

Agenda

Lansing Housing Commission

October 27, 2021

1. Call to Order
 - a. Roll Call
 - b. Approval of Minutes of September 22, 2021
2. Action Items:
 - a. John Smoltz Strikeout Stadium
 - b. Resolution 1332 – Success Rate Payment Standards for (MI058) Lansing Housing
3. Informational Items:
 - a. Finance Report September 2021 Steven Raiche
 - b. Housing Choice Voucher September 2021 Kim Shirey/Jennifer Burnette
 - c. Asset Management Report September 2021
 - Hildebrandt & Scattered Sites Andrea Bailey
 - Capitol City Senior Apts & LaRoy Froh Marcus Hardy
4. Discussion Items:
 - a. RAD Update
5. Other Items:
6. Executive Director's Comments.
7. President's Comments
8. Public Comment – limit 3 minutes per person.
9. Adjournment.



Minutes of the September 22, 2021

Commissioner Henry called the meeting to order at 5:33 p.m. Mr. Fleming, called the roll.

PRESENT AT ROLL CALL: Commissioners Emma Henry, Ryan Robinson, Don Sober (Absent 5:48-5:59 due to technical difficulties), Loria Hall (absent), Heather Taylor

STAFF:

Marcus Hardy	Douglas Fleming
Kim Shirey	Andrea Bailey
Sam Spadafore – Contractor	Jennifer Burnette
Steven Raiche – Contractor	
Victor Verchereau – Contractor	

Guests:

None

Commissioner Sober moved and Commissioner Hall seconded a motion to approve the minutes of the August 25, 2021, commission meeting. **The Motion was approved by all members present.**

Action Items:

- Approval of General Capital Group MOU Terms – Sam Spadafore and Doug Fleming
 - See presentation attached
 - LHC is looking for the Board's approval to enter into a **MOU** to provide the vouchers and to get the funds outlined in the presentation. One project is senior housing, and the other project is family housing.

Commissioner Robinson moved and Commissioner Henry seconded a motion to approve the MOU with General Capital Group. **The Motion was approved by all members present.**



Informational Items:

Finance Report August 2021

Steven Raiche

- We are two months in and seeing numbers consistent with the budget. Overall, the numbers are slightly softer than this time last year. Each AMP as well as HCV continue to operate on a profitable basis.
- Plante Moran continues to assure us that we are in good shape. No surprises yet in the audit, currently the RAD transaction remains open. We should hear something back within the next week regarding this. We will have an internal draft of the reports to review by 9/30/21 and we will come to the board next month with the results.

Housing Choice Voucher August 2021

Jennifer Burnette provided a brief overview of the August 2021 HCV Reports.

- 43 vouchers were issued in August. 2 VASH orientations were held where 2 VASH vouchers were then issued. 30-32 HCV vouchers are issued. In September we anticipate that the final 2 vouchers will be issued. We have 52 families searching for housing, 5 applicants that were denied who are requesting a hearing. Next month we will pull 100 vouchers from the new waiting list

Kim Shirey

- We are trying to ramp up our HCV utilization. We received 3,200 applications, originally, we were going to lottery off 500 slots but instead we selected 1,000. This month I applied to administer vouchers on behalf of MSHDA that was submitted last Monday. We should have an answer by the beginning of October. If we are awarded this contract, we will get vouchers the first of the year of 2022.
- LHC staff attended a training up north and learned information that will be implemented into LCH.



Asset Management Report – August 2021

Hildebrandt (HP) & Public Housing (PH) Scattered Sites – Andrea Bailey

- **HP** had an occupancy rate of 92% at the end of August. This is due to not housing units to prepare for RAD. There were zero (0) move-ins, two (2) move-outs and zero (0) transfer.

There are 8 vacancies. There are 25 open work orders.

Positive Note: The garden at Hildebrandt Park was successful this summer.

- **Public Housing Scattered Sites** had an occupancy rate of 97% at the end of August. There was three (3) move-in, one (1) move outs and zero (0) transfer.

There are 11 vacancies. There are 55 open work orders.

Positive note: We have access to the security system at Forest and Hoyt Townhomes.

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

- **LRF** had an occupancy rate of 92% at the end of August. There was zero (0) move-in, zero (0) move-outs and zero (0) transfer.

There are 8 vacant units. There are 45 open work orders.

Positive note: We continue to have a good turnout for the food truck that comes the second Tuesday of each month.

- **Capitol City Senior Apts** had an occupancy rate of 84% at the end of August. There were one (1) move-ins, one (1) move-out and zero (0) transfer.

There was 29 vacant units due to RAD. There are 8 open work orders.

Positive note: Continue to move people into the new units and get good feedback.



Discussion Items:

- RAD update – Sam Spadafore and Doug Fleming
 - Waverly Place and Capital City Senior Apartments construction is still underway. We are on pace to finish on time. Hildebrandt Park is set to close the end of October and LaRoy Froh is set to close the middle of November. We are very excited to get these two deals closed.

Other Items: none

Executive Director's Comments:

Activities

Capital Projects

- Security Camera's at Forest and Hoyt and COCC – the viewing of these cameras is assessable to management. We have entered into a preliminary agreement with Providence who will now manage the camera system. LHC is expanding cameras at all 4 sites.

RAD Activities

- Disposal of Scattered Sites (Section 18)
 - Environmental review – Contract signed to move forward with this.
 - RFP in final review for Section 18 scattered houses. This RFP is being looked at by a large real estate company. Once we get this back, LHC will post to the public.
 - Habitat collaboration – LHC is working with Habitat to come up with a list of 20 houses in the area to be removed from LHC. We have submitted 20 addresses; most are residents who have stated they want to purchase their home. The other houses will be assigned to participants that Habitat have already approved for the program. Those that qualify must be under 80% AMI, we are excited about this possibility to give people the opportunity to purchase their home. LHC will work with Habitat to get the units updated so that the houses being sold have updated roofing, HVAC, etc.



Other Activities

- Oliver Gardens heating systems – working with Consumers Energy to install heating systems at no cost.
- Union negotiations – ongoing, another meeting last week.
- Fire restoration plan for COCC – building has now been cleaned and gutted. It is now being prepped for reconstruction. 405 Cherry will take a little more work and a little longer to restore. We are waiting on subcontractors to submit scope of work
- Advanced PEACE RFP - \$50,000 donation made. This RFP process is not moving forward. There is talk of redoing the RFP and additional talk about a different strategy. Will bring this to the board once the is finalized.

Other Items: none

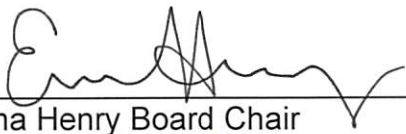
President's Comments:

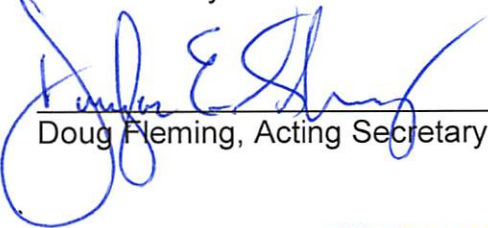
Public Comment: limit 3 minutes per person

- Joe McDonald – I appreciate hearing about the upcoming projects. Question: the availability of the proposed gym at West Junior, how will that work for LHC residents to use?
 - Answer: Doug Fleming – Any use of the gym or auditorium will be after the tax credits and construction. The gym will be available for LCH and the residents to use. This will be community space. Residents will apply for time slots; details will be worked out the closer we get to finalizing construction.

Other Business: none

Adjournment: The meeting was adjourned at 6:19 p.m.

 Date 9/28/2021
Emma Henry Board Chair

 Date 10-5-2021
Doug Fleming, Acting Secretary



Lansing Housing Commission (LHC)


September Board Meeting



September 22, 2021

Each deal structure has different attributes that should be considered

<u>LHC Role</u>	<u>Ownership</u>	<u>Developer Fee</u>	<u>Future Cash Flows</u>	<u>Level of Effort</u>	<u>Complexity</u>	<u>Risk</u>
1 Leader	>50%	>40%	>50%	High	High	Low
2 Collaborator	40% - 60%	<40%	<50% + Admin Fees	Low	Medium	Medium
3 Provider	0%	0%	Upfront and Admin Fees	Low	Low	Low

LHC has been exploring a relationship as a provider to General Capital Group for potential affordable housing projects

MVAH	
	
Office Locations	<ul style="list-style-type: none"> • Milwaukee, WI • Chicago, IL
Scope	<ul style="list-style-type: none"> • 20+ year development track record • 35+ highly complex LIHTC (low-income housing tax credit) deals
Other	<ul style="list-style-type: none"> • 9 Michigan based projects in south and west areas

Roles		
	Provider 	Leader 
Ownership	0%	100%
Developer Fee	0%	100%
Future Cash Flow	0%	100%
Level of Effort	Low	High
Complexity	Low	High
LHC Benefits	In exchange for PBVs: <ul style="list-style-type: none"> • Ongoing admin fees for vouchers • Resident services scale • Project dependent cash value benefits 	

Churchill Apartments utilizing the West Junior High School building is the location of one of the projects with General Capital Group

West Junior High School Building



Site Overview:

- Constructed 1919
- ~150K sq. ft. covering 3 floors with classrooms, auditorium, pool, and gymnasium
- Vacant for ~20 years
- Seemingly structurally sound, but overall poor condition
- Significant environmental risk
- Under contract with the school for site control, dependent on tax credit award

Development Highlights

Financial Investment

- Influx of over \$15M* in capital for the project

MSHDA Project

- 9% low-income housing tax credits
- Long term institutional operational and compliance requirements and oversight

Environmentally Friendly

- Incorporation of green and efficiency programs (e.g. LEED Certification)

Energize Community

- Significant infrastructure and site rehabilitation
- Opportunity to partner with schools/community groups for gym and/or auditorium use

Historic Preservation

- Renovation compliant with Department of Interior standards for rehabilitation of historic buildings

*Numbers are estimates

As a provider for the Churchill Apartments development, LHC's involvement will drive benefits on multiple fronts

Benefits*

Community Development

- Even as a non-owner provider LHC's involvement supports its mission of development and enhancement of quality, affordable, and fair housing options in a compassionate, healthy, and safe way
- Risk and financial obligation reduction for the Lansing School Board
- City of Lansing gains revenue from new PILOT

Voucher Program Benefits

- LHC receives annual voucher admin fees of ~\$7K

Resident Services

- LHC receives upfront resident services contribution of \$60K
- LHC to receive annual resident service provision of \$10K
- LHC will offer its resident services and partnerships to support residents, gaining reach and scale for programs

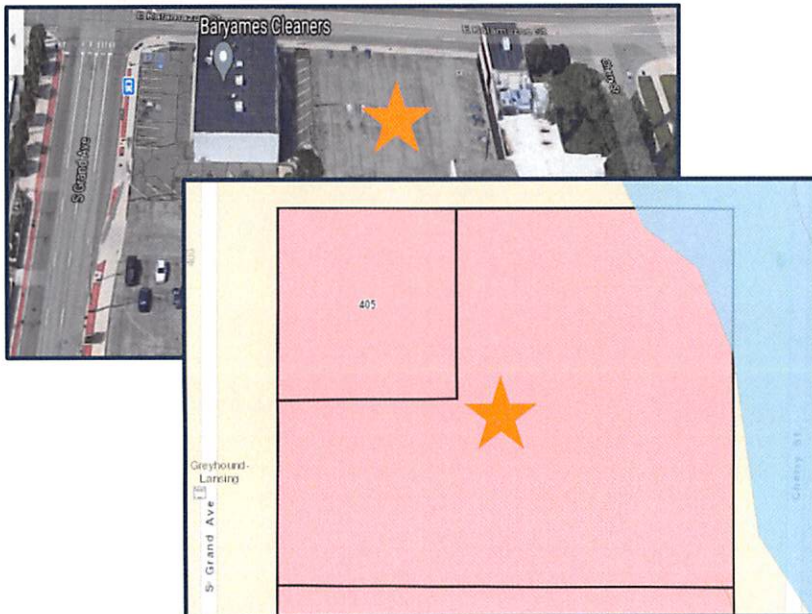
Other

- LHC and its partnerships will have access (upon request and approval) to gymnasium and auditorium to support resident services and other local partnerships
- Direct LHC use of the spaces will be at a discounted rate
- LHC may receive percent of revenue from partner use of common spaces
- LHC will have the right of first offer, at fair market value in year 16, if partnership decides to sell

