Single Family	33-01-01-30-476-321	Southwest	5	70	136	9,485	1	2,218	1,109	1969	1	4	1			
3309 Westmont	Lansing, MI	Single Family	33-01-01-06-128-211	Northwest	1	50	103	5,150	1	2,163	1,298	1971	2	4	1.5			
3315 Westmont	Lansing, MI	Single Family	33-01-01-06-128-221	Northwest	1	50	103	5,150	1	2,163	1,298	1971	2	4	1.5			
3508 Burchfield	Lansing, MI	Single Family	33-01-01-32-226-413	South	6	43	125	5,375	1	1,702	851	1985	1	2	1			
3517 W. Jolly	Lansing, MI	Single Family	33-01-05-06-101-154	Southwest	5	63	125	7,875	1	2,058	1,029	1985	1	3	1			
3525 W. Jolly	Lansing, MI	Single Family	33-01-05-06-101-168	Southwest	5	60	123	7,380	1	1,852	826	1984	1	3	1			
3619 Wildwood	Lansing, MI	Single Family	33-01-01-33-231-011	Southeast	7	57	103	5,803	1	1,984	992	1971	1	3	1			
3622 Burchfield	Lansing, MI	Single Family	33-01-01-32-226-341	South	6	65	125	8,063	1	1,928	964	1968	1	3	1			
405 N. Magnolia	Lansing, MI	Single Family	33-01-01-14-108-341	Central	4	33	125	4,125	1	1,928	964	1968	1	3	1			
407 N. Magnolia	Lansing, MI	Single Family	33-01-01-14-108-351	Central	4	33	125	4,125	1	1,928	964	1968	1	3	1			
4106 Lowcroft	Lansing, MI	Single Family	33-01-01-32-278-191	South	6	40	125	5,000	1	1,928	964	1968	1	3	1			
412 W. Frederick	Lansing, MI	Single Family	33-01-01-04-103-091	North	2	50	167	8,338	1	1,928	964	1968	1	3	1			
4132 Balmoral	Lansing, MI	Single Family	23-50-40-36-401-121	Southwest	5	56	110	6,151	1	2,028	1,014	1984	1	3	1			
4206 Courtland	Lansing, MI	Single Family	23-50-40-36-402-081	Southwest	5	63	131	8,265	1	2,052	1,026	1985	1	3	1			
4211 Balmoral	Lansing, MI	Single Family	23-50-40-36-402-001	Southwest	5	75	119	8,881	1	2,106	1,053	1984	1	3	1			
4212 Balmoral	Lansing, MI	Single Family	23-50-40-36-401-161	Southwest	5	60	120	7,163	1	1,620	1,100	1984	2	3	1.5			
422 W. Hylewood	Lansing, MI	Single Family	33-01-01-04-102-111	North	2	50	137	6,850	1	2,083	1,339	1970	2	5	1			
4220 Lochinver	Lansing, MI	Single Family	23-50-40-36-177-071	Southwest	5	81	112	9,028	1	1,698	849	1984	1	2	1			
4223 Balmoral	Lansing, MI	Single Family	23-50-40-36-327-091	Southwest	5	65	118	7,643	1	1,652	826	1984	1	2	1			
4229 Courtland	Lansing, MI	Single Family	23-50-40-36-328-191	Southwest	5	65	117	7,600	1	1,320	880	1984	2	2	1			
4237 Balmoral	Lansing, MI	Single Family	23-50-40-36-327-111	Southwest	5	72	120	8,640	1	1,320	880	1984	2	2	1			
4248 Glenburne	Lansing, MI	Single Family	23-50-40-36-328-151	Southwest	5	63	121	7,614	1	1,680	1,152	1984	2	3	1			
429 E.Community	Lansing, MI	Single Family	33-01-01-04-229-101	North	2	55	140	7,700	1	1,714	869	1971	1	4	1.5			
4300 Courtland	Lansing, MI	Single Family	23-50-40-36-327-041	Southwest	5	60	116	6,953	1	1,968	1,344	1984	2	3	1.5			
4312 Glenburne	Lansing, MI	Single Family	23-50-40-36-328-102	Southwest	5	65	124	8,051	1	1,328	864	1985	2	2	1			
4321 Courtland	Lansing, MI	Single Family	23-50-40-36-328-241	Southwest	5	50	119	5,898	1	2,096	1,048	1984	1	3	1			
4330 Glenburne	Lansing, MI	Single Family	23-50-40-36-328-071	Southwest	5	65	144	9,352	1	1,680	1,152	1985	2	3	1.5			
4331 Balmoral	Lansing, MI	Single Family	23-50-40-36-328-011	Southwest	5	60	120	7,200	1	1,320	880	1984	2	2	1			
4351 Balmoral	Lansing, MI	Single Family	23-50-40-36-328-041	Southwest	5	80	139	11,141	1	1,642	1,126	1984	2	3	1			
4405 Glenburne	Lansing, MI	Single Family	23-50-40-36-329-021	Southwest	5	70	120	8,389	1	2,056	1,028	1985	1	3	1			
4520 Hughes	Lansing, MI	Single Family	33-01-01-32-303-121	Southwest	5	44	162	7,124	1	1,320	880	1985	2	2	1			
4638 Christiansen	Lansing, MI	Single Family	33-01-01-32-353-511	Southwest	5	40	212	8,480	1	1,928	964	1968	1	4	1			
4640 Christiansen	Lansing, MI	Single Family	33-01-01-32-353-501	Southwest	5	40	212	8,480	1	1,933	1,316	1968	2	3	1.5			
4730 Ballard	Lansing, MI	Single Family	33-01-01-31-451-022	Southwest	5	75	305	22,875	1	2,102	1,051	1984	1	3	1			
4900 Tenny	Lansing, MI	Single Family	33-01-01-33-353-281	South	6	50	198	9,900	1	2,203	1,322	1971	2	4	1			
4911 Christiansen	Lansing, MI	Single Family	33-01-01-32-376-201	Southwest	5	40	216	8,630	1	1,928	964	1968	1	3	1			
500 Mifflin	Lansing, MI	Single Family	33-01-01-14-379-221	Central	4	33	127	4,191	1	1,928	964	1968	1	3	1			
5009 Palmer	Lansing, MI	Single Family	33-01-01-33-353-075	South	6	65	198	12,870	1	1,920	960	1971	1	3	1			
5018 S. Wash.	Lansing, MI	Single Family	33-01-01-32-481-212	South	6	66	222	14,681	1	2,040	1,020	1973	1	3	1			
5018 Starr	Lansing, MI	Single Family	33-01-01-32-351-211	Southwest	5	41	131	5,306	1	2,313	1,542	1969	2	5	1.5			
5022 Starr	Lansing, MI	Single Family	33-01-01-32-351-201	Southwest	5	41	129	5,221	1	2,313	1,542	1969	2	5	1.5			
5024 S. Wash.	Lansing, MI	Single Family	33-01-01-32-481-201	South	6	66	222	14,652	1	1,948	974	1972	1	3	1			
512 Fairfield	Lansing, MI	Single Family	33-01-01-04-105-031	North	2	50	170	8,500	1	1,933	1,316	1968	2	3	1.5			
512 Mifflin	Lansing, MI	Single Family	33-01-01-14-379-181	Central	4	33	132	4,356	1	1,928	964	1968	1	3	1			
517 E. Community	Lansing, MI	Single Family	33-01-01-04-230-121	North	2	55	140	7,700	1	1,928	964	1968	1	3	1			
527 Maple	Lansing, MI	Single Family	33-01-01-09-307-001	Northwest	1	66	83	5,445	1	1,320	880	1985	2	2	1			
528 N. Magnolia	Lansing, MI	Single Family	33-01-01-14-104-151	Central	4	33	125	4,125	1	1,633	1,052	1910	2	4	1.5			
537 E. Community	Lansing, MI	Single Family	33-01-01-04-230-151	North	2	50	140	7,000	1	1,925	1,308	1968	2	4	1.5			
541 E. Community	Lansing, MI	Single Family	33-01-01-04-230-161	North	2	50	140	7,000	1	1,928	964	1968	1	4	1			
5603 Picardy	Lansing, MI	Single Family	33-01-05-06-427-002	Southwest	5	60	120	7,200	1	1,728	1,184	1985	2	3	1.5			
5718 Haag	Lansing, MI	Single Family	33-01-05-05-328-121	South	6	100	100	9,970	1	2,006	1,003	1971	1	3				

Instructions

Please review the site and house information on each line and determine if your party would like to enter a bid.
If you decide not to bid on a specific house(s) please leave the green cells blank.
If you decide to bid a specific house(s) please popluate the green cells.
-For 'Future Intended Use' select option from dropdown list to indicate future use of the house.
-For 'Purchase Type' -select option from dropdown list to indicate if this is considered an individual price or a price based on a purchase of a group of houses.
-for 'Bid Price' - enter price bid for house, in the instance that it is tied to a group purchase, please enter the price of house on the line and when evaluating LHC team will sum the group.

Disclaimer

The intent of this document is to provide accurate information. However the information provided may not be completely accurate. It is up to the participant to review and conduct additional due diligence to validate information as they see fit. LHC will not be accountable or liable for any information errors in this document.

