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

Agenda

Lansing Housing Commission

May 26, 2021

1. Call to Order
   a. Roll Call
   b. Approval of Minutes of April 28, 2021
2. Action Items:
   a. Advanced Peace Initiative - Donation
3. Informational Items:
   a. Finance Report April 2021 — Steven Raiche
   b. Housing Choice Voucher April 2021 — Kim Shirey
   c. Asset Management Report April 2021
      - Hildebrandt & Scattered Sites — Andrea Bailey
      - Capitol City Senior Apts & LaRoy Froh — Marcus Hardy
4. Discussion Items:
   a. RAD Update
5. Other Items:
   a. New Logo
6. Executive Director's Comments.

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7. President's Comments
8. Public Comment – limit 3 minutes per person.
9. Adjournment.

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Minutes of the April 28, 2021

Commissioner Robinson called the meeting to order at 5:30 p.m. Mr. Fleming, called the roll.

PRESENT AT ROLL CALL: Commissioners Ryan Robinson, Emma Henry, Don Sober. Loria Hall and Michael McKissic absent.

STAFF:

Marcus Hardy	Douglas Fleming
Kim Shirey	Andrea Bailey
Steven Raiche – Contractor	Victor Verchereau - Contractor
Sam Spadafore – Contractor	Kristina Greeley – Contractor

Guests:
None

Commissioner Henry moved and Commissioner Hall seconded a motion to approve the minutes of the March 24, 2021 commission meeting. **The Motion was approved by all members present.**

Action Items:

Advanced Peace Initiative – Jessica Yorko Presentation

- Doug – We invited Jessica Yorko, who works for Ingham County Health Department. There has been talk for a while in Lansing for a Peace Initiative. There has been a number of gun violence in the communities surrounding LHC AMPS so this would be very helpful for the communities.

- Jessica – Advanced Peace Initiative (PowerPoint Presentation)

    - In 2010 several families in Ingham County began advocacy work to communicate about gun violence prevention. Organizations stemmed from the early efforts creating mentorships and support groups particularly for young men of color. A couple organizations are Mikey 23 founded by Mike McKissic. This organization is to create career opportunities for young men. Another organization is Village

Lansing. This organization was formed after a shooting at Farris Park. You will find that the memorial of this shooting still stands there today.

- In Ingham County, there has been an upward trend in gun violence since 2012.
- Last year, the Advanced Peace Initiative hit a crossroad when trying to re-up Carol Siemon Ingham County Prosecutor.
- Mr. Boggan from Advanced Peace Initiative grew up in Lansing and lost his brother and nephew to gun violence here.
    - The focus is to center those who are victims of gun violence or those likely to become shooters. Mr. Boggans' assessment is that there are 15-20 people in Lansing connected to gun violence. Advanced Peace Initiative takes on an Antiviolence approach. The Antiviolence approach includes street outreach, mentoring, and employment. The most likely predictor of someone shooting another person is being a victim of violence or witnessing an act of violence.
    - The result of this program in other communities show that since the program began, there has been an 85% reduction in firearm assaults. The longer the program is active, the better the results are from the program.
    - Lansing – In 2019 there were 180 shootings, in 2020 there were 500 shootings. Residents have informed these organizations that a lot of people got their stimulus money and purchased firearms.
    - In 2021, there has been a shooting nearly weekly in Lansing.
    - How LHC can collaborate – LHC is seeing disparaging impact of gun violence at the properties. LHC has added cameras at the properties as well as security at Capital City Senior apartments. LHC is looking to increase community involvement and would look to contributing $50,000.
    - LHC has office space at the downtown location and could retrofit rooms for staffing of this program if needed.

Commissioner Robinson – The Board is in favor of supporting this program financially. We would like for the finance committee to get together and come up with a number that can be contributed to support this program. More information will come within the upcoming weeks.

Informational Items:

Finance Report March 2021 Steven Raiche

- This month in March, the Board was informed that the RAD deal for Capital City Senior Apartments was completed. The financial information is reflective of that transaction for the month of March. Continued activity at COCC as we have now entered a phase where we are leasing LHC employees to RAD. With the billing out their expenses, you will see some changes with the year to date of those numbers.

- Commissioner Robinson – Finance committee met and discussed the 2 major transaction that happened this year. From an operation standpoint, we are very happy where the numbers are.

- Doug Fleming – In regard to the remaining properties closing for RAD, the expectation is that Hildebrandt will close September 1st and LaRoy Froh will close October 1st.

- Steve – We are continually looking to provide a compensation package that is desirable to potential employees. LHC is funded on the pension plan we currently have. We would like to freeze our pension plan for new hires. There are other retirement plans in place to ensure LHC is competitive in the marketplace and attractive to employees.

- Doug – LHC is looking for motion to close the current plan and come to the Board in a month with a recommendation of what LHC wants to do in regard to moving from pension to 401k.

Commissioner Robinson moved to suspend the pension plan for all new hires until further notice. The effective date is 5/1/2021. Commissioner Hall motioned, Commissioner Sober supported. **The motion was approved by all members present**.

Housing Choice Voucher March 2021 Kim Shirey

Kim Shirey provided a brief overview of the March 2021 HCV Reports.

- Last month there was a lot of time spent interviewing and reviewing resumes. Jackie Bates is being transferred from Waverly Place to join the HCV team. An offer has been extended to Kelli Hurley to join the HCV team. She will be moving from Seattle to Lansing, MI this will be effective July 1st. Internally there has been some shifts. A staff member has been dedicated to processing the waiting list. Jennifer Burnette is stepping in as the assistant housing program director. She held her first all staff meeting this afternoon. Kim is looking forward to working with everyone and helping the agency grow.

Doug – HCV will be a large part of LHC remaining once the AMPs go through RAD. Kim has been freed up to work with Doug, Sam, and Katrina to develop new and affordable housing in Lansing.

Asset Management Report – March 2021

Public Housing (PH) Scattered Sites – Marcel Jackson

- **Public Housing Scattered Sites** had an occupancy rate of 96% at the end of March. There was two (2) move-in, two (2) move outs and one (1) transfer.

There are 10 vacancies. There are 95 open work orders.

Hildebrandt (HP) & Waverly Place – Andrea Baily

- **HP** had an occupancy rate of 97% at the end of March. There were zero (0) move-ins, one (1) move-outs and zero (0) transfer.

There are 2 vacancies. There are 35 open work orders. Average open work orders are 33 days old.

- **Waverly Place** had an occupancy rate of 76% at the end of March. There were zero (0) move-ins, three (3) move-outs and zero (0) transfer.

There are 33 vacant units. There are 17 open work orders.

Positive note: The next wave of RAD transfers happened this week, renovations are moving along pretty well.

LaRoy Froh (LRF) & Capitol City Senior Apts – Marcus Hardy

- **LRF** had an occupancy rate of 96% at the end of March. There was one (1) move-in, zero (0) move-outs and one (1) transfer.

There are 4 vacant units. There are 16 open work orders.

Positive note: Kiwanis Club wants to start a program where they deliver bread weekly and would like to begin a program where they can assist families with items needed.

- **Capitol City Senior Apts** had an occupancy rate of 84% at the end of March. There were zero (0) move-ins, two (2) move-out and zero (0) transfer.

There was 29 vacant units. There are 16 open work orders.

Positive note: A week and a half ago, the first group of residents moved. They are well on their way to completing renovations for the first group of units.

Discussion Items:

- RAD update – Katrina Greeley
    - Waverly Place – there are currently 25 units renovated, 17 units are currently in process of being rehabbed.
    - Full lease up at Waverly Place is expected March 2022.
    - CCSA – 15 units are currently being renovated.
    - Full lease up at CCSA is expected December 2022.

- Resident Services Presentation – Vic Verchereau & Kristine Ranger
    - See attached presentation.

Other Items: None

Executive Director's Comments:

Activities

Capital Projects

- Security cameras installation at Forest and Hoyt – still moving forward, Sam is working with multiple companies to get this completed.

- Hildebrandt investments – There are currently conversations with CCA to improve the performance at Hildebrandt Park.

RAD Activities

- Disposal of Scattered Sites (Section 18)
    - Letter to residents going out regarding their interest of becoming a homeowner. Met with Habitat for Humanity to work with residents. CAHP will also assist residents interested in buying their homes.
    - Environmental review – Met with City of Lansing last week to complete this for the scattered houses.
    - Housing appraisals – This will be completed it gives us an idea of value of properties LHC own.

- RAD transformation of AMP Units
    - Hildebrandt RFP posted – This went out Monday, it was sent to 6 contractors and posted on the website.
    - LaRoy Froh RFP is going out in 30 days.
    - Continue to look at Oliver Gardens, Forest, and Hoyt Townhomes for new LIHTC programs.
    - Construction at Waverly Place and Capital City Senior progressing.

Other Activities

- Site visits to LHC properties
- Oliver Gardens/Forest/Hoyt re-syndication through LIHTC
- Hired new HCV specialist – Transfer of Jackie Bates to HCV
- Hiring new assistant managers – Hildebrandt/Scattered Sites
- Working with Poor Peoples campaign to work with people interested in maintenance by does not have the opportunity to gain the skills. The people in this program will work side by side with LHC Senior Maintenance.
- Waverly Place Staffing – As of 5-1-21 will be fully staffed by Michigan Asset Group (MAG), no current LHC employees will be working at Waverly Place.

- REAC Inspection – REAC inspections will be completed in 2021, LHC was notified today. The date has not been given.
- Quarterly Newsletter went out, a copy has been sent to the Board members as well.
- LHC has a new logo that was revealed tonight.

Other Activities: none

President's Comments:

July 2021 is President Robinson's 6th year term will be up. President Robinson spoke with the Mayor about his position, and this will be ending soon. There is not a specific date just yet.

Public Comment: limit 3 minutes per person

Other Business:

Adjournment: The meeting was adjourned at 7:12 p.m.

