



AGENDA
Committee on Development and Planning
Tuesday, December 15, 2020 @ 3:30 P.M.

Access the meeting via: <https://us02web.zoom.us/j/86254629199> ; ID 862 5462 9199; Dial In (301) 715-8592
email comments prior to the meeting at sherrie.boak@lansingmi.gov

All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

Councilmember Spitzley, Chair
Councilmember Garza, Vice Chair
Councilmember Betz, Member
Councilmember Hussain, Member

- 1. Call to Order**
- 2. Public Comment on Agenda Items**
- 3. Minutes**

- November 24, 2020
- December 1, 2020

4. Discussion/Action:

A.) RESOLUTION – Appointment; Thomas Muth Jr., EDC/TIFA/Brownfield Authority; Term to Expire 2/2/2021

B.) RESOLUTION – ACT-4-2020; Rose Court Vacate

C.) RESOLUTION –PILOT; Walter French

D.) DISCUSSION – Ordinance to institute Form Based Zoning Code

5. Other

6. Adjourn

To mitigate the spread of COVID-19 and to provide essential protections to vulnerable Michiganders and this State's health care system and other critical infrastructure, it is crucial that all Michiganders take steps to-limit in-person contact, particularly in the context of large groups. Therefore, the above meetings will be conducted via audio/video conference.

The meetings are being held virtually in accordance with the Open Meetings Act, as amended in an effort to protect the health and safety of the public. Members of the public wishing to participate in the meeting may do so by logging into or calling into the meetings using the website or phone number above, and meeting ID provided. To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the email address listed above under the meeting link.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES

Committee on Development and Planning Special Meeting

Tuesday, November 24, 2020 @ 3:30 p.m.

Access the meeting via: <https://us02web.zoom.us/j/81514168211>; ID 815 1416 8211 US +1 301 715 8592

Email comments prior to the meeting at sherrie.boak@lansingmi.gov

All Councilmembers will participate virtually & may be contacted prior to the meeting at city.council@lansingmi.gov 483-4177

CALL TO ORDER

Council Member Spitzley called the meeting to order at 3:30 p.m.

PRESENT via audio/video

Council Member Spitzley, Chair remotely from Lansing, Michigan
Council Member Garza, Vice-Chair remotely from Lansing, Michigan
Council Member Betz, Member remotely from Lansing, Michigan
Council Member Hussain, Member remotely from Lansing, Michigan

OTHERS PRESENT via audio/video

Renee Richmond, Council Administrative Assistant
Lisa Hagen, Assistant City Attorney, Council Research Assistant
Brian McGrain, EDP
Gregory Venker, OCA
Karl Dorshimer, LEDC
Kris Klein, LEDC
Jim Smiertka, OCA
Kristie Hardy, Detroit Rising
Jon Hartzell, Detroit Rising
Michele Hinze
Rachel McIlvaine
Hannah Bryant, LEDC
Beth Kuiper
Cathleen Edgerly, Downtown Lansing Inc.
Rick Stanza, Detroit Rising

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE MINUTES FROM NOVEMBER 17, 2020 AS PRESENTED. ROLL CALL VOTE, MOTION CARRIED 4-0.

Discussion/Action:

RESOLUTION – Lease Agreement; Lansing Shuffleboard and Social Club, LLC; 325 Riverfront
Councilmember Spitzley asked if anyone had any questions on the Lease Agreement. Councilmember Hussain, Mr. Venker and Mr. Klein all stated they thought it looked good. Mr. Venker then started to comment on a portion of the Agreement then stated never mind I read it wrong and it is good.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE LEASE AGREEMENT; LANSING SHUFFLEBOARD AND SOCIAL CLUB, LLC; 325 RIVERFRONT. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Lansing Economic Development Corporation (LEDC) Downtown Lansing Riverfront Project, Lansing Shuffleboard and Social Club, LLC

Councilmember Spitzley asked Mr. Dorshimer if he wanted to add anything. Mr. Klein asked about the timeline of approvals and will it go in front of Council on the 30th if passed. Councilmember Spitzley confirmed.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR LANSING ECONOMIC DEVELOPMENT CORPORATION (LEDC) DOWNTOWN LANSING RIVERFRONT PROJECT LANSING SHUFFLEBOARD AND SOCIAL CLUB, LLC. ROLL CALL VOTE, MOTION CARRIED 4-0.

Adjourn

Adjourned at 3:40 p.m.

Submitted by, Renee Richmond,
Council Administrative Assistant,
Lansing City Council

Approved by the Committee _____

DRAFT



MINUTES

Committee on Development and Planning

Tuesday, December 1, 2020 @ 3:30 p.m.

<https://us02web.zoom.us/j/89479106217> ; ID: 894 7910 6217 Dial In: (312) 626-6799

Held virtually in an effort to protect the health and safety of the public & to mitigate the spread of COVID 19

CALL TO ORDER

Council Member Spitzley called the meeting to order at 3:30 p.m.

PRESENT via audio/video

Council Member Spitzley, Chair remotely from Lansing, Michigan
Council Member Garza, Vice-Chair remotely from Lansing, Michigan
Council Member Betz, Member remotely from Lansing, Michigan
Council Member Hussain, Member remotely from Lansing, Michigan.

OTHERS PRESENT via audio/video

Sherrie Boak, Council Staff
Brian McGrain, EDP Director
Susan Stachowiak, EDP Director
Don Kulhanek, EDP
Eric Schertzing, Ingham County Treasurer
Chris Buck, Martin Real Estate
Lisa Hagen, OCA
Bruce Gershenson
Jon Gilmore, U-Haul of Western Michigan
Pat Lennon
Jeff Deehan
Greg Venker, OCA
Doug Fleming, Lansing Housing Commission

PUBLIC COMMENT

Mr. Buck spoke in support of the rezoning at 5400 S. Cedar, Z-8-2019.

Mr. Gershenson spoke in support of the rezoning of 5400 S Cedar, Z-8-2019.

Mr. Gilmore spoke in support of the rezoning of 5400 S Cedar, Z-8-2019. Council Member Spitzley asked Mr. Gilmore about the recent demolition of Family Dollar next to their current location, and was told it is going to be a car wash.

Mr. Lennon made himself available for any questions, and spoke in support of the rezoning.

Mr. Deehan spoke on the application for the rezoning at 1030 S Holmes, and clarified the scope of the project, noting it is to renovate the school, and the photos in the packets were done from a survey done by the City. Those plans are not the official plans, but part of the EDP visioning process. Council Member Spitzley asked if he has submitted his plans for the renovation, and he stated he had submitted plans for the interior of the school. Lastly, he added they need the rezoning now so they are able to get the number of units in the building. Mr. Deehan noted they have been maintain the property allowing the neighborhood to utilize and have no desire to have a negative impact. Council Member Spitzley asked if the Committee had any concern with the proposed plans, because it was not the actual sketch on the proposal. Council Member Betz noted he did not have any concerns at this time, it is just for the rezoning. The site plan process will go through Planning Board process. Council Member Spitzley noted it will not come back to Council and wanted to make sure Mr. Betz was comfortable since it is in his ward. Council Member Betz acknowledged he has spoken to the applicants multiple times and also the neighborhoods. Mr. McGrain confirmed the renderings in the packet did come from the EDP office not the applicant, but ideas they put on paper for the applicants and the neighborhood to provide ideas.

Discussion/Action

RESOLUTION – Objecting to the Transfer of all Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing

Mr. Kulhanek outlined the annual process, based on the State wide mandated process, where the County has to offer properties that were unsold, and the municipality can determine if they want them. If the City does not take the properties they will go to the Landbank. Council Member Spitzley asked why the City was obtaining this resolution so late and close to the deadline, at which Mr. McGrain stated the County was putting forth every effort to accomplish the tax sales before they came to the City. Mr. Schertzing added to the explanation that it is built into the statute that they submit in November or December, and the last tax auction was in November this year. He added that in 2020 there were no tax foreclosures for homes that were occupied, but in the future they will go back to do foreclosure on all homes where taxes are not paid. Council Member Hussain asked how many homes in Lansing were sold and Mr. Schertzing confirmed they started with 50 properties, the structures on the list are in bad shape and one even needs to be demolished. There were 8 properties that were removed before the auction that will become affordable housing in the City.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION FOR THE OBJECTION TO THE TRANSFER OF ALL UNSOLD TAX REVERTED PROPERTIES FROM INGHAM COUNTY. ROLL CALL VOTE, MOTION CARRIED 4-0.

ORDINANCE – Rezoning Z-8-2019; 5400 S Cedar Street

Ms. Stachowiak briefly spoke on the property location to be rezoned for a use as a self-storage facility. Council Member Garza referenced previous public comment, and asked why the concrete barriers were removed because that is when the blight appeared. Mr. Gilmore stated they were removed by the City because the City was using the property for road equipment storage, and that has now been removed so the owner put the barriers back. No other questions or comments by the Committee.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE ORDINANCE TO REZONE 5400 S CEDAR, Z-8-2019. ROLL CALL VOTE, MOTION CARRIED 4-0.

ORDINANCE – Rezoning Z-2-2020; 5528 S Martin Luther King Jr Blvd.

Ms. Stachowiak noted this rezoning is proposed to make property usable by a construction company for their indoor equipment storage. The property backs up to Consumers Energy property and railroad property. No questions or comments by the Committee.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE TO REZONE 5528 S MARTIN LUTHER KING JR. BLVD., Z-2-2020. ROLL CALL VOTE, MOTION CARRIED 4-0.

ORDINANCE – Rezoning Z-3-2020; 1030 S Holmes Street

Ms. Stachowiak did not add any addition information from earlier comments by the owner during public comment and made herself available for questions. No questions or comments by the Committee.

MOTION BY COUNCIL MEMBER BETZ TO APPROVE THE ORDINANCE TO REZONE 1030 S HOLMES STREET, Z-3-2020. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Introduction & Setting Public Hearing; Rezoning Z-7-2020;

Eydel Properties LLC; MVAH Development; 514 W. Erie & 500 N Cedar; Rezoning from H Light Industrial to G-1 Business

Ms. Stachowiak outlined the properties to the Committee noting 514 W Erie is a small parcel but contiguous to 500 N Cedar, and rezoning both parcels would make a larger parcel for the applicant's plans for a multigenerational residential and large portion senior housing, noting they are not proposing commercial or mixed use. The Planning Board and staff supports the proposed rezoning and consistent with the Master Plan. Ms. Stachowiak lastly made the Committee aware that they will not be market rate and they are considering a PILOT, but a PILOT at 10% so will not need City approval for that portion. Council Member Spitzley asked that staff communicate with the applicant to plan to have a presentation of the night of the public hearing. Mr. Fleming spoke on the application and they are in negotiations with a partnership with the Housing Commission for the senior property and affordable family property that would adhere to 30-80% AMI. This is furthering the mission for the Lansing Housing Commission to work with reputable developers to improve housing in the City. Mr. Fleming concluded by assuring the Committee he has already reached out to the neighbors and hope they will be able to offer services to them similar to other Housing Commission properties. Council Member Spitzley asked Mr. Fleming how many units are proposed, and was told the senior site would have over 80+, the single family will have 70+ so roughly 155-158 in total, at a \$30 million project. Mr. McGrain explained the process that to go into the 2021 tax credit rounds, the applicants need the rezoning in hand before they apply with the State which is February, 2021, and the City staff supports the request. Council Member Spitzley asked if this is an application similar to the Walter French PILOT, with the same February deadline, and that deadline was confirmed by Mr. McGrain, noting Walter French is PILOT and they already have their zoning, this is just a rezoning. Mr. Fleming informed the Committee at this time in 2021 there are two deadlines, February and October, but the October deadline will have new rules and a risk factor. Mr. McGrain acknowledged they were not aware of the October date that was added to the State schedule, and appreciated Mr. Fleming's information. Council Member Spitzley asked for staff to have the applicants attend the December 14, 2020 Council meeting to do a presentation when they set the public hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-7-2020; 514 W ERIE AND 500 N CEDAR, FOR JANUARY 11, 2021. ROLL CALL VOTE, MOTION CARRIED 4-0.

RESOLUTION – Introduction & Setting Public Hearing; Rezoning Z-8-2020; GDN Farms, LLC; 2918 N East Street; Rezoning from F Commercial to H Light Industrial

Ms. Stachowiak clarified to the Committee that the property was being used for a marijuana establishment without approval or licensing from the City of State. She continued to detail the layout of the area noting the other properties are zoned commercial, and this property is in the corridor Master Planned for commercial use. Ms. Stachowiak noted there was a parcel to the east that was annexed into the City as industrial multiple years ago, and staff believes the City needs to keep the commercial corridor for businesses that depend on exposure and sustain and maintain a customer base, and therefore with all these points listed, staff does not support the application. Council Member Spitzley noted for the record she would not support a rezoning to bring property that is in violation into compliance. Council Member Betz asked if the Committee needs to take any action on setting this public hearing, and was informed by Council Member Spitzley that under the regulations, Committee and Council has to follow through on the steps of the application allowing a public hearing.

MOTION BY COUNCIL MEMBER GARZA TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR Z-8-2020; 2918 N EAST STREET. ROLL CALL VOTE, MOTION CARRIED

ORDINANCE – Ordinance to institute Form Based Zoning Code

Council Member Spitzley was asked to postpone action on the Ordinance until the December 15, 2020 Committee meeting, while Council continues to research and ask questions. Mr. McGrain offered to meet with any council member individually on the topic.

Adjourn

Adjourned at 4:30 p.m.