*Numbers are estimates

Cherry Street Lofts located at the corner of Kalamazoo and Cherry Street is the location of another project with General Capital Group

Cherry Hill Lofts



Site Overview:

- Unoccupied office building to be demoed
- Vacant for 5-10 years
- Under contract with owners for site control, dependent on tax credit award

Development Highlights

Financial Investment

- Influx of over \$15M* in capital for the project
- Ground level commercial space facing Kalamazoo

MSHDA Project

- 9% low-income housing tax credits
- Long term institutional operational and compliance requirements and oversight

Environmentally Friendly

- Incorporation of green and efficiency programs (e.g. LEED Certification)

Energize Community

- Prime location to serve as entry to city via Kalamazoo
- New development brings new customers for downtown Lansing businesses

Resident Proximity to CATA Hub

- Residents gain convenience and efficiency with proximity to CATA hub

*Numbers are estimates

As a provider for the Cherry Street Lofts development, LHC's involvement will drive benefits on multiple fronts

Benefits*

Community Development

- Even as a non-owner provider LHC's involvement supports its mission of development and enhancement of quality, affordable, and fair housing options in a compassionate, healthy, and safe way

Future Office Space

- LHC has the option to lease the office space for its use as a new headquarters
- Office build to suit budget ~\$TBD
- LHC would receive a significant discount in rent for the duration of the lease, not to be less than \$350K

Voucher Program Benefits

- LHC receives annual voucher admin fees \$5K

Resident Services

- LHC will offer its resident services and partnerships to support residents, gaining reach and scale for programs
- Proximity to CATA Hub will be very beneficial to resident daily lives and resident service opportunities

*Numbers are estimates

Action

Action

Hold vote to approve management to enter into an MOU with GCG for the Churchill Apartments and Cherry Street Lofts projects with terms similar to those outlined this evening

STRIKEOUT BASEBALL

*Creating a Field
Full of Dreams*



A photograph of a city skyline at sunset. The sky is a vibrant orange and red, with dark clouds. The city buildings are silhouetted against the bright sky. The Wisconsin State Capitol dome is prominent on the right side of the skyline. A tall building with a clock tower is on the left. The text "OUR MISSION" is in the top right, and "MISSION STATEMENT:" is in the bottom left.

OUR MISSION

MISSION STATEMENT:

To breathe life into the next generation of baseball players through a safe, inclusive and accessible local concept that will foster a love of baseball while instilling sportsmanship, teamwork, discipline and integrity.



WHAT IS STRIKEOUT BASEBALL

Strikeout Baseball is a conceptual baseball facility that allows players to pitch, hit and field in a miniature stadium environment. Games can be played with 2 up to 10 players.



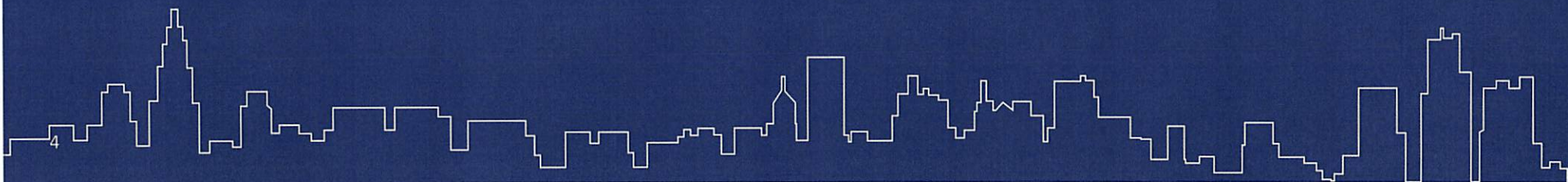
THE IMPORTANCE GROWING OUR NATIONAL PASTIME

In recent years, baseball has had a declining interest at the municipal and travel levels. With the rising costs to play organized baseball, many of our youth are forced out or simply do not have the skillset that these levels demand.

The growing popularity of computers and video games, have played a significant role in the declining number of kids playing baseball. We believe that **Strikeout Baseball** becomes a venue to spark an interest in future generations of aspiring ball players.

Imagine the power of young people playing on a field full of dreams, while growing our...

National Pastime!



COMMUNITY SUPPORT

With full support from the City of Lansing, **Strikeout Baseball** has been allocated the property for development at Ferris Park.

The Lansing Parks and Recreation Department has agreed to maintain the structure once built as part of the existing park system in Lansing.



Support from City of Lansing



Dear Mr. Lazaros:

Thank you for your follow-up regarding the proposed Strikeout Baseball Project at Ferris Park. I appreciate your enthusiasm for this project and do believe it would be an asset to the community. We previously explored this idea with the neighborhood, and they had voiced support for the project, especially after seeing the positive impact Beacon Field has had. We see this as another great opportunity to offer a unique facility to engage youth and adults in outdoor recreational activities.

The City of Lansing and Lansing Parks Department is in full support of your efforts and grants permission for the use of Ferris Park. We also support your efforts to seek additional resources and initiate fundraising to underwrite the cost of the project.

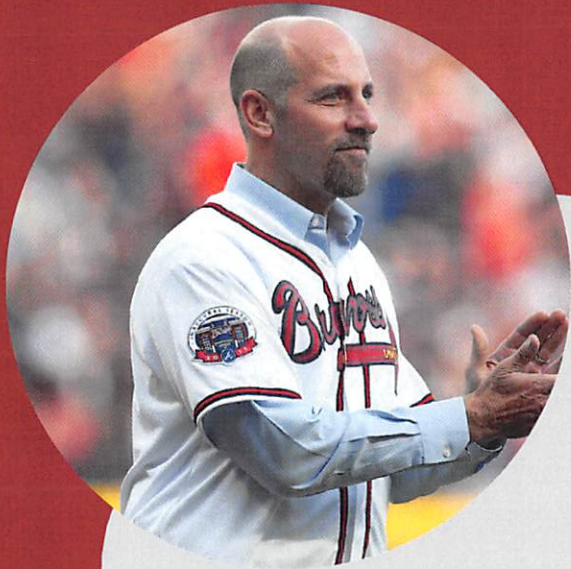
The city is fiscally obligated to the citizens of Lansing to use Parks millage funds to support the current infrastructure and support existing programs. As a result, we currently lack the funding to invest in this project, but we will be happy to provide letters of support for any grants or other financial support you may seek.

Again, I appreciate your enthusiasm and look forward to hearing back from you on your progress on funding this project.

Sincerely,

Andy Schor
Mayor of Lansing





“I think Strikeout Baseball is something that will reinvigorate young people’s interest in this great game of baseball”.

John Smoltz, MLB Hall of Famer

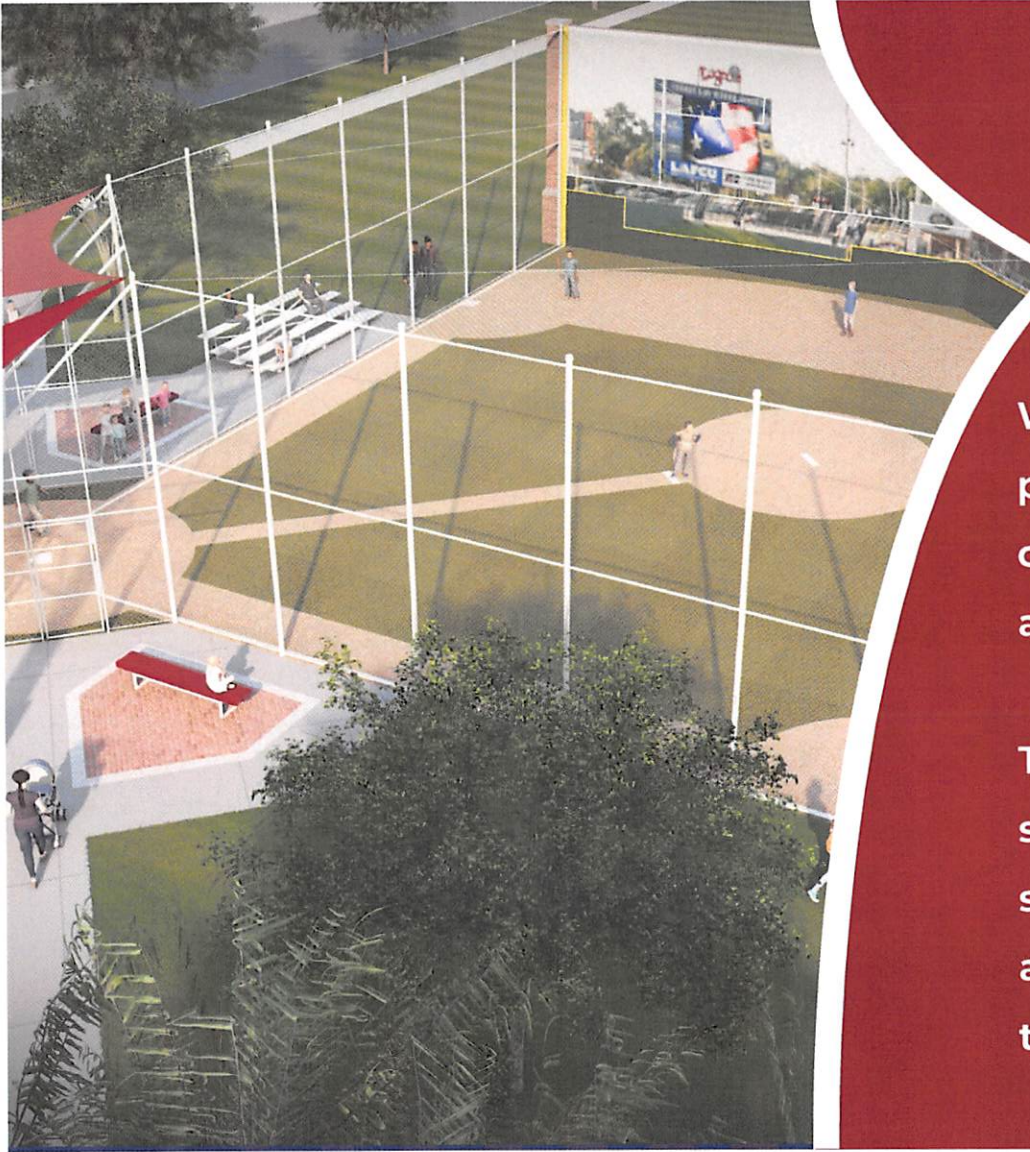




A 501c3 Charitable Contribution

We are excited to discuss and gain the interest of some of the area's most distinguished and recognizable companies that support many of our great community causes.