_____ Date 9-16-21
Ryan Robinson, Chair

_____ Date 9-16-21
Doug Fleming, Acting Secretary

Lansing Housing Commission
Summary Results for APRIL FY2021

Description	MT Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total	COCC	HCV Admin	HCV	BA	
REVENUE:										
Total Revenue Variance - Fav (Unfav)	**(21,223)**	**2,521**	**(1,268)**	**(22,171)**	**(42,141)**	**2,891**	**183,421**	**(1,885)**		
Tenant Revenue Variance	(25,813)	(5,849)	(8,078)	(23,682)	(63,422)	-	-	-		
HUD Revenue Variance	7,023	8,785	10,828	3,049	29,684	(9,686)	176,412	(7,825)		
Capital Fund Income	-	-	-	-	-	-	-	-		
Other Income	(2,433)	(414)	(4,017)	(1,538)	(8,402)	12,578	7,010	5,940	-	
Other	-	-	-	-	-	-	-	-	-	
Budgeted Revenue	107,581	121,288	109,400	83,869	422,138	67,899	81,131	958,471	N/A	
% Variance fav (unfav)	-20%	2%	-1%	-26%	-10%	4%	226%	0%		
EXPENSES:										
Total Expense Variance Unfav (Fav)	**(34,529)**	**(40,018)**	**(46,921)**	**12,280**	**(109,188)**	**38,919**	**11,798**	**(23,887)**		
Salary Expenses	540	(1,721)	(5,322)	(13,959)	(20,462)	22,172	715	-	-	
Employee Benefit Expenses	1,643	167	(2,143)	(6,372)	(6,705)	8,041	(337)	-	-	
Utilities	(38,672)	3,628	7,562	17,644	(9,839)	148	-	-	-	
Write-offs	(2,215)	(1,233)	(2,588)	(1,615)	(7,651)	-	-	-	-	
Legal	(209)	(191)	(2,257)	(1,273)	(3,930)	906	-	-	-	
Professional Services	(891)	(731)	(749)	(1,526)	(3,896)	(3,045)	1,287	-	-	
Admin Services	-	-	-	-	-	4,547	1,677	-	-	
Recreation/Other Services	(533)	(333)	(333)	(200)	(1,399)	-	-	-	-	
Insurance	(6,076)	(6,078)	(7,628)	(8,077)	(27,859)	(634)	(2,523)	-	-	
Sundry/Postage/Office Supplies	(367)	(244)	(94)	(855)	(1,560)	416	511	-	99	
Management Fee	(6,873)	97	146	(9,176)	(15,807)	-	8,459	-	-	
HAP Expense	42,804			54,691	97,495		(969)	(23,887)	-	
Inspections	-	50	(800)	-	(750)	-	749	-	-	
Interest Expense	(1,162)	(1,937)	(1,144)	(261)	(4,505)	(46)	-	-	-	
Maintenance Costs	(19,037)	(17,032)	(22,235)	(5,968)	(64,271)	(15)	(281)	-	-	
Maintenance Contract - Unit Turns	(10,000)	(15,230)	(8,286)	(650)	(34,166)	-	-	-	-	
Other	6,519	771	(1,051)	(10,122)	(3,882)	6,431	2,510	-	(99)	
Budgeted Expense	110,420	123,500	111,587	90,753	436,260	48,890	68,046	957,456	N/A	
% Variance fav (unfav)	31%	32%	42%	-14%	25%	-80%	-17%	2%		
Gain(Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-	
Curr Mo. Actual Net Income (Loss)	$ 10,467	$ 40,327	$ 43,466	$ (41,335)	$ 52,925	$ (17,018)	$ 184,709	$ 23,017	$ -	
YTD Actual Net Income (Loss) Net of CWIP	$ (1,893,501)	$ 805,326	$ 798,276	$ (2,230,616)	$ (2,520,515)	$ 495,328	$ 453,833	$ 68,616	$ 14,955,225	
Prior YR YTD Net Income (Loss)	$ 83,903	$ 158,321	$ 61,617	$ (58,231)	$ 245,610	$ 431,658	$ 117,378	$ 353,724	N/A	
Cash Balance - March	**$ 560,316**	**$ 823,751**	**$ 1,083,168**	**$ 457,764**	**$ 2,924,999**	**$ 1,456,141**	**$ 1,092,343**	**$ 486,386**	**$ 393,609**	**$ 2,304,225**
Cash Balance - February	**$ 548,028**	**$ 767,704**	**$ 1,033,216**	**$ 575,917**	**$ 2,924,865**	**$ 1,624,940**	**$ 1,079,675**	**$ 452,641**	**$ 393,873**	**$ 2,304,225**
Cash Balance - January	**$ 523,940**	**$ 754,233**	**$ 985,228**	**$ 579,831**	**$ 2,843,231**	**$ 1,413,988**	**$ 1,031,128**	**$ 411,009**	**$ 255,123**	**$ 1,404,225**

Lansing Housing Commission
Summary Results YTD for APRIL FY2021

Description	MT Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total	COCC	HCV Admin	HCV	BA
REVENUE:									
Total Revenue Variance - Fav (Unfav)	**80,861**	**568,853**	**427,814**	**(36,808)**	**1,040,720**	**243,355**	**457,886**	**(118,195)**	
Tenant Revenue Variance	(111,198)	(52,925)	(78,481)	(38,047)	(280,651)	-	-	-	
HUD Revenue Variance	330,283	369,826	368,440	208,154	1,276,704	177,606	443,044	(127,832)	
Capital Fund Income	(130,111)	243,508	168,508	(207,734)	74,171	-	-	-	
Other Income	(8,114)	8,444	(30,653)	819	(29,504)	65,749	14,842	9,637	423,873
Other	-	-	-	-	-	-	-	-	11,715
Budgeted Revenue	1,322,215	1,390,490	1,344,905	1,162,468	5,220,077	940,108	811,310	9,584,710	N/A
% Variance fav (unfav)	6%	41%	32%	-3%	20%	26%	56%	-1%	
EXPENSES:									
Total Expense Variance Unfav (Fav)	**(252,231)**	**(167,654)**	**(288,338)**	**(59,003)**	**(767,226)**	**118,879**	**30,531**	**(176,661)**	**-**
Salary Expenses	(10,294)	(4,660)	(15,649)	(13,460)	(44,063)	66,763	12,217	-	-
Employee Benefit Expenses	(5,166)	6,427	(8,558)	16,853	9,557	11,000	2,314	-	-
Utilities	(101,650)	979	6,665	(37,528)	(131,533)	(1,454)	524	-	-
Write-offs	(13,158)	925	(14,227)	(8,147)	(34,606)	-	-	-	-
Legal	(6,334)	(8,232)	(19,460)	(2,545)	(36,572)	(8,365)	-	-	-
Professional Services	14,043	12,018	10,458	10,899	47,418	(19,315)	(5,380)	-	-
Admin Services	(1,630)	(525)	(1,630)	40	(3,745)	65,211	-	-	30,000
Insurance	(37,876)	(2,439)	(12,349)	(20,574)	(73,237)	(120)	(12,689)	-	-
Sundry/Postage/Office Supplies	8,008	(6,589)	(821)	(3,172)	(2,574)	4,303	3,821	-	363
Management Fee	(6,102)	35,784	28,186	(12,639)	45,230	-	12,354	-	-
HAP Expense	183,164			54,691	237,855	-	-	(176,661)	-
Pilot	6,922	2,620	(3,701)	(4,653)	1,189	-	-	-	-
Inspections	150	1,777	(3,230)	150	(1,154)	903	(30)	-	-
Maintenance Costs	(171,801)	(109,422)	(147,454)	(27,954)	(456,631)	1,278	17,402	-	-
Maintenance Contract - Unit Turns	(110,490)	(104,388)	(108,551)	(7,848)	(331,277)	-	-	-	-
Other	(17)	8,071	1,981	(3,117)	6,918	(1,324)	(3)	-	(30,363)
Budgeted Expense	1,240,801	1,321,670	1,262,781	1,071,597	4,896,849	569,257	784,832	9,574,560	N/A
% Variance fav (unfav)	20%	13%	23%	6%	16%	-21%	-4%	2%	
Gain(Loss) on Sale of Assets	(2,308,007)	-	-	(2,343,681)	(4,651,688)	-	-	-	14,550,000
YTD Actual Net Income (Loss) Net of CWIP	$ 414,506	$ 805,326	$ 798,276	$ 113,065	$ 2,131,173	$ 495,328	$ 452,864	$ 68,616	$ 14,955,225
YTD Budgeted Net Income (Loss)	$ 81,414	$ 68,820	$ 82,124	$ 90,870	$ 323,227	$ 370,852	$ 26,478	$ 10,150	N/A
Prior YR YTD Net Income (Loss)	$ 83,903	$ 158,321	$ 61,617	$ (58,231)	$ 245,610	$ 431,658	$ 117,378	$ 353,724	N/A

APRIL Ratios

HCV Ratios		Prior Months	
Number of Vouchers Used	1,761	3/21	$ 527.79
HCV 8002 Expenses	$ 931,562.64	2/21	$ 531.48
Average Cost Per Voucher	**$ 529.00**	1/21	$ 538.61

LIPH Ratios							Prior Months	
Year-to-Date Occupancy Rate	**Mt. Vernon**	**Hildebrandt**	**LaRoy Froh**	**S. Washington**	**Total**	**PY APR Total**		
YTD Average Number of Units Leased	60	216	205	177	658	800	3/21	95.5%
Number of Possible Units	62	220	213	198	693	833	2/21	95.5%
Year-to-Date Occupancy Rate	**96.8%**	**98.2%**	**96.2%**	**89.4%**	**94.9%**	**96.0%**	1/21	95.4%
Average Revenue Per Occupied Unit							3/21	$ 644.57
Total LIPH Revenue	$ 86,358.05	$ 123,809.18	$ 108,132.19	$ 61,697.63	$ 379,997.05	$ 410,732.17	2/21	$ 617.39
Average Revenue Per Occupied Unit	**$ 1,439.30**	**$ 573.19**	**$ 527.47**	**$ 348.57**	**$ 577.50**	**$ 513.42**	1/21	$ 604.17
Average Tenant Revenue Per Occupied Unit							3/21	$ 112.19
Total Tenant Revenue	$ 3,905.00	$ 25,031.00	$ 17,181.87	$ 2,618.00	$ 48,735.87	$ 104,930.00	2/21	$ 119.35
Average Tenant Revenue Per Occupied Unit	**$ 65.08**	**$ 115.88**	**$ 83.81**	**$ 14.79**	**$ 74.07**	**$ 131.16**	1/21	$ 124.15
Average Cost Per Occupied Unit							3/21	$ 638.23
YTD Average Monthly Expenses	$ 98,856.94	$ 115,401.65	$ 97,444.31	$ 101,259.44	$ 412,962.34	$ 476,698.22	2/21	$ 665.52
Average Cost Per Occupied Unit	**$ 537.27**	**$ 534.27**	**$ 475.34**	**$ 572.09**	**$ 627.60**	**$ 595.87**	1/21	$ 687.11