Submitted by Sherrie Boak

Recording Secretary,

Lansing City Council

Approved by the Committee

From: noreply@civicplus.com
Sent: Monday, February 5, 2018 8:45 PM
To: Plummer, Marilyn
Subject: Online Form Submittal: Application for Appointment to Board or Commission

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or committee. The Lansing City Charter requires that every appointee to a board, commission, or committee established by Charter or ordinance must meet the following qualifications and eligibility requirements:

- Be a registered elector in the City of Lansing (Charter Section 2-102).*
- Be a resident of Lansing for one year prior to taking office (Charter Section 2-102).*
- Not be in default to the City at the time of taking office (Charter Section 2-103.2).*
- Not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).*

(Section Break)

Date	2/5/2018
First Name	Thomas
Middle	A
Last Name	Muth
Other name(s) by which you have been known, including maiden names	Field not completed.
Date of Birth	
Address	3001 Westchester Rd
City	Lansing
State	MI

Zip Code	48911
Email	tom.muth@gmail.com
Gender	Gender
Ward	4
Precinct	33
Best phone number to contact you	5172908537
Last 4 digits of social security number	
In what year did you move to Lansing?	2003
Additional information regarding experience and credentials	Please refer to attached resume.
Occupational Background	Please refer to attached resume.
Educational Background	Please refer to attached resume.
Please attach a resume if available	Muth Resume.pdf
First choice for board to serve on	Economic Development Corporation/Tax Increment Finance Authority/Borwnfield Redevelopment Authority
Second choice of a board to serve on	Planning Board
Third choice of a board to serve on	Michigan Avenue Corridor Improvement Authority
Fourth choice of a board to serve on	Historic District Commission
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I have lived in Lansing for most of my life, and the Lansing area for my entire life. I have seen the progress and change in the city over the years and would like to offer my service to ensure that the area continues to grow. In particular, I am interested in developing programs with schools and other youth organizations to help our students develop their entrepreneurial ideas in an effort not simply to keep our young people from looking for opportunities elsewhere, but to strengthen the small business community as a whole. I am also interested in helping

our neighborhoods like Eastside, REO, Old Town, and Downtown, continue to develop their own unique identities through marketing, accessibility, and business collaboration. While I have listed the boards I feel would be the best fit for my skills and interests, I am more than happy to help in any way I can.

Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office

I meet all criteria indicated above.

Background Check Authorization

I agree

Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge

Thomas A Muth Jr

Date & Time

2/5/2018 8:45 PM

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For more information please visit <http://www.symanteccloud.com>

Thomas A. Muth Jr.

3001 Westchester Road, Lansing, MI 48911

517-290-8537

tom.muth@gmail.com

Senior Executive Management

Professional Profile

- Senior workforce management with expertise in optimal talent acquisition, creating an inclusive work environment, staff development and organization processes.
- Skilled business strategist accomplished in developing market plans and assessing future opportunities and challenges.
- Experienced with developing procedures for data acquisition, analysis, and implementation.

Areas of Expertise

- | | |
|-------------------------|------------------------------|
| • Marketing Strategy | • Data Collection & Analysis |
| • Business Analysis | • Report Writing |
| • Strategic Initiatives | • Staff Development |
| • Problem Solving | • Business Planning |
| • Employee Relations | • Project Management |
| • Retail Management | • Technical Writing |

Professional Experience

President, Collegeville Textbook Company, East Lansing, MI, 2009 to Present

- Worked with my partners to create a business plan and acquire \$300,000 in startup capital to launch the business.
- Increased gross sales to over \$2.75 million by 2012 and maintained numbers above that level since.
- Established lines of credit totaling over \$1.5 million.
- Advised on strategic initiatives to grow from the 5th ranked MSU textbook retailer to 2nd in an extremely competitive market.
- Successfully designed and implemented marketing strategies to respond to emergent changes in the market.
- Developed a directed and comprehensive marketing plan to reach our core audience.
- Created a marketing database and effectively implemented it.
- Oversaw the hiring and development of a core team of 5-8 team members with seasonal increases up to 30.

Retail Trainer, Nebraska Book Company, Lincoln, NE, 2006 to 2009

- Administered on site systems training for new management throughout the U.S.

- Key person in establishing new retail locations.
- Developed training interactive programs for remote training.
- Taught medium sized classes on systems usage and best practices.

General Manager, The College Store, East Lansing, MI, 2005 to 2006

- Managed operations for one of the company's largest retail outlets with gross sales over \$4.5 million.
- Developed an industry leading secondary market program using emerging online marketplaces (Amazon, Ebay, Alibris) that increased in store sales by \$200,000 first year. The program was later expanded company wide.
- Supervised 5 full time managers and a staff of over 30.

Community Service

- City of East Lansing, Downtown Management Board, Board Member, 2016 to Present
- Impression 5, Lansing, MI, Board Member, 2016 to Present
- Eastminster Child Development Center, Board Member, East Lansing, MI, 2015 to 2017

Education

Michigan State University – BA in History, East Lansing, MI 2003

Lansing Community College – General Studies, Lansing, MI

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Thomas Muth, an At-Large Member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2021; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development & Planning met on December 15, 2020 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Thomas Muth, an At-Large Member of the Economic Development Corporation / Tax Increment Finance Authority / Lansing Brownfield Redevelopment Authority Board of Directors for a term to expire February 28, 2021.

An Act 33 Review is a planning level review of the **location, character and extent** of public improvements and City property transactions. Act 33 Reviews are conducted by the City of Lansing pursuant to the provisions of the Michigan Planning Enabling Act (P.A. 33 of 2008) and Section 208 of the Lansing Code of Ordinances.

APPLICANT AND PROPOSAL: RE Fund Lansing 1, LLC, 33 N Saginaw St. Pontiac, MI is requesting the vacation of Rose Court, west of N Martin Luther King Jr. Blvd. RE Fund Lansing 1, LLC owns three of the four properties adjacent to Rose Ct.

LOCATION: Rose Ct, north of N MLK Jr. Blvd. and W Saginaw St.

CURRENT OWNER(S): City of Lansing

EXISTING LAND USE & ZONING: Use: Public right-of-way, local street. Zoning: Unzoned

PROPERTY SIZE AND SHAPE: 231' x 50', Rectangular

SURROUNDING LAND USE & ZONING: North: "J", Parking
South: "F", Commercial
West: "J", Parking
East: "B", Residential

ANALYSIS

LOCATION:

Rose Court extends west off of N. MLK Jr. Blvd. for a distance of 231 feet and ends at the property line with Mercy St. Lawrence Corp. RE Fund Lansing 1 LLC owns the three other connecting properties to the north and south, and would take possession of the land if the street were to be vacated. With respect to traffic, Rose Court serves only to access the abundance of surface parking to the north, south, and west sides of the street.

CHARACTER:

Rose Court is a small local street that currently serves only the parking lots connecting to it. However, RE Fund Lansing 1 LCC proposes using the land of the street in redevelopment plans to erect a multi-family residential building.

EXTENT:

The extent of the vacation is limited to the public street and right-of-way of Rose Ct. approximately 231' x 50', having no meaningful impact on the traffic pattern in the area. All utilities in the existing Rose Court right-of-way will have to either be relocated or protected via an easement. The entirety of the right-of-way land would be conveyed to RE Fund Lansing 1 LLC.

AGENCY REFERRALS

Lansing Board of Water and Light (BWL)

BWL Electric: Approved with the following comments:

- The BWL can provide an (underground and/or overhead) electric service to serve the new development based on the Board's Rules and Regulations for Electric Service.
- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/developer.
- Owner/developer must contact BWL Customer Projects Department, Jerry Wheeler @ 517-702-6644, to initiate service agreement process.
- There are no apparent conflicts with the proposed development and the existing BWL electric distribution facilities.

BWL Electric System Integrity: Approved with strict conditions:

- BWL electric is located on both sides of Rose Ct. and serves 1120 and 1100 W. Saginaw. It is expected that this would be included in an easement upon abandonment of the right-of-way and any relocations, if feasible, would be the cost of the developer. Additionally, north of Rose Ct. on the property being proposed to be developed, critical overhead wires are in easement that feed Sparrow St. Lawrence Campus electric service. These will be potentially difficult and costly to relocate while maintaining adequate service to the medical facility. Those costs would be required to be covered by the developer and a viable route for relocation established if that is part of their development plan.

BWL Water Operations: Derek Ambs, No comments or concerns.

BWL Street Lighting: Gary Simpson 517-702-6647, **Approved**, BWL Street lighting has overhead lighting on Rose Ct. and also on MLK.

BWL Water & Steam Distribution: Approved on condition

- Site Specific Comments:
 - BWL cannot vacate an easement where there are active water facilities. If the customer would need BWL to vacate current easement, the customer would have to propose a relocation of BWL's active water facilities or propose a new 20-foot easement that includes the existing facilities on the east end of Rose Court.
 - BWL Records show abandoned water main along with lead and copper stubs. Records also show an active hydrant in the area, so caution must be made to protect any active water facilities if site were to develop.

- General Comments:
 - The BWL owns and maintains exiting water facilities within the area. The facilities are within a 20-foot wide utility easement. Should the customer install utilities within BWL easement, the BWL will require the customer to maintain a minimum of 10-feet horizontal and 18-inches vertical separation from the water and any sanitary or storm sewer, and 5-feet horizontal and 12-inches vertical between water and all other utilities.
 - Prior to receiving service, the customer must submit an application to the BWL Utility Service Department at 517-702-6700 for any new service or alterations to existing services or metering. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <https://www.lbw.com/customers/services/water>.
 - The customer is responsible for verifying the precise location and depths of the existing water mains or services prior to construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field.
 - The customer is responsible for all costs of water service installation and removals, including connection fees, installation, metering, and engineering and administration costs for the work.
 - It is the applicant's responsibility to determine the estimated water demand (including fire flow requirements) of this project, and sizing services accordingly. The BWL will not take responsibility for inadequately sized services or metering specified by the applicant.
 - Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Lilli Celovsky via phone at 517-702-6807 or e-mail at Lilli.Celovsky@lbw.com.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality.

- This project lies within the Lansing Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Public Service Department:

- No issue with vacation of Rose Court. [Public Service] needs to provide the standard comment regarding sanitary sewer capacity for this project. Of note, this frontage has already gone through the CSO/sewer separation project and the project was designed and

intended to accommodate SOME redevelopment, including these parcels specifically. However, depending upon the specific proposal for a sanitary sewer discharge, Public Service Dept. will need to perform a detailed review of the proposed discharge vs. existing sewer pipe capacity. It will probably be OK, but we'll need to confirm based on number of units, etc., because the in-sewer flows in this area will go up significantly as a result of this discharge.

There may be some underground utilities that would need easements. From looking at drawings for the area, the utilities in Rose Court serve these parcels only, but we need to 100% confirm. I see overhead electric, but, again, this appears to serve these parcels only. The storm sewer there serves Rose Court, only. [Public Service] can confirm for the sewer utilities WE operate (the City does not need any sewer easements).

Building Safety Office:

- No objections. This project [multi-family residential redevelopment] will be subject to site and building reviews. As set forth by the State Construction Code Act.

Lansing Fire Department:

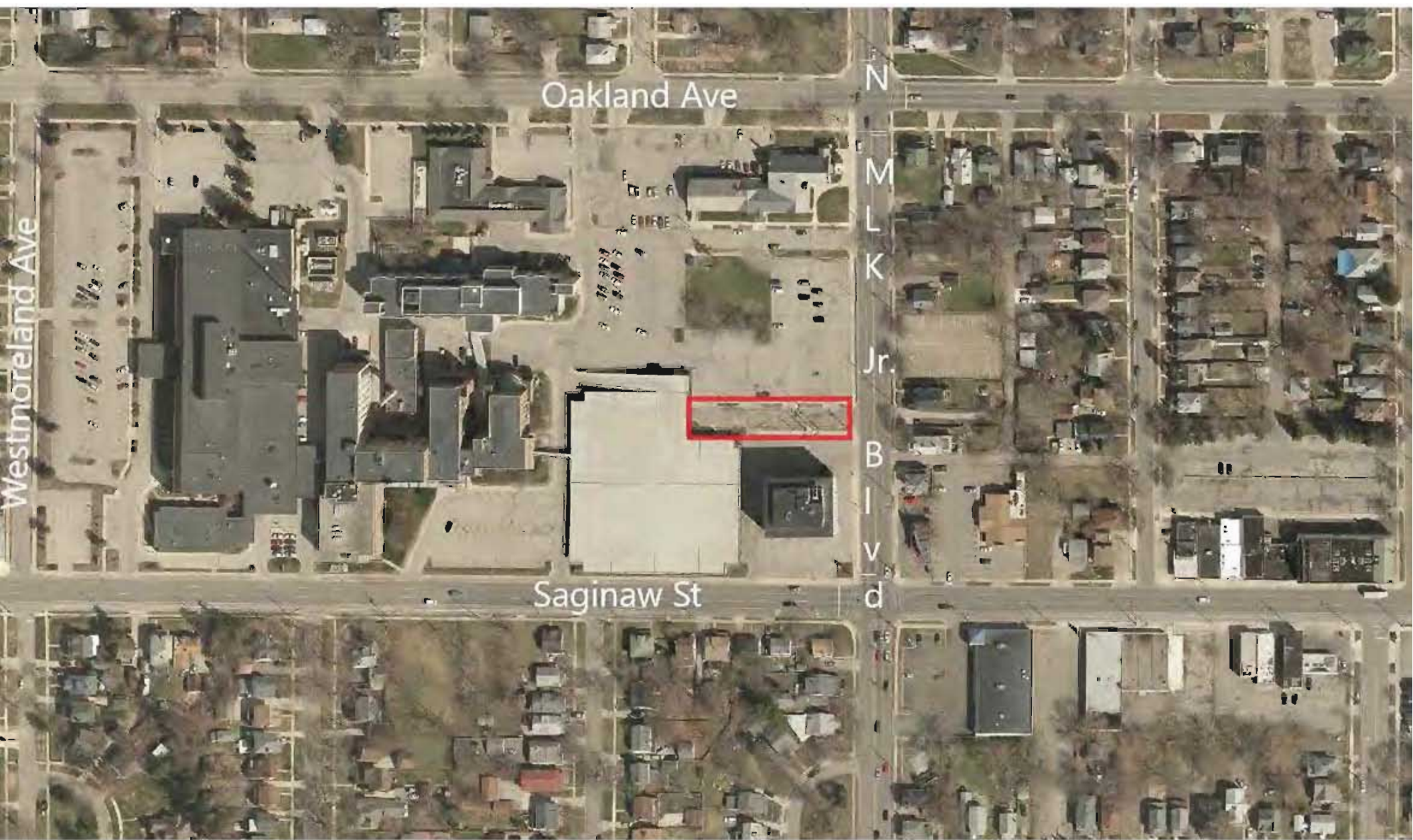
- No objection.