Site Detail									House Detail							Bid Information		
Street Address	City/State	Housing Type	Parcel ID #	Area Description	Area Number	Lot Frontage (sq. ft.)	Lot Depth (sq. ft.)	Lot Size (sq. ft.)	# of Units	Total House Area (sq. ft.)	Above Grade House Area (sq. ft.)	Year Built	Above Grade Floors (#)	Above Grade Bedrooms (#)	Bathrooms (#)	Future Intended Use	Purchase Type (Individual or Group)	Bid Price
5800 Durwell	Lansing, MI	Single Family	33-01-05-05-328-081	South	6	60	114	6,864	1	2,006	1,003	1971	1	3	1			
5801 Schafer	Lansing, MI	Single Family	33-01-05-04-303-041	South	6	60	127	7,620	1	2,050	1,025	1971	1	3	1			
5840 Pheasant	Lansing, MI	Single Family	33-01-05-08-433-112	Southwest	5	60	100	6,000	1	1,700	850	1985	1	2	1			
5852 Picardy	Lansing, MI	Single Family	33-01-05-06-432-072	Southwest	5	56	145	8,135	1	1,700	850	1985	1	2	1			
6020 Valencia	Lansing, MI	Single Family	33-01-05-05-377-206	South	6	57	165	9,405	1	1,702	851	1985	1	2	1			
6055 Schafer	Lansing, MI	Single Family	33-01-05-04-352-141	South	6	66	132	8,712	1	2,010	1,005	1972	1	3	1			
6061 Schafer	Lansing, MI	Single Family	33-01-05-04-352-151	South	6	66	132	8,712	1	2,010	1,005	1972	1	3	1			
610 S. Hayford	Lansing, MI	Single Family	33-01-01-14-359-361	Central	4	33	132	4,356	1	1,928	964	1968	1	3	1			
618 S. Foster	Lansing, MI	Single Family	33-01-01-14-363-281	Central	4	38	132	5,016	1	2,015	1,398	1968	2	4	1.5			
6200 Daft	Lansing, MI	Single Family	33-01-05-08-205-145	South	6	56	138	7,728	1	2,040	1,020	1973	1	3	1			
6215 Cooper	Lansing, MI	Single Family	33-01-05-09-102-031	South	6	66	240	15,840	1	2,050	1,025	1971	1	3	1			
6264 Cooper	Lansing, MI	Single Family	33-01-05-09-101-161	South	6	66	240	15,840	1	2,050	1,025	1971	1	3	1			
6267 S. Wash.	Lansing, MI	Single Family	33-01-05-09-101-115	South	6	60	240	14,400	1	1,920	960	1971	1	3	1			
6270 Cooper	Lansing, MI	Single Family	33-01-05-09-101-155	South	6	66	240	15,840	1	2,036	1,018	1971	1	3	1			
630 Armstrong	Lansing, MI	Single Family	33-01-05-04-276-151	Southeast	7	60	220	13,200	1	1,920	960	1971	1	3	1			
6309 Cooper	Lansing, MI	Single Family	33-01-05-09-102-121	South	6	63	240	15,168	1	2,050	1,025	1971	1	3	1			
6332 Rosedale	Lansing, MI	Single Family	33-01-05-09-177-345	South	6	55	198	10,890	1	2,203	1,322	1971	2	4	1			
638 Armstrong	Lansing, MI	Single Family	33-01-05-04-276-161	Southeast	7	63	220	13,860	1	1,920	960	1971	1	3	1			
638 S. Hayford	Lansing, MI	Single Family	33-01-01-14-359-281	Central	4	33	132	4,356	1	1,910	946	1968	1	3	1			
640 S. Hayford	Lansing, MI	Single Family	33-01-01-14-359-271	Central	4	33	132	4,356	1	2,015	1,398	1968	2	4	1.5			
6400 Hilliard	Lansing, MI	Single Family	33-01-05-09-152-341	South	6	64	240	15,360	1	1,940	970	1972	1	3	1			
6405 S. Wash.	Lansing, MI	Single Family	33-01-05-09-151-033	South	6	64	240	15,360	1	2,190	1,314	1971	2	4	2			
644 S. Hayford	Lansing, MI	Single Family	33-01-01-14-359-261	Central	4	33	132	4,356	1	1,928	964	1968	1	3	1			
6515 Cooper	Lansing, MI	Single Family	33-01-05-09-152-131	South	6	64	240	15,360	1	2,050	1,025	1971	1	3	1			
6519 Sommerset	Lansing, MI	Single Family	33-01-05-09-177-162	South	6	55	198	10,890	1	2,210	1,326	1972	2	4	2			
6523 Sommerset	Lansing, MI	Single Family	33-01-05-09-177-165	South	6	55	198	10,890	1	1,993	1,118	1973	2	4	1.5			
700 Jessop	Lansing, MI	Single Family	33-01-01-34-158-001	Southeast	7	60	105	6,300	1	1,320	880	1985	2	2	1			
935 Dakin	Lansing, MI	Single Family	33-01-01-22-204-071	Central	4	35	124	4,331	1	2,015	1,398	1968	2	4	1.5			
1001 and 1003 Belaire	Lansing, MI	Duplex	33-01-01-32-479-131	South	6	58	107	6,229	2	2,212	1,134	1971	2	3	1			
1007 and 1009 Belaire	Lansing, MI	Duplex	33-01-01-32-479-141	South	6	60	107	6,444	2	3,344	2,266	1971	2	3	1			
1125 and 1127 Hickory	Lansing, MI	Duplex	33-01-01-15-376-191	Central	4	79	120	9,480	2	3,072	2,048	1985	2	2	2			
1218 and 1220 N. High	Lansing, MI	Duplex	33-01-01-10-154-282	Northeast	3	71	199	14,030	2	2,808	1,872	1984	2	2	2			
1518 and 1520 N. High	Lansing, MI	Duplex	33-01-01-10-154-112	Northeast	3	92	199	18,308	2	2,808	1,872	1984	2	2	2			
1610 and 1612 W. Miller	Lansing, MI	Duplex	33-01-05-05-378-131	South	6	79	169	13,351	2	3,296	2,214	1971	2	3	1			
319 and 321 Fenton	Lansing, MI	Duplex	33-01-01-33-254-071	South	6	46	220	10,136	2	3,234	2,178	1971	2	3	1			
323 and 325 Fenton	Lansing, MI	Duplex	33-01-01-33-254-081	South	6	46	220	10,136	2	3,234	2,178	1971	2	3	1			
3409 and 3415 W. Jolly	Lansing, MI	Duplex	33-01-05-06-126-252	Southwest	5	66	200	13,200	2	3,320	2,230	1974	2	3	1			
3419 and 3423 W. Jolly	Lansing, MI	Duplex	33-01-05-06-126-256	Southwest	5	66	200	13,200	2	3,320	2,230	1974	2	3	1			
4025 and 4027 Glenburne	Lansing, MI	Duplex	23-50-40-36-405-101	Southwest	5	80	121	9,663	2	2,842	908	1984	2	2	1			
4151 and 4153 Glenburne	Lansing, MI	Duplex	23-50-40-36-405-001	Southwest	5	98	120	11,770	2	3,424	1,712	1984	1	2	1			
420 and 422 W. Genesee	Lansing, MI	Duplex	33-01-01-16-108-092	Central	4	70	116	8,085	2	2,916	1,898	1985	2	2	2			
4217 and 4219 Glenburne	Lansing, MI	Duplex	23-50-40-36-407-031	Southwest	5	97	131	12,678	2	2,760	1,856	1984	2	2	1			
4307 and 4309 Glenburne	Lansing, MI	Duplex	23-50-40-36-329-111	Southwest	5	82	119	9,728	2	1,984	1,808	1984	2	2	2			
4309 Balmoral	Lansing, MI	Duplex	23-50-40-36-327-001	Southwest	5	103	113	11,588	2	1,652	826	1984	1	2	1			
4327 and 4329 Glenburne	Lansing, MI	Duplex	23-50-40-36-329-081	Southwest	5	82	119	9,717	2	3,380	1,690	1985	1	2	2			
4341 and 4343 Glenburne	Lansing, MI	Duplex	23-50-40-36-329-061	Southwest	5	82	119	9,783	2	2,748	1,832	1985	2	2	2			
506 and 508 N. Chestnut	Lansing, MI	Duplex	33-01-01-16-108-072	Central	4	62	116	7,161	2	2,856	1,868	1985	2	2	2			
5325 and 5327 S.Waverly	Lansing, MI	Duplex	33-01-05-06-151-035	Southwest	5	60	150	9,000	2	2,828	1,872	1984	2	2	2			
5419 and 5421 S. Waverly	Lansing, MI	Duplex	33-01-05-06-151-069	Southwest	5	66	150	9,900	2	2,964	1,978	1984	2	2	2			
6036 and 6038 Haag	Lansing, MI	Duplex	33-01-05-05-379-151	South	6	72	160	11,520	2	2,214	1,132	1971	2	3	1			
6042 and 6044 Haag	Lansing, MI	Duplex	33-01-05-05-379-141	South	6	72	160	11,520	2	2,214	1,132	1971	2	3	1			
6048 and 6050 Haag	Lansing, MI	Duplex	33-01-05-05-379-131	South	6	72	160	11,520	2	2,214	1,132	1971	2	3	1			
6101 and 6103 Grovenburg	Lansing, MI	Duplex	33-01-05-08-101-351	South	6	86	98	8,393	2	3,320	2,230	1973	2	3	1			
6113 and 6115 Grovenburg	Lansing, MI	Duplex	33-01-05-08-101-361	South	6	85	98	8,324	2	3,322	2,232	1973	2	3	1			
6119 and 6121 Grovenburg	Lansing, MI	Duplex	33-01-05-08-101-371	South	6	66	198	13,068	2	3,322	2,232	1973	2	3	1			
6127 and 6129 Grovenburg	Lansing, MI	Duplex	33-01-05-08-101-381	South	6	66	198	13,068	2	3,320	2,230	1972	2	3	1			
6201 and 6203 Grovenburg	Lansing, MI	Duplex	33-01-05-08-101-391	South	6	66	198	13,072	2	3,320	2,230	1972	2	3	1			
6209 and 6211 Grovenburg	Lansing, MI	Duplex	33-01-05-08-101-401	South	6	66	198	13,073	2	3,320	2,230	1972	2	3	1			
6215 and 6217 Grovenburg	Lansing, MI	Duplex	33-01-05-08-101-411	South	6	70	198	13,854	2	3,322	2,232	1972	2	3	1			
811 and 813 N. Pennsylvania	Lansing, MI	Duplex	33-01-01-10-351-151	Central	4	60	161	9,660	2	3,252	2,168	1985	2	2	2			
902 and 904 W. Miller	Lansing, MI	Duplex	33-01-05-05-431-311	South	6	76	117	8,819	2	3,324	2,234	1972	2	3	1			
908 and 910 W. Miller	Lansing, MI	Duplex	33-01-05-05-431-301	South	6	60	117	6,990	2	3,324	2,234	1972	2	3	1			
942 and 944 Vincent	Lansing, MI	Duplex	33-01-01-32-476-041	South	6	88	140	12,320	2	2,514	1,676	1985	2	2	1			

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

OFFICE OF PUBLIC AND INDIAN HOUSING

October 28, 2022

Mr. Douglas Fleming
Executive Director
Lansing Housing Commission
419 Cherry Street
Lansing, MI 48933-1136

Dear Mr. Fleming:

The Special Applications Center (SAC) of the U.S. Department of Housing and Urban Development (HUD) has reviewed the Lansing Housing Commission's (LHC) application for the disposition of 161 dwelling buildings containing 191 dwelling units and 30.06 acres of underlying land (the property). This property was developed, acquired, or assisted by LHC with funds under the U.S. Housing Act of 1937 (the Act) and is under Mount Vernon, MI058000102; Hildebrandt Park, MI058000103; Lansing Pub Hsg., MI058000111; and Lansing Pub Hsg, MI058000112, in HUD's Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) system. HUD received this application as DDA0012078 on August 8, 2022, via the IMS/PIC system. In accordance with 24 CFR 970.7(a)(17), supplemental information was received through September 13, 2022.

Environmental Review

The Environmental Review was performed by the local Responsible Entity, City of Lansing, on July 27, 2022. The RE decided that the project or activity converted to exempt under 24 CFR 58.34(a)(12), because the project or activity is categorically excluded under 24 CFR 58.35(a) and there are no circumstances requiring compliance with any of the related federal environmental laws and authorities at Part 58.5. The HUD Detroit Field Office of Public Housing (Field Office) accepts this determination.

Civil Rights Compliance Review

HUD's Office of Fair Housing and Equal Opportunity (FHEO) monitors PHA compliance with civil rights requirements through or in connection with HUD programs, including Section 18 disposition. Civil rights requirements include, but are not limited to, those outlined at 24 CFR 5.105(a), Title VI of the Civil Rights Act of 1964 and its implementing regulations at 24 CFR part 1, Section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR part 8, as well as Titles II and III of the Americans with Disabilities Act, and Executive Order 11063 and its implementing regulations at 24 CFR part 107. On August 25, 2022, the Region V HUD Office of FHEO provided a memorandum to the SAC indicating it had reviewed this application and had no objection to SAC approving this application.

PHA Plan

Public Housing Authorities (PHAs) must include proposed dispositions in a PHA Annual Plan, Significant Amendment or MTW Annual Plan. LHC submitted an Annual Plan to the Field Office on August 4, 2022, which includes a description of the proposed disposition at the property. The Field Office approved the Annual Plan on August 5, 2022. LHC (through a completed and signed HUD 52860 form) and the Field Office (through the Field Office Certification), both certify that the proposed removal action is included in the PHA Annual Plan.