Company Ratios						
Operating Reserves	**Mt. Vernon**	**Hildebrandt**	**LaRoy Froh**	**S. Washington**	**COCC**	**HCV Admin**
Bank Account Balance	$ 560,316.41	$ 823,751.07	$ 1,083,168.26	$ 457,763.68	$ 1,456,140.83	$ 1,092,343.24
YTD Expenses	$ 988,569.43	$ 1,154,016.45	$ 974,443.08	$ 1,012,594.39	$ 688,135.30	$ 815,362.95
Number of Months	10	10	10	10	10	10
Average Monthly Expenses	$ 98,856.94	$ 115,401.65	$ 97,444.31	$ 101,259.44	$ 68,813.53	$ 81,536.30
Number of Months of Operating Reserves (would like to have 4 months of operating reserves)	**5.67**	**7.14**	**11.12**	**4.52**	**21.16**	**13.40**
Prior Months						
03/21	5.40	6.45	10.22	5.70	24.36	13.21
02/21	4.89	6.30	9.44	5.31	21.48	12.48
01/21	4.97	5.75	8.70	5.39	23.94	12.19
06/20	5.16	5.73	5.66	5.95	14.23	11.20
06/19	**3.58**	**3.90**	**4.78**	**4.51**	**17.81**	**7.12**

Lansing Housing Commission
Budget vs. Actual
Mt. Vernon
For the Period Ending April 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	$ 185,982	$ 297,180	$ (111,198)	$ 321,726	$ 356,616	$ 59,436
Tenant Revenue - Other	8,571	25,250	(16,679)	37,082	30,300	5,050
Total Tenant Revenue	$ 194,553	$ 322,430	$ (127,877)	$ 358,808	$ 386,916	$ 64,486
HUD PHA Operating Grants	1,083,513	753,230	330,283	819,524	903,876	150,646
CFP Operational Income	110,974	150,000	(39,026)	74,695	150,000	-
Fraud Recovery and Other	(2,293,972)	5,470	(2,299,442)	28,677	7,106	1,637
Total Operating Revenue	$ (904,932)	$ 1,231,130	$ (2,136,061)	$ 1,281,705	$ 1,447,898	$ 216,769
Administrative Salaries	$ 85,927	$ 78,893	$ 7,034	$ 75,898	$ 93,485	$ 14,592
Auditing Fees	5,250	5,665	(415)	5,150	5,665	-
Management Fees	184,486	99,503	84,983	153,828	119,403	19,901
Bookkeeping Fees	13,555	14,550	(996)	14,493	17,460	2,910
Employee Benefits Contributions - Admin	28,996	31,995	(3,000)	24,109	38,203	6,207
Office Expenses	39,683	39,740	(57)	29,340	45,338	5,598
Legal	8,966	15,300	(6,334)	12,425	18,700	3,400
Travel	-	1,000	(1,000)	470	1,200	200
Other	11,598	-	11,598	1,921	-	-
Tenant Services - Other	1,656	15,330	(13,674)	1,628	18,396	3,066
Water	52,558	90,400	(37,842)	85,943	109,600	19,200
Electricity	26,911	37,000	(10,089)	36,555	44,100	7,100
Gas	14,655	49,500	(34,845)	48,292	57,900	8,400
Other Utilities Expense	7,258	7,200	58	7,091	7,200	-
Ordinary Maintenance and Operations - Labor	54,466	71,794	(17,328)	54,372	85,040	13,246
Ordinary Maintenance and Operations - Materia	23,681	66,900	(43,219)	97,067	80,000	13,100
Ordinary Maintenance and Operations - Contra	127,310	358,580	(231,270)	341,873	435,240	76,660
Employee Benefits Contributions - Ordinary	39,784	41,950	(2,166)	42,979	50,097	8,146
Protective Services - Other Contract Costs	1,268	2,700	(1,432)	1,742	3,200	500
Property Insurance	14,060	38,977	(24,917)	37,070	46,917	7,940
Liability Insurance	5,376	15,044	(9,669)	14,287	18,109	3,065
Workers Compensation	-	1,490	(1,490)	254	1,788	298
All Other Insurance	4,400	1,700	2,700	999	1,700	-
Other General Expenses	210,586	17,880	192,706	52,015	20,486	2,606
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	16,450	9,528	6,922	11,808	11,502	1,974
Bad debt - Tenant Rents	11,842	25,000	(13,158)	32,855	30,000	5,000
Interest Expense	16,781	12,096	4,685	13,337	14,389	2,293
Total Operating Expenses	$ 1,007,502	$ 1,149,716	$ (142,214)	$ 1,197,801	$ 1,375,116	$ 225,401
Net Income (Loss)	$ (1,912,433)	$ 81,414	$ (1,993,847)	$ 83,903	$ 72,782	$ (8,632)

Lansing Housing Commission
Budget vs. Actual
Hildebrandt
For the Period Ending April 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	$ 255,875	$ 308,800	$ (52,925)	$ 317,971	$ 370,560	$ 61,760
Tenant Revenue - Other	24,769	22,800	1,969	31,250	27,000	4,200
Total Tenant Revenue	$ 280,644	$ 331,600	$ (50,956)	$ 349,221	$ 397,560	$ 65,960
			-			
HUD PHA Operating Grants	1,252,256	882,430	369,826	948,190	1,058,916	176,486
CFP Operational Income	414,593	80,000	334,593	80,041	80,000	-
Fraud Recovery and Other	11,850	5,375	6,475	22,424	7,090	1,715
Total Operating Revenue	$ 1,959,343	$ 1,299,405	$ 659,938	$ 1,399,875	$ 1,543,566	$ 244,161
Administrative Salaries	$ 79,668	$ 80,730	$ (1,062)	$ 77,532	$ 95,744	$ 15,014
Auditing Fees	5,250	5,665	(415)	5,150	5,665	-
Management Fees	230,683	108,222	122,461	170,298	129,866	21,644
Bookkeeping Fees	20,234	15,825	4,409	16,187	18,990	3,165
Employee Benefits Contributions - Admin	26,451	29,740	(3,289)	30,684	35,508	5,769
Office Expenses	33,861	41,128	(7,267)	35,234	48,660	7,532
Legal	14,483	22,715	(8,232)	19,573	27,215	4,500
Travel	-	800	(800)	642	960	160
Other	7,719	100	7,619	(51)	300	200
Tenant Services - Other	5,862	19,330	(13,468)	5,247	23,196	3,866
Water	106,985	91,850	15,135	97,852	110,550	18,700
Electricity	27,656	27,770	(114)	26,315	32,720	4,950
Gas	44,182	47,520	(3,338)	44,275	57,520	10,000
Other Utilities Expense	-	7,850	(7,850)	-	8,050	200
Ordinary Maintenance and Operations - Labor	73,576	77,175	(3,599)	75,438	91,473	14,298
Ordinary Maintenance and Operations - Material	37,126	68,660	(31,534)	61,760	81,710	13,050
Ordinary Maintenance and Operations - Contrac	230,001	406,300	(176,299)	386,036	485,750	79,450
Employee Benefits Contributions - Ordinary	64,142	54,426	9,716	41,939	64,887	10,461
Protective Services - Other Contract Costs	3,576	3,150	426	2,801	3,780	630
Property Insurance	39,168	39,247	(79)	36,715	47,242	7,995
Liability Insurance	15,249	14,666	583	13,411	17,654	2,988
Workers Compensation	-	1,620	(1,620)	276	1,944	324
All Other Insurance	4,878	1,700	3,178	344	1,700	-
Other General Expenses	30,388	22,870	7,518	49,714	26,439	3,569
Compensated Absences		-		-	-	-
Payment in Lieu of Taxes	15,986	13,366	2,620	15,022	16,017	2,651
Bad debt - Tenant Rents	8,925	8,000	925	6,930	9,600	1,600
Interest Expense	27,968	20,160	7,808	22,229	23,981	3,821
Total Operating Expenses	$ 1,154,016	$ 1,230,585	$ (76,569)	$ 1,241,554	$ 1,467,121	$ 236,536
Net Income (Loss)	$ 805,326	$ 68,820	$ 736,506	$ 158,321	$ 76,445	$ 7,625

Lansing Housing Commission
Budget vs. Actual
LaRoy Froh
For the Period Ending April 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	$ 174,119	$ 252,600	$ (78,481)	$ 246,598	$ 303,120	$ 50,520
Tenant Revenue - Other	7,700	45,200	(37,500)	48,475	54,240	9,040
Total Tenant Revenue	$ 181,819	$ 297,800	$ (115,981)	$ 295,073	$ 357,360	$ 59,560
HUD PHA Operating Grants	1,163,490	795,050	368,440	855,904	954,060	159,010
CFP Operational Income	414,593	155,000	259,593	152,962	155,000	-
Fraud Recovery and Other	12,817	5,970	6,847	14,204	7,806	1,837
Total Operating Revenue	$ 1,772,719	$ 1,253,820	$ 518,899	$ 1,318,143	$ 1,474,226	$ 220,407
Administrative Salaries	$ 90,860	$ 78,234	$ 12,627	$ 68,252	$ 92,679	$ 14,446
Auditing Fees	5,250	5,665	(415)	5,150	5,665	-
Management Fees	223,903	104,632	119,271	162,092	125,558	20,926
Bookkeeping Fees	19,252	15,300	3,952	15,265	18,360	3,060
Employee Benefits Contributions - Admin	23,333	39,127	(15,794)	20,841	46,681	7,554
Office Expenses	27,190	33,493	(6,303)	27,762	39,241	5,748
Legal	5,540	25,000	(19,460)	17,054	30,000	5,000
Travel	-	-	-	64	-	-
Other	7,858	5,000	2,858	1,412	6,000	1,000
Tenant Services - Other	3,400	15,330	(11,930)	3,720	18,396	3,066
Water	64,272	61,500	2,772	58,219	73,500	12,000
Electricity	34,823	40,000	(5,177)	36,400	47,600	7,600
Gas	43,995	38,700	5,295	41,233	40,700	2,000
Other Utilities Expense	17,176	13,400	3,776	12,931	13,500	100
Ordinary Maintenance and Operations - Labor	54,126	82,402	(28,276)	79,995	97,648	15,246
Ordinary Maintenance and Operations - Material	41,545	78,800	(37,255)	103,220	94,400	15,600
Ordinary Maintenance and Operations - Contracts	131,373	347,000	(215,627)	392,796	417,200	70,200
Employee Benefits Contributions - Ordinary	55,907	48,671	7,236	42,814	58,195	9,524
Protective Services - Other Contract Costs	3,405	3,000	405	2,655	3,600	600
Property Insurance	44,681	50,911	(6,230)	48,540	61,282	10,371
Liability Insurance	15,514	18,263	(2,748)	18,534	21,983	3,720
Workers Compensation	-	1,570	(1,570)	268	1,884	314
All Other Insurance	4,400	1,700	2,700	344	1,700	-
Other General Expenses	27,008	21,050	5,958	49,114	24,360	3,310
Compensated Absences	-	-		-	-	-
Payment in Lieu of Taxes	5,339	9,040	(3,701)	8,447	11,492	2,452
Bad debt - Tenant Rents	7,773	22,000	(14,227)	26,273	26,400	4,400
Interest Expense	16,521	11,909	4,612	13,130	14,166	2,257
Total Operating Expenses	$ 974,443	$ 1,171,696	$ (197,253)	$ 1,256,525	$ 1,392,191	$ 220,495
Net Income (Loss)	$ 798,276	$ 82,124	$ 716,152	$ 61,617	$ 82,035	$ (88)