Lansing Parks and Recreation:

- No objection.

STAFF RECOMMENDATION

The request can be granted without a significant impact on the circulation network. Staff recommends approval of Act-4-2020, a request by RE Fund Lansing 1 LLC, to vacate Rose Court west of N MLK Jr. Blvd., on a finding that the public purposes of the right-of-way (access & utilities) can be satisfied without the street remaining in public ownership, subject to the condition that all utilities are protected through easements or relocation per Lansing Board of Water & Light staff comments.

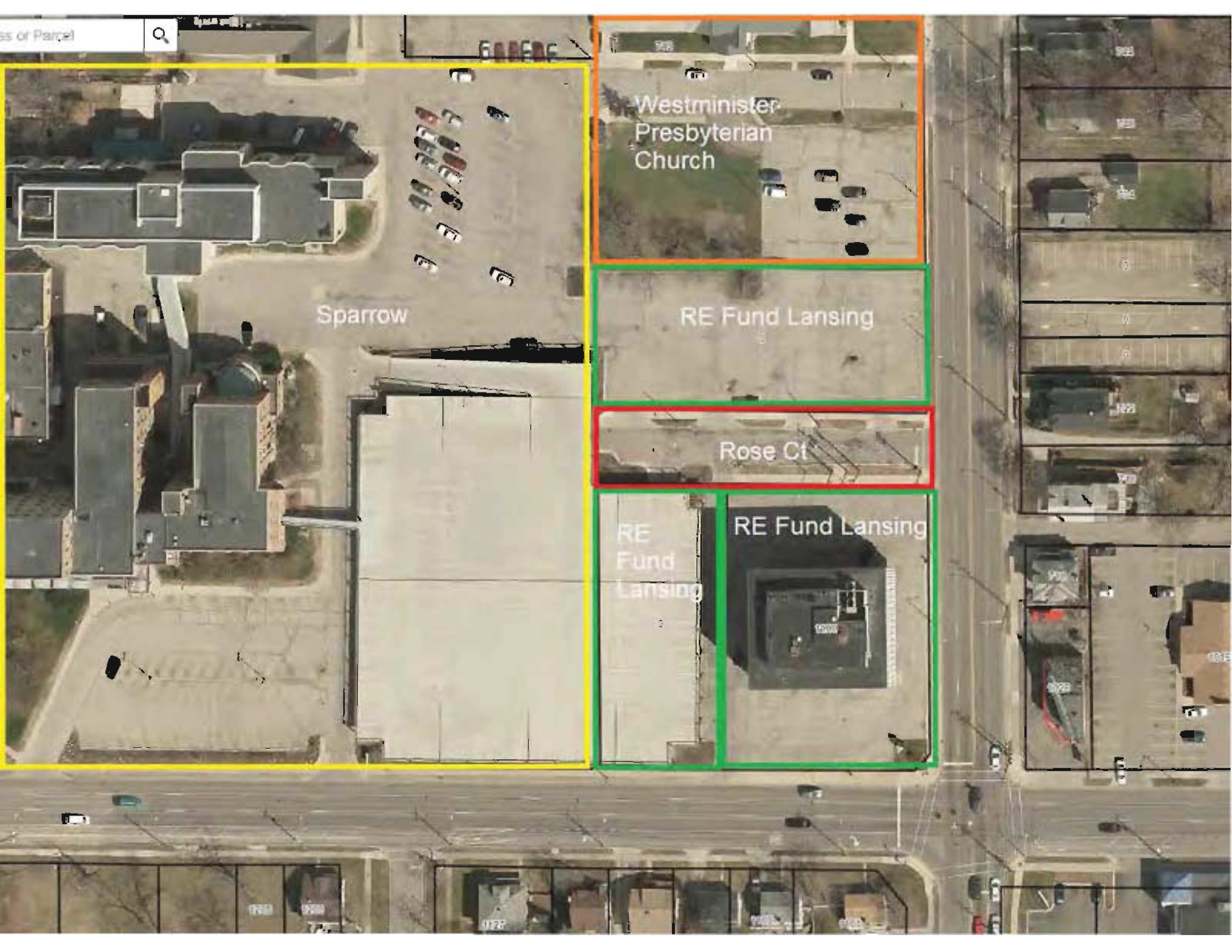


Westmoreland Ave

Oakland Ave

Saginaw St

N
M
L
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Jr.
B
I
V
d



Westminister
Presbyterian
Church

Sparrow

RE Fund Lansing

Rose Ct

RE
Fund
Lansing

RE Fund Lansing



- ☒ ZoningDistrict
- NONE
 - A. Residential - Single
 - B. Residential - Single
 - C. Residential - 2 Unit
 - CUP, Community Unit Plan
 - D-1, Professional Office
 - D-2, Residential Office
 - DM-1, Residential - Multiple
 - DM-2, Residential - Multiple
 - DM-3, Residential - Multiple
 - DM-4, Residential - Multiple
 - E-1, Apartment Shop
 - E-2, Local Shopping
 - F Commercial
 - F-1, Commercial
 - G-1, Business
 - G-2, Wholesale
 - H, Light Industrial
 - I, Heavy Industrial
 - J, Parking
 - ROW, Right of Way

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Act-4-2020, Rose Court Street Vacation

WHEREAS, RE Fund Lansing 1 LLC, 33 N. Saginaw St., Pontiac, MI 48342, has requested that the City vacate Rose Court; and

WHEREAS, RE Fund Lansing 1 LLC owns three parcels of land on the north and south sides of the subject rights-of-way; and

WHEREAS, on November 4, 2020, the Planning Board reviewed the proposal for the vacation of the subject right-of-way, and found that:

- The request can be granted without a significant impact on the circulation network
- The public purposes of the right-of-way (access & utilities) can be satisfied without the street remaining in public ownership; and

WHEREAS, the Planning Board voted unanimously (4-0) on the proposal to recommend the vacation of Rose Court with the following conditions:

- That all utilities are protected through easements or relocation; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-4-2020, and approves the vacation of the subject right-of-way, legally described as:

Beginning at the southeast corner of Lot 1, Block 2, McPherson's Saginaw Street Addition, thence west 231 feet, south 50 feet, east 231 feet, north 50 feet to the point of beginning,

but reserving, however, unto the City of Lansing, and its Board of Water and Light an easement under, across, above, and within the vacated street right-of-way for existing utilities, including the right of ingress and egress at all times for utility agents, contractors, and employees to use the vacated street right-of-way, or so much of it as may be necessary, for the maintenance, repair, replacement, or removal of said utilities.

BE IT FINALLY RESOLVED, that the City Clerk shall forward certified copies of the resolution to the Ingham County Register of Deeds for recording and upon return, transmit a copy of the recorded resolution to the Michigan Department of Licensing and Regulatory Affairs, Office of Land Survey and Remonumentation (OLSR), the Planning and Assessor's Offices, the Department of Public Service, and the applicant. The vacation shall be effective upon the date of recording of the resolution with the Ingham County Register of Deeds.



CAPITAL AREA HOUSING PARTNERSHIP

WALTER FRENCH REDEVELOPMENT

RAWLEY VAN FOSSEN | EXECUTIVE DIRECTOR

MIKKI DROSTE | PROJECT CONSULTANT

Presentation Outline

TODAY'S TOPICS

- Introduction
- History of Walter French
- Redevelopment Plans
- Strategic Investment & Partners
- Project Financing
- Questions





OUR MISSION

Capital Area Housing Partnership develops strong, diverse neighborhoods with a focus on affordable housing, homeownership and financial security in mid-Michigan.

About Capital Area Housing Partnership

OUR STORY

Since 1992, Capital Area Housing Partnership has been empowering people to improve their lives through partnerships that knit housing resources, financial education and people together.

Guided by our mission, we have built the foundation for thousands of families to acquire and maintain one of our most basic human needs - securing safe, quality affordable housing.

While our name has changed over time, to this day, Capital Area Housing Partnership remains the key to affordable housing and resources in mid-Michigan.



CAPITAL AREA HOUSING PARTNERSHIP

Community Housing Development Organization



LOCAL HUD COUNSELING AGENCY

Programs:

Affordable Housing Development

Housing Counseling & Assistance

Financial Education Workshops

Tool Lending Library & Mobile Tool Truck

DIY Workshops

Tuesday Toolmen





Board of Directors



THOMAS L. LAPKA



PETER J. KULICK



KASSIE G. RHODES



MARY MANUEL



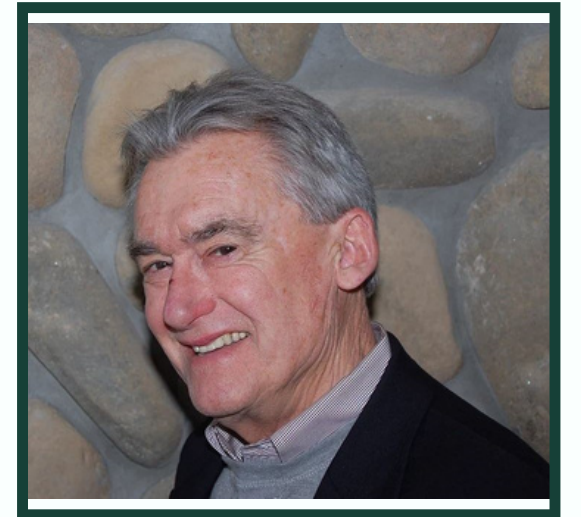
LIZ HARROW



IRENE CAHILL



DANA
WATSON



MARK MEADOWS



ELVIN CALDWELL JR.



JIM DELINE



LARRY ROSEN



RICK BALLARD

History

WALTER FRENCH ACADEMY

Built in 1925 to serve as an elementary/junior high school for the Lansing School District

- Grades 1-9 from 1925-1950
- Grades 7-9 from 1950-1981

1983: Purchased by the Eydes

1996: Opened as a charter school - Walter French Academy of Business & Technology

- 1996 - 1999: middle/high school
- 1999 - 2004: grades K-12
- 2006: lost Central Michigan University as sponsor & closed

2010: National Register of Historic Places

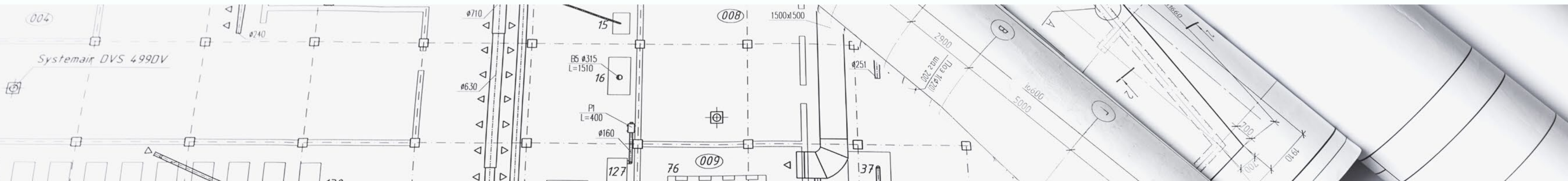
2017: Eydes donate property to CAHP at the request of the City of Lansing to avoid demolition



Critical Housing Investment in Lansing

AFFORDABLE APARTMENT UNITS FOR:

- Persons holding essential jobs earning up to \$25 per hour
- Businesses who need employees at wage levels between minimum wage & \$25 per hour
- Very low income: Persons at highest risk of not finding stable housing in Lansing (30/40% AMI/PSH)



Historic Renovation

RESIDENTIAL

Proposed 76 affordable housing units with set aside units designed to include supportive services

COMMERCIAL

30,000 square feet of office, commercial & community spaces located in the gyms, locker rooms and auditorium



DRAFT SITE PLAN

- Removal of recently added gym allows for green/courtyard area at back of building
- Parking designed to meet needs of both residential & commercial tenants
- One acre parcel south of parking lot planned as power co-generation in partnership with Lansing Board of Water & Light



First Floor Draft Design



Second Floor Draft Design

- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- COMMUNITY ROOM/FITNESS
- LEASE
- CIRCULATION
- LAUNDRY / SUPPORT

**WALTER FRENCH
UNIT LAYOUT**
QEA #:41918770

SECOND FLOOR PLAN

APRIL 2020
SCALE: 1/32" = 1'-0"



Area Schedule Second Floor

Name	Area
------	------

SECOND FLOOR

UNIT 206	672 SF
UNIT 207	741 SF
UNIT 208	605 SF
UNIT 210	579 SF
UNIT 211	607 SF
UNIT 214	589 SF
UNIT 215	597 SF
UNIT 218	652 SF
UNIT 219	668 SF
UNIT 220	618 SF
UNIT 222	640 SF
UNIT 223	680 SF
UNIT 224	660 SF
UNIT 225	598 SF
UNIT 226	729 SF

1 Bedroom: 15

UNIT 201	870 SF
UNIT 202	804 SF
UNIT 203	779 SF
UNIT 204	801 SF
UNIT 205	784 SF
UNIT 209	781 SF
UNIT 212	754 SF
UNIT 213	768 SF
UNIT 216	787 SF
UNIT 221	855 SF

2 Bedroom: 10

UNIT 217	1122 SF
----------	---------

3 Bedroom: 1

Grand total: 26

TOTAL UNIT SF:
GROSS BLDG SF:
(THIS FLOOR)