Previous Removals at the Development

LHC has received the following previous HUD approvals for removing property from the developments:

PIC Application	Removal Type	Units Approved	Acres Approved	Date of Approval
DDA0011033	Disposition	35	N/A	10-13-2020
DDA0010545	Disposition	40	N/A	11-19-2021

Description of Proposed Disposition

LHC proposes the disposition of 161 dwelling buildings containing 191 dwelling units and 30.06 acres of underlying land. Details of the proposed disposition are as follows:

Mt. Vernon, MI058000102 DOFA: 10-31-1973						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	29	24	9	62
Proposed Units	0	0	26	16	7	49
Number of Dwelling Buildings Existing						55
Number of Dwelling Buildings Proposed						42
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				12.30 Acres		
Proposed Land				7.10 Acres		
Proposed Building Number Per PIC: 30, 32, 34, 38, 40, 44, 47, 49, 52, 53, 55, 56, 57, 61, 66, 100, 101, 102, B-0016, B-0031, B-0033, B-0036, B-0038, B-0039, B-0040, B-0043, B-0044, B-0045, B-0046, B-0047, B-0048, B-0049, B-0050, B-0051, B-0052, B-0053, B-0055, B-0056, B-0057, B-0058, B-0059, B-0062						

Hildabrandt Park, MI058000103 DOFA: 10-31-1973						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	64	38	18	120
Proposed Units	0	0	12	26	16	54
Number of Dwelling Buildings Existing						77
Number of Dwelling Buildings Proposed						50

Number of Non-Dwelling Buildings Existing	2
Number of Non-Dwelling Buildings Proposed	0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments	291
Existing Land	12.70 Acres
Proposed Land	7.10 Acres
Proposed Building Number Per PIC: 22, 32, 50, 52, 53, 54, 56, 58, 59, 64, 65, 66, 67, 68, 69, 71, 73, 74, 75, 76, 77, 80, 81, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 96, 98, 99, B-0004, B-0007, B-0010, B-0011, B-0014, B-0021, B-0022, B-0023, B-0025, B-0026, B-0028, B-0041, B-0060	

Lansing Pub Hsg, MI058000111
DOFA: 06-30-1972

Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	15	70	13	98
Proposed Units	0	0	15	58	7	80
Number of Dwelling Buildings Existing						79
Number of Dwelling Buildings Proposed						61
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				26.50 Acres		
Proposed Land				13.90 Acres		
Proposed Building Number Per PIC: 1, 2, 4, 5, 7, 8, 9, 13, 15, 16, 17, 19, 20, 21, 23, 25, 26, 32, 33, 42, 44, 45, 47, 48, 49, 52, 55, 56, 57, 60, 63, 64, 65, 67, 68, 70, 104, 106, 107, 108, 111, 112, 114, 115, 116, B-0001, B-0002, B-0005, B-0017, B-0019, B-0027, B-0030, B-0034, B-0037, B-0042, B-0045, B-0061, B-0064, B-0065, B-0067						

Lansing Pub Hsg, MI058000112
DOFA: 08-31-1970

Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	0	1	3	7	11
Proposed Units	0	0	1	2	5	8
Number of Dwelling Buildings Existing						11
Number of Dwelling Buildings Proposed						8
Number of Non-Dwelling Buildings Existing						0
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				3.60 Acres		
Proposed Land				1.96 Acres		
Proposed Building Number Per PIC: 18, 19, 20, 21, 23, 24, 35, 54						

Disposition Justification

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise, consistent with the 1937 Act. Specifically, LHC proposes the disposition of the Scattered Sites due to distance between units and lack of uniformity of systems in accordance with the specific

criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

LHC is proposing disposition of 191 scattered site units. The units are single-family homes and duplexes scattered throughout the City of Lansing. This construction type also results in a lack of uniformity among systems and components that present maintenance challenges. LHC will dispose of the scattered site units via negotiated sale at fair market value (FMV) to SK Investments, Inc. SK Investments was identified through a public RFP process. SK Investments will maintain the units as affordable housing supported by project-based voucher (PBV) subsidy with LHC as the voucher administering agency. The disposition will allow for access to capital and will enable LHC to sustain these scattered houses for the long term as low-income housing.

Property Valuation and Method of Disposition

In accordance with 24 CFR 970.19(c), LHC procured an appraisal of the property. Affordable Housing Investments Brokerage, Inc., an independent appraiser, estimated the Fair Market Value (FMV) of the property to be $13,500,000, as of July 22, 2022. An executive summary of the appraisal was included in the application.

LHC proposed the disposition via negotiated sale at FMV to SK Investments, Inc. for $13,500,000.

Use of Proceeds[1]

LHC expects to realize approximately $13,500,000 of gross proceeds. 24 CFR 970.19(b) authorizes PHAs to deduct the costs of relocations and reasonable costs of disposition (transaction costs) from gross proceeds, if approved by HUD. LHC proposed the following uses of gross proceeds in accordance with PIH Notice 2020-23: costs of disposition include real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, legal counsel, and title/recording costs, which will total to around $1,185,000.

LHC will realize net proceeds in the amount of approximately $12,315,000. In the application, LHC proposed to use net proceeds in accordance with HUD Notice 2020-23 for implementing and developing strategic plans which will include the use of the funds towards affordable housing and services in the Lansing Area. Specifically, short term use includes the rehabilitation of Forest (28 public housing units) and Hoyt (24 public housing units) and RAD conversion and further development of existing resident services. Long term uses include development of affordable housing (see PIH Notice 2020-23 for permitted uses of proceeds for affordable housing development), acquisition and rehabilitation of existing assets, partnerships with City of Lansing and local community groups to define and develop affordable housing, supportive services for residents and costs of converting public housing units under the RAD Program. The Department finds that the proposed uses of proceeds meets the requirements.

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[1] Unless waived by HUD, PHAs must use net proceeds to pay off outstanding obligations, if any, issued to finance original development or modernization of the project. According to HUD records, generally all bond obligations and debt issued to originally finance, develop, and modernize any public housing projects matured and were liquidated as of 2015; therefore, there is no need for HUD to waive the repayment of this bond debt. However, if LHC is award of any such debt, it must first use net proceeds to repay such debt.

Relocation

When the application was developed and transmitted to the Department, 169 units proposed for disposition were occupied. LHC certified in the application that it will comply with all applicable relocation requirements of 24 CFR 970.21 and will carry out and implement this removal action including relocation, in conformity with all applicable civil rights requirements. The housing resources offered will be project-based housing choice vouchers. All residents qualify for the housing choice voucher program and will be able to remove in their units with PBV assistance.

Resident Consultation

1. Project(s) Specific Resident Organization(s): None

2. PHA-wide Resident Organization: None

3. Resident Advisory Board (RAB) in accordance with 24 CFR 903.13: RAB

24 CFR 970.9(a) requires that an application for disposition be developed in consultation with residents who will be affected by the proposed action, any resident organizations for the development, PHA-wide resident organizations that will be affected by the disposition, and the Resident Advisory Board (RAB). The PHA must also submit copies of any written comments submitted to the PHA and any evaluation that the PHA has made of the comments.

Resident consultation was an ongoing process with the residents and the RAB. LHC has included the Section 18 sale of the scattered sites in its 2020, 2021, and 2022 plans. Additionally, the project has been discussed in monthly Board Meetings for the past 3 years. More specific to direct resident consultation, LHC sent communications in May of 2021, held resident meeting on April 7th, 2022, sent a letter in April 2022, prepared and distributed a frequently asked questions document and held another resident meeting in June 2022. Moreover, the team has been communicating with residents through direct phone calls since May 2022. In addition to those discussions, the LHC team posted a frequently asked questions document to its website to inform residents about the process. Lastly, the LHC team has had informal ongoing dialogue with individual residents to provide information and answer questions. LHC provided meeting notifications and frequently asked questions with the application.

Offer for Sale to the Resident Organization

24 CFR 970.9(b) (1) of the regulation requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR part 964, or to a nonprofit organization acting on behalf of the residents, if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. LHC offered the opportunity for residents living in scattered sites to pursue purchase of their units. 40 households are interested in purchasing their units; therefore, those units will be included in a future Section 32 homeownership application.

Mayor/Local Government Consultation and Board Resolution

As part of the consultation process, LHC met with the mayor and the city council of the City of Lansing on May 9, 2022 and discussed the disposition of the scattered sites. As required by 24 CFR 970.7(a)(14), the application package includes a letter of support from the Honorable Andy Schor, Mayor of the City of Lansing, dated June 1, 2022. The last resident consultation was in June 2022. As required by 24 CFR 970.7(a)(13), LHC's Board of Commissioners approved the submission of the disposition application for the proposed property on July 13, 2022, via Resolution Number 1338.

Approval

HUD's review of the application has determined that the proposed disposition is consistent with Section 18 of the 1937 Act the implementing regulations at 24 CFR part 970, and PIH Notice 2021-07. HUD hereby approves the application as summarized below:

Mt. Vernon, MI058000102; Hildabrandt Park, MI058000103; Lansing Pub Hsg: MI058000111; Lansing Pub Hsg, MI058000112
Approved for Disposition: Buildings: 161; Units: 191; Acres: 30.06

Total Units to be Preserved: 191	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV	Market Rate
For Sale	0	0	191	0
Acquiring Entity	SK Investments Group			
Acquiring Method	Negotiated sale at FMV $13,500,000			
Use of Proceeds	Development of affordable housing, acquisition and rehab of existing housing, resident supportive services			

Approved Building Number Per PIC:

Mt. Vernon, MI058000102
30, 32, 34, 38, 40, 44, 47, 49, 52, 53, 55, 56, 57, 61, 66, 100, 101, 102, B-0016, B-0031, B-0033, B-0036, B-0038, B-0039, B-0040, B-0043, B-0044, B-0045, B-0046, B-0047, B-0048, B-0049, B-0050, B-0051, B-0052, B-0053, B-0055, B-0056, B-0057, B-0058, B-0059, B-0062

Hildabrandt Park, MI058000103
22, 32, 50, 52, 53, 54, 56, 58, 59, 64, 65, 66, 67, 68, 69, 71, 73, 74, 75, 76, 77, 80, 81, 83, 84, 85, 87, 88, 89, 90, 91, 92, 93, 94, 96, 98, 99, B-0004, B-0007, B-0010, B-0011, B-0014, B-0021, B-0022, B-0023, B-0025, B-0026, B-0028, B-0041, B-0060

Lansing Pub Hsg, MI058000111
1, 2, 4, 5, 7, 8, 9, 13, 15, 16, 17, 19, 20, 21, 23, 25, 26, 32, 33, 42, 44, 45, 47, 48, 49, 52, 55, 56, 57, 60, 63, 64, 65, 67, 68, 70, 104, 106, 107, 108, 111, 112, 114, 115, 116, B-0001, B-0002, B-0005, B-0017, B-0019, B-0027, B-0030, B-0034, B-0037, B-0042, B-0045, B-0061, B-0064, B-0065, B-0067

Lansing Pub Hsg, MI058000112
18, 19, 20, 21, 23, 24, 35, 54

Conditions

LHC will apply for TPVs upon commencement of the resident relocation process (generally no sooner than 30-60 days from the planned start of relocation) before the property is conveyed pursuant to the timetable as identified under "**PIC and Monitoring – LHC**" section.

The Field Office, with concurrence from the Office of the General Counsel (OGC) must approve all acquiring entities, terms, and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DoT) or Declaration of Restrictive Covenants (DoRC), disposition approval and release of the DoT/DoRC does not circumvent or supersede those obligations.

LHC will realize proceeds and may only expend the funds on authorized uses under Section 18 of the U.S. Housing Act of 1937. LHC proposed to use proceeds for other public and affordable housing initiatives. Such use of proceeds meets the requirements of Section 18 of the 1937 Act and is acceptable subject to the conditions outlined below:

- Prior to obligation and/or use of disposition proceeds (gross or net), LHC must comply with applicable Departmental guidance (e.g. PIH Notices)
- The disposition proceeds, until expended for an approved use, must be deposited into an account subject to a HUD-51999 (General Depository Agreement).
- If LHC would like to use proceeds for other uses, it must request an amendment to this disposition approval from HUD and comply with applicable Departmental guidance (e.g. PIH Notices).
- Pursuant to 24 CFR 970.35, on a case-by-case basis, HUD may require PHAs to submit additional reporting on their use of proceeds.
- PHAs record the receipt of proceeds on their financial data schedules (FDS) submitted to HUD. PHAs record proceeds as a "restricted" asset on the associated project's FDS.[2] For projects terminated in IMS/PIC, the PHA records proceeds in the "Other Project Column" of the Low Rent Program.
- PHAs record the use of proceeds in accordance with 24 CFR 990.280 and 990.285. Such recordation may include transferring proceeds from the original project to another permitted project or program. Such recordation may include expensing proceeds in the original project and reporting the proceeds as revenue in another entity (blended component unit, discretely presented component unit or independent third party).
- PHAs retain records related to the receipt and use of proceeds for HUD review and monitoring to determine compliance with applicable laws and other guidance including this notice. PHA records are retained for not less than three years.
- PHAs are responsible for assuring their proceeds are used in accordance with all public housing requirements. HUD may monitor a PHA's use of proceeds. If HUD determines a PHA failed to use, treat, and report on proceeds as permitted by this notice and/or other applicable federal requirements regarding proceeds, HUD may require the repayment

[2] Proceeds are a "restricted asset" because they may only be used for the specific purposes approved by HUD in accordance with this notice.

from non-public housing funds of any proceeds spent in violation of this notice, seek civil and administrative remedies, pursue debarment/suspensions of principals and PHAs, and take any enforcement actions available including, but not limited to, injunctive relief and other equitable remedies, and exercise account locking remedies under the GDA. HUD prosecutes false certifications, claims, and statements. Conviction may result in criminal and/or civil penalties.