Lansing Housing Commission
Budget vs. Actual
South Washington Park
For the Period Ending April 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	$ 224,953	$ 263,000	$ (38,047)	$ 279,197	$ 315,600	$ 52,600
Tenant Revenue - Other	14,630	20,400	(5,770)	17,263	24,480	4,080
Total Tenant Revenue	$ 239,583	$ 283,400	$ (43,817)	$ 296,460	$ 340,080	$ 56,680
HUD PHA Operating Grants	759,864	551,710	208,154	605,897	662,052	110,342
CFP Operational Income	110,974	227,623	(116,648)	73,507	227,623	-
Fraud Recovery and Other	(2,328,443)	8,650	(2,337,093)	37,006	11,022	2,373
Total Operating Revenue	$ (1,218,022)	$ 1,071,382	$ (2,289,404)	$ 1,012,870	$ 1,240,777	$ 169,395
Administrative Salaries	$ 59,510	$ 61,889	$ (2,379)	$ 75,525	$ 73,230	$ 11,341
Auditing Fees	5,250	5,665	(415)	5,150	5,665	-
Management Fees	175,897	97,451	78,446	150,181	116,941	19,490
Bookkeeping Fees	12,025	14,250	(2,225)	14,118	17,100	2,850
Employee Benefits Contributions - Admin	40,100	34,907	5,193	35,837	41,741	6,835
Office Expenses	31,967	35,323	(3,356)	36,665	41,249	5,926
Legal	11,205	13,750	(2,545)	14,698	16,500	2,750
Travel	-	-	-	277	-	-
Other	1,076	-	1,076	(422)	-	-
Tenant Services - Other	7,638	10,000	(2,362)	9,015	12,000	2,000
Water	157,219	169,000	(11,781)	156,092	204,200	35,200
Electricity	86,987	98,500	(11,513)	96,423	118,500	20,000
Gas	30,789	45,200	(14,411)	41,200	47,000	1,800
Other Utilities Expense	1,633	1,455	178	1,519	1,515	60
Ordinary Maintenance and Operations - Labor	79,025	90,106	(11,081)	89,324	106,684	16,578
Ordinary Maintenance and Operations - Materia	27,594	55,760	(28,166)	54,411	66,752	10,992
Ordinary Maintenance and Operations - Contrac	89,839	98,575	(8,736)	133,905	117,225	18,650
Employee Benefits Contributions - Ordinary	61,363	49,703	11,660	47,439	59,225	9,522
Protective Services - Other Contract Costs	2,931	1,700	1,231	1,431	2,040	340
Property Insurance	35,788	50,285	(14,497)	41,704	60,528	10,243
Liability Insurance	15,620	23,414	(7,794)	20,640	28,184	4,770
Workers Compensation	-	1,460	(1,460)	249	1,752	292
All Other Insurance	4,877	1,700	3,177	1,059	1,700	-
Other General Expenses	26,819	15,920	10,899	37,499	19,104	3,184
Compensated Absences		-			-	-
Payment in Lieu of Taxes	(10,373)	(5,720)	(4,653)	(2,076)	(6,310)	(590)
Housing Assistance Payments	54,691	-	54,691	-	-	-
Bad debt - Tenant Rents	(647)	7,500	(8,147)	6,242	9,000	1,500
Interest Expense	3,772	2,719	1,053	2,998	3,235	515
Total Operating Expenses	$ 1,012,594	$ 980,512	$ 32,082	$ 1,071,102	$ 1,164,761	$ 184,248
Net Income (Loss)	$ (2,230,616)	$ 90,870	$ (2,321,486)	$ (58,231)	$ 76,016	$ (14,854)

Lansing Housing Commission
Budget vs. Actual
AMP Consolidated
For the Period Ending April 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	$ 840,929	$ 1,121,580	$ (280,651)	$ 1,165,492	$ 1,345,896	$ 224,316
Tenant Revenue - Other	55,670	113,650	(57,980)	134,070	136,020	22,370
Total Tenant Revenue	$ 896,599	$ 1,235,230	$ (338,631)	$ 1,299,562	$ 1,481,916	$ 246,686
HUD PHA Operating Grants	4,259,124	2,982,420	1,276,704	3,229,515	3,578,904	596,484
CFP Operational Income	1,051,134	612,623	438,512	381,204	612,623	-
Fraud Recovery and Other	(4,597,749)	25,464	(4,623,212)	102,311	33,024	7,561
Total Operating Revenue	$ 1,609,108	$ 4,855,736	$ (3,246,628)	$ 5,012,593	$ 5,706,467	$ 850,731
Administrative Salaries	$ 315,965	$ 299,746	$ 16,220	$ 297,208	$ 355,139	$ 55,393
Auditing Fees	21,000	22,660	(1,660)	20,600	22,660	-
Management Fees	814,969	409,807	405,162	636,399	491,769	81,961
Bookkeeping Fees	65,065	59,925	5,140	60,063	71,910	11,985
Employee Benefits Contributions - Administrativ	118,880	135,769	(16,889)	111,471	162,133	26,365
Office Expenses	132,700	149,684	(16,984)	129,001	174,488	24,804
Legal Expense	40,193	76,765	(36,572)	63,750	92,415	15,650
Travel	-	1,800	(1,800)	1,453	2,160	360
Other	28,250	5,100	23,150	2,860	6,300	1,200
Tenant Services - Other	18,555	59,990	(41,435)	19,611	71,988	11,998
Water	381,034	412,750	(31,716)	398,106	497,850	85,100
Electricity	176,377	203,270	(26,893)	195,693	242,920	39,650
Gas	133,621	180,920	(47,299)	175,000	203,120	22,200
Other Utilities Expense	26,066	29,905	(3,839)	21,541	30,265	360
Ordinary Maintenance and Operations - Labor	261,194	321,477	(60,283)	299,129	380,845	59,368
Ordinary Maintenance and Operations - Material	129,946	270,120	(140,174)	316,457	322,862	52,742
Ordinary Maintenance and Operations - Contrac	578,523	1,210,455	(631,932)	1,254,610	1,455,415	244,960
Employee Benefits Contributions - Ordinary	221,196	194,750	26,446	175,170	232,404	37,654
Protective Services - Other Contract Costs	11,180	10,550	630	8,629	12,620	2,070
Property Insurance	133,697	179,420	(45,723)	164,029	215,969	36,549
Liability Insurance	51,759	71,388	(19,629)	66,872	85,930	14,542
Workers Compensation	-	6,140	(6,140)	1,047	7,368	1,228
All Other Insurance	18,555	6,800	11,755	2,747	6,800	-
Other General Expenses	294,801	77,720	217,081	188,342	90,389	12,669
Compensated Absences	-	-	-	-	-	-
Payments in Lieu of Taxes	27,403	26,214	1,189	33,202	32,701	6,487
Bad debt - Tenant Rents	27,894	62,500	(34,606)	72,300	75,000	12,500
Interest Expense	65,042	46,884	18,158	51,694	55,770	8,886
Total Operating Expenses	$ 4,093,865	$ 4,532,509	$ (438,644)	$ 4,766,982	$ 5,399,189	$ 866,680
Net Income (Loss)	$ (2,484,756)	$ 323,227	$ (2,807,983)	$ 245,611	$ 307,278	$ (15,949)

Lansing Housing Commission
Budget vs. Actual
COCC
For the Period Ending April 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Management Fees Income	$ 989,585	$ 817,118	$ 172,467	$ 800,913	$ 931,532	$ 114,414
Bookkeeping Fees Income	65,065	59,925	5,140	59,997	71,910	11,985
Fraud Recovery and Other	128,814	63,065	65,749	151,276	79,530	16,465
Total Operating Revenue	$ 1,183,464	$ 940,108	$ 243,355	$ 1,012,186	$ 1,082,972	$ 142,864
Administrative Salaries	$ 168,849	$ 120,934	$ 47,915	$ 119,566	$ 143,359	$ 22,425
Auditing Fees	5,250	5,665	(415)	5,150	5,665	-
Employee Benefits Contributions - Admin	49,566	37,719	11,847	41,575	45,022	7,303
Office Expenses	51,076	68,040	(16,964)	64,080	77,419	9,379
Legal	5,135	13,500	(8,365)	15,836	17,600	4,100
Travel	-	8,100	(8,100)	6,706	8,100	-
Other	25,075	24,278	797	41,793	30,704	6,426
Tenant Services - Other	-	-	-	4,006	-	-
Water	1,274	1,450	(176)	1,511	1,740	290
Electricity	11,477	12,200	(723)	11,362	14,400	2,200
Gas	2,168	2,615	(447)	2,745	2,815	200
Other Utilities Expense	392	500	(108)	361	500	-
Ordinary Maintenance and Operations - Material	111	-	111	45	-	-
Ordinary Maintenance and Operations - Contracts	37,105	5,540	31,565	29,885	6,708	1,168
Protective Services - Other Contract Costs	878	665	213	475	665	-
Property Insurance	1,650	2,063	(413)	1,846	2,483	420
Liability Insurance	113	1,220	(1,107)	1,016	1,469	249
Workers Compensation	-	3,000	(3,000)	1,127	3,600	600
All Other Insurance	4,400	-	4,400	2,077	-	-
Other General Expenses	322,756	260,860	61,896	227,295	313,032	52,172
Compensated Absences	-	-	-	-	-	-
Interest Expense	860	907	(46)	2,070	970	63
Total Operating Expenses	$ 688,135	$ 569,257	$ 118,879	$ 580,528	$ 676,251	$ 106,994
Net Income (Loss)	$ 495,328	$ 370,852	$ 124,477	$ 431,658	$ 406,721	$ 35,869