18,740 SF
51,260 SF

**QUINN
EVANS**

Third Floor Draft Design

WALTER FRENCH
UNIT LAYOUT
OEA #:41918770

THIRD FLOOR PLAN
APRIL 2020
SCALE: 1/32" = 1'-0"



Area Schedule Third Floor	
Name	Area

THIRD FLOOR	
UNIT 303	704 SF
UNIT 305	725 SF
UNIT 308	602 SF
UNIT 309	610 SF
UNIT 311	639 SF
UNIT 313	670 SF
UNIT 314	671 SF
UNIT 320	723 SF
UNIT 321	610 SF
UNIT 322	700 SF
UNIT 323	661 SF
UNIT 324	668 SF

1 Bedroom: 12	
UNIT 301	879 SF
UNIT 302	794 SF
UNIT 304	768 SF
UNIT 306	802 SF
UNIT 307	890 SF
UNIT 310	843 SF
UNIT 312	843 SF
UNIT 315	880 SF
UNIT 317	1041 SF
UNIT 318	760 SF
UNIT 319	840 SF

2 Bedroom: 11	
UNIT 316	1102 SF

3 Bedroom: 1
Grand total: 24

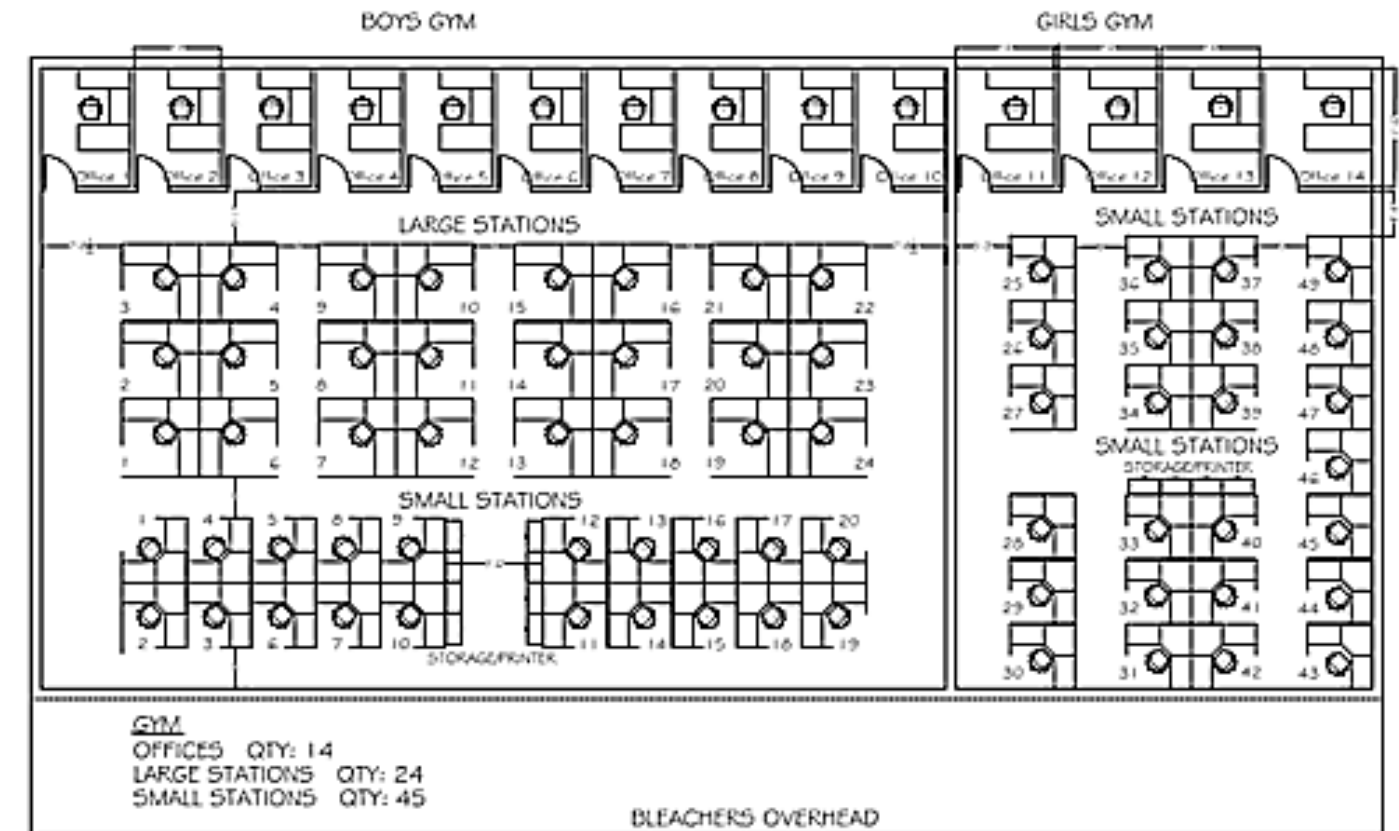
TOTAL UNIT SF: 18,425 SF
GROSS BLDG SF: 35,205 SF
(THIS FLOOR)

**QUINN
EVANS**



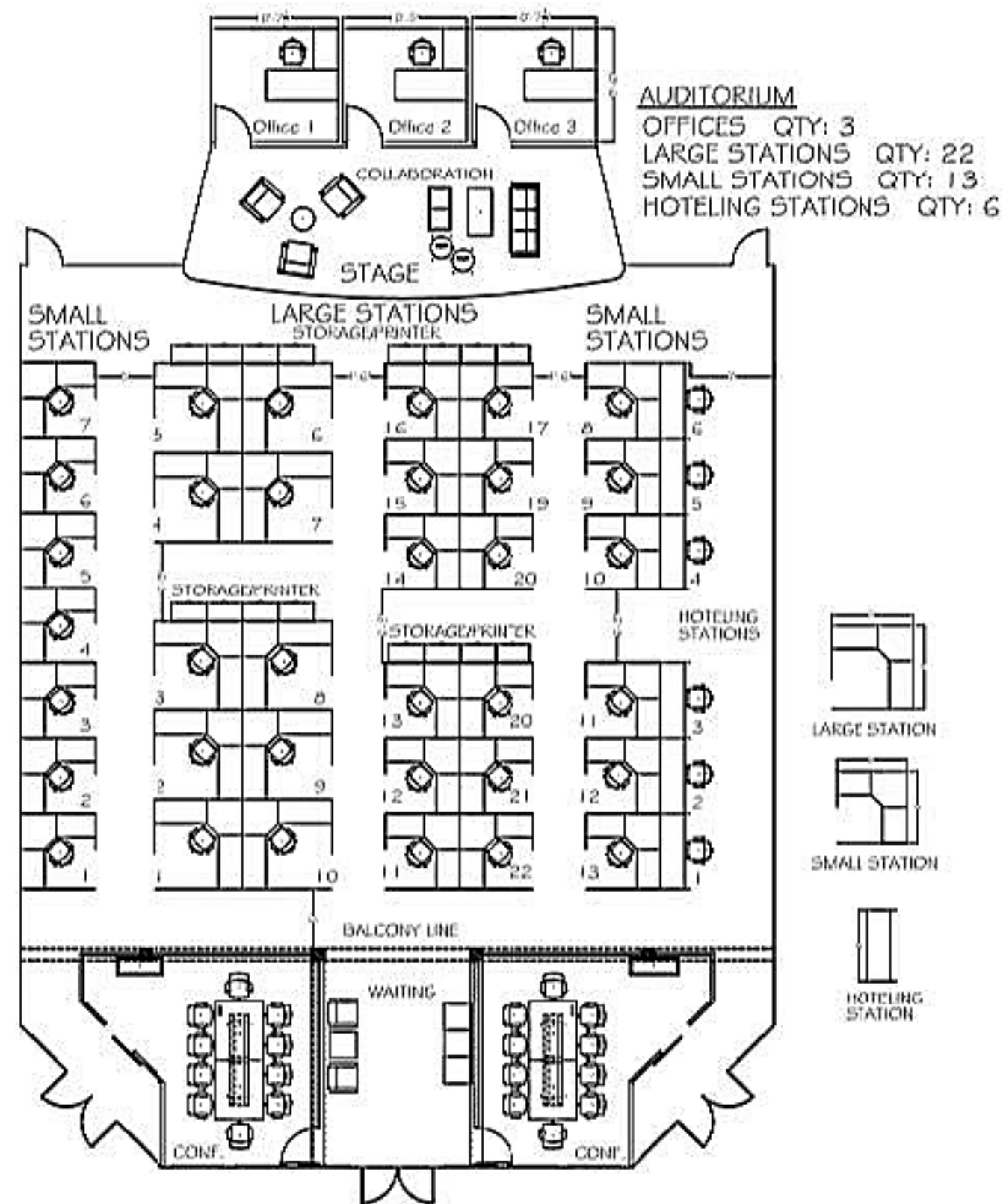
WALTER FRENCH THEN

Girls gym class in
Walter French gymnasium



REPURPOSED SPACES

Sample office space layout for
current gymnasium



REPURPOSED SPACES

- As a historic building, the auditorium must remain as the auditorium
- Sample office space layout for the current auditorium
- Other uses for lease space are being sought

Partnerships

- City of Lansing
- Cinnaire
- Quinn Evans
- Lansing Board of Water & Light
- Lansing Housing Coalition
- LEAP
- Community Mental Health
- Haven House & Advent House
- REO Town
- Baker/Donora Neighborhood



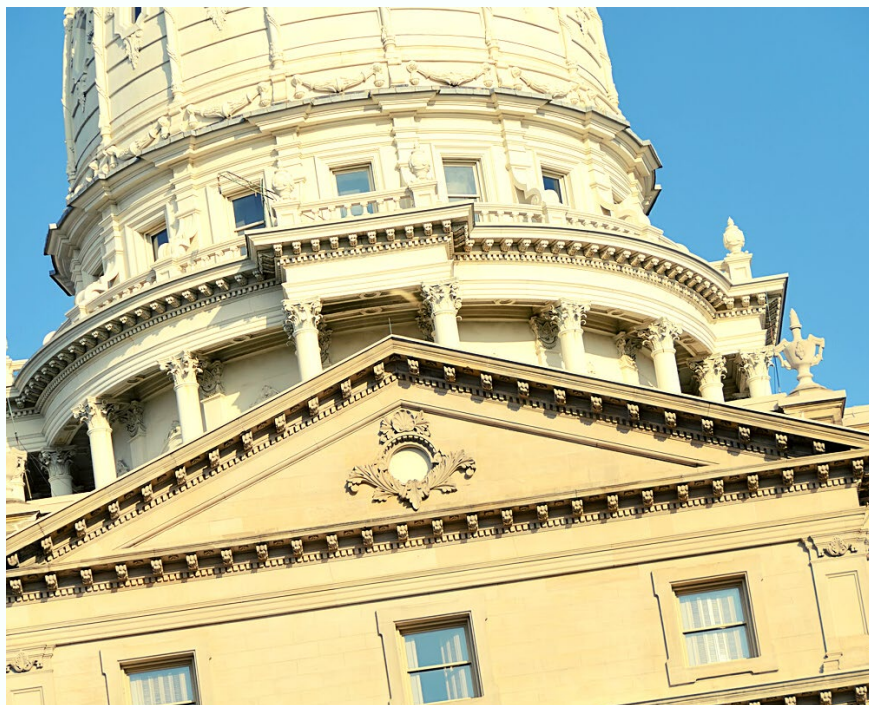
SOCIAL AND ECONOMIC IMPACT

A healthy mix of affordable housing improves health, educational and financial outcomes for families and individuals, and is important to the economic vitality of our community.



COMMUNITY REVITALIZATION

Coordinates with the overall neighborhood plan bringing much needed investment into the neighborhood and repurposes a historic blighted property in a prominent area of Lansing.



UNIQUE FINANCING & SIGNIFICANT FUNDING

Utilization of LIHTC, Historic Tax Credits, HOME, CDBG, PILOT, BWL, LHC and commitments from Lansing HOME/PILOT/CDBG, LEAP/EPA grant for Phase I, LHC vouchers, BWL power investment.

Project Financing Options

Funding Source	4% LIHTC	9% LIHTC	Commercial – 30,000 sq. ft.
Unit Mix	24	52	N/A
LIHTC Funding	4%	9%	No
HTC Funding	Yes	Yes	Yes
Perm Loan	MSHDA	TBD	TBD
Developer Investment	Yes	Yes	Yes
Gap/FHLB Funding	GAP	TBD	MEDC
City of Lansing	Yes	Yes	No
BWL/Other	Yes	Yes	TBD
LHC/MSHDA Vouchers	Yes	Yes	N/A
Other			



CONTACT

Rawley Van Fossen
Executive Director

(517) 332-4663

rawley@capitalareahousing.org

www.CapitalAreaHousing.org





Andy Schor, Mayor

APPLICATION FOR PAYMENT IN LIEU OF TAXES (PILOT)

PROJECT NAME:	Walter French
PILOT PERIOD REQUESTED:	2023 - 2039 Years (Should match term of qualifying mortgage)
NUMBER OF PARCELS IN PROJECT:	2 Parcels
APPLICATION TYPE: (Check all that apply)	☒ NEW PROJECT ☐ RESTRUCTURE OF PROJECT FINANCING ☐ CHANGE IN OWNERSHIP

A. OWNERSHIP INFORMATION

NAME OF OWNERSHIP ENTITY:	Capital Area Housing Partnership (as funding is received this will change to: 1900 Cedar Development, LLC/ Walter French LDHA LP)
TYPE OF OWNERSHIP:	☒ LIMITED DIVIDEND HOUSING ASSOCIATION ☐ QUALIFIED NONPROFIT HOUSING CORPORATION ☐ CONSUMER HOUSING COOPERATIVE ☒ OTHER: (DESCRIBE) current nonprofit – will change at funding

DEVELOPER/SPONSOR:	Capital Area Housing Partnership
DEVELOPER ADDRESS:	600 W Maple Suite D, Lansing, MI 48906

CONTACT PERSON:	Rawley Van Fossen	Mikki Droste
TELEPHONE:	517.332.4663	517.256.0286
EMAIL:	rawley@capitalareahousing.org	mikki@housinglinks.net

B. CITY APPROVALS NEEDED

PLANNING BOARD	☐ YES ☐ NO ☒ NOT APPLICABLE
	STATUS:
ZONING BOARD OF APPEALS	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS: Was previously rezoned for mixed use/multifamily



Andy Schor, Mayor

HISTORIC DISTRICT COMMISSION	☐ YES ☒ NO ☐ NOT APPLICABLE
	STATUS:
OTHER:	STATUS:
EXPECTED PROJECT START DATE:	September 2022
EXPECTED PROJECT COMPLETION DATE:	December 2023

C. PROJECT INFORMATION

Project Address:	1900 S Cedar
General Location (e.g. cross streets)	Cedar/Mt. Hope
Is Project located in a Renaissance Zone?	☐ Yes ☒ No
Is Project located in a Neighborhood Enterprise Zone?	☐ Yes ☒ No
Is Ownership Entity able to demonstrate site control?	☒ Yes ☐ No

Note: Project is not eligible for PILOT if Ownership Entity is not able to demonstrate site control. Site control is demonstrated through ownership, purchase/option agreement, etc. Contact the Community Development Department with questions regarding sufficient documentation.