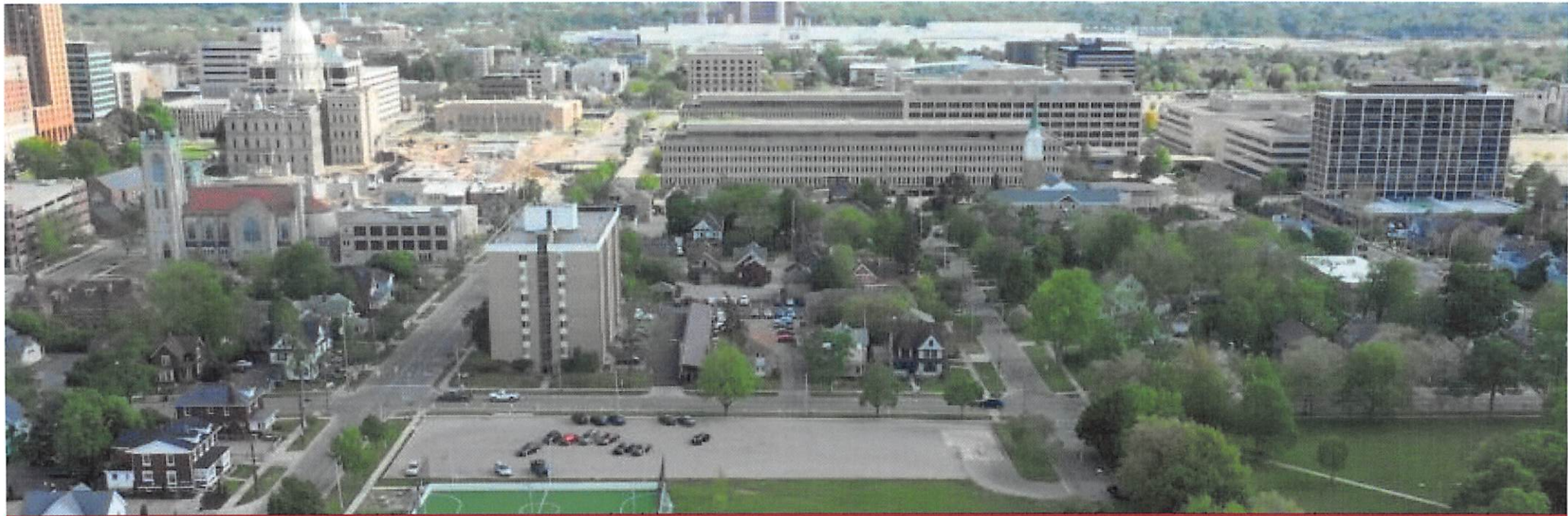




BENEFITS OF STRIKEOUT BASEBALL

With less than 20% of boys and girls involved in playing baseball or softball, **Strikeout Baseball** creates an opportunity to get our local youth active in the game.

Team sports give youth the experiences and skills needed as an adult. Other sports like soccer and lacrosse have become more accessible and therefore more youth have found these opportunities.



LOCATION

Strikeout Baseball is the first of its kind stadium and will be built in the shadow of Michigan's Capital building. Located in the heart of downtown Lansing, **Strikeout Baseball** takes the concept and venue right to the kids and neighborhoods that need it most.

**The power of a child's dream can never be overstated.
Let the games begin and the dreams never end!**





INFLUENTIAL SUPPORT

- With the involvement and support of Lansing's own MLB Hall of Famer John Smoltz, we will be honoring his roots in Lansing as well as his accomplishments in the major leagues. (QR Code). It is his vision and understanding of what **Strikeout Baseball** can become that has brought energy and promise to the City of Lansing!
- Another ex MLB'er Mickey Lolich, also played **Strikeout Baseball** as a kid growing up in Oregon. Mr. Lolich makes a statement acknowledging the value of playing this game: "I tell a lot of people this is the game I credit for becoming an MLB player".
- In sharing the vision of **Strikeout Baseball**, here is some feedback from another true visionary and prominent figure: "I do think you have a very interesting concept and perhaps there will be a right place and a right time to make it a reality. Baseball needs people who truly love the game and I encourage you to never give up on your dreams".
-Mike Ilitch, Founder of Little Caesars.



DONATE NOW...and let the DREAMS BEGIN!

Let your contribution assure that the dreams of Lansing's youth are alive and well.

All donations can be made to the Strikeout Baseball 501c3 Foundation.

THE IMPACT OF STRIKEOUT BASEBALL

We believe that **Strikeout Baseball** will become a new way for kids to get involved with baseball at an early age.

The excitement **Strikeout Baseball** brings to kids and neighborhoods will become contagious in helping to keep our younger generation active while developing the love for an amazing game we call Baseball!





CONTACT:

Jeff Lazaros
Founder/Visionary
info@strikeoutbaseballusa.org
734.277.5334

John Smoltz
Project Coordinator
smoltz2942@gmail.com
480.516.4937

October 27, 2021

Lansing Housing Commission
419 Cherry St.
Lansing, Michigan 48933

HONORABLE MEMBERS IN SESSION:

SUBJECT:

Approval to use HUD approved Success Rate Payment Standards - Resolution No. 1332.

RECOMMENDATION:

Staff recommends the Board authorize Doug Fleming, acting in his capacity as Executive Director, to approve the recommended change to the LHC payment standards for use in all Housing Choice Voucher rental calculations.

CONTACT PERSON:

Jennifer Burnette
Assistant Director of Housing Programs

SUMMARY

This resolution authorizes LHC to use the HUD approved success rate payment standards. In order to increase the number of voucher holders who become participants.

BACKGROUND:

24 CFR 982.503(A) states, Payment standard schedule. (1) HUD publishes the fair market rents for each market area in the United States (see part 888 of this title). The PHA must adopt a payment standard schedule that establishes voucher payment standard amounts for each FMR area in the PHA jurisdiction. For each FMR area, the PHA must establish payment standard amounts for each "unit size." Unit size is measured by the number of bedrooms (zero-bedroom, one-bedroom, and so on). SEMAP Indicator 8 also measures the PHA's compliance in setting its payment standards within the basic range, or other amount approved by HUD. The PHA's voucher program payment schedule contains payment standards which do not exceed 110 percent of the current applicable published FMR and which are not less than 90 percent of the current applicable published FMR (unless a higher or lower payment standard amount is approved by HUD).

In order to increase the number of voucher holders who become participants, HUD may approve requests from PHAs whose FMRs are computed at the 40th percentile rent to establish higher, success rate payment standard amounts. A success rate payment standard amount is defined as any amount between 90 percent and 110 percent of the 50th percentile rent, calculated in accordance with the methodology described in § 888.113 of this title.



PHA's must obtain Board approval for the agency's payment standards as recommended during the 2015 HUD Office of Inspector General Audit.

The 2022 HUD approved 40th Percentile Fair Market rents are as follows:

Final FY 2022 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$733	\$767	\$936	\$1,203	\$1,269

The 50th Percentile Rents from HUD's website are as follows:

50th Percentile Rents By Unit Bedroom				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$778	\$814	\$994	\$1,277	\$1,348

The Lansing Housing Commission proposed payment standards at 110% of the 50th Percentile are as follows:

LHC Payment Standards By Unit Bedroom				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$855	\$895	\$1,093	\$1,404	\$1,482

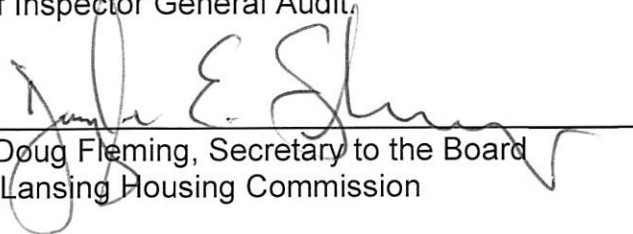
FINANCIAL CONSIDERATIONS

If LHC fails to gain Board approval of HCV payment standards it can result in an audit finding with HUD.

POLICY CONSIDERATIONS:

LHC has no specific policy regarding this action. However, Board approval was a required corrective action in the 2015 Office of Inspector General Audit.

Respectfully Submitted,


Doug Fleming, Secretary to the Board
Lansing Housing Commission



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

September 21, 2021

Joseph S. Davis
Portfolio Management Specialist
McNamara Federal Building
477 Michigan Avenue, Floors 16 & 17
Detroit, MI 48226

Dear Mr. Davis:

Subject: Lansing Housing Commission MI058 – Request for Success Rate Payment Standards

In an effort improve leasing at our underutilized HCV program at the Lansing Housing Commission I am requesting your office approve the Success Rate Payment Standards as permitted by 24 CFR § 982.503(e), the full text of which is attached. I am requesting to use 110% of the 50th percentile FMRs.

Background: Lansing Housing Commission's jurisdiction currently has very limited rental housing resulting in an increase in demand, causing increased rental amounts.

Increasing Payment standards using the Success Rate FMRs will be one additional resource to address the challenge. Here is how I believe we meet the criteria set forth in the regulation:

- ***Fewer than 75 percent of the families to whom the PHA issued rental vouchers during the most recent 6-month period for which there is success rate data available have become participants in the voucher program.*** LHC's success rate for the six months of November 2020 through April 2021, counting those successful in leasing with LHC was 52.6%. LHC's calculated success rate is well below the 75% criteria.
- ***The PHA has established payment standard amounts for all unit sizes in the entire PHA jurisdiction within the FMR area at 110 percent of the published FMR for at least the 6-month period referenced in paragraph (e)(1)(i) of this section and up to the time the request is made to HUD;*** LHC has had 110% Payment Standards for all bedroom sizes in place for more than five years, with limited impact.



- *The PHA has a policy of granting automatic extensions of voucher terms to at least 90 days to provide a family who has made sustained efforts to locate suitable housing with additional search time. LHC's policy has been a 90-day initial voucher term, with extensions.*

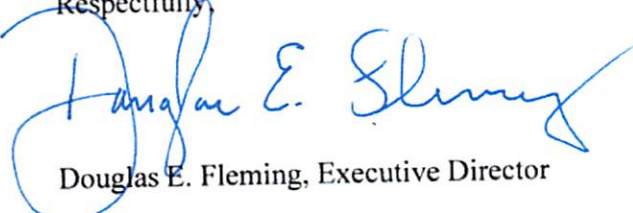
The table below shows the: 50th Percentile Rents from HUD's website <https://www.huduser.gov/portal/datasets/50per.html#2022>, the 110% payment standard from the 50th percentile rents, and lastly the current 110% of FMR Payment Standards.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
50th Percentile Rents	\$778	\$814	\$994	\$1,277	\$1,348
110% of 50 th Percentile rents	\$855	\$895	\$1,093	\$1,404	\$1,482
110% FMRs (current)	\$781	\$814	\$999	\$1,288	\$1,390

I appreciate your consideration of this request. It is my hope that this action together with others we are taking with our local and regional partners will result in the HCV program better fulfilling our shared mission.

If you have any questions, please do not hesitate to contact me at (517) 487-6550.

Respectfully,



Douglas E. Fleming, Executive Director

Lansing Housing Commission

Attachment

Success Rate FMR Regulation 982.503

e) HUD approval of success rate payment standard amounts. In order to increase the number of voucher holders who become participants, HUD may approve requests from PHAs whose FMRs are computed at the 40th percentile rent to establish higher, success rate payment standard amounts. A success rate payment standard amount is defined as any amount between 90 percent and 110 percent of the 50th percentile rent, calculated in accordance with the methodology described in § 888.113 of this title.

(1) A PHA may obtain HUD Field Office approval of success rate payment standard amounts provided the PHA demonstrates to HUD that it meets the following criteria:

(i) Fewer than 75 percent of the families to whom the PHA issued rental vouchers during the most recent 6 month period for which there is success rate data available have become participants in the voucher program;

(ii) The PHA has established payment standard amounts for all unit sizes in the entire PHA jurisdiction within the FMR area at 110 percent of the published FMR for at least the 6 month period referenced in paragraph (e)(1)(i) of this section and up to the time the request is made to HUD; and

(iii) The PHA has a policy of granting automatic extensions of voucher terms to at least 90 days to provide a family who has made sustained efforts to locate suitable housing with additional search time.

(2) In determining whether to approve the PHA request to establish success rate payment standard amounts, HUD will consider whether the PHA has a SEMAP overall performance rating of "troubled". If a PHA does not yet have a SEMAP rating, HUD will consider the PHA's SEMAP certification.

(3) HUD approval of success rate payment standard amounts shall be for all unit sizes in the FMR area. A PHA may opt to establish a success rate payment standard amount for one or more unit sizes in all or a designated part of the PHA jurisdiction within the FMR area.