Lansing Housing Commission
Budget vs. Actual
Housing Choice Voucher
For the Period Ending April 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
HUD PHA Operating Grants	$ 10,527,254	$ 10,385,870	$ 141,384	$ 10,582,530	$ 12,463,044	$ 2,077,174
			-			
Other Revenue	6,028	-	6,028	7,775	-	-
			-			
Fraud Recovery and Other	28,601	10,150	18,451	18,965	12,180	2,030
			-			
Total Operating Revenue	$ 10,561,883	$ 10,396,020	$ 165,863	$ 10,609,270	$ 12,475,224	$ 2,079,204
Administrative Salaries	$ 291,800	$ 279,583	$ 12,217	$ 254,519	$ 330,281	$ 50,699
Auditing Fees	26,250	28,325	(2,075)	25,750	28,325	-
Management Fees	174,616	162,262	12,354	164,514	194,714	32,452
Bookkeeping Fees	-	-	-	-	-	-
Employee Benefits Contributions - Admin	74,860	87,818	(12,958)	64,320	104,548	16,730
Office Expenses	148,104	126,094	22,010	137,598	146,630	20,536
Legal Expense	-	-	-	-	-	-
Travel	-	-	-	1,066	-	-
Other	(0)	48,200	(48,200)	200	60,200	12,000
Tenant Services - Other	-	-	-	-	-	-
Water	-	-	-	-	-	-
Electricity	-	-	-	-	-	-
Gas	-	-	-	-	-	-
Other Utilities Expense	824	300	524	322	400	100
Ordinary Maintenance and Operations - Materia	-	-	-	-	-	
Ordinary Maintenance and Operations - Contra	69,009	3,380	65,629	42,191	4,056	-
Protective services - Other Contract Costs	269	200	69	209	200	-
Property Insurance	-	-	-	1,657	-	-
Liability Insurance	12,206	17,896	(5,689)	14,142	21,541	3,645
Workers Compensation	-	7,000	(7,000)	2,013	8,400	1,400
All Other Insurance	-	-				
Other General Expenses	18,395	23,775	(5,380)	27,629	27,020	3,245
Compensated Absences	-	-	-		-	-
Housing Assistance Payments	9,396,930	9,574,560	(177,630)	9,402,037	11,489,472	1,914,912
Bad Debt - Tenant Rents	-	-	-		-	-
Interest Expense	-	-	-		-	-
Total Operating Expenses	$ 10,213,262	$ 10,359,392	$ (146,130)	$ 10,138,167	$ 12,415,787	$ 2,056,395
Net Income (Loss)	$ 348,621	$ 36,628	$ 311,993	$ 471,102	$ 59,437	$ 22,809

Lansing Housing Commission
1010 Mt. Vernon Park
Balance Sheet for April 2021

		Period Amount	Balance
ASSETS			
1010-0000-111102	Cash-Security Deposits	-	33,296.60
1010-0000-111111	Chase Checking	12,288.14	560,316.41
1010-0000-112200	Accounts Receivable	1,740.00	11,918.07
1010-0000-112201	Allowance for Doubtful Accounts	(174.00)	(1,191.81)
1010-0000-112220	A/R Repayment Agreement	(118.00)	806.00
1010-0000-112500	Accounts Receivable HUD	-	-
1010-2010-112500	Accounts Receivable HUD	-	-
1010-0000-114500	Accrued Interest Receivable	-	128.21
1010-5005-115700	Intercompany	(15,667.10)	(52,778.85)
1010-0000-116201	Investments Savings	-	133,568.06
1010-0000-121100	Prepaid Insurance	-	32,223.76
1010-0000-140000	Land	-	114,150.00
1010-0000-144000	Construction in Progress	-	6,053.00
1010-3000-144000	Construction in Progress	6,048.00	41,881.00
1010-0000-146000	Dwelling Structures	-	2,567,885.60
1010-1010-146000	Dwelling Structures	-	-
1010-0000-146500	Dwelling Equipment - Ranges &	-	20,325.87
1010-1010-146500	Dwelling Equipment - Ranges &	-	-
1010-3000-146500	Dwelling Equipment - Ranges &	-	-
1010-0000-148100	Accumulated Depreciation-Build	-	(2,279,268.23)
1010-1010-148100	Accumulated Depreciation-Build	-	-
1010-1010-148300	Accumulated Depreciation-Equip	-	-
1010-0000-150300	Deferred Outflow - MERS	-	55,851.00
1010-0000-150301	Deferred Outflows-OPEB	-	19,155.00
TOTAL ASSETS		4,117.04	1,264,319.69
LIABILITIES			
1010-0000-200000	OPEB Liability	-	31,309.00
1010-0000-200300	Pension Liability	-	232,910.00
1010-0000-210000	Construction Costs Payabe	-	-
1010-0000-211100	Accounts Payable	(127.38)	-
1010-0000-211343	Accounts Payable Misc	-	-
1010-0000-211400	Tenant Security Deposits	(331.00)	10,576.30
1010-0000-211999	Tenant Refunds	331.00	5,039.04
1010-0000-212000	Accrued Payroll	-	8,381.35
1010-0000-213400	Utility Accrual	-	18,932.37
1010-0000-213500	Accrued Comp Absences - Curr	-	1,373.98
1010-0000-213700	Payment in Lieu of Taxes	6,661.44	29,875.70
1010-0000-214000	Accrued Comp Absences - non curr	-	7,785.84
1010-0000-260600	Note Payable Non Curr - PNC	-	-
1010-0000-260601	Note Payable - Curr - PNC	-	-
1010-0000-210000	Deferred Inflow - MERS	-	7,979.00
1010-0000-270000	Deferred Inflows	-	61,492.00
TOTAL LIABILITIES		6,534.06	415,654.58
EQUITY			
1010-0000-280100	Invest C	-	2,433,904.00
1010-0000-280500	Unrestricted Net Assets	-	801,692.03
1010-0000-282000	Income and Expense Clearing	(2,417.02)	(4,304,587.42)
1010-0003-282000	Income and Expense Clearing	-	(77.99)
1010-1010-282000	Income and Expense Clearing	-	(320.14)
1010-1010-282000	Income and Expense Clearing	-	(54,628.80)
1010-2010-282000	Income and Expense Clearing	-	(75.00)
1010-3000-282000	Income and Expense Clearing	-	1,972,758.43
TOTAL EQUITY		(2,417.02)	848,665.11
TOTAL LIABILITES & EQUITY		4,117.04	1,264,319.69

Lansing Housing Commission
1020 Hildebrandt Park
Balance Sheet for April 2021

		Period Amount	Balance
ASSETS			
1020-0000-111102	Cash-Security Deposits	-	38,207.00
1020-0000-111111	Chase Checking	56,047.31	823,751.07
1020-0000-112200	Accounts Receivable	(3,333.00)	25,029.60
1020-0000-112201	Allowance for Doubtful Accounts	333.30	(2,502.96)
1020-0000-112220	A/R Repayment Agreement	(17.00)	136.00
1020-0000-112500	Accounts Receivable HUD	-	290.00
1020-2010-112500	Accounts Receivable HUD	-	-
1020-0000-114500	Accrued Interest Receivable	-	128.21
1020-5005-115700	Intercompany	(16,842.16)	(43,184.17)
1020-0000-116201	Investments Savings	-	133,568.06
1020-0000-121100	Prepaid Insurance	354.00	38,563.77
1020-0000-140000	Land	-	440,132.00
1020-0000-144000	Construction in Progress	3,497.00	73,200.98
1020-3000-144000	Construction in Progress	-	242,562.56
1020-0000-146000	Dwelling Structures	-	14,809,206.91
1020-1020-146000	Dwelling Structures	-	640,279.00
1020-0000-146500	Dwelling Equipment - Ranges &	-	88,404.42
1020-1020-146500	Dwelling Equipment - Ranges &	-	242,488.00
1020-0000-148100	Accumulated Depreciation-Build	-	(11,912,574.25)
1020-1020-148100	Accumulated Depreciation-Build	-	(246,176.00)
1020-1020-148300	Accumulated Depreciation-Equip	-	(93,232.00)
1020-0000-150300	Deferred Outflow - MERS	-	46,771.00
1020-0000-150301	Deferred Outflows-OPEB	-	10,027.00
TOTAL ASSETS		**40,039.45**	**5,355,076.20**
LIABILITIES			
1020-0000-200000	OPEB Liability	-	16,389.00
1020-0000-200300	Pension Liability	-	195,048.00
1020-0000-210000	Construction Costs Payabe	-	-
1020-0000-211100	Accounts Payable	(1,522.44)	-
1020-0000-211343	Accounts Payable Misc	-	-
1020-0000-211400	Tenant Security Deposits	(991.00)	36,293.00
1020-0000-211999	Tenant Refunds	(331.00)	9,392.53
1020-0000-212000	Accrued Payroll	-	9,024.74
1020-0000-213400	Utility Accrual	-	21,455.02
1020-0000-213500	Accrued Comp Absences - Curr	-	3,100.67
1020-0000-213700	Payment in Lieu of Taxes	2,557.07	35,850.71
1020-0000-214000	Accrued Comp Absences - non curr	-	17,570.47
1020-0000-260600	Note Payable Non Curr - PNC	-	-
1020-0000-260601	Note Payable - Curr - PNC	-	-
1020-0000-210000	Deferred Inflow - MERS	-	6,682.00
1020-0000-270000	Deferred Inflows	-	32,189.00
TOTAL LIABILITIES		(287.37)	382,995.14
EQUITY			
1020-0000-280100	Invest C	-	3,764,889.00
1020-0000-280500	Unrestricted Net Assets	-	(35,006.10)
1020-0000-282000	Income and Expense Clearing	40,326.82	(821,388.36)
1020-1020-282000	Income and Expense Clearing	-	(103,998.00)
1020-2010-282000	Income and Expense Clearing	-	(56.25)
1020-3000-282000	Income and Expense Clearing	-	2,167,640.77
TOTAL EQUITY		40,326.82	4,972,081.06
TOTAL LIABILITES & EQUITY		**40,039.45**	**5,355,076.20**

Lansing Housing Commission
1080 LaRoy Froh Townhomes
Balance Sheet for April 2021