Provide a complete description of the project including the parties involved, necessary background information, number of parking spaces being provided, and any special certification (e.g. LEED) the project will target. (Provide attachment if necessary)



Andy Schor, Mayor

If project financing is being restructured, detail all physical improvements to the project completed within the last five (5) years and any planned improvements. (Provide as attachment if necessary)

D. BUILDING INFORMATION

Building Type (e.g. single/multi-family, number of floors)	Old school, 3 story
Total Number of Units:	76
Number of Rent Restricted Units:	76
Number of Market Rate Units:	0
Total Number of Barrier-Free Units:	8
Target Demographic(s)	seniors, families, persons with disabilities/homelessness

Transitional Housing for Homeless Project	☐ Yes ☒ No
Emergency Shelter Project	☐ Yes ☒ No
Targeted Income (% of Area Median Income)	30% - 80%
Residential Space Square Footage:	139,000 approx
Non-Residential (N/R Space):	☒ Yes ☐ No
Square Footage (of N/R Space):	30,000 approx
Use (of N/R Space):	Community, commercial
Neighborhood District:	

Describe how the project will fit into the neighborhood: As Walter French is a very visible anchor in the neighborhood, the redevelopment of this building/site is a vast improvement over the vacant, deteriorating condition of the site as has been the state it has been in for prior years. Mixed residential/commercial use of the space creates a good segway between the surrounding commercial/retail and residential uses on each side of the site.

Provide neighborhood feedback regarding any proposed new construction: No new construction, though a neighborhood meetings and tours have been held and project support was voiced from those who participated.



Andy Schor, Mayor

E. UNIT INFORMATION

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)	
			Restricted Rate	Market Rate
Rent Restricted Units				
0- Bedroom	<u>0</u>			
1- Bedroom	<u>39</u>	<u>650</u>	<u>451-949</u>	<u>n/a</u>
2- Bedroom	<u>31</u>	<u>900</u>	<u>541-1137</u>	<u>n/a</u>
3- Bedroom	<u>6</u>	<u>1250</u>	<u>626-1311</u>	<u>n/a</u>
4- Bedroom				
5- Bedroom				
Subtotal	<u>76</u>	<u>estimated</u>		

Provide a description of the units in the project:

The project will include 76 units that will follow the configuration of previous classrooms to allow for the historic renovation of the building. Large windows, high ceilings and large units will make units marketable.

Unit Type	Number of Units	Average Unit Size (sq. ft.)	Projected Monthly Rent per Unit (including utility allowances)
Market Rate Units			
0- Bedroom			
1- Bedroom			
2- Bedroom			
Subtotal			
Total	0		



Andy Schor, Mayor

F. PROJECT FINANCING

Federally-aided Mortgage, Advance, or Grant	☐ Yes	☒ No
Name of Loan/Credit Program	Term of Financing	Amount
		\$

State-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
Taxable Loan	40 year/4.25% Mtg	\$1,816,957
HOME Gap Funding	Cash share loan	\$363,028
		\$

City-aided Mortgage, Advance, or Grant	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
CDBG	30 year	\$600,000
		\$

Low Income Housing Tax Credits (LIHTC)	☒ Yes	☐ No
Name of Loan/Credit Program	Term of Financing	Amount
MSHDA LIHTC/Cinnaire – 4%		\$1,399,343
Historic Tax Credits/Cinnaire		\$2,810,258
MSHDA LIHTC/Cinnaire – 9%		\$13,048,695

LIHTC Application Date: 9% - 2/1/21; 4% Gap 12/1/2020	
LIHTC Status:	Application in process for October funding round
Initial Use Commitment in LIHTC Application:	15 Years
Extended Use Commitment in LIHTC Application:	30 Years
Total Length of Affordability Commitment in LIHTC Application:	45 Years



Andy Schor, Mayor

Contact Person for Qualifying Federal or State Financing:	MSHDA/Chad Benson
Phone Number:	517.335.9874
Email:	bensonc@michigan.gov

Description and status of other (private) financing:	Commitment In process
--	-----------------------

Description why PILOT is necessary:	Rent affordability, competitive points to bring LIHTC. PILOT request at 6% of 76 units. A 10% PILOT was approved in 2019. Since that time the project costs have increased and the committed HOME/CDBG funds from the City of Lansing were reduced, requiring a lower PILOT. The difference between a 10% and 6% PILOT is approximately \$441,789 in increased hard debt to the project. As CAHP has provided the maximum commitment of funding allowed by MSHDA at \$1.3 million, the project requires the additional hard debt to be feasible.
Funding to project	

G. ADDITIONAL INFORMATION

Attach the following required documents to this application.

- ☒ Ownership Entity Organizational Documents
- ☒ Description of Project
- ☒ Legal Description of property (electronic version should be available on request)
- ☒ Evidence of Site Control
- ☒ Statement of Development Team Experience (be specific)
- ☒ Sources and Uses Statement (indicate if the funding is committed or pending)
- ☒ Operating Proforma (highlighting PILOT contribution to project)
- ☐ Financing Mortgage
- ☐ Financing Note
- ☐ Financing or Development Agreement/Copy of Regulatory Agreement
- ☒ Location Map of Project Parcels
- ☒ Property Manager Portfolio (of properties)
- ☐ PILOT "Savings Worksheet" (template provided by Development Office)
- ☐ Other Attachment (Describe)



Andy Schor, Mayor

Provide explanation below if any required documents are unavailable at the time of this application.

Financing mortgage/note/regulatory agreement are not available prior to award of funding and/or closing on financing.

The applicant is responsible for providing written notification to the Development Office of any change in the information contained in this application or its attachments as soon as the applicant becomes aware of the change.

The Development Office reserves the right to request additional information and/or supporting documentation related to this application

The undersigned hereby attests that to the best of his or her knowledge the information presented herein, including the attachments, is true and correct.

A handwritten signature in blue ink, reading "Rawley Van Fossen", is written over a horizontal line.

Date: 11-3-2020

Signature of Authorized Representative

Name: Rawley Van Fossen

Title: CAHP, Executive Director

1900 S Cedar Development, LLC, General Partner, Manager

401

06

**MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES
CORPORATION, SECURITIES, AND LAND DEVELOPMENT BUREAU**

Date Received			(FOR BUREAU USE ONLY)
JUN 20 2019			
Name THOMAS L. LAPKA Address 605 S. CAPITOL AVE City LANSING State MICHIGAN Zip Code 48933			
			TranInfo: 1 23730027-2 06/18/19 Chk#: 11329 Amt: \$10.00 ID: MALLORY LAPKA SCOTT & SELIN PLLC FILED EFFECTIVE DATE: JUN 21 2019

Document will be returned to the name and address you enter above

CERTIFICATE OF LIMITED PARTNERSHIP
For use by Domestic Limited Partnership
 (Please read information and instructions on the last page)

ADMINISTRATOR
CORPORATIONS DIVISION

Pursuant to the provisions of Act 213, Public Acts of 1982, the undersigned person(s) execute the following Certificate:

Section 1

The name of the limited partner is:

WALTER FRENCH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Section 2

The general character of its business is: The purpose of the Partnership is to acquire, construct, rehabilitate, develop, improve, maintain, own, operate, lease, dispose of and otherwise deal with the Project in accordance with the Project Documents, any applicable Regulations and provisions of the Partnership Agreement. The Partnership has been organized exclusively to provide housing facilities for families of low and moderate income, or for persons whose income does not exceed limits established in Act No. 346 of Public Acts of 1966 of the State of Michigan, as amended, (the "Housing Act") and Section 42 of the Internal Revenue Code of 1986, as amended, and for social, recreational, commercial and communal facilities as may be necessary to serve and improve a residential area in which Authority-aided or federally-aided housing is located or is planned to be located, thereby, enhancing the viability of the housing. The Partnership shall not engage in any other business or activity.

Section 3

- a. The address of the office at which the limited partnership records are kept is: **600 W. Maple, Ste D., Lansing MI 48906**
- b. The name of the agent for service of process is: **Rawley Van Fossen**
- c. The address of the agent for service is: **600 West Maple, Suite D, Lansing MI 48906**

Section 4

The power of a limited partner to grant the right to become a limited partner to an assignee of any part of the partnership interest, and the terms and conditions of the power, are as follows:

Upon the admission of the Investor Limited Partner to the Partnership the Initial Limited Partner shall withdraw and it shall have no further interest in the Partnership except to the extent of its interest as a General Partner. No Limited Partner's interest may be sold.

Section 5

- a. Describe the times or events when a **general partner** may terminate membership in the limited partnership, and the

JP

terms and conditions of the termination.

If there is only one General Partner, it shall not have the right to retire or withdraw voluntarily from the Partnership without the prior written consent of the Limited Partners. If there is more than one General partner, it shall have the right to retire or voluntarily withdraw from the Partnership with the prior written consent of all other General Partners, provided that the Partnership has received an opinion of counsel (which counsel may be counsel to the Partnership) to the effect that the withdrawal will not affect the classification of the Partnership as a partnership by the Internal Revenue Service under the Code, Treasury Regulations thereunder or administrative guidelines or interpretations related thereto.

b. Describe the times or events when a **limited partner** may terminate membership in the limited partnership. Include the amount or method of determining any distribution the limited partner is entitled to receive upon termination of their membership.

A Limited Partner may terminate membership in the event of termination and dissolution of the Partnership pursuant to Article VII of the Partnership Agreement. A Limited Partner shall have the right to withdraw its capital account upon the termination of the Partnership as provided in the Partnership Agreement; provided, however, that no part of the capital account of any Limited partner shall withdraw unless all liabilities of the Partnership, except liabilities to Partners on account of their contributions have been paid to or unless the Partnership has the assets sufficient to pay them. Upon termination and dissolution of the Partnership, the then General Partners or General Partner shall proceed to the liquidation of the Partnership, and the proceeds of such liquidation shall be applied and distributed in accordance with the provisions of the Article VIII of the Partnership Agreement.

Section 6

The right of the limited partner to receive distributions of property, including cash, from the limited partnership, other than indicated in 5(b), is:

Distributions to the Limited Partnership(s) from cash flow shall be made in accordance with their respective capital accounts. The net cash proceeds resulting from the refinancing of any mortgage on, or sale, exchange, condemnation (or similar eminent taking), casualty or other disposition of all or any substantial part of the Partnership property or from the liquidation of the Property of the Partnership following a dissolution of the Partnership, shall be distributed and applied as set forth in the Partnership Agreement.

Section 7

The right of the limited partner to receive, or a general partner to make to a limited partner, distributions of property, which include a return of all or any part of the limited partner's contribution, other than indicated in 5(b), is:

None.

Section 8

The times or events at which the limited partnership is to be dissolved and its affairs wound up are:

The term of the Partnership shall be until December 31, 2075, unless the Partnership shall terminate upon the happening of any of the following events:

1. The bankruptcy, death, dissolution or adjudication or incompetence of a sole General Partner, subject to the Partnership Agreement;
2. The satisfaction of payment of an amount due to the Partnership pursuant to the sale of the last remaining Partnership asset;
3. The election by the General Partner pursuant to the Partnership Agreement;
4. The happening of any other event causing the dissolution of the Partnership under the laws of the State of Michigan and not otherwise addressed specifically on this Agreement.

Dissolution of the Partnership shall be effective on the day on which the event occurs giving rise to the dissolution, but the Partnership shall not terminate until the Partnership's certificate of limited partnership shall have been cancelled and the assets of the Partnership have been distributed as provided herein. Notwithstanding the dissolution of the Partnership, prior to the termination of the Partnership, the business of the Partnership and the affairs of the Partners, as such, shall continue to be governed by this Agreement.

Section 9

The right of the remaining general partner(s) to continue the business upon the event of withdrawal of a general partner is:

In the event of death, dissolution, retirement or adjudication of bankruptcy, or incompetency (hereinafter collectively referred to as "an event of termination") of any General Partner, the Partnership shall dissolve unless if at the time of the event termination, there is at least one other General Partner, then the remaining General Partner(s) shall continue the business of the partnership and shall give notification to the Limited Partners and make and file those amendments necessary to reflect the termination of the General Partner.

Section 10

Enter any other matters the partners may desire to include. If additional space is required, attach Supplement O. Attached are 0 page(s) of Supplement O.