U.S. Department of Housing and Urban Development

Detroit Field Office
Office of Public Housing
Patrick V. McNamara Federal Building
477 Michigan Avenue, Room 1710
Detroit, MI 48226-2592
Tel. (313) 226-7900 FAX (313) 226-6160

October 18, 2021

Douglas Fleming
Executive Director
Lansing Housing Commission
419 Cherry Street
Lansing, Michigan 48933

Dear Mr. Fleming:

SUBJECT: Approval of Success Rate Payment Standards for (MI058) Lansing Housing Commission

This letter serves as notification that Detroit HUD Field Office of Public Housing (OPH) has completed its review of the Lansing Housing Commission's (LHC) September 21, 2021, request to approve the use of 50th percentile rents. The request is being approved based on LHC meeting the three (3) criteria set forth in its letter permitted by 24 CFR 982.503(e).

24 CFR 982.503(e) HUD Approval of Success Rate Payment Standards

(e) HUD approval of success rate payment standard amounts. In order to increase the number of voucher holders who become participants, HUD may approve requests from PHAs whose FMRs are computed at the 40th percentile rent to establish higher, success rate payment standard amounts. A success rate payment standard amount is defined as any amount between 90 percent and 110 percent of the 50th percentile rent, calculated in accordance with the methodology described in § 888.113 of this title.

(1) A PHA may obtain HUD Field Office approval of success rate payment standard amounts provided the PHA demonstrates to HUD that it meets the following criteria:

(i) Fewer than 75 percent of the families to whom the PHA issued rental vouchers during the most recent 6 month period for which there is success rate data available have become participants in the voucher program;

(ii) The PHA has established payment standard amounts for all unit sizes in the entire PHA jurisdiction within the FMR area at 110 percent of the published FMR for at least the 6 month period referenced in paragraph (e)(1)(i) of this section and up to the time the request is made to HUD; and

(iii) The PHA has a policy of granting automatic extensions of voucher terms to at least 90 days to provide a family who has made sustained efforts to locate suitable housing with additional search time.

If you have any questions please contact Joseph Davis, Portfolio Management Specialist, at 313-234-7495 or joseph.s.davis@hud.gov.

Sincerely.



DOUGLAS
GORDON

Digitally signed by
DOUGLAS GORDON
Date: 2021.10.18 08:18:02
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Douglas C. Gordon, Director
Detroit HUD Field Office of Public Housing

Cc: Ryan Robinson, Chair
Lansing Housing Commission
912 West Street
Lansing, Mi 48915

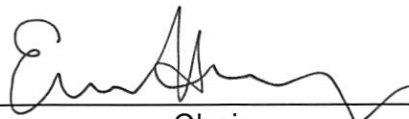
Resolution No. 1332

Adopted By the Lansing Housing Commission

October 27, 2021

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION:

Doug Fleming, acting in the capacity of Executive Director, is authorized to approve the HUD approved 110% of the 50th percentile payment stands for the Housing Choice Voucher Program as stated.


Chair

Yeas 4

Nays 0

Abstentions 0

Attest:

Secretary

For Clerk Use Only

Resolution No. 1332
Date Adopted 10/27/2021

Lansing Housing Commission
Summary Results for September FY2021

Description	MT Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total	COCC	HCV Admin	HCV	BA
REVENUE:									
Total Revenue Variance - Fav (Unfav)	554	2,971	4,845	1,414	9,785	(4,817)	(2,175)	(49,807)	-
Tenant Revenue Variance	(1,902)	672	1,915	77	762	-	-	-	-
HUD Revenue Variance	3,488	2,731	3,027	1,853	11,100	691	(3,505)	(50,505)	-
Capital Fund Income	-	-	-	-	-	-	-	-	-
Other Income	(1,032)	(431)	(97)	(516)	(2,077)	(5,508)	1,330	698	-
Other	-	-	-	-	-	-	-	-	-
Budgeted Revenue	97,487	133,150	122,448	69,617	422,700	68,525	86,894	965,550	-
% Variance fav (unfav)	1%	2%	4%	2%	2%	-7%	-3%	-5%	0%
EXPENSES:									
Total Expense Variance Unfav (Fav)	(8,428)	22,114	32,551	1,466	47,704	11,608	58,675	(18,175)	(7,449)
Salary Expenses	(2,817)	(230)	444	(392)	(2,995)	(3,152)	(418)	-	-
Employee Benefit Expenses	6,318	2,242	(122)	(261)	8,176	(2,524)	1,846	-	-
Utilities	70	(3,941)	(133)	31	(3,973)	(266)	(250)	-	-
Write-offs	(759)	(751)	(990)	(255)	(2,755)	-	-	-	-
Legal	473	228	2,094	(100)	2,695	(500)	-	-	-
Professional Services	(87)	(192)	(12)	(182)	(473)	9,958	15,361	-	-
Admin Services	-	-	-	1,000	1,000	(2,325)	(46)	-	(7,500)
Recreation/Other Services	-	750	1,181	-	1,931	574	-	-	-
Insurance	32	279	923	(37)	1,197	(3,617)	911	-	-
Sundry/Postage/Office Supplies	234	147	97	(95)	383	2,431	6,448	-	51
Management Fee	40	633	517	69	1,258	-	(701)	-	-
HAP Expense	(13,422)	-	-	926	(12,496)	-	-	(18,175)	-
Inspections	75	385	540	75	1,075	400	(934)	-	-
Interest Expense	-	-	-	-	-	-	-	-	-
Maintenance Costs	1,561	19,038	22,266	(1,120)	41,745	3,726	144	-	-
Maintenance Contract - Unit Turns	(2,400)	(4,560)	(3,000)	(1,000)	(10,960)	-	-	-	-
Other	2,255	8,087	8,745	2,809	21,896	6,903	36,313	-	-
Budgeted Expense	82,884	95,710	79,700	68,818	327,112	88,336	77,349	965,000	15,000
% Variance fav (unfav)	10%	-23%	-41%	-2%	-15%	-13%	-76%	2%	0%
Gain(Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-
Curr Mo. Actual Net Income (Loss)	\$ 23,585	\$ 18,296	\$ 15,042	\$ 746	\$ 57,670	\$ (36,236)	\$ (51,305)	\$ (31,082)	\$ (7,551)
YTD Actual Net Income (Loss) Net of CWIP	\$ 27,079	\$ 71,484	\$ 103,551	\$ 58,509	\$ 260,623	\$ (71,560)	\$ (55,405)	\$ (73,648)	\$ (7,656)
Prior YR YTD Net Income (Loss)	\$ 125,294	\$ 67,993	\$ 72,584	\$ 2,329	\$ 268,201	\$ 87,002	\$ 50,110	\$ (60,939)	\$ -
Cash Balance - September	\$ 487,231	\$ 665,146	\$ 811,651	\$ 518,106	\$ 2,482,134	\$ 1,282,332	\$ 1,009,851	\$ 384,309	\$ 386,109
Cash Balance - August	\$ 440,991	\$ 649,803	\$ 786,433	\$ 507,230	\$ 2,384,458	\$ 1,372,754	\$ 1,150,137	\$ 438,158	\$ 393,609
Cash Balance - June 2021	\$ 404,436	\$ 503,953	\$ 616,869	\$ 390,852	\$ 1,916,110	\$ 1,350,385	\$ 1,119,729	\$ 465,867	\$ 393,609
Cash Balance - June 2020	\$ 586,642	\$ 691,966	\$ 675,747	\$ 625,621	\$ 2,579,975	\$ 856,102	\$ 827,066	\$ 496,344	\$ -

Lansing Housing Commission
Summary Results YTD for September FY2021

Description	MT Vernon	Hildebrandt	LaRoy Froh	So Washington	LIPH Total	COCC	HCV Admin	HCV	BA
REVENUE:									
Total Revenue Variance - Fav (Unfav)	191,622	(1,577)	7,416	3,043	200,504	(20,931)	(4,949)	(173,069)	-
Tenant Revenue Variance	(2,922)	70	173	321	(2,358)	-	-	-	-
HUD Revenue Variance	3,214	(2,563)	3,804	1,750	6,204	1,608	(10,515)	(176,755)	-
Capital Fund Income	193,963	2,104	2,104	2,104	200,277	-	-	-	-
Other Income	(911)	(1,189)	1,335	590	(175)	1,773	5,566	3,686	-
Other	(1,722)	-	-	(1,722)	(3,444)	(24,311)	-	-	-
Budgeted Revenue	286,257	399,236	367,130	205,637	1,258,258	213,976	260,682	2,896,650	-
% Variance fav (unfav)	67%	0%	2%	1%	16%	-10%	-2%	-6%	0%
EXPENSES:									
Total Expense Variance Unfav (Fav)	196,291	21,715	13,628	(56,709)	174,925	(10,257)	25,848	(97,770)	-
Salary Expenses	(8,003)	5,786	(3,749)	(1,374)	(7,340)	(6,014)	(8,289)	-	-
Employee Benefit Expenses	17,325	2,730	(9,583)	(906)	9,566	(6,787)	4,515	-	-
Utilities	276	3,762	(4,620)	43	(539)	(2,597)	(250)	-	-
Write-offs	(2,418)	(4,021)	(1,266)	(605)	(8,310)	-	-	-	-
Legal	565	(2,181)	(73)	(198)	(1,887)	(946)	-	-	-
Professional Services	3,926	2,607	2,633	2,827	11,993	11,006	15,858	-	-
Admin Services	1,000	1,000	1,000	1,000	4,000	(4,812)	-	-	-
Insurance	40	737	1,974	1,289	4,040	(7,469)	575	-	-
Sundry/Postage/Office Supplies	(248)	398	962	(1,356)	(244)	832	11,137	-	-
Management Fee	173	1,802	1,294	206	3,474	-	(2,102)	-	-
HAP Expense	189,663			127,196	316,860	-	-	(97,770)	-
Pilot	208	2,245	2,540	649	5,642	-	-	-	-
Inspections	(75)	55	385	(75)	290	400	(1,292)	-	-
Maintenance Costs	2,504	18,724	28,236	(4,122)	45,342	6,874	295	-	-
Maintenance Contract - Unit Turns	(7,200)	(14,886)	(5,500)	(2,000)	(29,586)	-	-	-	-
Other	(1,445)	2,958	(605)	(179,282)	(178,375)	(743)	5,402	-	-
Budgeted Expense	254,508	304,459	257,367	206,879	1,023,213	274,863	285,289	2,895,000	7,656
% Variance fav (unfav)	-77%	-7%	-5%	27%	-17%	4%	-9%	3%	0%
Gain(Loss) on Sale of Assets	-	-	-	-	-	-	-	-	-
YTD Actual Net Income (Loss) Net of CWIP	\$ 27,079	\$ 71,484	\$ 103,551	\$ 58,509	\$ 260,623	\$ (71,560)	\$ (55,405)	\$ (73,648)	\$ (7,656)
YTD Budgeted Net Income (Loss)	\$ 31,748	\$ 94,776	\$ 109,763	\$ (1,243)	\$ 235,045	\$ (60,886)	\$ (24,607)	\$ 1,650	\$ (15,000)
Prior YR YTD Net Income (Loss)	\$ 125,294	\$ 67,993	\$ 72,584	\$ 2,329	\$ 268,201	\$ 87,002	\$ 50,110	\$ (60,939)	\$ -

September Ratios

HCV Ratios			Prior Months	
Number of Vouchers Used	1,710		8/21	\$ 535.07
HCV 8002 Expenses	\$ 944,370.20		7/21	\$ 545.74
Average Cost Per Voucher	<u>\$ 552.26</u>		6/21	\$ 545.77