		Period Amount	Balance
ASSETS			
1080-0000-111102	Cash-Security Deposits	-	40,322.00
1080-0000-111111	Chase Checking	49,952.56	1,083,168.26
1080-0000-112200	Accounts Receivable	(5,997.80)	7,279.76
1080-0000-112201	Allowance for Doubtful Accounts	387.76	(878.00)
1080-0000-112220	A/R Repayment Agreement	(17.00)	148.00
1080-0000-112500	Accounts Receivable HUD	-	-
1080-2010-112500	Accounts Receivable HUD	-	-
1080-0000-112954	Accounts Receivables-Misc	-	-
1080-0000-114500	Accrued Interest Receivable	-	128.21
1080-5005-115700	Intercompany	(117.02)	(15,254.32)
1080-0000-116201	Investments Savings	-	133,568.05
1080-0000-121100	Prepaid Insurance	-	36,291.96
1080-0000-140000	Land	-	499,084.00
1080-0000-144000	Construction in Progress	-	111,737.04
1080-3000-144000	Construction in Progress	-	179,112.30
1080-0000-146000	Dwelling Structures	-	12,792,393.80
1080-1080-146000	Dwelling Structures	-	520,795.00
1080-0000-146500	Dwelling Equipment - Ranges &	-	51,291.24
1080-0000-148100	Accumulated Depreciation-Build	-	(10,248,718.71)
1080-1080-148100	Accumulated Depreciation-Build	-	(200,235.00)
1080-0000-150300	Deferred Outflow - MERS	-	60,470.00
1080-0000-150301	Deferred Outflows-OPEB	-	16,146.00
TOTAL ASSETS		**44,208.50**	**5,066,849.59**
LIABILITIES			
1080-0000-200000	OPEB Liability	-	26,390.00
1080-0000-200300	Pension Liability	-	252,179.00
1080-0000-210000	Construction Costs Payabe	-	-
1080-0000-211100	Accounts Payable	(710.00)	-
1080-0000-211343	Accounts Payable Misc	-	-
1080-0000-211400	Tenant Security Deposits	(50.00)	41,199.00
1080-0000-211999	Tenant Refunds	7.00	6,390.75
1080-0000-212000	Accrued Payroll	-	7,179.25
1080-0000-213400	Utility Accrual	-	22,611.39
1080-0000-213500	Accrued Comp Absences - Curr	-	772.69
1080-0000-213700	Payment in Lieu of Taxes	1,495.60	15,108.34
1080-0000-214000	Accrued Comp Absences - non curr	-	4,378.57
1080-0000-260600	Note Payable Non Curr - PNC	-	-
1080-0000-260601	Note Payable - Curr - PNC	-	-
1080-0000-210000	Deferred Inflow - MERS	-	8,639.00
1080-0000-270000	Deferred Inflows	-	51,831.00
TOTAL LIABILITIES		742.60	436,678.99
EQUITY			
1080-0000-280100	Invest C	-	4,031,104.00
1080-0000-280500	Unrestricted Net Assets	-	134,241.63
1080-0000-282000	Income and Expense Clearing	43,465.90	(1,096,866.81)
1080-1080-282000	Income and Expense Clearing	-	(61,355.00)
1080-2010-282000	Income and Expense Clearing	-	(56.25)
1080-3000-282000	Income and Expense Clearing	-	1,623,103.03
TOTAL EQUITY		43,465.90	4,630,170.60
TOTAL LIABILITES & EQUITY		**44,208.50**	**5,066,849.59**

Lansing Housing Commission
1090 South Washington Park
Balance Sheet for April 2021

		Period Amount	Balance
ASSETS			
1090-0000-111102	Cash-Security Deposits	-	23,084.00
1090-0000-111111	Chase Checking	(118,153.08)	457,763.68
1090-0000-112000	Accounts Receivable - Operations	(1,050.00)	33,093.00
1090-0000-112200	Accounts Receivable	(400.00)	12,178.20
1090-0000-112201	Allowance for Doubtful Accounts	1,090.00	(2,905.22)
1090-0108-112201	Allowance for Doubtful Accounts	-	-
1090-0000-112220	A/R Repayment Agreement	-	-
1090-0000-112500	Accounts Receivable HUD	-	580.00
1090-2010-112500	Accounts Receivable HUD	-	-
1090-0000-114500	Accrued Interest Receivable	-	128.21
1090-5005-115700	Intercompany	42,626.74	22,614.65
1090-0000-116201	Investments Savings	-	133,568.05
1090-0000-121100	Prepaid Insurance	-	43,567.38
1090-0000-140000	Land	-	36,534.00
1090-0000-144000	Construction in Progress	-	(2,850.00)
1090-3000-144000	Construction in Progress	25,610.00	2,328,099.45
1090-0000-146000	Dwelling Structures	-	288,076.96
1090-1090-146000	Dwelling Structures	-	-
1090-0000-146500	Dwelling Equipment - Ranges &	-	2,558.79
1090-0000-147000	Nondwellin Structures	-	-
1090-0000-148100	Accumulated Depreciation-Build	-	(279,278.86)
1090-1090-148100	Accumulated Depreciation-Build	-	-
1090-0000-150300	Deferred Outflow - MERS	-	55,736.00
1090-0000-150301	Deferred Outflows-OPEB	-	9,975.00
TOTAL ASSETS		**(50,276.34)**	**3,162,523.29**
LIABILITIES			
1090-0000-200000	OPEB Liability	-	16,304.00
1090-0000-200300	Pension Liability	-	232,434.00
1090-0000-210000	Construction Costs Payabe	-	-
1090-0000-211100	Accounts Payable	(725.00)	-
1090-0000-211343	Accounts Payable Misc	-	-
1090-0000-211400	Tenant Security Deposits	-	1,621.00
1090-0000-211999	Tenant Refunds	(24,414.95)	4,051.99
1090-0000-212000	Accrued Payroll	-	12,098.57
1090-0000-213400	Utility Accrual	-	-
1090-0000-213500	Accrued Comp Absences - Curr	-	2,860.96
1090-0000-213700	Payment in Lieu of Taxes	(9,411.49)	(17,962.11)
1090-0000-214000	Accrued Comp Absences - non curr	-	16,212.05
1090-0000-260600	Note Payable Non Curr - PNC	-	-
1090-0000-260601	Note Payable - Curr - PNC	-	-
1090-0000-210000	Deferred Inflow - MERS	-	7,962.00
1090-0000-270000	Deferred Inflows	-	32,021.00
TOTAL LIABILITIES		(34,551.44)	307,603.46
EQUITY			
1090-0000-280100	Invest C	-	3,083,846.00
1090-0000-280500	Unrestricted Net Assets	-	52,038.44
1090-0000-282000	Income and Expense Clearing	(15,724.90)	(2,057,867.21)
1090-1090-282000	Income and Expense Clearing	-	(13,987.00)
1090-2010-282000	Income and Expense Clearing	-	(75.00)
1090-3000-282000	Income and Expense Clearing	-	1,790,964.60
TOTAL EQUITY		(15,724.90)	2,854,919.83
TOTAL LIABILITES & EQUITY		**(50,276.34)**	**3,162,523.29**

Lansing Housing Commission
5005 Central Office Cost Center
Balance Sheet for April 2021

		Period Amount	Balance
ASSETS			
5005-0000-111101	General Fund Checking	-	-
5005-0000-111105	LHC-Payroll Account	(100.00)	67,544.64
5005-0000-111111	Chase Checking	(168,799.07)	1,456,140.83
5005-0000-112500	Accounts Receivable HUD	97,485.52	318,804.03
5005-0000-112954	Accounts Receivables-Misc	-	40,133.05
5005-1010-115700	Intercompany	15,667.10	52,778.85
5005-1020-115700	Intercompany	16,842.16	43,184.17
5005-1080-115700	Intercompany	117.02	15,254.32
5005-1090-115700	Intercompany	(42,626.74)	(22,614.65)
5005-4001-115700	Intercompany	(164.13)	879,590.32
5005-8001-115700	Intercompany	1,864.43	53,675.11
5005-8002-115700	Intercompany	10,727.84	12,128.93
5005-8005-115700	Intercompany	0.01	(2,006.00)
5005-8010-115700	Intercompany	(9,321.09)	2,398.32
5005-8021-115700	Intercompany	-	-
5005-9101-115700	Intercompany	-	-
5005-0000-121100	Prepaid Insurance	2,660.00	5,254.02
5005-0000-121200	Prepaid - Other	20,384.00	34,400.00
5005-0000-140000	Land	-	190,000.00
5005-0000-144000	Construction in Progress	37,985.00	41,738.84
5005-0000-146000	Dwelling Structures	-	775,620.74
5005-0000-146500	Dwelling Equipment - Ranges &	-	335,281.25
5005-0000-148100	Accumulated Depreciation-Build	-	(1,050,121.93)
5005-0000-150102	Investment in OG	-	411,617.62
5005-0000-150300	Deferred Outflow - MERS	-	39,101.00
5005-0000-150301	Deferred Outflows-OPEB	-	9,452.00
TOTAL ASSETS		**(17,277.95)**	**3,709,355.46**
LIABILITIES			
5005-0000-200000	OPEB Liability	-	15,449.00
5005-0000-200300	Pension Liability	-	163,067.00
5005-0000-210000	Construction Costs Payabe	-	-
5005-0000-211100	Accounts Payable	-	-
5005-0000-211343	Accounts Payable Misc	-	-
5005-0000-211703	Union Dues Payable	(259.50)	(2,181.00)
5005-0000-211704	Health Insurance W/H	-	-
5005-0000-212000	Accrued Payroll	-	6,703.04
5005-0000-213400	Utility Accrual	-	1,474.63
5005-0000-213500	Accrued Comp Absences - Curr	-	1,524.24
5005-0000-214000	Accrued Comp Absences - non curr	-	8,637.38
5005-0000-224000	Tenant Prepaid Rent	-	2,775.00
5005-0000-260700	Note Payable Non Curr - Davenport	-	-
5005-0000-260701	Note Payable - Curr - Davenport	-	-
5005-0000-210000	Deferred Inflow - MERS	-	5,586.00
5005-0000-270000	Deferred Inflows	-	30,342.00
TOTAL LIABILITIES		(259.50)	233,377.29
EQUITY			
5005-0000-280100	Invest C	-	262,455.00
5005-0000-280500	Unrestricted Net Assets	-	327,575.00
5005-0000-282000	Income and Expense Clearing	(17,018.45)	3,119,854.88
5005-3000-282000	Income and Expense Clearing	-	-233,906.71
TOTAL EQUITY		(17,018.45)	3,475,978.17
TOTAL LIABILITES & EQUITY		**(17,277.95)**	**3,709,355.46**