Operating Subsidy

Please be aware that in accordance with 24 CFR part 990 (or an MTW Agreement), the disposition of the property will affect LHC's operating subsidy. Please contact the Field Office for additional guidance.

Capital Fund Financing Program and Energy Performance Contracting

As of October 24, 2022, Lansing HC did not have HUD approval of a Capital Fund Financing Program (CFFP) proposal. Lansing HA does not have an approved Energy Performance Contract (EPC).

Tenant Protection Vouchers (TPVs)

The date of this approval determines LHC's maximum TPV eligibility for TPVs based on the 24-month look-back period in current appropriations laws. However, this approval does not determine LHC's actual TPV award. Rather, LHC's actual TPV award is based on the HCV Funding Notice in effect at the time LHC submits its TPV application (HUD-52515) and the availably of TPV funding. The current HCV funding notice is PIH Notice 2022-14.

On the date of this approval, 168 units are occupied, and 23 vacant units were occupied within the previous 24 months. Based on this, the maximum award of TPVs LHC is eligible to apply for TPVs as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award	**0**	**191**

HUD will not automatically issue TPVs to LHC as part of this approval. Instead, LHC must apply to HUD separately for TPVs in accordance with PIH Notice 2022-14 (or any successor notice). LHC cannot submit the TPV request until it needs the TPVs for purposes of relocating the residents who will be displaced (generally no sooner than 30-60 days from the planned start of relocation). The timing of LHC's TPV application submission and the start of relocation noted in this approval should be consistent.

As part of its TPVs request, LHC must submit the following to the Field Office:

a) The name and IMS/PIC application number of the public housing project in this disposition approval.
b) The number of TPVs requested (subject to the limitations above);

c) Form HUD-52515 (Voucher Funding Application). If lease-up will cover more than one calendar year, LHC must submit a separate Form HUD-52515 for each calendar year;
d) A leasing schedule that identifies the number of TPVs to be leased on a month-to-month basis. If lease-up will cover more than one calendar year, LHC must submit separate leasing schedules for each calendar year; and
e) A copy of this approval (PDF version - signed and dated).

The Field Office will conduct a threshold review of the TPV request prior to sending the request to HUD's Financial Management Center (FMC) for a final determination and processing. HUD's FMC will notify PHAs in writing of their final TPV award.

PIC and Monitoring - LHC

In accordance with 24 CFR 970.7(a)(4), LHC provided the following general timetable based on the number of days major actions will occur following approval of the application:

Milestone		Number of Days after Approval
A	Begin relocation of residents	N/A
B	Complete relocation of residents	N/A
C	Execution of contract for removal (e.g. sales contract)	10
D	Actual Removal Action (e.g. sale closing)	15

- In accordance with 24 CFR 970.35 of the regulation, your agency is required to inform the Field Office of the status of the project (i.e., delays, actual disposition, modification requests or other problems). Within seven days of disposition completion, LHC must enter the "actual" dates of disposition, directly into the IMS/PIC data system, Inventory Removals sub-module under "Removed from Inventory" tab for the Field Office approval, using the following procedure:
  - On the screen, select the appropriate "Development Number", then select "Add Transaction". On the next screen, select the appropriate "Application Number" from the drop-down menu. In the "Action/Closing Date" box, enter the removal date. If the properties in an application were removed on multiple dates, a separate transaction is needed for each action date. The remaining steps are as applicable.
  - If removal is by building(s), use "Remove Residential Inventory By Building" section, select the appropriate building(s) available in the "Complete Buildings Available" box and transfer them to the "Proposed Buildings" box.
  - For removal of some units in a building, use "Remove Residential Inventory By Unit" section. To select the appropriate unit(s) available, use the drop-down "Select the building number" box which populates the "Units Available" box. Transfer the appropriate units to the "Proposed Units" box.
  - For removal of land and non-dwelling buildings without PIC building numbers, use "Remove Non-Residential Inventory" section. Fill in the number of acres and non-dwelling buildings without PIC building numbers.
  - Save the information using the "Save" button. The status of this information is then displayed as "Draft."

- LHC supervisory staff submits the information to LHC Executive Director, or the designated final reviewer at LHC, using the Submission sub tab. The status becomes "Submitted for Review".
- LHC Executive Director or designee uses the Review sub tab to reject the transaction, which places it in a "Rejected" status, or approves, which places it in a "Submitted for Approval" status.

- If the submission is rejected by HUD, LHC may modify the information by repeating the previous procedure. If the transaction is rejected, the status becomes "Rejected." If the Field Office approves the transaction, the status in IMS/PIC permanently changes to "Removed from Inventory (RMI)".

➢ When the disposition is completed in its entirety, please submit a report to the Field Office confirming the action and certifying compliance with all applicable requirements. Auditable financial statements, expenditures and files for each transaction relative to the action must be maintained, available upon request and forwarded with the final report.

➢ LHC must retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than three years following the last required action of HUD's approval.

➢ LHC is responsible for monitoring and enforcing use restrictions identified under "**Conditions**" section during the period they are in effect.

PIC and Monitoring – Field Office

In accordance with 24 CFR 970.35 of the regulation, LHC is required to inform the Field Office of the status of the project (i.e., delays, actual disposition, modification requests or other problems). It is the Field Office's responsibility to monitor this activity based on its latest risk assessment.

➢ The Field Office must verify that the actual removal data is entered in IMS/PIC by LHC within seven days of disposition to ensure the Department is not overpaying operating subsidy and the Capital Fund formula data is correct.

  ➢ When LHC submits an Inventory Removal action in IMS/PIC, the Field Office will be notified seeking inventory removal approval via a PIC system generated email to the Field Office designated PIC coach or another person. Below is a sample notification email: *"Subject: Inventory Removal Submittal Notification (HA code) Inventory removals have been submitted for approval by your office on [submission date] by [HA Code]."*
  ➢ When the above email is received, the Field Office is responsible for the review and approval or rejection of LHC's Inventory Removal submission within seven days.

➢ The Field Office will conduct a threshold review of the TPV request prior to sending the request to HUD's Financial Management Center (FMC) for a final determination and processing.

- The Field Office, with concurrence from the HUD Office of the General Counsel (OGC) must approve the evidentiary documents, terms and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DOT), disposition approval and release of the DOT does not circumvent or supersede those obligations.

- This action may generate proceeds in the form of cash sales proceeds received at time of transfer or seller-financing payments. The proceeds, until expended, need to be deposited into an interest-bearing account subject to form HUD 51999 (GDA).

- The Field Office is responsible to verify the funds were used as approved, and LHC's records are adequately documented to support this assertion. Refer to use of proceeds conditions in Approval section

When an amendment to this approval needed, PHAs must comply with all material terms of the SAC application. If after receiving HUD approval, a PHA's plan changes on material terms, SAC approval of the change is required. Material terms include (i) method of disposition; (ii) public bid sale where offer is less than 80 percent of FMV appraisal submitted in the SAC application. PHA's request for change in FMV, must include narratives on its due diligence in offering the public housing property for sale on the open and competitive market and its rationale for accepting an offer that is less than 80 percent of appraised FMV. Alternatively, the PHA may submit an updated appraisal); and (iii) terms of commensurate public benefit disposition (the PHA must describe the revised future use of the property so HUD can confirm the commensurate public benefit). PHAs request amendments by sending an email to SACTA@hud.gov with the information noted above and a board resolution approving the change. On a case-by-case basis, SAC may require additional supporting documentation to support an amendment (e.g., evidence of local government and/or resident consultation; confirmation of environmental clearance etc.).

The Field Office has been informed of this approval. Its staff is available to provide any technical assistance necessary for your agency to proceed with the disposition. As LHC starts the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, please contact the SAC at SACTA@hud.gov. As always, my staff and I are available to assist you in any way possible.

Sincerely,

JANE HORNSTEIN

Digitally signed by: JANE HORNSTEIN
DN: CN = JANE HORNSTEIN C = US O = U.S. Government OU = Department of Housing and Urban Development, Office of Public and Indian Housing
Date: 2022.10.28 17:18:55 -05'00'

Jane B. Hornstein
Director

cc: HUD Detroit Field Office

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	MT VERNON
2. Development Number:	MI058000102
3. Date of Full Availability (DOFA):	10/08/1973
4. Number of Residential Buildings:	54
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	46 Single Family Homes 8 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	46 Single Family Homes 8 Duplexes
10. Total Acres in Development:	2.6

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	29	0	0	29
3 – Bedrooms	24	0	0	24
4 - + Bedrooms	9	0	0	9
Total	62	0	0	62

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	3	0	0	0	0	3
3 – Bedrooms	7	0	0	0	0	7
4 - + Bedrooms	2	0	0	0	0	2
Total	12	0	0	0	0	12

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	12
Non-Residential Buildings	0	0
Total Buildings	0	12

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	2.30

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	850,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 44 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	11
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0(no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable) ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Date:	01/05/2023

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Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00000137[illegible] UNCLASSIFIED 6/5/2026

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

Certified on 6/5/2026 in Docket #13711 "UNCLASSIFIED"

Section 4: Description of Existing Development

1. Name of Development:	HILDABRANDT PARK
2. Development Number:	MI058000103
3. Date of Full Availability (DOFA):	04/09/1971
4. Number of Residential Buildings:	77
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	60 Single Family Homes 4 Duplexes 13 Quads
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	60 Single Family Homes 4 Duplexes 13 Quads
10. Total Acres in Development:	7.0

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	64	0	0	64
3 – Bedrooms	38	0	0	38
4 - + Bedrooms	18	0	0	18
Total	120	0	0	120

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	0	0	0	0	0	0
3 – Bedrooms	10	0	0	0	0	10
4 - + Bedrooms	1	0	0	0	0	1
Total	11	0	0	0	0	11

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	11
Non-Residential Buildings	0	0
Total Buildings	0	11

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	1.55

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$790,000
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?	☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 44 units across the 4 developments

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	11
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested
Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.	

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
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8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Date:	01/05/2023

26-FI-RO5-01710 0000[illegible] UNCLASSIFIED 6/5/2026

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00000137[illegible] UNCLASSIFIED 6/5/2026

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000111
3. Date of Full Availability (DOFA):	06/22/1972
4. Number of Residential Buildings:	78
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	58 Single Family Homes 20 Duplexes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	58 Single Family Homes 20 Duplexes
10. Total Acres in Development:	4.5

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	15	0	0	15
3 – Bedrooms	70	0	0	70
4 - + Bedrooms	13	0	0	13
Total	98	0	0	98

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	12	0	0	0	0	12
3 – Bedrooms	4	0	0	0	0	4
4 - + Bedrooms	2	0	0	0	0	2
Total	18	0	0	0	0	18

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	18
Non-Residential Buildings	0	0
Total Buildings	0	18

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	4.5

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$1,400,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	18
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

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4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Date:	01/05/2023

26-FI-RO5-01710 0020016371 SENSITIVE - UNCLASSIFIED 6/5/2026

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
Estimated Value of Property: Attach an independent appraiser's appraisal summary or other valuation method.
Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

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The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD's Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a "DDA" number.