Michigan State Housing Development Authority Provisions

1. **Supervision of Authority.** Notwithstanding any other provisions of this Agreement, the operations of the Partnership may be supervised by the Authority or by any other governmental body as the Authority directs and the Partnership shall enter into agreements with the Authority or with the governmental body as the Authority from time to time requires. The Agreements shall provide for regulation by the Authority or the governmental body of the planning, development and management of the housing development undertaken by the Partnership and the disposition of the property and franchises of the Partnership.
2. **Right to Appoint Managing Agent.** The Authority shall have the power to appoint a managing agent of the Partnership and its members, who may be an officer, employee, or agent of the Authority, and such managing agent shall have complete power to act as agent and attorney-in-fact for the Partnership and its members, in connection with any assets or liability of the Partnership, to fulfill any obligations the Partnership may have to the Authority if:
 - (a) The Partnership has received a loan or advance as provided in Act No. 346 of the Public Acts of 1966 of the State of Michigan, as amended (the "Housing Act") and the Authority determines that the loan or advance is in jeopardy of not being repaid.
 - (b) The Partnership has received a loan or advance as provided for in the Housing Act and the Authority determines that the proposed housing development for which the loan or advance was made is in jeopardy of not being constructed.
 - (c) The Authority determines that some part of the net income or net earnings of the Partnership, in excess of that permitted by other provisions of the Housing Act, shall inure to the benefit of any private individual, firm, corporation, partnership, trust or association.
 - (d) The Authority determines that the Partnership is in violation of any agreements entered into with the Authority providing for regulation by the Authority of the planning, development and management of any housing development undertaken by the Partnership or the disposition of the property and franchises of such Partnership.
 - (e) The Authority determines that the Partnership is in violation of its rules as promulgated under Section 22 of the Housing Act.
3. **Return.** By acceptance of a beneficial interest in said Partnership or by executing this Agreement, every member of the Partnership shall be deemed to have agreed that he, she or it at no time shall receive from the Partnership, any return in excess of the face value of the investment attributable to his, her or its respective interest plus cumulative dividend payments at a rate as the Authority determines to be reasonable and proper, computed from the initial date on which money was paid or property delivered in consideration for the interest, and that upon the dissolution of the Partnership, any surplus in excess of such amounts shall be paid to the Authority or to any other regulating governmental body as the Authority directs. As used in this paragraph, "surplus" shall not be deemed to include any increase in assets of the Partnership by reason of reduction of a mortgage, by amortization or similar payments or realized from the sale or disposition of any assets of the Partnership to the extent such surplus can be attributed to any increase in market value of any real property or tangible personal property occurring during the period the assets were owned and held by the Partnership. Any payment to a person having a beneficial interest in the Partnership shall not be deemed a "return" to such person if the funds with which such payment is made are funds contributed to the Partnership by persons purchasing a beneficial interest in the Partnership.
4. **Authority's Reliance on Continuing Effect of Provisions.** Notwithstanding any other provisions of this Agreement,

the Partners of the Partnership agree that the Authority may rely upon the continuing effect of this Agreement in form as approved by the Authority and, by the execution of this Agreement, such Partners agree not to amend, alter or change the provisions of this Agreement without the prior written consent of an Authorized Officer of the Authority.

Except as otherwise defined, all capitalized words and phrases used in this certificate of Limited Partnership (other than the full names and addresses of the Partners and governmental subdivisions and agencies) shall have the meanings set forth in the Partnership Agreement.

The responses to Section 4 through 9 above are all subject to the specific terms of the Partnership Agreement which is on file in the office of the Partnership.

Section 11

Complete one section for each partner (general and limited). General partners must be listed first followed by limited partners.

Item 1 - The type of partner must be either general or limited. The Certificate must include a definition of the title of the classification for any partner identified as other than general or limited.

Item 2 - Partner names of individuals must appear in the last name, first name, middle initial sequence. Partner names of trusts should be the trust name excluding the name of the trustee or trustees.

Item 3 - Indicate the business or residence address of the partner. The address should include the street number and name, city, state and ZIP code.

ITEMS 4 & 5 - LIMITED PARTNERS ONLY - ONE OR BOTH MUST BE COMPLETED

Item 4 - If applicable, indicate the amount of cash previously contributed. If contributions have been made in the form of property or services, indicate the agreed dollar value of the contribution in the "other \$ _____" space and complete Item 6.

Item 5 - If applicable, indicate the amount of cash to be contributed in the future and complete Item 7. If there are future contributions in the form of property or services, indicate the agreed dollar value of the contribution in the "other \$ _____" space and complete Items 6 and 7.

Item 8 - This certificate must be signed and dated by all partners (general and limited) named in the certificate. A partner may sign by attorney in fact.

Name of person or organization remitting fees:

MALLORY, LAPKA, SCOTT & SELIN, PLLC

Preparer's name and business telephone number:

Thomas L. Lapka

(517) 482-0222

SUPPLEMENT P

(This form replaces former Supplements P and L)
(Please read instructions on reverse side before completing form)

Limited Partnership Name: WALTER FRENCH LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Supplement to: Certificate of Limited Partnership

1. Type of Partner ☒ General ☐ Limited	2. Partner Name: 1900 Cedar Development, LLC
3. Address (No., Street, City, State, ZIP Code) 600 West Maple, Suite D, Lansing MI 48906	
4. Contributions Previously Made (Limited Partners Only) Cash \$ _____ Other \$ _____	5. Future Contributions to be Made (Limited Partners Only) Cash \$ _____ Other \$ _____
6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE	
7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE	
8. Signature: By: Capital Area Housing Partnership, its sole member By:  Rawley Van Fossen, Executive Director	
1. Type of Partner ☐ General ☒ Limited	2. Partner Name: Capital Area Housing Partnership
3. Address (No., Street, City, State, ZIP Code) 600 West Maple, Suite D, Lansing MI 48906	
4. Contributions Previously Made (Limited Partners Only) Cash \$ <u>10.00</u> Other \$ _____	5. Future Contributions to be Made (Limited Partners Only) Cash \$ _____ Other \$ _____
6. Description of Contributions Other than Cash: (Include all property or services contributed or to be contributed) NONE	
7. Times or Event Requiring Future Contributions: (Cash, Property or Services) NONE	
8. Signature:  Rawley Van Fossen, Executive Director	
9. Date: May 1, 2019	

Walter French



76 Residential Rental Units Adaptive Re-Use of Walter French Academy Lansing, Michigan November 2, 2020

EXECUTIVE SUMMARY

- Project Type:** The adaptive re-use of this building will include residential housing, with target clientele to include seniors, families and persons with special needs. Spaces previously used as the gym and auditorium will be renovated for non-housing use.
- Owner:** Limited Partnership: Walter French LDHA LP
General Partner: 1900 Cedar Development, LLC
- Location:** 1900 S Cedar, Lansing, MI 48910
The development is located on the very visible corner of Mt. Hope/Cedar in Lansing.
- Building Description:** The property was built as the Walter French Junior High School in 1925. In 2014 it was included in National Register of Historic Places for both its distinctive architectural characteristics and its significant contribution to the broad patterns of history. It is a three-story brick building that sustained interior fire damage in 2016 and 2019. The building currently retains much of the configuration of the school it was designed as.
- The Capital Area Housing Partnership is working with the Lansing Board of Water & Light to include Walter French in a demonstration program for power generation as a part of the adaptive reuse of this building.

Rental Unit Mix:	<u>Unit Type</u>	<u>Percent of</u>	<u>9%</u>	<u>4%</u>	<u>Rents per</u>
	<u>Bedrooms</u>	<u>Median</u>	<u>Units</u>	<u>Units</u>	<u>Month</u>
	1 Bedroom	30% - 120%	27	12	\$344-\$747
	2 Bedroom	30% - 120%	20	11	\$411-\$901
	3 Bedroom	30% - 80%	5	1	\$665-\$1,142
			52	24	

PROPOSED DEVELOPMENT TEAM

Outlined below are the team members assembled to develop, design, construct, manage and finance this mixed use development.

Owner:	Walter French LDHA LP
General Partners:	1900 Cedar Development, LLC
Developers:	Capital Area Housing Partnership Rawley Van Fossen, Executive Director Mikki Droste, Consultant
Architect:	Quinn Evans Ann Dilcher, AIA, LEED AP, Principal
General Contractor:	Rohde Construction Chad White, Vice President
Property Management:	Continental Management Gary Offenbacher, Executive Vice President
LIHTC Syndicator:	Cinnaire Tom Edmiston, Sr. Vice President
Historic Tax Credit Syndicator:	Cinnaire Tom Edmiston, Sr. Vice President
Lender:	MSHDA/TBD
FHLB Member Bank:	TBD
Legal Counsel:	Mallory, Lapka, Scott & Selin Thomas L Lapka
Title Insurance:	Cinnaire Title Services Steve Smith, Executive Director
Environmental Services:	PM Environmental & Engineering Services Jaclyn Schafer, Regional Manager
Support Service Providers:	Advent Housing Clinton, Eaton, Ingham Community Mental Health
Other Financing/Partners:	City of Lansing, Development Partner Investment/LEAP (EPA grant for Phase I) Lansing Board of Water & Light Lansing Housing Commission (Rent vouchers)

DEVELOPMENT SUMMARY

Capital Area Housing Partnership intends to redevelop the now vacant and underutilized property located at 1900 South Cedar in Lansing. The development will include the historic restoration and adaptive reuse of the existing school adding 76 affordable housing units in the space previously used as classroom/office space. The proposed unit mix includes 46 one-bedroom, 24 two-bedroom and 6 three-bedroom units. 8 units will meet barrier free standards. Nineteen units will be reserved for persons of the highest need in the area and supportive services provided via partnerships with Advent Housing, CMH and other area providers.

Energy efficiency and green design are planned. A partnership with the Lansing Board of Water & Light will provide power generation on the site that will increase affordability of both the development and the ongoing operations of the building.

The walk-score rating for the site is 70, labeling it 'very walkable' and the site is within ¼ mile of an 80 walkscore as required to achieve maximum scoring. Shopping, entertainment, schools, parks and medical facilities are within 1 mile of the property, increasing its desirability for residential tenants.

Common/Community/Commercial use of the previous gyms, auditorium and cafeteria is in the design phase with ongoing conversations with BWL and several mid-Michigan community service agencies in need of collaboration and office space.

General Partners, 1900 Cedar Development LLC and Capital Area Housing Partnership bring a long history of affordable housing development, management and community collaboration.

1900 Cedar Development, LLC/Capital Area Housing Partnership is a nonprofit Community Housing Development Organization (CHDO) and a Community Based Development Organization (CBDO) that has been providing affordable housing opportunities for 26 years in mid-Michigan, including the LIHTC funded Deerpath Apartments, Marsh Point Apartments, Bailey Center in East Lansing and is in the process of completing the renovation of Walnut Manor, extending the life of 32 affordable/permanent supportive housing units. A strong understanding of federal funding regulations and a staff and board with development, property management and compliance experience will be valuable to the development and ongoing prosperity of this project.

Additional programs offered by the Capital Area Housing Partnership in the mid-Michigan market include home-buyer assistance (down payment and rehabilitation), home-owner rehabilitation, development of affordable single-family housing for home-owners, education and counseling for home-buyers and an employee down payment assistance program administered for progressive local employers.

ECONOMIC IMPACT – JOB CREATION

The economic impact of building new housing, according to an April 2015 report from the Housing Policy Department National Home Builders Association in the report named “The Economic Impact of Home Building in a Typical Local Area”, is listed below.

Using the below computations, the estimated one-year impact, or short term job creation for Walter French will be 116 local jobs. Annually recurring impacts, or long-term job creation equals 32 local jobs.

Multifamily Construction

The estimated one-year impacts of building 100 rental apartments in a typical local area include

- \$11.7 million in local income,
- \$2.2 million in taxes and other revenue for local governments, and
- 161 local jobs.

These are local impacts, representing income and jobs for residents of the typical metropolitan area or nonmetropolitan county, and revenue for all jurisdictions within the local area. They are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the local area's economy.

The additional, annually recurring impacts of building 100 rental apartments in a typical local area include

- \$2.6 million in local income,
- \$503,000 in taxes and other revenue for local governments, and
- 44 local jobs.

These are ongoing, annual local impacts that result from the new apartments becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. They also represent impacts that have been reduced to account for the natural vacancy rate that tends to prevail in multifamily properties (see page 23 of the Technical Documentation).

The full report can be found at:

https://www.nahbclassic.org/fileUpload_details.aspx?contentTypeID=3&contentID=243689&subContentID=645614&channelID=311

Issued Through:
CINNAIRE TITLE SERVICES, LLC
1118 S. Washington
Lansing, MI 48910
517-482-8555

Legal Description

Agents for: **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

ALTA COMMITMENT

SCHEDULE A

COMMITMENT NO. 702827a

1. Effective Date: **February 21, 2020, AT 8:00 am**
2. Policy or policies to be issued: **AMOUNT**

(a) **OWNERS POLICY** **\$21,000,000.00**
Proposed Insured:
Walter French Limited Dividend Housing Association Limited Partnership

(b) **MORTGAGEE POLICY**
Proposed Insured: **(W/O STD. EXCEPTIONS)**

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

Capital Area Housing Partnership

4. The land referred to in this commitment is situated in the County of Ingham, State of Michigan, is described as follows:

Parcel 1:

That part of Assessor's Plat No. 46, on Northeast 1/4 of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, recorded in Liber 12 of Plats, Page 7, Ingham County Records, beginning on the South Right of Way line of Mt. Hope Avenue, 43.0 feet South of the North Section line, at a point 100.0 feet Easterly of the West line of Lot 5 of said Assessor's Plat No. 46, running thence along said right of way line North 89°11'30" East 593.67 feet to a point of curvature; thence Southeasterly 53.53 feet along the arc of a 30 foot radius curve to the right whose chord bears South 39°41'30" East 46.71 feet to the Westerly right of way line of Cedar Street; thence along said Westerly line the following five courses, South 11°25'30" West 118.66 feet; thence Southerly 197.93 feet along the arc of a 917.22 foot radius curve to the left whose chord bears South 5°14'25" West 197.53 feet to a point of tangency; thence South 0°56'30" East 5.43 feet; thence South 10°34'39" West 22.18 feet; thence South 0°56'30" East 83.05 feet; thence South 89°08' West 403.42 feet; thence South 350.30 feet; thence West 268.84 feet; thence North 648.14 feet; thence North 89°11'30" East 100.0 feet; thence North 0°53' West 162.0 feet to the point of beginning.