Lansing Housing Commission
Housing Choice Voucher
Balance Sheet for April 2021

		Period Amount	Balance
ASSETS			
8001-0000-111111	Chase Checking	12,668.74	941,029.14
8001-2010-111111	Chase Checking	-	151,314.10
8002-0000-111111	Chase Checking	33,744.73	486,386.19
8002-0000-112200	Accounts Receivable	-	(288.33)
8002-0000-112954	Accounts Receivables-Misc	-	-
8001-5005-115700	Intercompany	(1,864.43)	(53,675.11)
8002-5005-115700	Intercompany	(10,727.84)	(12,128.93)
8001-0000-121100	Prepaid Insurance	-	8,889.87
8001-2010-144000	Construction in Progress	-	3,753.83
8001-0000-146500	Dwelling Equipment - Ranges &	-	44,423.50
8001-0000-148100	Accumulated Depreciation-Build	-	(27,596.00)
8002-0000-148100	Accumulated Depreciation-Build	-	-
8001-0000-150300	Deferred Outflow - MERS	-	57,573.00
8001-0000-150301	Deferred Outflows-OPEB	-	27,406.00
TOTAL ASSETS		**33,821.20**	**1,627,087.26**
LIABILITIES			
8001-0000-200000	OPEB Liability	-	44,794.00
8001-0000-200300	Pension Liability	-	240,096.00
8001-0000-210000	Construction Costs Payabe	-	-
8001-0000-211100	Accounts Payable	(76.52)	-
8002-0000-211100	Accounts Payable	-	-
8002-8002-211100	Accounts Payable	-	-
8001-0000-211343	Accounts Payable Misc	-	-
8001-2010-211998	Deferred Income	-	183,892.24
8001-0000-212000	Accrued Payroll	-	16,924.22
8001-0000-213400	Utility Accrual	-	-
8001-0000-213500	Accrued Comp Absences - Curr	-	3,728.23
8001-0000-214000	Accrued Comp Absences - non curr	-	21,126.63
8001-0000-210000	Deferred Inflow - MERS	-	8,225.00
8001-0000-270000	Deferred Inflows	-	87,978.00
TOTAL LIABILITIES		(76.52)	606,764.32
EQUITY			
8001-0000-280500	Unrestricted Net Assets	-	(311,896.99)
8001-0000-282000	Income and Expense Clearing	10,880.83	861,419.92
8001-0003-282000	Income and Expense Clearing	-	(1,038.20)
8001-3000-282000	Income and Expense Clearing	-	(2,130.72)
8002-0000-280100	Invest C	-	3,047.00
8002-0000-280400	Restricted Net Assets	-	152,357.00
8002-0000-280500	Unrestricted Net Assets	-	453,953.00
8002-0000-282000	Income and Expense Clearing	23,016.89	57,100,573.65
8002-8002-282000	Income and Expense Clearing	-	(57,235,961.72)
TOTAL EQUITY		33,897.72	1,020,322.94
TOTAL LIABILITES & EQUITY		**33,821.20**	**1,627,087.26**

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

May 26, 2021

HONORABLE MEMBERS IN SESSION

Lansing Housing Commission
419 Cherry St.
Lansing Michigan 48933

SUBJECT:
April 2021 Housing Choice Voucher (HCV) Monthly Report

CONTACT PERSON:
Kim Shirey
Director of Housing Programs

Family Self Sufficiency (FSS):
A video was made to present the FSS program under its new platform of the HCV Advantage Program. This video will be part of the orientation video.

HCV Orientations:
LHC had one (1) orientation during the month of April 2021 and twenty-six (26) vouchers were issued.

Zero (0) VASH orientation was held for the month of April 2021, and four (4) vouchers were issued with the assistance of community partners.

Waiting List:
There are currently 150 applications that were pulled from the waiting list for processing. A dedicated person was assigned to working the waiting list full time until numbers increase and level out.

Department Initiatives:
In the HCV Program there are currently 1,761 vouchers housed in all its programs. 43 participants are with the Shelter Plus Care Program (S+C), 68 are housed under the Permanent Supportive Housing Program (PSH), and 145 are housed under the HUD Veterans Affairs Supportive Housing (VASH) 24 at Waverly Place, and 1,481 are housed under the Housing Choice Voucher Program.

Voucher Utilization

March Voucher Program Total Units	1,863
March Traditional HCV Utilization	1625
March % Utilized Units	79%

April Voucher Program Total Units	1,863
April Traditional HCV Utilization	1656
April % Utilized Units	89%

Voucher Disbursement

HUD March HAP Disbursement	$913,993
LHC March HAP/UAP Disbursement	$882,429.88
% Voucher Funding Utilization	98%

HUD April HAP Disbursement	$902,885.00
LHC April HAP/UAP Disbursement	$881,437.81
% Voucher Funding Utilization	98%
HUD Held Reserves as of October 2020	$2,678,131

SEMAP Indicators

Indicator 1- Selection from the Waiting List

This indicator measures whether LHC has written policies in its administrative plan for selecting applicants from the waiting list. This indicator is not scored by PIC but is based on an internal review. LHC is on track to receive all points for this indicator out of a possible 15 as it does have written policy.

Waiting List

PIC Scoring	Internal Scoring
N/A	15

Indicator 2- Rent Reasonableness
LHC has a method for determining the rent (for each unit leased) is reasonable based on current rents charged for comparable unassisted units. LHC reviewed 15 rent reasonable for the fiscal year 2020. This indicator is not scored by PIC but based.
on an internal review. LHC will self-score 20 points for this indicator our of a possible 20.

Rent Reasonableness

PIC Scoring	Internal Scoring
N/A	20

Indicator 3- Determination of Adjusted Income
This indicator measures if, at the time of admission and reexamination, LHC verifies and correctly determines adjusted annual income for each assisted family, and if LHC uses the appropriate utility allowance(s). This indicator is not scored in PIC but is based on an internal review and scoring. LHC completed 12 file audits with a requirement of 26 to be reviewed for scoring purposes. Therefore, LHC will self-score 20 points out of 20 for the fiscal year ending June 2021.

Adjusted Income

PIC Scoring	Internal Scoring
N/A	20

Indicator 4- Utility Allowance
The new Utility Allowances were approved and are effective 12/01/2020. This indicator is not scored through PIC but is based on an internal review. Based on the internal review, LHC would receive five (5) of the possible five (5) points for this indicator by the end of the fiscal year.

Utility Allowance

PIC Scoring	Internal Scoring
N/A	5

Indicator 5- HQS Quality Control Inspections
The number of Quality Control Inspections needed for the year is 28. During this reporting period thirteen (13) quality control inspections were conducted. This indictor is not scored by PIC but is based on an internal review. Based on the internal review LHC will self-score a five (5) out of the five (5) possible points.
Quality Control Inspections

PIC Scoring	Internal Scoring
N/A	5

Indicator 6- HQS Enforcement

Following each HQS inspection of a unit under contract where the unit fails to meet HQS, any cited life threatening HQS deficiencies are corrected within 24-hours and all other cited HQS deficiencies are corrected within 30 days. If deficiencies are not corrected timely LHC stops (abates) HAP payment or terminates the contract. This indicator is not scored by PIC but is determined from an internal review. LHC's review indicates there were zero (0) 24-hour deficiencies and thirty-two (32) 30-day deficiencies. All corrected, abated, or terminated, as necessary.

HQS Enforcement

PIC Scoring	Internal Scoring
N/A	10

Indicator 7- Expanding Housing Opportunities

LHC adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty and minority concentration. This indicator is not scored in PIC but is based on an internal review. As of this reporting period, LHC records this indicator as receiving five (5) of a possible five (5)

Housing Opportunities

PIC Scoring	Internal Scoring
N/A	5

Indicator 8- Payment Standards

This indicator shows whether LHC has adopted a current payment standard schedule for the voucher program by unit size. During this reporting period, the HCV Payment Standards were increased to 110%. The current payment standards have received Board approval. This indicator is not scored by PIC but is based on an internal review. As of this reporting period, LHC records indicate a five (5) out of a possible five (5) points will be received.

PIC Scoring	Internal Scoring
N/A	5

Indicator 9- Annual Reexamination
This indicator is used to determine if LHC has completed a reexamination for each participating family at least every 12 months. As of April 30, 2021, the reporting rate is 95%. Based on PIC, LHC records this indicator as 10 of a possible 10 points.

Annual Reexaminations

PIC Scoring	Internal Scoring
10	10

Indicator 10- Correct Tenant Rent Calculation
This indicator shows if LHC correctly calculates tenants' rent and the family share of the rent to the owner in the voucher program. As of this reporting period, PIC records indicate LHC will receive 100%. According to PIC records there are no tenant rent calculation discrepancies to report. Based on PIC, LHC records this indicator as receiving five (5) of a possible five (5) points.

Correct Tenant Rent

PIC Scoring	Internal Scoring
5	5

Indicator 11- Pre-Contract HQS Inspections
This indicator shows if newly leased units pass HQS inspection on or before the beginning date of the assisted lease and HAP contract. As of this reporting period, PIC recorded this indicator as receiving 100%. Based on PIC LHC would receive five (5) of a possible five (5) points.

Pre-Contract HQS

PIC Scoring	Internal Scoring
5	5

Indicator 12-Inspections
This indicator shows if LHC has inspected each unit under contract at least bi-annually. As of this reporting period, PIC recorded this indicator as receiving 100%. Based on PIC LHC would receive 10 of the possible 10 points.

Inspections

PIC Scoring	Internal Scoring
10	10

Indicator 13- Program Utilization

The department utilization rate during this reporting period is 98%. In an effort to maximize the number of participants that are housed, the program's utilization rate will continue to be closely monitored without exceeding funding capacity. SEMAP certification requires LHC to report the status of efforts in providing Housing Choice Vouchers and leasing units based on funds awarded by HUD.

Program Utilization

PIC Scoring	Internal Scoring
N/A	20

Indicator 14-Family Self Sufficiency

As of this reporting period, the Family Self Sufficiency (FSS) Program has 37 mandatory slots, 19 slots/households or (51%) are enrolled. SEMAP certification requires the LHC to report the status of enrollment for the FSS program.

Enrollment and Escrow Accounts are documented by Indicator 14. As of this reporting period, LHC would receive five (5) of 10 points.

FSS Enrollment

PIC Scoring	Internal Scoring
N/A	5

Currently 54% of the FSS participants enrolled in the program have escrow accounts. The maximum allowable points are five of (10) points. LHC is currently doing an internal rating of five (5) points.

Participant's w/ Escrows

PIC Scoring	Internal Scoring
N/A	5

*Please note all PIC data is of 4/30/2021.

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

May 26, 2021

HONORABLE MEMBERS IN SESSION

Lansing Housing Commission
419 Cherry St.
Lansing Michigan 48933

SUBJECT:
April 2021 Asset Management Monthly Report

CONTACT PERSON:
Doug Fleming
Executive Director
517-487-6550 Ext. 111

OVERVIEW:
Lansing Housing Commission ("LHC") communities had an overall occupancy rating of 91% (not including the modernization units) at the end of April. LHC Unit Months Leased (UML) was 755 (with units in MOD) or 91% occupancy rate. LHC maintained a 91% occupancy level, which does not meet the 96% recovery plan occupancy goal.