LIPH Ratios							Prior Months	
	Mt. Vernon	Hildebrandt	LaRoy Froh	S. Washington	Total	PY September Total		
Year-to-Date Occupancy Rate								
YTD Average Number of Units Leased	59	209	200	11	479	790	8/21	94.9%
Number of Possible Units	62	220	213	12	507	833	7/21	94.9%
Year-to-Date Occupancy Rate	<u>95.2%</u>	<u>95.0%</u>	<u>93.9%</u>	<u>91.7%</u>	<u>94.5%</u>	<u>94.8%</u>	6/21	94.6%
Average Revenue Per Occupied Unit							8/21	\$ 529.69
Total LIPH Revenue	\$ 98,040.76	\$ 136,120.90	\$ 127,292.91	\$ 71,030.45	\$ 432,485.02	\$ 432,271.88	7/21	\$ 504.28
Average Revenue Per Occupied Unit	<u>\$ 492.67</u>	<u>\$ 651.30</u>	<u>\$ 636.46</u>	<u>\$ 360.56</u>	<u>\$ 537.25</u>	<u>\$ 547.18</u>	6/21	\$ 613.96
Average Tenant Revenue Per Occupied Unit							8/21	\$ 106.98
Total Tenant Revenue	\$ 3,093.00	\$ 27,458.00	\$ 19,415.00	\$ 2,470.00	\$ 52,436.00	\$ 92,440.19	7/21	\$ 109.19
Average Tenant Revenue Per Occupied Unit	<u>\$ 52.42</u>	<u>\$ 131.38</u>	<u>\$ 97.08</u>	<u>\$ 224.55</u>	<u>\$ 109.47</u>	<u>\$ 117.01</u>	6/21	\$ 73.44
Average Cost Per Occupied Unit							8/21	\$ 423.50
YTD Average Monthly Expenses	\$ 86,313.40	\$ 108,724.90	\$ 90,331.45	\$ 50,056.81	\$ 335,426.55	\$ 336,729.51	7/21	\$ 395.23
Average Cost Per Occupied Unit	<u>\$ 433.74</u>	<u>\$ 520.21</u>	<u>\$ 451.66</u>	<u>\$ 254.10</u>	<u>\$ 416.68</u>	<u>\$ 426.24</u>	6/21	\$ 618.25

Company Ratios						
	Mt. Vernon	Hildebrandt	LaRoy Froh	S. Washington	COCC	HCV Admin
Operating Reserves						
Bank Account Balance	\$ 487,230.88	\$ 665,146.00	\$ 811,651.10	\$ 518,106.34	\$ 1,282,332.03	\$ 1,009,851.36
YTD Expenses	\$ 258,940.20	\$ 326,174.69	\$ 270,994.35	\$ 150,170.42	\$ 264,605.19	\$ 311,137.65
Number of Months	3	3	3	3	3	3
Average Monthly Expenses	<u>\$ 86,313.40</u>	<u>\$ 108,724.90</u>	<u>\$ 90,331.45</u>	<u>\$ 50,056.81</u>	<u>\$ 88,201.73</u>	<u>\$ 103,712.55</u>
Number of Months of Operating Reserves (would like to have 4 months of operating reserves)	<u>5.64</u>	<u>6.12</u>	<u>8.99</u>	<u>10.35</u>	<u>14.54</u>	<u>9.74</u>
Prior Months						
08/21	4.78	6.24	9.91	12.70	16.67	13.14
07/21	3.21	4.79	8.91	39.42	16.34	12.13
06/21	4.25	4.48	6.30	3.46	18.52	13.62
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 September 30, 2021

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 9,073	\$ 11,995	\$ (2,922)	\$ 83,576	\$ 157,966	\$ 145,971
Tenant Revenue - Other	1,273	2,166	(893)	3,506	18,147	15,981
Total Tenant Revenue	<u>\$ 10,346</u>	<u>\$ 14,161</u>	<u>\$ (3,815)</u>	<u>\$ 87,082</u>	<u>\$ 176,113</u>	<u>\$ 161,952</u>
HUD PHA Operating Grants	271,756	268,542	3,214	248,024	1,392,066	1,123,524
CFP Operational Income	193,963	-	193,963	1,750	-	-
Administrative Fees	-	1,722	(1,722)	-	16,584	14,862
Fraud Recovery and Other	1,813	1,832	(18)	10,228	18,498	16,667
Total Operating Revenue	<u>\$ 477,879</u>	<u>\$ 286,257</u>	<u>\$ 191,622</u>	<u>\$ 347,084</u>	<u>\$ 1,603,261</u>	<u>\$ 1,317,004</u>
Administrative Salaries	\$ 2,296	\$ 6,822	\$ (4,526)	\$ 24,728	\$ 85,233	\$ 78,411
Auditing Fees	-	-	-	-	5,775	5,775
Management Fees	9,488	9,315	173	28,825	108,986	99,671
Bookkeeping Fees	1,336	1,328	9	4,178	15,705	14,378
Employee Benefits Contributions - Admin	4,547	2,324	2,223	7,875	36,275	33,951
Office Expenses	5,455	7,405	(1,950)	9,493	40,002	32,597
Legal	2,065	1,500	565	2,194	12,000	10,500
Travel	-	-	-	-	-	-
Other	1,119	150	969	3,557	4,500	4,350
Tenant Services - Other	-	-	-	856	-	-
Water	471	345	126	23,266	15,952	15,607
Electricity	245	150	95	12,111	1,050	900
Gas	161	150	11	3,627	13,414	13,264
Other Utilities Expense	43	-	43	41	34,215	34,215
Ordinary Maintenance and Operations - Labor	2,136	5,613	(3,477)	19,464	59,341	53,727
Ordinary Maintenance and Operations - Material	1,973	740	1,233	3,705	7,680	6,940
Ordinary Maintenance and Operations - Contrac	10,841	16,565	(5,724)	31,299	171,280	154,715
Employee Benefits Contributions - Ordinary	22,153	7,052	15,101	10,106	57,705	50,654
Protective Services - Other Contract Costs	-	-	-	726	-	-
Property Insurance	4,456	4,176	280	11,482	52,605	48,430
Liability Insurance	1,597	1,566	32	4,430	19,671	18,105
Workers Compensation	-	-	-	-	-	-
All Other Insurance	739	1,011	(272)	4,400	16,106	15,095
Other General Expenses	4,984	1,058	3,926	4,109	11,776	10,718
Compensated Absences	-	-	-	-	-	-
Housing Assistance Payments	374,957.21	185,293.98	189,663	-	370,588	185,294
Payment in Lieu of Taxes	1,253	1,045	208	5,302	11,975	10,930
Bad debt - Tenant Rents	(1,060)	900	(1,960)	2,279	7,800	6,900
Interest Expense	-	-	-	3,738	-	-
Total Operating Expenses	<u>\$ 451,258</u>	<u>\$ 254,508</u>	<u>\$ 196,750</u>	<u>\$ 221,790</u>	<u>\$ 1,159,634</u>	<u>\$ 905,126</u>
Net Income (Loss)	<u>\$ 26,621</u>	<u>\$ 31,748</u>	<u>\$ (5,128)</u>	<u>\$ 125,294</u>	<u>\$ 443,627</u>	<u>\$ 411,879</u>

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

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 83,428	\$ 83,358	\$ 70	\$ 65,625	\$ 109,509	\$ 26,151
Tenant Revenue - Other	3,253	4,449	(1,196)	3,376	6,057	1,608
Total Tenant Revenue	<u>\$ 86,681</u>	<u>\$ 87,807</u>	<u>\$ (1,126)</u>	<u>\$ 69,001</u>	<u>\$ 115,566</u>	<u>\$ 27,759</u>
HUD PHA Operating Grants	307,019	309,582	(2,563)	282,588	619,164	309,582
CFP Operational Income	2,104	-	2,104	1,750	-	-
Fraud Recovery and Other	1,854	1,847	7	1,657	3,693	1,847
Total Operating Revenue	<u>\$ 397,658</u>	<u>\$ 399,236</u>	<u>\$ (1,577)</u>	<u>\$ 354,995</u>	<u>\$ 738,423</u>	<u>\$ 339,188</u>
Administrative Salaries	\$ 34,166	\$ 28,227	\$ 5,939	\$ 25,671	\$ 43,853	\$ 15,625
Auditing Fees	-	-	-	-	5,775	5,775
Management Fees	33,419	31,723	1,696	33,534	49,214	17,492
Bookkeeping Fees	4,703	4,598	106	4,860	7,133	2,535
Employee Benefits Contributions - Admin	8,436	12,307	(3,871)	6,295	19,395	7,088
Office Expenses	16,939	13,622	3,317	9,333	21,395	7,773
Legal	3,219	5,400	(2,181)	2,815	7,200	1,800
Travel	-	-	-	-	-	-
Other	316	720	(404)	2,370	1,440	720
Tenant Services - Other	4,950	4,800	150	1,562	4,800	-
Water	31,365	28,900	2,465	26,343	39,002	10,102
Electricity	9,190	9,300	(110)	9,378	12,000	2,700
Gas	3,795	3,550	245	3,352	7,661	4,111
Other Utilities Expense	-	-	-	-	-	-
Ordinary Maintenance and Operations - Labor	26,361	26,514	(153)	17,018	37,460	10,946
Ordinary Maintenance and Operations - Material	15,740	13,080	2,660	12,603	22,160	9,080
Ordinary Maintenance and Operations - Contrac	78,450	75,775	2,675	74,298	115,750	39,975
Employee Benefits Contributions - Ordinary	19,812	13,211	6,601	16,166	20,093	6,883
Protective Services - Other Contract Costs	2,047	1,035	1,012	1,484	1,035	-
Property Insurance	14,801	14,129	672	11,826	21,832	7,703
Liability Insurance	5,493	5,551	(58)	4,507	8,774	3,223
Workers Compensation	-	-	-	-	-	-
All Other Insurance	1,794	1,671	123	4,878	7,742	6,071
Other General Expenses	6,094	3,487	2,607	4,768	5,257	1,770
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	6,106	3,861	2,245	2,953	4,485	624
Bad debt - Tenant Rents	(1,270)	3,000	(4,270)	4,756	6,000	3,000
Interest Expense	-	-	-	6,231	-	-
Total Operating Expenses	<u>\$ 325,926</u>	<u>\$ 304,459</u>	<u>\$ 21,467</u>	<u>\$ 287,002</u>	<u>\$ 469,456</u>	<u>\$ 164,996</u>
Net Income (Loss)	<u>\$ 71,732</u>	<u>\$ 94,776</u>	<u>\$ (23,044)</u>	<u>\$ 67,993</u>	<u>\$ 268,967</u>	<u>\$ 174,191</u>

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

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 55,673	\$ 55,500	\$ 173	\$ 43,981	\$ 83,952	\$ 28,452
Tenant Revenue - Other	4,785	3,474	1,311	1,535	5,976	2,502
Total Tenant Revenue	<u>\$ 60,458</u>	<u>\$ 58,974</u>	<u>\$ 1,484</u>	<u>\$ 45,516</u>	<u>\$ 89,928</u>	<u>\$ 30,954</u>
HUD PHA Operating Grants	309,978	306,174	3,804	260,085	612,348	306,174
CFP Operational Income	2,104	-	2,104	1,750	-	-
Fraud Recovery and Other	2,006	1,982	24	1,745	3,963	1,982
Total Operating Revenue	<u>\$ 374,545</u>	<u>\$ 367,130</u>	<u>\$ 7,416</u>	<u>\$ 309,096</u>	<u>\$ 706,239</u>	<u>\$ 339,110</u>
Administrative Salaries	\$ 20,558	\$ 29,540	\$ (8,982)	\$ 29,343	\$ 49,198	\$ 19,658
Auditing Fees	-	-	-	-	5,665	5,665
Management Fees	32,033	30,740	1,294	32,033	51,802	21,062
Bookkeeping Fees	4,508	4,455	53	4,644	7,508	3,053
Employee Benefits Contributions - Admin	2,912	12,777	(9,865)	6,436	19,410	6,633
Office Expenses	9,404	11,718	(2,314)	8,281	20,520	8,802
Legal	3,527	3,600	(73)	1,365	7,200	3,600
Travel	107	-	107	-	-	-
Other	2,483	630	1,853	2,370	1,260	630
Tenant Services - Other	4,381	4,200	181	1,369	6,000	1,800
Water	12,301	19,150	(6,849)	18,964	26,810	7,660
Electricity	12,543	10,950	1,593	10,932	14,400	3,450
Gas	5,563	5,100	463	5,074	6,440	1,340
Other Utilities Expense	173	-	173	122	-	-
Ordinary Maintenance and Operations - Labor	30,541	25,309	5,232	15,720	39,958	14,649
Ordinary Maintenance and Operations - Material	17,262	10,080	7,182	8,539	20,500	10,420
Ordinary Maintenance and Operations - Contract	51,021	34,255	16,766	43,759	55,610	21,355
Employee Benefits Contributions - Ordinary	23,478	23,195	282	13,825	34,405	11,209
Protective Services - Other Contract Costs	1,950	1,300	650	985	1,600	300
Property Insurance	16,298	15,612	686	14,465	27,023	11,412
Liability Insurance	5,318	5,375	(58)	5,114	9,305	3,929
Workers Compensation	-	-	-	-	-	-
All Other Insurance	2,957	1,611	1,346	4,400	7,622	6,011
Other General Expenses	5,944	3,310	2,633	3,483	5,473	2,163
Compensated Absences	-	-	-	-	-	-
Payment in Lieu of Taxes	4,300	1,760	2,540	1,199	3,090	1,330
Bad debt - Tenant Rents	1,525	2,700	(1,175)	409	5,400	2,700
Interest Expense	-	-	-	3,681	-	-
Total Operating Expenses	<u>\$ 271,085</u>	<u>\$ 257,367</u>	<u>\$ 13,718</u>	<u>\$ 236,512</u>	<u>\$ 426,198</u>	<u>\$ 168,831</u>
Net Income (Loss)	<u>\$ 103,461</u>	<u>\$ 109,763</u>	<u>\$ (6,302)</u>	<u>\$ 72,585</u>	<u>\$ 280,041</u>	<u>\$ 170,279</u>