Address:

1900 S. Cedar St, Lansing, MI 48910

Parcel 2:

Lot 57, Chittenden's Subdivision City of Lansing, according to the recorded plat thereof, Ingham County Records.

QUIT CLAIM DEED

Louis J. Eyde Family, LLC, a Michigan limited liability company, successor by conversion to Louis J. Eyde Limited Family Partnership, a Michigan limited partnership and George F. Eyde Family, LLC, a Michigan limited liability company, successor by conversion to George F. Eyde Limited Family Partnership, a Michigan limited partnership, whose address is 300 South Washington Square, Suite 400, Lansing, Michigan 48933 (collectively, "Grantor"), quit claims to CAPITAL AREA HOUSING PARTNERSHIP, a Michigan nonprofit corporation, whose address is 1290 Deerpath Lane, East Lansing, Michigan 48823 ("Grantee"), whatever right, title and interest Grantor has in and to that certain real property situated the City of Lansing, County of Ingham, State of Michigan described on Exhibit A attached hereto and made a part hereof subject to all building and use restrictions, easements and rights of way and all matters of record.

Grantor grants to Grantee the right to make 100% of remaining division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

There being no consideration for this instrument, it is exempt from transfer tax under MCL 207.505(a), MCL 207.505(k), MCL 207.505(l), MCL 207.526(a), MCL 207.526(m) and MCL 207.526(n).

[Signature pages and acknowledgements follows.]

Dated as of this 27th day of December, 2017.

LOUIS J. EYDE FAMILY, LLC, a Michigan
limited liability company

By: Louis J. Eyde Manager, LLC
Its: Manager

By: [Signature]
Print Name: Samuel C. Eyde,
Authorized Representative

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

⁵⁶ 2017 The foregoing instrument was acknowledged before me this 27th day of December,
~~2016~~ by Samuel C. Eyde, as Authorized* of Louis J. Eyde Manager, LLC, a Michigan limited
liability company, as manager of the Louis J. Eyde Family, LLC, a Michigan limited liability
company (the "Company") on behalf of the Company.

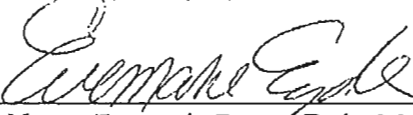
* representative

JASON GOLDIE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires August 30, 2022
Acting in the County of Ingham

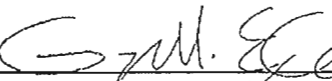
[Signature]
Jason Goldie
Notary Public, State of
Clinton County, Michigan
Acting in the County of Ingham
My Commission Expires: 8-30-2022

[Signature page and acknowledgement continues on next page]

GEORGE F. EYDE FAMILY, LLC, a Michigan
limited liability company

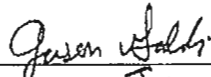
By: 
Print Name: Evemarie Francis Eyde, Manager
Francis

-and-

By: 
Print Name: George Matthew Eyde, Manager

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

²⁰¹⁷ The foregoing instrument was acknowledged before me this 27th day of December,
²⁰¹⁶ by Evemarie Francis Eyde and George Matthew Eyde, as managers of the George F. Eyde
Family, LLC, a Michigan limited liability company (the "Company") on behalf of the Company.


Jason Goldie

JASON GOLDIE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires August 30, 2022
Acting in the County of Ingham

Notary Public, State of
Clinton County, Michigan
Acting in the County of Ingham
My Commission Expires: 8-30-2022

When Recorded Return To:	Send Subsequent Tax Bills To:	Drafted By:
Capital Area Housing Partnership 1290 Deerpath East Lansing, MI 48933 Attn: Mikki Droste	Capital Area Housing Partnership 1290 Deerpath East Lansing, MI 48933 Attn: Mikki Droste	Peter J. Kulick (P61513) 215 S. Washington Square, Suite 200 Lansing, Michigan 48933 Tel: (517) 371-1730

Exhibit A

LEGAL DESCRIPTION

The real property located in the City of Lansing, Ingham County, Michigan, legally described as follows:

PARCEL 1:

That part of Assessor's Plat No. 46, on the Northeast 1/4 of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, recorded in Liber 12 of Plats, Page 7, Ingham County Records, beginning on the South right of way line of Mt. Hope Avenue, 43.0 feet South of the North Section line, at a point 100.0 feet Easterly of the West line of Lot 5 of said Assessor's Plat No. 46, running thence along said right of way line North 89°11'30" East 593.67 feet to a point of curvature; thence Southeasterly 53.53 feet along the arc of a 30 foot radius curve to the right whose chord bears South 39°41'30" East 46.71 feet to the Westerly right of way line of Cedar Street; thence along said Westerly line the following five courses, South 11°25'30" West 118.66 feet; thence Southerly 197.93 feet along the arc of a 917.22 foot radius curve to the left whose chord bears South 5°14'25" West 197.53 feet to a point of tangency; thence South 0°56'30" East 5.43 feet; thence South 10°34'39" West 22.18 feet; thence South 0°56'30" East 83.05 feet; thence South 89°08' West 403.42 feet; thence South 89°11'30" West 268.84 feet to the West line of said Lot, thence along said West line North 0°53' West 297.42 feet; thence North 89°11'30" East 100.0 feet; thence North 0°53' West 162.0 feet to the point of beginning; ALSO Lot 65 of Chittenden's Subdivision of a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, T4N, R2W, City of Lansing, Ingham County, Michigan, recorded in Liber 5 of Plats, Page 7, Ingham County Records. Contains 7.03 Acres.

PARCEL 2:

Lot 57, Chittenden's Subdivision of a part of Northwest 1/4 of Northeast 1/4 of Section 28, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan, also commencing at a point 100.00 feet East and 469.70 feet South of Southeast corner of Teel Avenue and Mt. Hope Avenue, Lansing and running thence East 268.84 feet; thence South 350.30 feet, more or less, to the South line of Lot 5 of Assessor's Plat No. 46, Lansing; thence West 268.84 feet and thence North 350.30 feet, more or less to the place of beginning, being a part of Lot 5 of Assessor's Plat No. 46 on the Northeast 1/4 of Section 28, Town 4 North, Range 2 West, City of Lansing, Ingham County, Michigan.

Parcel ID: _____ (Parcel 1)

Parcel ID: _____ (Parcel 2)

Street Address: 1900 S. Cedar Street, Lansing, Michigan 48910 (Parcel 1)

Street Address: 8 Teel Court, Lansing, Michigan 48910 (Parcel 2)

LANSING 528810

Walter French Academy Historic Rehab
52 Unit PSH Development

9%

UNIT DESCRIPTION	Income Target (AMI)	# of Bedrooms	# of Units	Utility Allowance	Net Rent	Gross Rent	Monthly Rent	Annual Rent	
One Bedroom LHC	30%	1	3	74	720	794	2,160	25,920	0.90
One Bedroom PSH	60%	1	12	74	720	794	8,640	103,680	7.20
One Bedroom	40%	1	3	74	720	794	2,160	25,920	1.20
One Bedroom	40%	1		74	528	602	-	-	
One Bedroom	50%	1		74	678	752	-	-	
One Bedroom	60%	1	2	74	739	813	1,478	17,736	1.20
One Bedroom	80%	1	7	74	949	1,023	6,643	79,716	5.60
Two Bedroom LHC	30%	2	6	90	892	982	5,352	64,224	1.80
Two Bedroom PSH	60%	2	7	90	892	982	6,244	74,928	4.20
Two Bedroom LHC	40%	2	1	90	892	982	892	10,704	0.40
Two Bedroom	40%	2		90	632	722	-	-	
Two Bedroom	50%	2		90	812	902	-	-	
Two Bedroom	60%	2	1	90	885	975	885	10,620	0.60
Two Bedroom	80%	2	5	90	1,137	1,227	5,685	68,220	4.00
Three Bedroom LHC	30%	3	4	108	1,176	1,284	4,704	56,448	1.20
Three Bedroom PSH	60%	3		108	1,176	1,284	-	-	
Three Bedroom	40%	3		108	726	834	-	-	
Three Bedroom	50%	3		108	935	1,043	-	-	
Three Bedroom	60%	3		108	1,018	1,126	-	-	
Three Bedroom	80%	3	1	108	1,311	1,419	1,311	15,732	0.80
							46,154	553,848	29.10

Bedrooms -

30% Area Median Income
40% AMI
50% AMI
60% AMI
80% AMI

MAX County Rent 04/1/20			
1	2	3	Voucher Rents
451	541	625	794
602	722	834	982
752	902	1,043	1,284
903	1,083	1,251	
1,204	1,444	1,669	

Family Size -

30% Area Median Income
40% AMI
50% AMI
60% AMI
80% AMI

Income Limits - 04/1/20				
1	2	3	4	5
16,860	19,260	21,660	24,060	26,010
22,480	25,680	28,880	32,080	34,680
28,100	32,100	36,100	40,100	43,350
337,250	38,520	43,320	48,120	52,020
44,960	51,360	57,760	64,160	69,360

Bedrooms -

Heating - Gas
Cooking - Gas
Hot Water - Gas
Electricity
Service Charge - Gas
Service Charge - Electric
Total

Utility Allowance - MSHDA 1/1/20				
0	1	2		3
	20.00	23.00		27.00
	2.00	3.00		4.00
	5.00	7.00		10.00
	26.00	36.00		46.00
	12.00	12.00		12.00
	9.00	9.00		9.00
-	74.00	90.00		108.00

	# of Units	% of Units	AMI	Points
30% units	13	33.33%	30%	23.33
40% units	4	10.26%	40%	4.10
50% units			50%	-
60% units	3	7.69%	60%	
60% - PSH Units	19	48.72%	80%	
Market				-
	39	100%		27.44

Walter French Academy Historic Rehab
52 Unit PSH Development

	Total	Per Unit	24 units 4%	Total
Audit Fees	4,968		2,232	7,200
Accounting	276		124	400
Legal	828		372	1,200
Total Professional Fees	6,072	117		
Office Expenses	8,280		3,720	12,000
Leasing Agent Expense	37,950		17,050	55,000
Total Administrative	46,230	889		
Electricity	20,000		5,940	24,000
Water/Sewer	42,780		16,500	62,000
PSH Utilites	39,798			39,798
Gas/Heat	12,000		-	12,000
Total Utilities	114,578	2,203		
Maintenance	27,600		12,400	40,000
Janitorial Supplies & Salaries	10,350		4,650	15,000
Maintenance supplies	8,280		3,720	12,000
Repair Contracts/Work	5,175		2,325	7,500
Exterminating	2,208		992	3,200
Rubbish Removal	5,106		2,273	7,400
Security	828		372	1,200
Grounds Maintenance	5,106		2,294	7,400
Snow Removal	6,900		3,100	10,000
	71,553	1,376		
MSA				
PILOT	24,577		11,533	36,110
Insurance	20,368		10,032	30,400
Replacement Reserves	19,500		9,000	28,500
Total Escrows	64,445	1,239		
Total Marketing and Leasing	1,608	31	792	2,400
Total Property Management Fee	27,768	534	12,816	40,584
Other -	-			
Other - Investor services fee	4,500		3,500	10,000
Total Other Fees	4,500	87		
Misc. Expense -				
Misc. Expense				
Total Miscellaneous Expenses	-			
Total Operating Expenses/Unit	336,754	6,476	125,737	465,292
			5,239	6,122

Total Rent Potential	553,848
Less Vacancy	(38,769)
Less Utilities	(114,578)
Net Collected Rents	400,501
PILOT %	6%
PILOT %	24,030

Walter French Academy Historic Rehab
52 Unit PSH Development

SOURCES OF FUNDS	Rate	Term	Proposed Amount		
1st Mortgage	4.82000%	12,470	40	2,651,372	
LP Capital Contribution	120.0%	9.00%	0.8700	13,048,695	
HOME MSHDA	1,500,000			-	
City					
Historic Credits	1,961,627		0.8700	1,706,615	
Owner investment					
Deferred Developer Fees				88	
TOTAL SOURCES OF FUNDS				17,406,770	
Funding Surplus<Gap>:				(0)	0.0%