This form does not apply to proposed removals (conversions) under HUD's Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information		
1. Date of Application:	01/05/2023	
2. Name of Public Housing Agency (PHA):	Lansing Housing Commission	
3. PHA Identification Number:	MI058	
4. PHA Address:	419 Cherry Street Lansing, MI 48933	
5. Contact Person Name at PHA:	Douglas Fleming	
6. Contact Person Phone No.:	517-331-1009	
7. Contact Person Email:	dfleming@lanshc.org	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance?		☐ Yes
If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document		☒ No

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: 2020, 2021, 2022 Approval Date: Most Recent Fiscal Year Agency Approval Date 06/29/2022, HUD Approval 07/25/2022
Attach evidence that the removal action is included in the approved PHA Plan and approval date	
2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD: Board Resolution Number: 1338 Board Resolution Date: 07/13/2022	
Attach a copy of signed PHA Board Resolution	

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	☐ HUD under 24 CFR part 50 ☒ Responsible Entity (RE) under 24 CFR part 58 Name of RE: City of Lansing Date ER was conducted: Concluded July 27, 2022
Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	City of Lansing, Ingham County, Eaton County
5. Date(s) of letter(s) of support from (local) government officials:	06/01/2022
Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable)	

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Section 4: Description of Existing Development

1. Name of Development:	Lansing PUB HSG
2. Development Number:	MI058000112
3. Date of Full Availability (DOFA):	08/31/1970
4. Number of Residential Buildings:	11
5. Number of Non-Residential Buildings:	0
6. Date Constructed:	Multiple
7. Is the Development Scattered Site?	☒ Yes ☐ No
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):	11 Single Family Homes
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):	11 Single Family Homes
10. Total Acres in Development:	0.85

11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0
1 – Bedroom	0	0	0	0
2 – Bedrooms	1	0	0	1
3 – Bedrooms	3	0	0	3
4 - + Bedrooms	7	0	0	7
Total	11	0	0	11

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal

1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)	Disposition

2. Proposed Action by Unit Type (e.g. bedroom size)

Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom	0	0	0	0	0	0
1 – Bedroom	0	0	0	0	0	0
2 – Bedrooms	0	0	0	0	0	0
3 – Bedrooms	1	0	0	0	0	1
4 - + Bedrooms	2	0	0	0	0	2
Total	3	0	0	0	0	3

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings	0	3
Non-Residential Buildings	0	0
Total Buildings	0	3

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If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)	0.85

(a) Attach a description of the land (e.g. survey, copy of the legal description)
(b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
(c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property	$250,000	
(a) Was an independent appraisal conducted to determine the estimated Fair Market Value?		☐ Yes ☒ No
(b) If yes, date of appraisal and name of appraiser:	Date: Name:	
(c) If not, describe other form of valuation used:	Broker opinion of value which includes a summary for all 191 units across the 4 developments	

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity		Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(b)Complete Relocation of Residents:	N/A ☐ -if vacant or for non-dwelling building	No Physical Relocation
(c) Execute Contract for Removal		90
(d) Removal of the property		95

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application: (Note: These numbers are not editable and automatically populated when application is submitted)	3
2. Number of individual residents that the PHA estimates will be displaced by this removal action:	0

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated by be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents?	☒ PHA staff ☐ Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)?	$0 (no relocation expected with this disposition, current residents to leverage future PBVs)
5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)?	☐ Capital Funds ☐ Operating Funds ☐ Funding Source Year: Not Applicable ☐ Non-1937 Act Funds (describe:)
6. What comparable housing resources does the PHA expect to offer to displaced residents?	☐ Public Housing. If checked, number: ☐ Section 8 HCV (existing resources. If checked, number: ☒ Section 8 HCV (new award of TPVs) (see question #7). If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ PBV Unit. If checked, number: ☐ Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

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7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?	☒ Yes - Replacement TPVs. If checked, number: less than 44, only requested for residents who end up not purchasing their existing homes ☐ Yes - Relocation TPVs. If checked, number: ☐ No TPVs will be requested

Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.

Section 7: Resident Consultation

1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?	☐ Yes ☒ No Date(s):
Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:	☐ Yes ☒ No Name: Date(s): ☐ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13)	Name of RAB: Date(s): ☒ N/A to removal action
Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)	
5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?	☐ Yes ☒ No
If yes, attach comments received, along with an evaluation by the PHA	

Section 8: N/A

Section 9: PHA Certification of Compliance

*Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA #*DDA0012078 *for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:*

1. All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date.
2. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application.
3. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent

with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD's approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Douglas E. Fleming
Official Title:	Executive Director
Signature:	Douglas E. Fleming

Date:	01/05/2023

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Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac **for more information**

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA's inventory through these actions will impact (decrease) the PHA's Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:
PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.
Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

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Sections 4-9 must be completed and submitted separately for each Development covered by this Application

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Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.
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Note that a PHA's eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minims demolitions, PHAs are submitting information and not a SAC application through this form.

26 FR 05-01717 00000137[illegible] UNCLASSIFIED 6/5/2026

Acosta, Andres

From: Doug Fleming <DFleming@lanshc.org>
Sent: Friday, May 5, 2023 8:13 AM
To: ISAACS, JAMES A; Sam Spadafore
Cc: Kim Shirey; Acosta, Andres
Subject: RE: <External Message> Lansing Housing Commission - Section 18 Application #2 Information

James,

Thank you for the follow-up. LHC will have the inventory removal requests submitted for the first Section 18 application by end of day today. The acreage updates provided by Andres are accurate. Your team has the authorization to make changes as needed to the PIC application, keeping in mind the removal from first Section 18 application will be in the system for approval by end of day today.

In addition, Andres narrative on the sale of the homes to our residents is accurate. I can also confirm that no special financing is being extended to current residents who may choose to purchase their home. Thanks again for your work on this second application and we look forward to hearing from you soon. Have a great weekend.

Douglas Fleming
Executive Director
Lansing Housing Commission

From: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>
Sent: Thursday, May 4, 2023 9:36 AM
To: Acosta, Andres <Andres.Acosta@hud.gov>; Sam Spadafore <sams@lanshc.org>
Cc: Doug Fleming <DFleming@lanshc.org>; Kim Shirey <kims@lanshc.org>
Subject: RE: <External Message> Lansing Housing Commission - Section 18 Application #2 Information

Have these the previously approved units been conveyed yet? If the answer is yes the PHA really should get it off the PIC system at the earliest possible time.

James Isaacs
Division Director
Special Application Center
(312)913-8306

Problems with PIC? Email your 52860 form(s) and attachments to SACTA@hud.gov

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From: Acosta, Andres <Andres.Acosta@hud.gov>
Sent: Thursday, May 04, 2023 7:45 AM
To: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>; Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Kim Shirey <kims@lanshc.org>
Subject: RE: <External Message> Lansing Housing Commission - Section 18 Application #2 Information

Hi James, this is totally my mistake on the acreage/units. I went over this with Sam and his team and forgot that the previous dispo units are still in there and so should the land. Just a heads up, the previous phase was approved in October (attached). Previous units + land have not been removed from inventory yet and you're correct that both should be reflected.

So, here's my updated math for Section 4 in PIC. Sam, can you confirm if this is accurate and if so give me permission to make the acreage update again?

- MI058000111 – Previous phase removed 80 units and 13.9 acres. This one should remove the additional 18 units and 4.5 acres. So because PIC section 4 is still reflecting the combined total of 98 units, it should also reflect 18.4 acres (13.9 + 4.5)

- MI058000112 – Previous phase removed 8 units and 1.96 acres. So this phase is removing 3 units and 0.85 acres. Section 4 should reflect combined 2.81 acres (0.85 + 1.96) to match the combined 11 units.

On the residents as potential purchasers, LHC pointed out that notice of sale when out to residents along with the RFP for any potential purchasers with the last phase. My understanding is that LHC is not providing residents any special financing options or preferential treatment other than allowing some additional time for them to line up financing if they can.

Thanks,

Andres Acosta (he/him/his)
Neighborhood & Community Investment Specialist
U.S. Department of Housing and Urban Development
Special Applications Center
andres.acosta@hud.gov

From: ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>
Sent: Wednesday, May 3, 2023 4:12 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: dfleming@lanshc.org; Kim Shirey <kims@lanshc.org>; Acosta, Andres <Andres.Acosta@hud.gov>
Subject: RE: <External Message> Lansing Housing Commission - Section 18 Application #2 Information

Questions

1. MI058000111 LANSING PUB HSG – acreage of the entire development cannot be both 4.5 acres for the entire AMP and the acreage to be disposed if there will be acreage remaining. AMP has 98 units but PHA wants to dispose of 18. 80 units need dirt under them. If the remaining units have been approved for disposition but have not been removed from inventory the acreage still needs to be counted. How many acres is the entire AMP? – a change to the PIC application will require authorization from the PHA to change the PIC application.
2. MI058000112 LANSING PUB HSG – acreage of the entire development cannot be both 0.85 acres for the entire AMP and the acreage to be disposed if there will be acreage remaining. AMP has 11 units but PHA wants to dispose of 3. 8 units need dirt under them. If the remaining units have been approved for disposition but have not been removed from inventory the acreage still needs to be counted. How many acres is the entire AMP? – a change to the PIC application will require authorization from the PHA to change the PIC application.
3. Please describe how public housing residents became prospective buyers of these properties. How will they purchase these homes? Is the PHA providing any financing?

James Isaacs
Division Director
Special Application Center
(312)913-8306

Problems with PIC? Email your 52860 form(s) and attachments to SACTA@hud.gov

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From: Hornstein, Jane B <Jane.B.Hornstein@hud.gov>
Sent: Monday, January 09, 2023 4:40 PM
To: Sam Spadafore <sams@lanshc.org>
Cc: Vicki Vaughn <vvaughn@ccadev.com>; Amanta Groth <agroth@ccadev.com>; John Schuster <jschuster@ccadev.com>; dfleming@lanshc.org; Kim Shirey <kims@lanshc.org>; Gordon, Douglas C <Douglas.C.Gordon@hud.gov>; Szybist, Kathleen A <Kathleen.A.Szybist@hud.gov>; Clemons, Kawan T <Kawan.Clemons@hud.gov>; King, Michelle D <Michelle.D.King@hud.gov>; Acosta, Andres <Andres.Acosta@hud.gov>; ISAACS, JAMES A <JAMES.A.ISAACS@hud.gov>
Subject: FW: <External Message> Lansing Housing Commission - Section 18 Application #2 Information

Sam,

SAC received the application this morning and it was assigned to Andres Acosta (see attached email). All communication should be with Andres going forward.

Thanks,

Jane

From: Sam Spadafore <sams@lanshc.org>
Sent: Monday, January 9, 2023 4:16 PM
To: Hornstein, Jane B <Jane.B.Hornstein@hud.gov>; Szybist, Kathleen A <Kathleen.A.Szybist@hud.gov>; Clemons, Kawan T <Kawan.Clemons@hud.gov>; King, Michelle D <Michelle.D.King@hud.gov>
Cc: Vicki Vaughn <vvaughn@ccadev.com>; Amanta Groth <agroth@ccadev.com>; John Schuster <jschuster@ccadev.com>; dfleming@lanshc.org; Kim Shirey <kims@lanshc.org>; Gordon, Douglas C <Douglas.C.Gordon@hud.gov>
Subject: <External Message> Lansing Housing Commission - Section 18 Application #2 Information

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All – Thanks to everyone for your support meeting with the LHC team to provide feedback and guidance regarding Section 18 applications. The information provided was extremely helpful in developing the applications and working through the process.

On Friday January 6, 2023 LHC submitted the required documentation for Section 18 Application #2 via PIC as DDA0012266. The application includes another 44 units to be disposed of through Section 18. In addition to the information submitted in DDA0012266, LHC thought it would be helpful to provide a package via email to this group, which includes the following documents for your reference:

Attachments

1. **Lansing Housing Commission - Section 18 Application #2**
2. **Lansing Housing Commission - Section 18 Application #2 - Appendix Supporting Documents**
    - LHC - Appendix 1 - Mayor Support Letter

- LHC - Appendix 2 - Unit Detail
- LHC - Appendix 3 - HUD Declaration of Trust
- LHC - Appendix 3 - Partial Release of Declaration of Trust
- Included in Application Document - Appendix 5 - Board Resolution
- LHC - Appendix 6 - Relocation Plan
- LHC - Appendix 7 - Frequently Asked Questions
- LHC - Appendix 7 - Scattered Housing Home Purchase - April 2022
- LHC - Appendix 7 - Scattered Housing Home Purchase - May 2021
- Included in Application Document - Appendix 8 - Justification
- Included in Application Document - Appendix 9 - Method of Disposition
- Included in Application Document - Appendix 10 - Note About Purchase Agreements
- LHC - Appendix 11 - Environmental Review – City of Lansing Responsible Entity Letter

Please let the LHC team know if you have any questions.

Have a great week!

Sam Spadafore
517-712-7397

Housing is our Mission – LHC is hiring – Please go to http://www.lanshc.org and click on employment opportunities.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 913-8892

OFFICE OF PUBLIC AND INDIAN HOUSING

May 9, 2023

Mr. Douglas Fleming
Executive Director
Lansing Housing Commission
419 Cherry St.
Lansing, MI 48933

Dear Mr. Fleming:

On January 6, 2023, the Special Applications Center (SAC) of the U.S. Department of Housing and Urban Development (HUD) received, Lansing Housing Commission (LHC)'s application for the disposition of:

- 12 dwelling buildings containing 12 dwelling units and 2.3 acres of underlying land at the development known as MI058000102, Mt Vernon; and
- 11 dwelling buildings containing 11 dwelling units and 1.55 acres of underlying land at the development known as MI058000103, Hildabrandt Park; and
- 18 dwelling buildings containing 18 dwelling units and 4.5 acres of underlying land at the development known as MI058000111, Lansing Pub Hsg; and
- 3 dwelling buildings containing 3 dwelling units and 0.85 acres of underlying land at the development known as MI058000112, Lansing Pub Hsg.