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

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 7,500	\$ 7,179	\$ 321	\$ 70,054	\$ 14,358	\$ 7,179
Tenant Revenue - Other	225	-	225	5,434	-	-
Total Tenant Revenue	<u>\$ 7,725</u>	<u>\$ 7,179</u>	<u>\$ 546</u>	<u>\$ 75,488</u>	<u>\$ 14,358</u>	<u>\$ 7,179</u>
HUD PHA Operating Grants	196,729	194,979	1,750	186,102	389,958	194,979
CFP Operational Income	2,104	-	2,104	1,750	-	-
Administrative Fees	-	1,722	(1,722)	-	3,444	1,722
Fraud Recovery and Other	2,121	1,757	365	3,875	3,513	1,757
Total Operating Revenue	<u>\$ 208,679</u>	<u>\$ 205,637</u>	<u>\$ 3,043</u>	<u>\$ 267,214</u>	<u>\$ 411,273</u>	<u>\$ 205,637</u>
Administrative Salaries	\$ 444	\$ 1,364	\$ (920)	\$ 18,976	\$ 2,967	\$ 1,603
Auditing Fees	-	-	-	-	5,775	5,775
Management Fees	1,758	1,553	206	28,204	3,105	1,553
Bookkeeping Fees	249	225	24	4,088	450	225
Employee Benefits Contributions - Admin	2,253	2,715	(462)	10,646	5,457	2,742
Office Expenses	4,957	1,083	3,874	11,031	2,566	1,483
Legal	102	300	(198)	3,390	600	300
Travel	-	-	-	-	-	-
Other	(256)	150	(406)	40	300	150
Tenant Services - Other	-	-	-	1,900	-	-
Water	269	226	43	46,057	402	176
Electricity	-	100	(100)	31,286	150	50
Gas	100	-	100	3,038	-	-
Other Utilities Expense	-	-	-	70	-	-
Ordinary Maintenance and Operations - Labor	669	1,123	(454)	30,517	2,245	1,123
Ordinary Maintenance and Operations - Material	973	4,500	(3,527)	6,828	9,000	4,500
Ordinary Maintenance and Operations - Contract	1,680	4,200	(2,520)	20,978	7,250	3,050
Employee Benefits Contributions - Ordinary	2,256	2,700	(444)	19,164	5,401	2,700
Protective Services - Other Contract Costs	-	-	-	477	-	-
Property Insurance	784	974	(190)	13,094	2,010	1,036
Liability Insurance	696	277	418	5,949	573	295
Workers Compensation	-	-	-	-	-	-
All Other Insurance	1,609	549	1,060	4,877	1,098	549
Other General Expenses	3,431	605	2,827	3,846	1,207	603
Compensated Absences	-	-	-	-	-	-
Housing Assistance Payments	127,196	183,280	(56,084)	-	366,561	183,280
Payment in Lieu of Taxes	1,304	655	649	(1,180)	1,321	665
Bad debt - Tenant Rents	(150)	300	(450)	770	600	300
Interest Expense	-	-	-	840	-	-
Total Operating Expenses	<u>\$ 150,325</u>	<u>\$ 206,879</u>	<u>\$ (56,554)</u>	<u>\$ 264,885</u>	<u>\$ 419,037</u>	<u>\$ 212,158</u>
Net Income (Loss)	<u>\$ 58,354</u>	<u>\$ (1,243)</u>	<u>\$ 59,597</u>	<u>\$ 2,329</u>	<u>\$ (7,764)</u>	<u>\$ (6,522)</u>

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

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Tenant Rental Revenue	\$ 155,674	\$ 158,032	\$ (2,358)	\$ 263,236	\$ 365,785	\$ 207,753
Tenant Revenue - Other	9,536	10,089	(553)	13,851	30,180	20,091
Total Tenant Revenue	<u>\$ 165,210</u>	<u>\$ 168,121</u>	<u>\$ (2,911)</u>	<u>\$ 277,087</u>	<u>\$ 395,965</u>	<u>\$ 227,844</u>
HUD PHA Operating Grants	1,085,481	1,079,277	6,204	976,798	3,013,536	1,934,259
CFP Operational Income	200,277	-	200,277	7,000	-	-
Fraud Recovery and Other	7,794	7,416	378	17,504	29,667	22,251
Total Operating Revenue	<u>\$ 1,458,762</u>	<u>\$ 1,258,258</u>	<u>\$ 200,504</u>	<u>\$ 1,278,390</u>	<u>\$ 3,459,196</u>	<u>\$ 2,200,938</u>
Administrative Salaries	\$ 57,466	\$ 65,954	\$ (8,488)	\$ 98,718	\$ 181,251	\$ 115,297
Auditing Fees	-	-	-	-	22,990	22,990
Management Fees	76,698	73,330	3,368	122,596	213,107	139,777
Bookkeeping Fees	10,796	10,605	191	17,770	30,795	20,190
Employee Benefits Contributions - Administrative	18,148	30,122	(11,975)	31,252	80,537	50,415
Office Expenses	36,755	33,828	2,927	38,138	84,482	50,654
Legal Expense	8,913	10,800	(1,887)	9,764	27,000	16,200
Travel	107	-	107	-	-	-
Other	3,662	1,650	2,012	8,337	7,500	5,850
Tenant Services - Other	9,331	9,000	331	5,686	10,800	1,800
Water	44,406	48,621	(4,215)	114,630	82,167	33,546
Electricity	21,978	20,500	1,478	63,707	27,600	7,100
Gas	9,619	8,800	819	15,090	27,515	18,715
Other Utilities Expense	216	-	216	233	34,215	34,215
Ordinary Maintenance and Operations - Labor	59,707	58,559	1,148	82,720	139,004	80,445
Ordinary Maintenance and Operations - Material	35,948	28,400	7,548	31,676	59,340	30,940
Ordinary Maintenance and Operations - Contract	141,992	130,795	11,197	170,334	349,890	219,095
Employee Benefits Contributions - Ordinary	67,699	46,158	21,541	59,261	117,604	71,446
Protective Services - Other Contract Costs	3,997	2,335	1,662	3,671	2,635	300
Property Insurance	36,339	34,890	1,449	50,867	103,470	68,581
Liability Insurance	13,104	12,769	335	20,000	38,322	25,553
Workers Compensation	-	-	-	-	-	-
All Other Insurance	7,099	4,842	2,257	18,555	32,568	27,726
Other General Expenses	20,453	8,460	11,993	16,206	23,714	15,254
Compensated Absences	-	-	-	-	-	-
Payments in Lieu of Taxes	12,963	7,321	5,642	8,273	20,870	13,549
Bad debt - Tenant Rents	(955)	6,900	(7,855)	8,213	19,800	12,900
Interest Expense	-	-	-	14,490	-	-
Total Operating Expenses	<u>\$ 696,440</u>	<u>\$ 654,639</u>	<u>\$ 41,801</u>	<u>\$ 1,010,189</u>	<u>\$ 1,737,176</u>	<u>\$ 1,082,537</u>
Net Income (Loss)	<u>\$ 762,322</u>	<u>\$ 603,619</u>	<u>\$ 158,703</u>	<u>\$ 268,201</u>	<u>\$ 1,722,020</u>	<u>\$ 1,118,401</u>

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

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
Management Fees Income	\$ 126,732	\$ 489,513	\$ (362,781)	\$ 173,090	\$ 789,866	\$ 300,353
Bookkeeping Fees Income	10,796	10,607	189	17,770	30,805	20,198
Administrative Fees	28,653	67,556	(38,903)	-	469,742	402,186
Fraud Recovery and Other	12,273	10,500	1,773	35,077	62,000	51,500
Total Operating Revenue	\$ 178,454	\$ 578,176	\$ (399,722)	\$ 225,937	\$ 1,352,413	\$ 774,237
Administrative Salaries	\$ 74,822	\$ 62,185	\$ 12,637	\$ 38,044	\$ 304,896	\$ 242,711
Auditing Fees	-	-	-	-	5,665	5,665
Employee Benefits Contributions - Admin	20,673	27,287	(6,614)	10,047	121,355	94,068
Office Expenses	25,137	120,558	(95,421)	15,564	490,752	370,194
Legal	554	1,500	(946)	-	6,000	4,500
Travel	-	-	-	-	-	-
Other	8,236	6,426	1,810	6,451	25,834	19,408
Tenant Services - Other	574	-	574	-	-	-
Water	258	589	(330)	289	2,185	1,597
Electricity	1,954	4,000	(2,046)	2,899	19,200	15,200
Gas	124	225	(101)	105	2,820	2,595
Other Utilities Expense	-	120	(120)	111	480	360
Ordinary Maintenance and Operations - Labor	12,068	22,218	(10,150)	-	159,240	137,022
Ordinary Maintenance and Operations - Material	-	1,100	(1,100)	200	4,400	3,300
Ordinary Maintenance and Operations - Contracts	11,014	3,590	7,424	1,006	15,010	11,420
Employee Benefits Contributions - Ordinary	4,585	8,897	(4,312)	-	64,121	55,224
Protective Services - Other Contract Costs	-	200	(200)	628	800	600
Property Insurance	1,810	3,609	(1,799)	563	3,609	-
Liability Insurance	123	1,393	(1,270)	113	1,393	-
Workers Compensation	-	-	-	-	-	-
All Other Insurance	-	4,400	(4,400)	4,400	4,400	-
Other General Expenses	110,175	6,566	103,609	58,140	28,044	21,478
Compensated Absences	-	-	-	-	-	-
Interest Expense	-	-	-	375	-	-
Total Operating Expenses	\$ 272,105	\$ 274,863	\$ (2,757)	\$ 138,936	\$ 1,260,204	\$ 985,341
Net Income (Loss)	\$ (93,651)	\$ 303,314	\$ (396,965)	\$ 87,001	\$ 92,209	\$ (211,104)