Public Housing (PH) Scattered Sites occupancy was 97% at the end of April. There were one (1) household moved in, zero (0) residents moved out, and one (1) unit transfers. The total units occupied was 297 which equals 97%. At the end of April, PH scattered sites had a total of 104 open work orders.

Hildebrandt Park occupancy was 96% at the end of April. There were zero (0) households moved in, two (2) residents moved out, and one (1) unit transfers. The total units occupied was 96 which equals 96%. At the end of April, Hildebrandt had a total of 37 open work orders.

Waverly Place occupancy was 81% at the end of April. There were zero (0) household moved in, three (3) residents moved out, and zero (0) unit transfer. The total units occupied was 110 which equals 81%. At the end of April, Waverly Place had a total of 11 open work orders.

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LaRoy Froh occupancy was 95% at the end of April. There was zero (0) household moved in, one (1) resident moved out, one (1) unit transfers. The total units occupied was 96 which equals 95%. At the end of April, LaRoy Froh had a total of 24 open work orders.

Capitol City Senior occupancy was 84% at the end of April. There were zero (0) household moved in, zero (0) residents moved out, and zero (0) unit transfer. The total units occupied was 157 which equals 84%. At the end of April, Capitol City Senior had a total of 18 open work orders.

OCCUPANCY:

Site	Total Number of Units	UML Occupied 1st day of month including MOD units	Gross (including MOD Occupancy rate)	Move Ins	Move Outs	Transfer Units	Total MOD Units
PH Scattered Sites	306	297	97%	1	0	1	0
Hildebrandt	100	96	96%	0	2	1	0
Waverly Place	140	110	79%	0	3	0	0
LaRoy Froh	100	95	95%	0	1	1	0
Capitol City Senior	186	157	84%	0	0	0	0
Totals	**832**	**755**	**91%**	**1**	**6**	**3**	**0**

RENT COLLECTION:

Site	Rent Charged	Receivables	Total Uncollected	Collection Rate
PH Scattered Sites	$ TBD	$ TBD	$ TBD	TBD
Hildebrandt	$ 26,618	$ 34,918	$ 0	131%
Waverly Place	$ 25,011	$ 26,882	$ 0	107%
LaRoy Froh	$ 19,359	$ 32,077	$ 0	165%
Capitol City Senior	$ 21,127	$ 17,998	$ 3129	85%
Totals	**$ 92,115**	**$111,875**	**$ 3129**	**121%**

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PH Scattered Sites Vacant Unit Status:

Address	BR	Vacate Date	Total Days Vacant	Projected Ready Date	Unit turn Cost	Comments*Details needed for Vacancies over 20 days
6044 Haag	3	5-3-20	323	2-13-21	TBD	Completing rehab
6065 Southbrook	2	12-20-19	413	5-30-21	$500-$800	AbrahamPro will repaint unit
6217 Grovenburg	3	11-1-20	188	6-21-21	TBD	Applicant will be pulled from waitlist
6211 Grovenburg	3	5-5-21	9	6-30-21	TBD	Applicant will be pulled from waitlist
4343 Glenburne	2	3-12-21	49	4-30-21	TBD	Applicant will be pulled from waitlist
1944 Hoyt	2	10-6-20	213	6-15-21	TBD	Applicant will be pulled from waitlist
4151 Glenburne	2	9-16-20	211	TBD	TBD	Tenant was moved because of violent activity
500 Mifflin	3	3-2-21	59	6-12-21	TBD	Carpentry work being assigned for completion
1912 Hoyt	2	1-6-21	144	6-30-21	TBD	Carpentry work being assigned for completion
2165 Forest	2	3-2-21	59	5-30-21	TBD	Carpentry work being assigned for completion
1507 Robertson	3	2-10-21	127	6-10-21	TBD	Carpentry work being assigned for completion

Hildebrandt Park Vacant Unit Status:

Address	BR	Vacate Date	Total Days Vacate	Projected Ready Date	Unit turn Cost	Comments*Details needed for Vacancies over 20 days
3220-B Turner	2	2-2-21	91	TBD	TBD	Vacant for RAD
3220-C Turner	2	3-28-21	47	TBD	TBD	Vacant for RAD
3216-B Turner	2	4-25-21	20	TBD	TBD	Vacant for RAD
3202-A Turner	3	4-23-21	22	TBD	TBD	Vacant for RAD
3126-C Turner	5	3-28-21	44	TBD	TBD	Vacant for RAD

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Waverly Place Vacant Unit Status:

Address	Br	Vacate Date	Total Days Vacate	Projected Ready Date	Unit turn Cost	Comments*Details needed for Vacancies over 20 days
3226 N Waverly	4	12-8-20	143	TBD	N/A	Vacant due to RAD
3230 N Waverly	3	12-7-20	144	TBD	N/A	Vacant due to RAD
3258 N Waverly	2	3-23-20	403	TBD	N/A	Vacant due to RAD
3260 N Waverly	2	4-7-20	388	TBD	N/A	Vacant due to RAD
3262 N Waverly	2	1-15-21	105	TBD	N/A	Vacant due to RAD
3304 N Waverly	3	5-18-20	347	TBD	N/A	Vacant due to RAD
3324 N Waverly	2	1-15-21	105	TBD	N/A	Vacant due to RAD
3326 N Waverly	2	4-7-20	388	TBD	N/A	Vacant due to RAD
3336 N Waverly	4	1-6-20	480	TBD	N/A	Vacant due to RAD
3356 N Waverly	4	6-4-20	330	TBD	N/A	Vacant due to RAD
3358 N Waverly	4	12-21-20	130	TBD	N/A	Vacant due to RAD
3418 N Waverly	3	12-10-20	141	TBD	N/A	Vacant due to RAD
3420 N Waverly	4	12-11-20	140	TBD	N/A	Vacant due to RAD
3422 N Waverly	4	12-9-20	142	TBD	N/A	Vacant due to RAD
3424 N Waverly	3	12-10-20	141	TBD	N/A	Vacant due to RAD
3426 N Waverly	3	10-7-19	571	TBD	N/A	Vacant due to RAD
3508 N Waverly	4	9-16-20	257	TBD	N/A	Vacant due to RAD
3808 Wilson	1	3-23-20	403	TBD	N/A	Vacant due to RAD
3832 Wilson	2	1-1-21	119	TBD	N/A	Vacant due to RAD
3850 Wilson	1	11-30-20	151	TBD	N/A	Vacant due to RAD
3866 Wilson	1	12-7-20	145	TBD	N/A	Vacant due to RAD
3868 Wilson	1	8-3-20	270	TBD	N/A	Vacant due to RAD
3870 Wilson	1	12-7-20	144	TBD	N/A	Vacant due to RAD
3872 Wilson	1	12-8-20	145	TBD	N/A	Vacant due to RAD
3874 Wilson	1	12-9-20	142	TBD	N/A	Vacant due to RAD
3876 Wilson	1	12-11-20	140	TBD	N/A	Vacant due to RAD
3878 Wilson	1	4-27-20	368	TBD	N/A	Vacant due to RAD
3523 N Waverly	1	3-16-21	45	TBD	N/A	Vacant due to RAD
3524 N Waverly	1	3-23-21	38	TBD	N/A	Vacant due to RAD
3525 N Waverly	2	3-25-21	36	TBD	N/A	Vacant due to RAD

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LaRoy Froh Vacant Unit Status:

Address	BR	Vacate Date	Total Days Vacate	Projected Ready Date	Unit turn Cost	Comments*Details needed for Vacancies over 20 days
2332 Reo	2	3-12-21	48			Completing Rehab
2212 Reo	3	10-22-20	220			
2440 Reo	3	11-19-20	192			
2508 Reo	3	2-10-21	78			
2220 Reo	3	4-30-21	1			

Capitol City Senior Vacant Unit Status:

Address	BR	Vacate Date	Total Days Vacate	Projected Ready Date	Unit turn Cost	Comments*Details needed for Vacancies over 20 days
3200 S Washington 211	1	3-31-20	394	TBD	TBD	Vacant due to RAD
3200 S Washington 226	1	3-10-20	415	TBD	TBD	Vacant due to RAD
3200 S Washington 301	1	3-15-20	385	TBD	TBD	Vacant due to RAD
3200 S Washington 320	1	6-1-20	332	TBD	TBD	Vacant due to RAD
3200 S Washington 402	1	4-30-20	354	TBD	TBD	Vacant due to RAD
3200 S Washington 409	1	4-6-20	298	TBD	TBD	Vacant due to RAD
3200 S Washington 115	1	8-5-20	267	TBD	TBD	Vacant due to RAD
3200 S Washington 514	1	11-7-19	539	TBD	TBD	Vacant due to RAD
3200 S Washington 515	1	1-30-20	455	TBD	TBD	Vacant due to RAD
3200 S Washington 524	1	5-18-20	346	TBD	TBD	Vacant due to RAD
3200 S Washington 310	1	9-30-20	211	TBD	TBD	Vacant due to RAD
3200 S Washington 533	1	7-20-20	283	TBD	TBD	Vacant due to RAD
3200 S Washington 509	1	8-13-20	259	TBD	TBD	Vacant due to RAD
3200 S Washington 527	1	8-18-20	229	TBD	TBD	Vacant due to RAD
3200 S Washington 333	1	8-21-20	191	TBD	TBD	Vacant due to RAD
3200 S Washington 406	1	10-22-20	190	TBD	TBD	Vacant due to RAD
3200 S Washington 519	1	10-22-20	190	TBD	TBD	Vacant due to RAD
3200 S Washington 501	1	10-22-20	190	TBD	TBD	Vacant due to RAD
3200 S Washington 434	1	10-22-20	190	TBD	TBD	Vacant due to RAD

3200 S Washington 104	1	10-26-20	186	TBD	TBD	Vacant due to RAD
3200 S Washington 101	1	11-6-20	175	TBD	TBD	Vacant due to RAD
3200 S Washington 437	1	1-6-21	115	TBD	TBD	Vacant due to RAD
3200 S Washington 325	1	2-18-20	435	TBD	TBD	Vacant due to RAD
3200 S Washington 411	1	2-8-21	80	TBD	TBD	Vacant due to RAD
3200 S Washington 210	1	2-8-21	80	TBD	TBD	Vacant due to RAD
3200 S Washington 537	1			TBD	TBD	Vacant due to RAD
3200 S Washington 306	1	3-8-21	52	TBD	TBD	Vacant due to RAD
3200 S Washington 133	1	3-27-21	33	TBD	TBD	Vacant due to RAD
3200 S Washington 408	1	3-2-21	58	TBD	TBD	Vacant due to RAD