In total, the application is for the disposition of 44 dwelling buildings containing 44 dwelling units and 9.20 acres of underlying land (Property) (See property addresses attached as Exhibit A). LHC submitted this application through Forms HUD-52860 and HUD-52860-A via HUD's Inventory Management System/PIH Information Center (IMS/PIC) system in an application known as DDA0012266 (Application). According to HUD's and PHA's records, the Property was developed, acquired, or assisted with funding from the U.S. Housing Act of 1937 (42 U.S.C. 1437p) (the Act). LHC submitted supplemental information about the Application through April 27, 2023.

Approval

SAC has determined that LHC provided the required certifications and supporting documentation required by 24 CFR 970.7(a) and has otherwise complied with applicable statutory and regulatory requirements for the disposition of the Property. Based on this, SAC approves the Application as summarized below, subject to the conditions contained in this letter.

Mt Vernon, MI058000102 **Approved for Disposition:** 12 dwelling buildings (12 dwelling units); 2.4 acres **Hildabrandt Park, MI058000103** **Approved for Disposition:** 11 dwelling buildings (11 dwelling units); 1.7 acres **Lansing Pub Hsg, MI058000111** **Approved for Disposition:** 18 dwelling buildings (18 dwelling units); 4.5 acres **Lansing Pub Hsg, MI058000112** **Approved for Disposition:** 3 dwelling buildings (3 dwelling units); 0.85 acres	
Approved Method of Disposition	Negotiated Sale at Fair Market Value
(Anticipated) Acquiring Entity	Various; see Method of Disposition section
Disposition Amount	$3,290,000 sale
Approved Building Numbers in PIC: See Exhibit A	

Previous Removals at the Development

LHC has received the following previous HUD approval for removing property from the subject developments:

PIC Application	Development	Removal Type	Units Approved	Acres Approved	Date of Approval
DDA0010262	MI058000102	RAD	105	10.72	12/31/2020
DDA0011033	MI058000102	DISP	35	0	10/15/2020
DDA0012078	MI058000102	DISP	49	7.1	10/28/2022
DDA0011003	MI058000103	RAD	60	8.4	11/30/2021
DDA0011506	MI058000103	DISP	40	0	9/15/2021
DDA0012078	MI058000103	DISP	54	7.1	10/28/2022
DDA0011027	MI058000111	RAD	75	10.2	3/31/2022
DDA0011545	MI058000111	DISP	40	0	11/18/2021
DDA0012078	MI058000111	DISP	80	13.9	10/28/2022
DDA0010261	MI058000112	RAD	188	4.4	3/31/2021
DDA0012078	MI058000112	DISP	8	1.96	10/28/2022

Description of Proposed Disposition

LHC's Application described the Property based on building and unit information in IMS/PIC. Details of the proposed disposition of the Property at the development are as follows:

Mt Vernon, MI058000102 DOFA: 10/8/1973						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	-	-	29	24	9	62
Proposed Units	-	-	3	7	2	12
Number of Dwelling Buildings Existing						55
Number of Dwelling Buildings Proposed						12
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				2.6 Acres		
Proposed Land				2.3 Acres		
Proposed Building Number Per PIC: See Exhibit A						

Hildabrandt Park, MI058000103 DOFA: 4/9/1971						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	-	-	64	38	18	120
Proposed Units	-	-	-	10	1	11
Number of Dwelling Buildings Existing						77
Number of Dwelling Buildings Proposed						11
Number of Non-Dwelling Buildings Existing						2
Number of Non-Dwelling Buildings Proposed						0
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				7 Acres		
Proposed Land				1.55 Acres		
Proposed Building Number Per PIC: See Exhibit A						

Lansing Pub Hsg, MI058000111 DOFA: 6/22/1972						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	-	-	15	70	13	98
Proposed Units	-	-	12	4	2	18
Number of Dwelling Buildings Existing						79
Number of Dwelling Buildings Proposed						18
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				18.4 Acres		
Proposed Land				4.50 Acres		
Proposed Building Number Per PIC: See Exhibit A						

Lansing Pub Hsg, MI058000112 DOFA: 8/31/1970						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	-	-	1	3	7	11
Proposed Units	-	-	-	1	2	3
Number of Dwelling Buildings Existing						11
Number of Dwelling Buildings Proposed						3
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						291
Existing Land				2.81 Acres		
Proposed Land				0.85 Acres		
Proposed Building Number Per PIC: See Exhibit A						

PHA Plan Compliance

PHA certified and the Field Office confirmed that PHA submitted a Significant Amendment to a PHA Annual Plan under 24 CFR part 903 that described the disposition, and that the description in the PHA Annual Plan is identical to the Application and otherwise complies with Section 18. The Field Office approved a significant amendment to the Plan on August 5, 2020.

Environmental Review

The Field Office certified that, in accordance with 24 CFR 970.13, an Environmental

Review (ER) was performed under 24 CFR part 58 for the disposition action and any known re-use. The Responsible Entity determination was made on July 27, 2022.

Justification

LHC has determined the disposition to be appropriate for reasons that are in the best interests of the residents and the PHA; consistent with the PHA goals and plans; and otherwise consistent with the 1937 Act. Specifically, LHC proposes the disposition because of Scattered Site Units in accordance with the criteria of 24 CFR 970.17(c) and PIH Notice 2021-07.

LHC is proposing disposition of 44 scattered site units and has confirmed that the units are single-family homes scattered throughout the City of Lansing. LHC notes that the units lack uniformity among systems and components which, together with the dispersed nature, present maintenance and administrative challenges in management.

Property Valuation

In accordance with 24 CFR 970.19, LHC proposed a valuation of the Property in the form of a broker's opinion performed by Affordable Housing Investment Brokerage, Inc, which estimates the total value of the property to be $3,290,000 as of December 2, 2022. The broker's report determined a value of $3,000,000 with the assumption of an investor purchasing all units and a value of $3,700,000 if units were purchased individually. LHC has determined that $3,290,000 is the most acceptable value within that range since it anticipates the bulk of units will be purchased by the investor. HUD accepts this method as a reasonable valuation of the property for the purposes of this approval, however, HUD will require that LHC obtain individual and independent appraisals for each unit prior to closing.

Method of Disposition

LHC's application describes the "method of disposition" as a negotiated sale at fair market value. LHC proposes to dispose of the Property at FMV to SK Investments, Inc. or to individual purchasers for a total sum of approximately $3,290,000.

LHC conducted a competitive, fair, and open process for offers to purchase the scattered sites through a request for proposal (RFP) process as outlined documents provided to HUD. The RFP was open to all interested purchasers, including investors, non-profits, and individuals. The Section 18 plan, RFP, process, and details were discussed extensively at LHC meetings, included in annual plans, and the RFP was posted to the LHC website. In addition to the RFP, communications were distributed to low-income families interested in purchasing a home, including the current tenants of these units.

LHC received intent to purchase documents from residents living in the 44 units included in this application. LHC is in discussions with these residents about their progress towards purchasing their homes. Residents will purchase their home at fair market value as determined by the broker's opinion and under terms that were open to any interested purchaser. The LHC is not providing any financing to any buyer.

For homes where residents decide not to purchase, the proposed buyer would be SK Investments Group. SK Investments Group will purchase units at fair market value and has been given this opportunity based on its response to the RFP process. SK Investments Group has been approved for a new project-based voucher housing assistance payment contracts with LHC to be effective following the sale of homes that residents decide not to buy.

However, they made offers of sale directly to all residents of the subject property as well as to over 375 potentially interested parties via its Request for Proposals, including investors, non-profits, and community groups.

Proceeds

In accordance with 24 CFR 970.7(a)(10), LHC estimated it would receive $3,290,000 of gross proceeds and $2,962,000 of net proceeds from the disposition.

LHC proposed to use approximately $325,000 of gross proceeds for reasonable costs of disposition. PHA's Application provided a list of costs as follows: 3rd party real estate brokerage costs, 3rd party consulting firm costs, 3rd party reports, external legal counsel, and title/recording costs. HUD concurs these are reasonable costs of disposition in accordance with 24 CFR 970.19 and PIH Notice 2020-23.

In accordance with the Act, 24 CFR 970.7(b)(10), 24 CFR 970.19, and PIH Notice 2020-23, LHC indicated it plans to use net proceeds to develop new low-income housing units consistent with Section 8(A) ("Modernization and Development of Public Housing") of PIH Notice 2020-23.

LHC must comply with Section 18(a)(5) of the 1937 Act, 24 CFR 970.19(e), PIH Notice 2020-23 for holding, expending, and reporting on proceeds. If LHC determines a use for net proceeds different from that proposed in its approved application, the PHA is not required to request or receive HUD (SAC or Field Office) approval for the alternate use. However, LHC must ensure, subject to potential HUD enforcement, that the alternate use fully complies with the requirements of Section 18(a)(5) of the 1937 Act, 24 CFR 970.19(e), and PIH Notice 2020-23, and that such alternate use is properly documented compliant with 24 CFR 970.35 and section 11 of that Notice." See also Memo dated June 7, 2022 from SAC Director to Field Offices at https://www.hud.gov/sites/dfiles/PIH/documents/Memo_FOs_S18_Proceeds.pdf

Note also that if PHA proposes to use proceeds for Capital Fund uses (as part of currently proposed use or alternative use in the future), PIH Notice 2020-23 requires the PHA to "identify proceeds" in its CFP 5-Year Action Plan, through EPIC by moving the funds from its General Depository Agreement (GDA) (HUD-51999) to the Energy Performance Information Center (EPIC). The PHA identifies the "year" in EPIC based on the year it will spend the proceeds on CFP activities. See Section 2.5 of the EPIC Manual "Adding/Creating a Work Activity" at https://www.hud.gov/program_offices/public_indian_housing/programs/ph/capfund/epic. In the title/description, the PHA should state that Section 18 proceeds are being used for the activity. The Field Office then approves the CFP 5-year Action Plan that includes the proceeds, prior to PHA obligating or expending the money.

Relocation

In accordance with 24 CFR 970.7(a)(6), LHC submitted a plan for the relocation of residents who would be impacted by the proposed disposition. The relocation plan included a certification that PHA would comply with the relocation requirements of 24 CFR 970.21, an estimated relocation timetable, ("Estimated Timetable") planned sources of comparable housing, estimated relocation/moving costs, description of planned counseling, and a summary of how LHC planned to relocate persons with disabilities requiring reasonable accommodations.

When the Application was submitted, 42 units proposed for disposition were occupied. For residents that don't purchase their homes, LHC indicated that it plans to offer families comparable housing in the form of PBV leases in their existing units. As such, all residents will ultimately remain in their unit in some way. Families will not be provided with an opportunity to move with tenant-based assistance.

Resident Consultation

In accordance with 24 CFR 970.7(a)(7) and 24 CFR 970.9(a), LHC submitted evidence that it consulted with residents who will be affected by a proposed disposition, any resident organizations for the development, any PHA-wide resident organizations that will be affected by the disposition, and the Resident Advisory Board (RAB). Such consultation was separate from the public consultation required by PHA Plan requirements and is summarized as follows:

1. Affected Residents: LHC met with public housing residents on April 7, 2022, at a hybrid (both in-person and online) meeting. LHC provided the meeting notice, presentation materials, a Zoom meeting log, sign-in sheets, and a summary of questions and comments received. Questions provided focused on timing, voucher conditions and resident responsibilities throughout the process. LHC also followed up with individual residents of the subject property to expand on relocation requirements.

2. Resident Advisory Board (RAB) in accordance with 24 CFR 903.13: none. LHC's Resident Advisory Board was dissolved due to a lack of interest and there has not been any recent interest or attempts to reestablish it.