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

	YTD Amount	YTD Budget	YTD Variance	Prior YTD Actual	Annual Budget	Remaining Budget
HUD PHA Operating Grants	\$ 2,968,412	\$ 3,155,682	\$ (187,270)	\$ 3,080,972	\$ 12,646,676	\$ 9,490,994
Other Revenue	447	-	447	25	-	-
Fraud Recovery and Other	10,455	1,650	8,805	3,414	6,600	4,950
Total Operating Revenue	<u>\$ 2,979,314</u>	<u>\$ 3,157,332</u>	<u>\$ (178,018)</u>	<u>\$ 3,084,411</u>	<u>\$ 12,653,276</u>	<u>\$ 9,495,944</u>
Administrative Salaries	\$ 111,428	\$ 119,717	\$ (8,289)	\$ 81,443	\$ 441,982	\$ 322,265
Auditing Fees	-	-	-	-	28,875	28,875
Management Fees	50,034	52,136	(2,102)	50,494	213,335	161,199
Bookkeeping Fees	-	-	-	-	-	-
Employee Benefits Contributions - Admin	33,707	31,979	1,728	16,028	117,628	85,649
Office Expenses	72,189	54,229	17,960	47,684	155,742	101,513
Legal Expense	-	-	-	-	-	-
Travel	1,208	-	1,208	-	-	-
Other	158	15,000	(14,842)	-	60,000	45,000
Tenant Services - Other	-	-	-	-	-	-
Water	-	-	-	-	-	-
Electricity	-	-	-	-	-	-
Gas	-	-	-	-	-	-
Other Utilities Expense	-	250	(250)	369	1,000	750
Ordinary Maintenance and Operations - Material	-	-	-	-	-	-
Ordinary Maintenance and Operations - Contract	14,003	-	14,003	15,688	-	-
Protective services - Other Contract Costs	-	-	-	269	-	-
Property Insurance	-	-	-	-	-	-
Liability Insurance	5,690	5,115	575	4,795	21,450	16,335
Workers Compensation	-	-	-	-	-	-
All Other Insurance	-	-	-	-	-	-
Other General Expenses	22,721	6,863	15,858	5,678	24,818	17,955
Compensated Absences	-	-	-	-	-	-
Housing Assistance Payments	2,797,230	2,895,000	(97,770)	2,872,792	11,580,000	8,685,000
Bad Debt - Tenant Rents	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Total Operating Expenses	<u>\$ 3,108,367</u>	<u>\$ 3,180,289</u>	<u>\$ (71,922)</u>	<u>\$ 3,095,240</u>	<u>\$ 12,644,830</u>	<u>\$ 9,464,541</u>
Net Income (Loss)	<u>\$ (129,053)</u>	<u>\$ (22,957)</u>	<u>\$ (106,096)</u>	<u>\$ (10,829)</u>	<u>\$ 8,446</u>	<u>\$ 31,403</u>

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

	Period Amount	Balance
ASSETS		
1010-0000-111102 Cash-Security Deposits	-	10,200.30
1010-0000-111111 Chase Checking	46,239.83	487,230.88
1010-0000-112200 Accounts Receivable	(4,586.00)	3,849.90
1010-0000-112201 Allowance for Doubtful Accounts	-	(843.59)
1010-0000-112220 A/R Repayment Agreement	(81.00)	235.00
1010-0000-112500 Accounts Receivable HUD	-	-
1010-2010-112500 Accounts Receivable HUD	-	-
1010-0000-114500 Accrued Interest Receivable	-	128.21
1010-5005-115700 Intercompany	(12,327.78)	(13,071.91)
1010-0000-116201 Investments Savings	-	72,334.85
1010-0000-121100 Prepaid Insurance	(246.29)	246.29
1010-0000-140000 Land	-	114,150.00
1010-0000-144000 Construction in Progress	-	6,053.00
1010-3000-144000 Construction in Progress	-	53,314.39
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	28,998.76	1,117,776.56
LIABILITIES		
1010-0000-200000 OPEB Liability	-	31,309.00
1010-0000-200300 Pension Liability	-	(62,607.00)
1010-0000-210000 Construction Costs Payable	-	-
1010-0000-211100 Accounts Payable	-	-
1010-0000-211343 Accounts Payable Misc	2,160.36	57,886.36
1010-0000-211400 Tenant Security Deposits	-	10,200.30
1010-0000-211999 Tenant Refunds	3,039.00	12,669.50
1010-0000-212000 Accrued Payroll	-	8,381.35
1010-0000-213400 Utility Accrual	-	321.00
1010-0000-213500 Accrued Comp Absences - Curr	-	1,373.98
1010-0000-213700 Payment in Lieu of Taxes	673.12	5,630.15
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	5,872.48	142,421.48
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	23,126.28	(4,295,378.84)
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	-	2,090,239.82
TOTAL EQUITY	23,126.28	975,355.08
TOTAL LIABILITIES & EQUITY	28,998.76	1,117,776.56

Lansing Housing Commission
1020 Hildebrandt Park
Balance Sheet for September 2021

	Period Amount	Balance
ASSETS		
1020-0000-111102 Cash-Security Deposits	-	36,398.00
1020-0000-111111 Chase Checking	15,342.96	665,146.00
1020-0000-112200 Accounts Receivable	2,486.50	11,328.09
1020-0000-112201 Allowance for Doubtful Accounts	-	(884.16)
1020-0000-112220 A/R Repayment Agreement	(17.00)	51.00
1020-0000-112500 Accounts Receivable HUD	-	-
1020-2010-112500 Accounts Receivable HUD	-	-
1020-0000-114500 Accrued Interest Receivable	-	128.21
1020-5005-115700 Intercompany	15,844.94	(38,894.81)
1020-0000-116201 Investments Savings	-	72,334.86
1020-0000-121100 Prepaid Insurance	(221.66)	221.64
1020-0000-140000 Land	-	440,132.00
1020-0000-144000 Construction in Progress	-	73,200.98
1020-3000-144000 Construction in Progress	-	244,142.06
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	33,435.74	5,088,497.95
LIABILITIES		
1020-0000-200000 OPEB Liability	-	16,389.00
1020-0000-200300 Pension Liability	-	(99,607.00)
1020-0000-210000 Construction Costs Payable	-	-
1020-0000-211100 Accounts Payable	-	-
1020-0000-211343 Accounts Payable Misc	7,597.05	26,468.05
1020-0000-211400 Tenant Security Deposits	761.00	36,145.00
1020-0000-211999 Tenant Refunds	2,751.75	26,084.80
1020-0000-212000 Accrued Payroll	-	9,024.74
1020-0000-213400 Utility Accrual	-	25,624.00
1020-0000-213500 Accrued Comp Absences - Curr	-	3,100.67
1020-0000-213700 Payment in Lieu of Taxes	3,780.84	10,783.34
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	14,890.64	110,454.07
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	18,545.10	(1,112,924.54)
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	-	2,465,139.77
TOTAL EQUITY	18,545.10	4,978,043.88
TOTAL LIABILITIES & EQUITY	33,435.74	5,088,497.95

**Lansing Housing Commission
1080 LaRoy Froh Townhomes
Balance Sheet for September 2021**

	Period Amount	Balance
ASSETS		
1080-0000-111102 Cash-Security Deposits	-	40,398.00
1080-0000-111111 Chase Checking	25,217.76	811,651.10
1080-0000-112200 Accounts Receivable	(902.50)	19,699.71
1080-0000-112201 Allowance for Doubtful Accounts	-	(2,060.22)
1080-0000-112220 A/R Repayment Agreement	(17.00)	63.00
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	4,458.59	(22,695.17)
1080-0000-116201 Investments Savings	-	72,334.85
1080-0000-121100 Prepaid Insurance	(985.50)	1,367.58
1080-0000-140000 Land	-	499,084.00
1080-0000-144000 Construction in Progress	-	111,737.04
1080-3000-144000 Construction in Progress	-	213,683.80
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	<u>27,771.35</u>	<u>4,737,534.23</u>
LIABILITIES		
1080-0000-200000 OPEB Liability	-	26,390.00
1080-0000-200300 Pension Liability	-	(62,607.00)
1080-0000-210000 Construction Costs Payable	-	-
1080-0000-211100 Accounts Payable	-	-
1080-0000-211343 Accounts Payable Misc	7,921.33	21,622.33
1080-0000-211400 Tenant Security Deposits	-	39,477.00
1080-0000-211999 Tenant Refunds	2,151.50	12,521.88
1080-0000-212000 Accrued Payroll	-	7,179.25
1080-0000-213400 Utility Accrual	-	13,941.00
1080-0000-213500 Accrued Comp Absences - Curr	-	772.69
1080-0000-213700 Payment in Lieu of Taxes	2,746.59	5,903.72
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	<u>12,819.42</u>	<u>130,049.44</u>
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	14,951.93	(1,290,779.62)
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	-	1,794,330.03
TOTAL EQUITY	<u>14,951.93</u>	<u>4,607,484.79</u>
TOTAL LIABILITIES & EQUITY	<u>27,771.35</u>	<u>4,737,534.23</u>

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

	Period Amount	Balance
ASSETS		
1090-0000-111102 Cash-Security Deposits	-	1,777.00
1090-0000-111111 Chase Checking	10,876.26	518,106.34
1090-0000-112000 Accounts Receivable - Operations	-	33,093.00
1090-0000-112200 Accounts Receivable	(1,546.23)	3,113.37
1090-0000-112201 Allowance for Doubtful Accounts	-	(3,775.26)
1090-0108-112201 Allowance for Doubtful Accounts	-	-
1090-0000-112220 A/R Repayment Agreement	-	-
1090-0000-112500 Accounts Receivable HUD	-	-
1090-2010-112500 Accounts Receivable HUD	-	-
1090-0000-114500 Accrued Interest Receivable	-	128.21
1090-5005-115700 Intercompany	(7,162.53)	(3,036.24)
1090-0000-116201 Investments Savings	-	72,334.85
1090-0000-121100 Prepaid Insurance	(160.09)	160.06
1090-0000-140000 Land	-	36,534.00
1090-0000-144000 Construction in Progress	-	3,650.00
1090-3000-144000 Construction in Progress	-	72,259.90
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	2,007.41	811,413.12
LIABILITIES		
1090-0000-200000 OPEB Liability	-	16,304.00
1090-0000-200300 Pension Liability	-	(62,607.00)
1090-0000-210000 Construction Costs Payabe	-	-
1090-0000-211100 Accounts Payable	-	-
1090-0000-211343 Accounts Payable Misc	429.44	1,906.44
1090-0000-211400 Tenant Security Deposits	-	1,777.00
1090-0000-211999 Tenant Refunds	481.00	2,754.00
1090-0000-212000 Accrued Payroll	-	12,098.57
1090-0000-213400 Utility Accrual	-	160.00
1090-0000-213500 Accrued Comp Absences - Curr	-	2,860.96
1090-0000-213700 Payment in Lieu of Taxes	505.42	1,913.74
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	1,415.86	33,362.76
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	591.55	(6,352,030.22)
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	-	4,008,258.14
TOTAL EQUITY	591.55	778,050.36
TOTAL LIABILITES & EQUITY	2,007.41	811,413.12

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

	Period Amount	Balance
ASSETS		
5005-0000-111101 General Fund Checking	-	-
5005-0000-111105 LHC-Payroll Account	(100.00)	67,044.64
5005-0000-111111 Chase Checking	(90,421.60)	1,282,332.03
5005-0000-112500 Accounts Receivable HUD	40,314.00	557,607.03
5005-0000-112954 Accounts Receivables-Misc	-	(99,898.97)
5005-1010-115700 Intercompany	12,327.78	13,071.91
5005-1020-115700 Intercompany	(15,844.94)	38,894.81
5005-1080-115700 Intercompany	(4,458.59)	22,695.17
5005-1090-115700 Intercompany	7,162.53	3,036.24
5005-4001-115700 Intercompany	(7,448.71)	872,351.14
5005-8001-115700 Intercompany	(88,766.45)	1,157.64
5005-8002-115700 Intercompany	(22,766.70)	(3,226.13)
5005-8005-115700 Intercompany	(636.99)	(2,453.99)
5005-8010-115700 Intercompany	(2.88)	4,673.01
5005-8020-115700 Intercompany	(2,122.00)	(6,366.00)
5005-8021-115700 Intercompany	113,816.00	75,166.00
5005-9101-115700 Intercompany	-	-
5005-0000-121100 Prepaid Insurance	(395.65)	2,411.58
5005-0000-121200 Prepaid - Other	720.00	9,702.00
5005-0000-140000 Land	-	190,000.00
5005-0000-144000 Construction in Progress	-	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	(58,624.20)	3,590,887.63
LIABILITIES		
5005-0000-200000 OPEB Liability	-	15,449.00
5005-0000-200300 Pension Liability	-	163,066.00
5005-0000-210000 Construction Costs Payable	-	-
5005-0000-211100 Accounts Payable	(468.20)	-
5005-0000-211343 Accounts Payable Misc	387.83	41,585.83
5005-0000-211703 Union Dues Payable	(216.00)	(432.00)
5005-0000-211704 Health Insurance W/H	-	-
5005-0000-212000 Accrued Payroll	-	6,703.04
5005-0000-213400 Utility Accrual	-	1,202.00
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	-	3,390.00
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	(296.37)	277,053.49
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	(58,327.83)	2,956,997.52
5005-1010-282000 Income and Expense Clearing	-	-3,277.50
5005-1090-282000 Income and Expense Clearing	-	3,990.83
5005-3000-282000 Income and Expense Clearing	-	-233,906.71
TOTAL EQUITY	(58,327.83)	3,313,834.14
TOTAL LIABILITIES & EQUITY	(58,624.20)	3,590,887.63