Offer for Sale to Resident Organizations

In accordance with 24 CFR 970.7(a)(8), LHC submitted evidence that it complied with the requirements of 24 CFR 970.9(b) by offering to sell the Property to eligible resident organizations, eligible resident management corporations, and nonprofit organizations acting on behalf of the residents at any development proposed for disposition (if any), if the resident entity expressed an interest in purchasing the Property for continued use as low-income housing. LHC noted that there is no resident organization for public housing residents.

Local Government Consultation

As part of the consultation process, LHC met with eight Lansing City Council members at the May 9, 2022, City Council meeting and presented the subject disposition proposal. City

Council members asked questions largely related to the potential purchasers of the property. As required by 24 CFR 970.7(a)(14), the application package includes a letter of support from the Honorable Andy Schor, Mayor of the City of Lansing, dated June 1, 2022. The last resident consultation was on April 7, 2022.

In accordance with 24 CFR 970.7(a)(14), LHC submitted evidence that the Application was developed in consultation with appropriate government officials:

- LHC submitted a description of the process of consultation with local government officials, which summarizes dates, meetings, and issues raised by the local government officials and the PHA's responses to those issues.
- LHC submitted a signed and dated letter in support of the Application from the chief executive officer from all units of local government with jurisdiction that demonstrates that LHC has consulted with the appropriate local government officials on the proposed disposition.

Board Resolution

In accordance with 24 CFR 970.7(a)(13), LHC submitted a copy of a resolution by the PHA's Board of Commissioners approving the submission of the Application to HUD. The resolution is signed and dated on July 13, 2022, after all resident and local government consultation was completed.

Estimated Timetable (Impact on Operating Funds)

In accordance with 24 CFR 970.7(a)(4) and 24 CFR 970.21(d), PHA submitted an estimated timetable for the proposed disposition as follows:

	Milestone	Number of Days after Approval
A	Begin Relocation ("Days to Relocation" field)	90
B	Complete Relocation	91
C	Execute Disposition Document	92
D	Dispose of Property/HUD Releases DOT	95

Because the "days to relocation" data in LHC's estimated timetable impacts LHC's Operating Fund Subsidy, LHC must ensure its accuracy. If plans change, LHC must take steps to update this estimated start of relocation. See section in this approval titled "*Impact on Operating Funds (Requirements for Updating Timetable--"Days to Relocation" Field)"* for requirements and instruction on when and how PHA must request changes to the estimated start of relocation.

Civil Rights Compliance

In accordance with 24 CFR 970.7(a)(16), LHC submitted a certification that it will carry

out the removal action in compliance with all applicable civil rights requirements, including Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990, all regulations implementing these authorities, other applicable Federal, State, and local civil rights laws, and the duty to affirmatively further fair housing.

LHC also indicated it was not operating under a remedial civil rights order or agreement, voluntary compliance agreement, final judgment, consent decree, settlement agreement, or other court order or agreement.

HUD's Office of Fair Housing and Equal Opportunity (FHEO) reviewed LHC's inventory removal application to remove 44 public housing units from the federal public housing inventory and determined that the removal of these units will not affect LHC's efforts to comply with all civil rights.

Capital Fund Financing Program and Energy Performance Contract

As of April 13, 2023, LHC does not operate a Capital Fund Financing Program (CFFP). When LHC submitted the Application, LHC did not have an approved Energy Performance Contract (EPC) with HUD.

Conditions and Next Steps for Implementation

- LHC must comply with all requirements of Section 18 of the 1937 Act, 24 CFR part 970, and this approval letter in carrying out this disposition action.

- LHC shall not dispose of the Property in accordance with this approval until all residents have been relocated, all demolition actions at the development (that were previously approved by HUD) are complete, and until the Field Office releases the Declaration of Trust (DOT).

- The Field Office is authorized to release the DOT from the Property in accordance with this approval. Prior to releasing the DOT, the Field Office must confirm the terms the disposition transaction conforms with the requirements of this approval. The Field Office may request confirmation from LHC that relocation is complete and was done in accordance with applicable requirements prior to releasing the DOT. LHC must submit a draft DOT release to the Field Office, along with any other documents requested by the Field Office (e.g. title report, disposition narrative, draft use agreement, draft grant deed, general depository agreement, etc.).

- The Field Office is authorized to approve the removal of the Property (units and acreage) from IMS/PIC and LHC's public housing inventory, in accordance with 24 CFR 970.34 and HA's request.

- If after receiving this approval (but prior to DOT release), LHC's plan changes on material terms, SAC approval of the change is required. Material terms include a change to the

method of disposition (i.e., public bid sale to a negotiated sale) and changes to the proposed commensurate public benefit justifying a below FMV disposition. LHC must request SAC approval by emailing SACTA@hud.gov with information about the change. SAC will advise the LHC of next steps (i.e., if it can approve the change through a technical correction to the approval, if it will rescind the property from the current application/approval so LHC can submit a new application). In addition to the request to the SAC, if LHC's plans change to the extent that the future use is substantially different from the project scope reflected in Environmental Review (ER) that was done pursuant to 24 CFR 970.13 under 24 CFR part 58, PHA must inform the Responsibility Entity (RE) and permit the RE to re-evaluate the ER. If the ER was done under part 50, PHA must inform HUD. It is up to the RE (or HUD) to decide as to whether the ER will be updated or a new ER is required (based on the updated project description, project scope, and environmental conditions) (refer to 24 CFR 58.47 for a complete description of the re-evaluation criteria). If a new ER is required, the RE (or HUD) may choose to use the past ER to guide completion of the new ER.

- PIH Notice 2021-07 provides that written SAC approval is required if the changes to the disposition are "material". SAC understands that details of the disposition transaction may change between the time of LHC's Application submission and the time of the disposition transaction. SAC does NOT consider the following to be material changes to the terms of the disposition and LHC can proceed with the disposition without receiving further written SAC approval, if these change prior to disposition, provided the Field Office is aware of the changes, provides written approval, and incorporates the changes into any required HUD use restrictions prior to releasing the DOT. Notwithstanding this, SAC will process and provide written technical corrections to update its approval of these changes, if requested by LHC or the Field Office.

    - Change in Acquiring Entity (name or ownership structure), if future use remains the same.

    - Change in amount of sales proceeds that LHC will receive, provided the amount does not change more than 20% (greater or lesser) from that indicated in the Application and SAC Approval, and further provided that the future use remains the same if the disposition was approved as a below FMV transaction). LHC must use and report and use all proceeds in accordance PIH Notice 2020-23. If the sales proceeds will change more than 20%, the LHC must request approval from the SAC.

Tenant Protection Vouchers (TPVs)

The date of this approval determines LHC's maximum TPV eligibility based on current appropriations laws. However, this approval does not determine LHC's actual TPV award. Rather, LHC's actual TPV award is based on the Housing Choice Voucher (HCV) Funding Notice in effect at the time the TPV application (HUD-52515) is submitted to HUD, and the availability of TPV funding. The current HCV funding notice is PIH Notice 2023-07.

On the date of this approval, 42 units are occupied, and 2 units were occupied within the previous 24 months. LHC's Application reflects that no replacement public housing units will be

developed on the Property. Therefore, LHC's maximum TPV award is as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award	0	44

This maximum is subject to change if redevelopment plans change, and any redevelopment plan changes must be approved by HUD before the LHC applies for TPV assistance.

The issuance of TPVs to PHA does not occur with SAC approval of the Application. Instead, PHA must apply separately for TPVs in accordance with the current Housing Choice Voucher (HCV) Funding Notice. PHA cannot submit the TPV request until it needs the TPVs for purposes of relocating the residents who will be displaced (generally no sooner than 30-60 days from the planned start of relocation). The timing of PHA's TPV application submission and the start of relocation noted in this approval should be consistent. HUD determines a PHA's final TPV award based on the number of TPVs PHA requests, PHA compliance with TPV requirements, the relevant appropriations, and the maximum number of (replacement and/or relocation) TPVs reflected in SAC's approval of the Application. HUD does not allow Public Housing-only PHAs to create Section 8 HCV programs based solely on TPV eligibility. If another HCV PHA will administer the TPVs, PHA must request and obtain Field Office approval of that administrating HCV agency.

To apply for the authorized TPVs, the HCV PHA that will administer the TPVs must submit the following to the Field Office:

1. Name and IMS/PIC number for the units approved in the Application. The number of TPVs (both relocation and replacement) requested which must equal or be less than the maximum number of TPVs identified in the HUD approval and address relevant appropriation limits including HUD TPV guidance.

2. Form HUD-52515 (Voucher Funding Application). If lease-up covers more than one calendar year, PHA must submit a separate Form HUD-52515 for each calendar year.

3. Leasing schedule identifying the number of TPVs leased on a month-to-month basis. The leasing schedule reflects the timing of initial lease-up in the HCV program. If lease-up covers more than one calendar year, the PHA must submit separate leasing schedules for each calendar year. If PHA is approved for both replacement and relocation TPVs as part of the same HUD approval, PHA must submit separate leasing schedule(s) for each type of TPV.

4. SAC approval of the Application, as a PDF copy, signed and dated.

5. In cases in which the LHC that receives approval of the Public Housing conversion action is a Public Housing–only agency, or otherwise chooses to

partner with an HCV PHA, the written agreement between LHC undergoing the disposition action and an HCV PHA.

The Field Office conducts a threshold review of the TPV request prior to sending the request to HUD's Financial Management Division (FMD) for processing. HUD's Financial Management Center (FMC) notifies PHAs of final TPV awards. See also TPV FAQs at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/tenant_protection_vouchers

IMS/PIC Reporting

In accordance with 24 CFR 970.35, LHC must ensure the Property is "Removed from Inventory" ("RMI") status in IMS/PIC within seven (7) days of disposition (i.e., transfer of warranty deed or execution of ground lease).
Specific instructions for completing the removal in IMS/PIC are as follows:

1. Select the "Development Number", then select "Add Transaction"

2. Select the appropriate "Application (DDA) Number" from the drop-down menu

3. In the "Action/Closing Date" box, enter the removal (demolition) date If the properties in a DDA application were demolished/disposed of (phased) on multiple dates, a separate transaction is needed for each action date

4. Use "Remove Residential Inventory by Building" section, select the appropriate building(s) available in the "Complete Buildings Available" box and transfer them to the "proposed Buildings" box

5. Save the information using the "Save" button. The status of this information is then displayed as "Draft"

6. LHC supervisory staff submits the information to the LHC Executive Director, or the designated final reviewer at PHA, using the Submission sub tab. The status becomes "Submitted for Review"

7. LHC Executive Director or designee uses the Review sub tab to reject the transaction, which places it in a "Rejected" status, or approves, which places it in a "Submitted for Approval" status

8. The Field Office reviews the request, and once the Field Office approves it, the status of the units in IMS/PIC permanently changes to RMI.

104(d) of the Housing and Community Development Act of 1974

HUD reminds LHC that pursuant to 24 CFR 970.21(c)(2), if any of the following types of federal financial assistance is used in connection with the disposition of public housing, the project is subject to section 104(d) of the Housing and Community Development Act of 1974, 42 U.S.C. 5304(d) (as amended), including the relocation payment provisions and the anti-

displacement provisions, which require that comparable replacement dwellings be provided within the community for the same number of occupants as could have been housed in the occupied and vacant, occupiable low- and moderate-income units converted to another use:

- Community Development Block Grant (CDBG) program, 42 U.S.C. 5301 et seq. (including loan guarantees under section 108 of the Housing and Community Development Act of 1974, 42 U.S.C. 5308 et seq.); or

- HOME program, 42 U.S.C. 12701 et seq.

Please contact the Field Office or your HUD Regional Relocation Specialist for additional guidance, if applicable.

Use of Public Housing Funds for Disposition-Related Costs.

Section 18 of the Act authorizes HUD to approve unfunded applications. Therefore, HUD's approval of the Application does not approve PHAs to use Public Housing Capital and/or Operating Funds to pay for disposition-related costs (i.e., relocation costs, environmental review costs, consultation costs, appraisals costs). Many of these costs are eligible uses of Public Housing Funds, but LHC must comply with all applicable public housing requirements (including 5-Year CFP Action Plan requirements) regarding the use of Public Housing Funds CFR 905.500(j), which can be used for eligible Capital Fund purposes.