**Lansing Housing Commission
Housing Choice Voucher
Balance Sheet for September 2021**

	<u>Period Amount</u>	<u>Balance</u>
ASSETS		
8001-0000-111111 Chase Checking	(140,285.74)	1,009,851.36
8001-2010-111111 Chase Checking	-	-
8002-0000-111111 Chase Checking	(53,848.28)	384,309.32
8002-0000-112200 Accounts Receivable	-	-
8001-0000-112954 Accounts Receivables-Misc	2,294.00	3,177.15
8002-0000-112954 Accounts Receivables-Misc	-	-
8001-5005-115700 Intercompany	88,766.45	(1,157.64)
8002-5005-115700 Intercompany	22,766.70	3,226.13
8001-0000-121100 Prepaid Insurance	0.01	-
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	<u><u>(80,306.86)</u></u>	<u><u>1,504,966.65</u></u>
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	(646.56)	-
8002-0000-211100 Accounts Payable	-	-
8002-8002-211100 Accounts Payable	-	-
8001-0000-211343 Accounts Payable Misc	2,726.44	11,404.44
8001-2010-211998 Deferred Income	-	-
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	<u><u>2,079.88</u></u>	<u><u>434,276.52</u></u>
EQUITY		
8001-0000-280500 Unrestricted Net Assets	-	(311,896.99)
8001-0000-282000 Income and Expense Clearing	(51,305.16)	998,220.59
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	(31,081.58)	66,412,466.24
8002-8002-282000 Income and Expense Clearing	-	(66,634,287.79)
TOTAL EQUITY	<u><u>(82,386.74)</u></u>	<u><u>1,070,690.13</u></u>
TOTAL LIABILITES & EQUITY	<u><u>(80,306.86)</u></u>	<u><u>1,504,966.65</u></u>

October 27, 2021

HONORABLE MEMBERS IN SESSION

Lansing Housing Commission
419 Cherry St.
Lansing Michigan 48933

SUBJECT:

September 2021 Housing Choice Voucher (HCV) Monthly Report

CONTACT PERSON:

Jennifer Burnette
Assistant Director of Housing Programs

Family Self Sufficiency (FSS):

LHC staff is continuing to outreach for additional participation with the FSS program.

HCV Orientations:

LHC issued six (6) vouchers in the month of September.

Two (2) VASH orientations virtually were held for the month of September 2021, and two (2) vouchers were issued with the assistance of community partners.

Waiting List:

Emergency Housing Vouchers: 30 of the 32 Emergency Housing Vouchers have been issued and are out searching for housing. LHC anticipates that at least one of the final two will be approved in October. 55 households are out searching for units, 23 applicants are pending documentation or final approval, 1 applicant is pending a hearing, 12 units approved and pending inspection and 8 pending lease-up.

Department Initiatives:

In the HCV Program there are currently 1,710 vouchers housed in all its programs. 39 participants are with the Shelter Plus Care Program (S+C), 66 are housed under the Permanent Supportive Housing Program (PSH), and 136 are housed under the HUD Veterans Affairs Supportive Housing (VASH) 25 at Waverly Place, and 1,444 are housed under the Housing Choice Voucher Program.



Voucher Utilization

August Voucher Program Total Units	1,863
August Traditional HCV Utilization	1564
August % Utilized Units	84%

September Voucher Program Total Units	1,863
September Traditional HCV Utilization	1580
September % Utilized Units	85%

Voucher Disbursement

HUD August HAP Disbursement	\$990,293
LHC August HAP/UAP Disbursement	\$859,384
% Voucher Funding Utilization	87%

HUD September HAP Disbursement	\$990,293
LHC September HAP/UAP Disbursement	\$872,131
% Voucher Funding Utilization	88%
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 rent reasonable for the fiscal year 2021. This indicator is not scored by PIC but based on an internal review. LHC will self-score 20 points for this indicator out 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 0 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 12/01/2021. 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 eighteen (18) quality control inspections were conducted. This indicator 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-seven (37) 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 September 30, 2021, the reporting rate is 97%. 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, 16 slots/households or (43%) 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 40% 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 9/30/2021.

October 27, 2021

HONORABLE MEMBERS IN SESSION

Lansing Housing Commission
419 Cherry St.
Lansing Michigan 48933

SUBJECT:

September 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 90% (not including the modernization units) at the end of August. LHC Unit Months Leased (UML) was 625 (with units in MOD) or 90% occupancy rate. LHC maintained a 90% occupancy level, which does not meet the 96% recovery plan occupancy goal.

Public Housing (PH) Scattered Sites occupancy was 97% at the end of September. There were one (1) household moved in, zero (0) resident moved out, and one (1) unit transfers. The total units occupied was 296 which equals 97%. At the end of September, PH scattered sites had a total of 53 open work orders.

Hildebrandt Park occupancy was 91% at the end of September. There were zero (0) households moved in, one (1) resident moved out, and zero (0) unit transfers. The total units occupied was 91 which equals 91%. At the end of September, Hildebrandt had a total of 39 open work orders.

LaRoy Froh occupancy was 92% at the end of September. There was zero (0) household moved in, zero (0) resident moved out, zero (0) unit transfers. The total units occupied was 92 which equals 92%. At the end of September, LaRoy Froh had a total of 48 open work orders.



Capitol City Senior occupancy was 83% at the end of September. There were zero (0) household moved in, two (2) residents moved out, and zero (0) unit transfer. The total units occupied was 146 which equals 79%. At the end of September, Capitol City Senior had a total of 15 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	296	97%	1	0	1	0
Hildebrandt	100	91	91%	0	1	0	0
LaRoy Froh	100	92	92%	0	0	0	0
Capitol City Senior	186	146	79%	0	2	0	0
Totals	692	625	90%	1	3	1	0

RENT COLLECTION:

Site	Rent Charged	Receivables	Total Uncollected	Collection Rate
PH Scattered Sites	\$ NA	\$ NA	\$ NA	TBD
Hildebrandt	\$ 27,443	\$ 40,461.75	\$ 0	147%
LaRoy Froh	\$ 20,195	\$ 34,676	\$ 0	172%
Capitol City Senior	\$ 21,127	\$ 16,852.80	\$ 4,274.20	80%
Totals	\$ 68,765	\$ 91,990.55	\$ 4,274.20	134%

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
5018 Starr	5	6-30-21	85	10-27-21	\$1200	Carpentry work being assigned for completion
5603 Picardy	3	6-30-21	85	10-27-21	\$450	Carpentry work being assigned for completion
5840 Pheasant	3	7-1-21	85	10-22-21	TBD	Carpentry work being assigned for completion
4343 Glenburne	2	3-12-21	185	10-27-21	\$1250	Applicant assigned
4151 Glenburne	2	9-16-20	330	9-9-21	\$1275	Processing/pulling applications
2165 Forest	2	3-2-21	251	10-22-21	\$1800	Carpentry work being assigned for completion
124 Howe	4	6-23-21	90	9-15-21	\$2250	Complete restoration required
1507 Robertson	3	2-10-21	245	9-11-21	\$1675	Move in scheduled for 9-22-21

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	240	TBD	TBD	Vacant for RAD
3220-C Turner	2	3-28-21	210	TBD	TBD	Vacant for RAD
3216-B Turner	2	4-25-21	180	TBD	TBD	Vacant for RAD
3202-A Turner	3	4-23-21	170	TBD	TBD	Vacant for RAD
3126-C Turner	5	3-28-21	210	TBD	TBD	Vacant for RAD
3126-A Turner	3	8-26-21	59	TBD	TBD	Vacant for RAD
3208-A Turner	2	8-30-21	45	TBD	TBD	Vacant for RAD
3124-D Turner	2	9-15-21	30	TBD	TBD	Vacant for RAD
3126-E Turner	3	9-30-21	1	TBD	TBD	Vacant for RAD

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	200			Completing Rehab
2212 Reo	3	10-22-20	372			
2440 Reo	3	11-19-20	334			
2508 Reo	3	2-10-21	230			
2220 Reo	3	4-30-21	153			
2520 Reo	2	4-30-21	153			
2224 Reo	5	4-28-21	156			
2448 Reo	4	4-25-21	157			

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	555	TBD	TBD	Vacant due to RAD
3200 S Washington 226	1	3-10-20	566	TBD	TBD	Vacant due to RAD
3200 S Washington 301	1	3-15-20	546	TBD	TBD	Vacant due to RAD
3200 S Washington 320	1	6-1-20	483	TBD	TBD	Vacant due to RAD
3200 S Washington 402	1	4-30-20	495	TBD	TBD	Vacant due to RAD
3200 S Washington 409	1	4-6-20	449	TBD	TBD	Vacant due to RAD
3200 S Washington 115	1	8-5-20	415	TBD	TBD	Vacant due to RAD
3200 S Washington 514	1	11-7-19	690	TBD	TBD	Vacant due to RAD
3200 S Washington 515	1	1-30-20	606	TBD	TBD	Vacant due to RAD
3200 S Washington 524	1	5-18-20	497	TBD	TBD	Vacant due to RAD
3200 S Washington 310	1	9-30-20	362	TBD	TBD	Vacant due to RAD
3200 S Washington 533	1	7-20-20	444	TBD	TBD	Vacant due to RAD
3200 S Washington 509	1	8-13-20	361	TBD	TBD	Vacant due to RAD
3200 S Washington 527	1	8-18-20	380	TBD	TBD	Vacant due to RAD
3200 S Washington 333	1	8-21-20	342	TBD	TBD	Vacant due to RAD
3200 S Washington 406	1	10-22-20	341	TBD	TBD	Vacant due to RAD
3200 S Washington 519	1	10-22-20	341	TBD	TBD	Vacant due to RAD

3200 S Washington 501	1	10-22-20	341	TBD	TBD	Vacant due to RAD
3200 S Washington 434	1	10-22-20	341	TBD	TBD	Vacant due to RAD
3200 S Washington 104	1	10-26-20	337	TBD	TBD	Vacant due to RAD
3200 S Washington 101	1	11-6-20	326	TBD	TBD	Vacant due to RAD
3200 S Washington 437	1	1-6-21	266	TBD	TBD	Vacant due to RAD
3200 S Washington 325	1	2-18-20	586	TBD	TBD	Vacant due to RAD
3200 S Washington 411	1	2-8-21	231	TBD	TBD	Vacant due to RAD
3200 S Washington 210	1	2-8-21	231	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	203	TBD	TBD	Vacant due to RAD
3200 S Washington 133	1	3-27-21	184	TBD	TBD	Vacant due to RAD
3200 S Washington 408	1	3-2-21	199	TBD	TBD	Vacant due to RAD
3200 S Washington 211	1	7-25-21	66	TBD	TBD	Vacant due to RAD