Project-Based Vouchers (PBVs) at the Property.

If LHC proposes to project-base a TPV award (at the Property or off-site) and/or to project-base existing or not yet developed units at the Property, SAC's approval of the Application does not constitute an approval of any such project-basing, even if described in the Application.

Instead, LHC must comply with all applicable PBV program requirements including section 8(o)(13) of the 1937 Act (as amended by HOTMA, Public Law114-201, 130 Stat.782), HUD regulation at 24 CFR part 983, and other applicable HUD guidance. These include, but are not limited to, HOTMA Federal Register (FR) Implementation Notice at 82 FR 5458 (January 18, 2017), 82 FR 32461 (Jul. 14, 2017) (HOTMA Correction), 85 FR 12001 (Feb. 28, 2020) (SLR), PIH Notice 2017-21 (HA) at https://www.hud.gov/sites/dfiles/PIH/documents/PIH-2017-21.pdf, and environmental requirements outlined in PIH Notice 2016-22 (HA). Note that if the property will be operated as a federally assisted project (e.g., PBV) following disposition, that generally requires a separate Environmental Review (ER) (unless both the disposition and PBV use are contemplated in the same ER and the ER completed satisfies the requirements of both programs). See PBV FAQs https://www.hud.gov/sites/dfiles/documents/PBV_FAQs.pdf
See also Post-Closing Asset Repositioning Videos at PHA Asset Repositioning Post-Closing How-To Videos - HUD Exchange. These how-to videos will assist PHA in operating the PBV project after a public housing repositioning. The goal of the video series is to explain and discuss common issues and activities that occur post-repositioning. Each video will help PHA understand its asset management and reporting responsibilities in the PBV program following repositioning actions leading to PBVs.

Impact on Capital Funds

LHC will not receive "normal" Capital Funds for the next FYI for units in "Removed from Inventory" (RMI) status with removal dates on or before June 30th. Instead, PHA may be eligible for Demolition and Disposition Transitional Funding (DDTF) under 24 905.400. See also DDTF and ARF Summary Repositioning document at https://www.hud.gov/sites/dfiles/PIH/documents/DDTF%20and%20ARF%20Summary%20.pdf

Impact on Operating Funds (Requirements for Updating Timetable--"Days to Relocation" Field)

If the Property comprises dwelling units, the disposition and removal of the Property will impact LHC's Operating Fund Subsidy. Unless the units are part of a building that contains ineligible units or HA rejects the fee, LHC will receive Asset Repositioning Fee (ARF) under 24 CFR 990.190(h). See PIH Notice 2021-37 at https://www.hud.gov/sites/dfiles/PIH/documents/PIH2021-37.pdf. The ARF timeline is determined, in part, based on the "Days to Relocation" field in the timeline of the Application.

LHC must comply with regulatory requirements at 24 CFR 990.190(h) and PIH Notice 2021-37 to ensure that ARF-related data in the IMS/PIC Application is accurate. If LHC's timeline to begin relocation changes to be materially delayed, or to start materially early, the IMS/PIC DDA Application must be updated. This is important because units eligible for ARF are not eligible for `regular' Operating Subsidy and funding for units essentially stops at the end of the ARF timeline. See PIH Notice 2021-37 for detailed instructions. A summary for how PHAs request changes to the start of relocation field in the Application are as follows:

1. PHA sends an email to the Field Office Director (adding PH staff assigned to the PHA) with the subject line: "PHA Code, SAC application DDAP Number, Modification to Days to Relocation". The PHA includes the new estimated number for the Days to Relocation, along with a brief explanation of the reason for the change and a revised form HUD-52723 for the current year.

2. Field Office reviews the justification for consistency (e.g., information from residents that relocation has started) and that the new estimated Days to Relocation is not past the Operating Fund subsidy revisions deadline in the first year of ARF eligibility. The Operating Fund subsidy revisions deadline is the date after which HUD no longer accept PHAs' requests for revisions to the form HUD-52723.

3. If PHA's request is acceptable, SAC modifies the Days to Relocation in the IMS/PIC DDA Application and emails the PHA confirming the change. HUD processes these modifications as technical corrections to approved Applications without a formal amendment of the Application. Field Office processes the revised form HUD-52723.

4. If PHA's request is not accepted (e.g., the requested new Days to Relocation is past the Operating Fund subsidy revisions deadline), the Field Office denies the

change in writing and rejects the revised form HUD-52723.

Note that PHA is only required to request updates to the Days to Relocation (relocation start) field in the timetable. If PHA's plans change on its estimated timetable for completing relocation, executing the disposition document, or disposing of the Property (requesting release of DOT from HUD), PHA is not required to request that HUD update these fields in the IMS/PIC DDA Application. However, PHA should keep its Field Office up to date on its progress of the implementation, including any unexpected delays and/or substantial deviations from the estimated timetable in the Application.

See also DDTF and ARF Summary Repositioning document at https://www.hud.gov/sites/dfiles/PIH/documents/DDTF%20and%20ARF%20Summary%20.pdf

Compliance with Public Housing Requirements Until Disposition

LHC must operate and maintain the Property in accordance with all applicable public housing requirements under its Annual Contributions Contract (ACC) up until disposition (DOT release), including, but not limited to:

- Environmental Requirements (ER) for public housing property. See PIH Notice 2016-22 at https://www.hud.gov/sites/documents/PIH2016-22.PDF

- Expenditure of Public Housing Funds (for Operations and Modernization) at the Property. Generally permitted consistent with Capital and Operating Funds rules. See the Public Housing Funds and Repositioning document at www.hud.gov/sites/dfiles/PIH/documents/Repositioning%20and%20Public%20Housing%20Funds.pdf. However, if HUD's approval of the Application was supported by PHA's certification and supporting evidence of physical obsolescence (and the cost-test for rehab), LHC may not expend Public Housing Funds at the Property to the extent that the Property would no longer be obsolete.

- ***Re-occupancy of Units at the Property. LHC may decide it is in the best interests of the PHA, its residents, and the community to re-occupy vacated units up until disposition. In accordance with PIH Notice 2021-07, if PHA proposed the disposition because the units are structurally unsound, located in a floodway, or otherwise uninhabitable, LHC cannot reoccupy the units. PHA cannot re-occupy units after issuance of the 90-day relocation notice. PHAs must provide the newly occupied families with the relocation benefits and comparable housing resources required by 24 CFR 970.21. HUD recommends LHC provide new families with a move-in notice explaining that the Property will be disposed of (including an estimated timeframe) and that the family will be provided with relocation benefits.***

Flood Plain

As required by the Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a), if the Property is in a Special Flood Hazard Area, any structures on the Property must carry flood insurance for *the life of the building* regardless of transfer of ownership.

Faircloth Limit

Section 9(g)(3) of the United States Housing Act of 1937 ("Faircloth Amendment") limits the construction of new public housing units. The Faircloth Amendment states that the Department cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a net increase in the number of units the PHA owned, assisted or operated as of October 1, 1999. This requirement is referred to as the "Faircloth Limit." LHC will not be funded for new public housing units that exceed its Faircloth limit.

If LHC is disposing of units under this approval, its ability to develop new public housing units under its Faircloth limit will increase.

Resources

HUD's Public Housing Repositioning website at www.hud.gov/repositioning
SAC's website at www.hud.gov/sac

Section 18 Application Checklist. Includes an Order of Operations that includes post-approval steps (See Exhibit C of Checklist)
https://www.hud.gov/sites/dfiles/PIH/documents/S18%20Checklist%2010-1-21%20%281%29.pdf

Post-Closing Asset Repositioning Videos (for operating PBV projects post-closing) PHA Asset Repositioning Post-Closing How-To Videos - HUD Exchange

The Field Office has been informed of this approval and will assist LHC in its implementation. I urge you to continue to maintain an open dialogue with your Field Office, residents and local officials. If PHA has any questions about this approval, please contact SACTA@hud.gov.

Sincerely,

JANE HORNSTEIN

Digitally signed by: JANE HORNSTEIN
DN: CN = JANE HORNSTEIN C = US O = U.S. Government OU = Department of Housing and Urban Development, Office of Public and Indian Housing
Date: 2023.05.09 12:36:58 -05'00'

Jane B. Hornstein
Director

CC: Field Office
Enclosure

Exhibit A – Property Addresses

AMP	Street Address	City/State	PIC Building Number	Parcel ID #
MI058000102	1401 W. Hillsdale	Lansing, MI	45	33-01-01-17-386-061
MI058000102	1447 Robertson	Lansing, MI	46	33-01-01-08-205-111
MI058000102	1449 Comfort	Lansing, MI	48	33-01-01-08-128-263
MI058000102	1405 N. Martin Luther King	Lansing, MI	B_0018	33-01-01-08-206-216
MI058000102	2109 Darby	Lansing, MI	37	33-01-01-06-455-171
MI058000102	2915 Delta River	Lansing, MI	39	33-01-01-06-402-191
MI058000102	3021 Delta River	Lansing, MI	41	33-01-01-06-402-251
MI058000102	3108 Tecumseh	Lansing, MI	42	33-01-01-05-182-031
MI058000102	527 Maple	Lansing, MI	43	33-01-01-09-307-001
MI058000102	1507 Comfort	Lansing, MI	35	33-01-01-08-128-267
MI058000102	1513 Comfort	Lansing, MI	36	33-01-01-08-128-269
MI058000102	1507 Robertson	Lansing, MI	B_0020	33-01-01-08-205-132
MI058000103	512 Mifflin	Lansing, MI	97	33-01-01-14-379-181
MI058000103	616 S. Foster	Lansing, MI	78	33-01-01-14-363-281
MI058000103	636 S. Hayford	Lansing, MI	79	33-01-01-14-359-281
MI058000103	108 Fairfield	Lansing, MI	72	33-01-01-04-126-221
MI058000103	1100 Leslie	Lansing, MI	82	33-01-01-22-277-211
MI058000103	1116 Leslie	Lansing, MI	57	33-01-01-22-277-171
MI058000103	1124 Bensch	Lansing, MI	60	33-01-01-22-251-191
MI058000103	1207 Shepard	Lansing, MI	86	33-01-01-22-282-021
MI058000103	1435 Perkins	Lansing, MI	95	33-01-01-22-254-091
MI058000103	2220 Turner	Lansing, MI	B_0029	33-01-01-04-454-042
MI058000103	407 N. Magnolia	Lansing, MI	70	33-01-01-14-108-351
MI058000111	2511 Dunlap	Lansing, MI	109	33-01-01-30-476-541
MI058000111	2607 Dunlap	Lansing, MI	103	33-01-01-30-476-571
MI058000111	3121 Viking	Lansing, MI	31	33-01-01-30-476-061
MI058000111	3622 Burchfield	Lansing, MI	110	33-01-01-32-226-341
MI058000111	5018 S. Wash.	Lansing, MI	B_0008	33-01-01-32-481-212
MI058000111	5024 S. Wash.	Lansing, MI	B_0012	33-01-01-32-481-201
MI058000111	5716 Haag	Lansing, MI	38	33-01-05-05-328-121
MI058000111	5800 Durwell	Lansing, MI	39	33-01-05-05-328-081
MI058000111	5801 Schafer	Lansing, MI	40	33-01-05-04-303-041
MI058000111	6215 Cooper	Lansing, MI	41	33-01-05-09-102-031
MI058000111	6267 S. Wash.	Lansing, MI	43	33-01-05-09-101-115
MI058000111	6935 Richard	Lansing, MI	53	33-01-05-09-377-071
MI058000111	4638 Christiansen	Lansing, MI	58	33-01-01-32-353-511

MI058000111	6332 Rosedale	Lansing, MI	46	33-01-05-09-177-345
MI058000111	6523 Sommerset	Lansing, MI	50	33-01-05-09-177-165
MI058000111	6941 Richard	Lansing, MI	54	33-01-05-09-377-081
MI058000111	2225 Dunlap	Lansing, MI	113	33-01-01-30-477-221
MI058000111	2600 Dunlap	Lansing, MI	105	33-01-01-30-427-051
MI058000112	1724 Irvington	Lansing, MI	52	33-01-01-34-228-051
MI058000112	4900 Tenny	Lansing, MI	36	33-01-01-33-353-281
MI058000112	2609 Dier	Lansing, MI	22	33-01-01-35-326-111