APPLICATION OF FUNDS	Per Unit	Total Residential	9.00%	Historic Basis	Non-depr
ACQUISITION COSTS					
Land Purchase - Vacant	-	-	-	-	-
Demo	-	-	-	-	-
Subtotal	-	-	-	-	-
CONSTRUCTION/REHABILITATION COSTS					
Site work	52	13,942	725,000	225,000	500,000
New structures		196,650	10,225,800	5,750,000	-
General requirements		11,969	622,366	424,999	-
Builder overhead		4,229	219,903	150,166	-
Builder profit		12,940	672,902	459,509	-
Building Permits		345	17,940	17,940	-
Bond Premium		464	24,150	24,150	-
Tap Fees		2,017	104,880	104,880	-
Gym and Auditorium		-	-	-	-
Cost Certification		113	5,865	4,800	-
Subtotal		242,669	12,618,806	6,936,444	500,000
Construction Contingency	8.00%	23,914	1,243,505	693,644	-
Cost increases needed	0.00%	-	-	-	-
Subtotal		266,583	13,862,311	7,630,088	500,000
PROFESSIONAL FEES & OTHER SOFT COSTS					
Design Architect		10,923	568,000	568,000	-
Engineering		796	41,400	41,400	-
Soil Borings/Geotechnical/Soils Engineering		106	5,520	5,520	-
Environmental Study		159	8,280	8,280	-
Survey (Boundary/Topo/As-Built)		80	4,140	4,140	-
Hazard Insurance		239	12,420	-	-
Property Taxes		796	41,400	-	-
Market Study		166	8,625	-	-
Accounting/Audit		152	7,925	7,925	-
Appraisal		80	4,140	-	-
Cost Certification		106	5,520	5,520	-
Real Estate Attorney		796	41,400	41,400	-
Furniture, Furnishings & Equipment		1,592	82,800	-	-
Developer Fees		28,846	1,500,000	1,500,000	-
Subtotal		44,838	2,331,570	2,178,045	-
FINANCING COSTS					
Construction Loan Interest		8,115	422,000	372,000	50,000
Title Insurance		332	17,250	17,250	-
Loan Fees		385	20,000	9,000	11,000
Lender Loan & Legal Fees		398	20,700	18,000	2,700
Subtotal		9,230	479,950	416,250	63,700
TAX CREDIT & SYNDICATION COSTS					
Tax Credit Fees - MSHDA - 6%		1,746	90,805	-	90,805
Tax Credit Fees - MSHDA - Application		48	2,500	-	2,500
Compliance Fees		694	36,100	-	36,100
Syndication Fee		385	20,000	-	20,000
Supervising Architect		154	8,000	8,000	-
Subtotal		3,027	157,405	8,000	149,405
START-UP COSTS, RESERVES & ESCROWS					
Marketing/Rent-Up Expenses		780	40,534	-	40,534
Rent Up Reserve		-	-	-	-
Operating Assurance Reserves	Months - 6.07	5,385	280,000	-	280,000
Other Reserve: Support Services		4,904	255,000	-	255,000
Subtotal		11,068	575,534	-	575,534
TOTAL APPLICATION OF FUNDS		334,746	17,406,770	16,118,131	9,808,133
			15,908,770	16,118,131	1,885,821
			Historic Basis	(1,961,627)	20%
				14,156,505	1,961,627
			Boost	120.0%	358,919
				16,987,805	3,462,113

Walter French Academy Historic Rehab
52 Unit PSH Development

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
Rent	553,848	564,925	576,223	587,748	599,503	611,493	623,723	636,197	648,921	661,900	675,138	688,640	702,413	716,461	730,791
Vacancy	38,769	39,545	40,336	41,142	41,965	42,805	43,661	44,534	45,424	46,333	47,260	48,205	49,169	50,152	51,155
Net Rent	515,079	525,380	535,888	546,606	557,538	568,688	580,062	591,663	603,497	615,567	627,878	640,436	653,244	666,309	679,635
Accounting & Audit	5,244	5,401	5,563	5,730	5,902	6,079	6,262	6,449	6,643	6,842	7,047	7,259	7,477	7,701	7,932
Legal	828	853	878	905	932	960	989	1,018	1,049	1,080	1,113	1,146	1,181	1,216	1,252
Administrative Expenses	46,230	47,617	49,045	50,517	52,032	53,593	55,201	56,857	58,563	60,320	62,129	63,993	65,913	67,890	69,927
Utilities	114,578	118,015	121,556	125,202	128,959	132,827	136,812	140,916	145,144	149,498	153,983	158,603	163,361	168,262	173,310
Maintenance	71,553	73,700	75,911	78,188	80,534	82,950	85,438	88,001	90,641	93,360	96,161	99,046	102,017	105,078	108,230
PILOT	24,030	24,442	24,860	25,284	25,715	26,152	26,595	27,045	27,501	27,964	28,434	28,910	29,393	29,883	30,380
Insurance	20,368	20,979	21,608	22,257	22,924	23,612	24,320	25,050	25,802	26,576	27,373	28,194	29,040	29,911	30,808
Replacement Reserves	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500	19,500
Marketing & Leasing	1,608	1,656	1,706	1,757	1,810	1,864	1,920	1,978	2,037	2,098	2,161	2,226	2,293	2,361	2,432
Property Management	27,768	28,601	29,459	30,343	31,253	32,191	33,156	34,151	35,176	36,231	37,318	38,437	39,591	40,778	42,002
Investor Services Fee	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048	6,229	6,416	6,608	6,807
Total Expenses	336,207	345,399	354,861	364,600	374,625	384,945	395,567	406,501	417,756	429,341	441,267	453,543	466,180	479,189	492,580
NOI	178,872	179,981	181,027	182,005	182,912	183,744	184,496	185,163	185,741	186,225	186,611	186,892	187,064	187,120	187,056
Funding from ODR															
Total Cash Available	178,872	179,981	181,027	182,005	182,912	183,744	184,496	185,163	185,741	186,225	186,611	186,892	187,064	187,120	187,056
Loan Payment	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)	(149,644)
Net Cash to Partnership	29,227	30,337	31,382	32,361	33,268	34,099	34,851	35,518	36,097	36,581	36,966	37,248	37,419	37,476	37,411
DCR	1.20	1.20	1.21	1.22	1.22	1.23	1.23	1.24	1.24	1.24	1.25	1.25	1.25	1.25	1.25
Loan Amount/Def Dev Fee	88	29,315	59,652	91,034	123,395	156,663	190,763	225,614	261,132	297,229	333,810	370,776	408,024	445,443	482,919
Interest Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Amount	29,227	30,337	31,382	32,361	33,268	34,099	34,851	35,518	36,097	36,581	36,966	37,248	37,419	37,476	37,411
Loan Balance	29,315	59,652	91,034	123,395	156,663	190,763	225,614	261,132	297,229	333,810	370,776	408,024	445,443	482,919	520,330
Operating Assurance Reserves	280,000	282,800	285,628	288,484	291,369	294,283	297,226	300,198	303,200	306,232	309,294	312,387	315,511	318,666	321,853
Interest Earned	2,800	2,828	2,856	2,885	2,914	2,943	2,972	3,002	3,032	3,062	3,093	3,124	3,155	3,187	3,219
Amount Used	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balance Forward	282,800	285,628	288,484	291,369	294,283	297,226	300,198	303,200	306,232	309,294	312,387	315,511	318,666	321,853	325,071
Cash Flow to LP lfe of Project	29,227	59,564	90,946	123,307	156,575	190,674	225,526	261,044	297,141	333,722	370,688	407,936	445,355	482,831	520,242

Instructions

TOTAL DEVELOPMENT COSTS

Acquisition	Per Unit	Total	% in Basis	Included in Tax Credit Basis	Included in Historic TC Basis	Project Reserves	Per Unit	Total	Included in Tax Credit Basis	Included in Historic TC Basis	OAR Funded
Land	0	0	0%	0	0	Operating Assurance Reserve	4,666	111,963	0	0	Yr 1
Buildings	0	0	100%	0	0	Rehabilitation Reserve	0	0	0	0	4 Month OAR
Other:	0	0	0%	0	0	Operating Deficit Reserve	0	0	0	0	79,386
Subtotal	0	0	100%	0	0	Rent Subsidy Reserve	0	0	0	0	
Construction/Rehabilitation						Syndicator Held Reserve	0	0	0	0	
Off-site Improvements	0	0	100%	0	0	Rent Gap Escrow	0	0	0	0	
On-site Improvements	0	0	100%	0	0	Tax and Insurance Escrows	0	0	0	0	
Landscaping and Irrigation	175,000	4,200,000	100%	4,200,000	4,200,000	Other:	0	0	0	0	
Structures	0	0	100%	0	0	Miscellaneous	4,666	111,963	0	0	
Community Building and/or Maintenance Facility	0	0	0%	0	0	Deposit to Development Operating Account (1%GRP) Not Required	0	0	0	0	
Construction not in Tax Credit Basis (i.e. Carports and Commercial Space)	0	0	0%	0	0	Other (Not in Basis):	0	0	0	0	
General Requirements	10,542	253,000	100%	253,000	253,000	Other (in Basis):	0	0	0	0	
% of Contract	2.02%	90,000	100%	90,000	90,000	Subtotal	0	0	0	0	
Builder Overhead	3,750	275,000	100%	275,000	275,000						
% of Contract	11,458	275,000	100%	275,000	275,000						
Builder Profit	2,881	68,665	100%	68,665	68,665						
% of Contract	6.05%	68,665	100%	68,665	68,665						
Permits, Bond Premium, Tap Fees, Cost Cert.	0	0	100%	0	0						
Other:	0	0	100%	0	0						
Subtotal	203,611	4,896,665	100%	4,896,665	4,896,665						
19% of acquisition and \$16,000/unit test	0	0	0%	0	0						
Professional Fees	4,167	100,000	100%	100,000	100,000						
Design Architect Fees	103	2,480	100%	2,480	2,480						
Supervisory Architect Fees	1,111	26,660	100%	26,660	26,660						
Engineering/Survey	1,775	18,660	100%	18,660	18,660						
Legal Fees	6,166	147,740	100%	147,740	147,740						
Interim Construction Costs	233	5,580	100%	5,580	5,580						
Property & Casualty Insurance	2,142	51,401	100%	51,401	51,401						
Construction Loan Interest	323	7,750	100%	7,750	7,750						
Per Work	438	10,500	100%	10,500	10,500						
Construction Taxes	0	0	100%	0	0						
Other:	0	0	100%	0	0						
Subtotal	3,135	75,231	100%	75,231	75,231						
Permanent Financing	1,817	43,600	0%	0	0						
Loan Commitment Fee to MSHDA	0	0	0%	0	0						
Other:	0	0	0%	0	0						
Subtotal	1,817	43,600	0%	0	0						
Other Costs (in Basis)	0	0	100%	0	0						
Application Fee	161	3,875	100%	3,875	3,875						
Market Study	155	3,720	100%	3,720	3,720						
Environmental Studies	167	4,000	100%	4,000	4,000						
Cost Certification	833	20,000	100%	20,000	20,000						
Equipment and Furnishings	0	0	100%	0	0						
Temporary Tenant Relocation	17,500	420,000	100%	420,000	420,000						
Construction Contingency	146	3,500	100%	3,500	3,500						
Appraisal and C.N.A.	0	0	100%	0	0						
Other:	0	0	100%	0	0						
Subtotal	18,962	455,095	100%	455,095	455,095						
Other Costs (NOT in Basis)	0	0	0%	0	0						
Start-up and Organization	443	10,631	0%	0	0						
Tax Credit Fees (based on 2017 OAP)	475	11,400	0%	0	0						
Compliance Monitoring Fee (based on 2017 OAP)	0	0	0%	0	0						
Marketing Expense	417	10,000	0%	0	0						
Syndication Legal Fees	158	3,787	0%	0	0						
Rent Up Allowance	0	0	0%	0	0						
Other:	0	0	0%	0	0						
Subtotal	1,492	35,818	0%	0	0						
Summary of Acquisition Price	As of										
Attributed to Land	0	0	0%	0	0						
Attributed to Existing Structures	0	0	0%	0	0						
Other	0	0	0%	0	0						
Floor Price to Seller	0	0	0%	0	0						
Premium/Deficit vs Existing Debt	0	0	0%	0	0						
Value As of:											
Encumbered As-Is value as determined by appraisal:	0	0									
Plus 5% of Appraised Value:	0	0									
LESS Fixed Price to the Seller:	0	0									
Surplus(Gap)	0	0									
Initial Owner's Equity Calculation											
Equity Contribution from Tax Credit Syndication	1,399,343										
Borrowed Equity	1,103,643										
Historic Tax Credit Equity	0										
General Partner Capital Contributions	0										
Other Equity Sources	0										
New Owner's Equity	2,502,986										
Existing Reserve Analysis											
DCR Interest:	0										
Insurance:	0										
Taxes:	0										
Rep. Reserve:	0										
OCF:	0										
OCF Principal:	0										
Other:	0										
Current Owner's Reserves:	0										
Reserves Transferred in to Project	0										
Tax/Ins Escrow transferred to project	0										

40/0

Instructions

Step Notice of Intent to Apply
Date #####
Type Adaptive Reuse

Rental Income

Unit	No. of Units	Unit Type	Bedrooms	Baths	Net Sq. Ft.	Contract Rent	Utilities	Total Housing Expense	Gross Rent	Current Section 8 Contract Rent	% of Gross Rent	% of Total Units	Gross Square Feet	% of Total Square Feet	IC Units Square Feet	Unit Type	Max Allowed Housing Expense
30%	Area Median Income Units																
30%	Tenant AMI Restriction (if different from rent restriction)																
MSHDA Project Based Voucher Units																	
Occupancy																	
A	2	Apartment	1	1.0	600	720	74	794	17,280	794	7.0%	8.3%	1,200	6.7%	1,200	High HOME	451
B	1	Apartment	2	1.5	850	892	90	982	10,704	982	4.3%	4.2%	850	4.8%	850	High HOME	541
C		Apartment	3	2.0	1,250	1,176	108	1,284	0	1,284	0.0%	0.0%	0	0.0%	0	N/A	N/A
D							0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
E							0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
F							0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
G							0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
H							0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
I							0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
J							0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
									27,984	3,060	11.3%	12.5%	2,050	11.5%	2,050		
60%	Area Median Income Units																
Tenant AMI Restriction (if different from rent restriction)																	
MSHDA Project Based Voucher Units																	
Occupancy																	
A	10	Apartment	1	1.0	600	739	74	813	88,680	794	35.8%	41.7%	6,000	33.7%	6,000		903
B	7	Apartment	2	1.5	850	885	90	975	74,340	982	30.0%	29.2%	5,950	33.4%	5,950		1,083
C	0	Apartment	3	2.0	1,250	1,018	108	1,126	0	1,284	0.0%	0.0%	0	0.0%	0		1,251
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
E		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
F		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
G		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
H		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
I		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
J		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0	N/A	N/A
									163,020	3,060	65.8%	70.8%	11,950	67.1%	11,950		
80%	Area Median Income Units																
Tenant AMI Restriction (if different from rent restriction)																	
MSHDA Project Based Voucher Units																	
Occupancy																	
A	3	Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0		N/A
B		Apartment	2	1.5	850	1,137	90	1,227	40,932	982	16.5%	12.5%	2,550	14.3%	2,550		1,444
C	1	Apartment	3	2.0	1,250	1,311	108	1,419	15,732	1,284	6.4%	4.2%	1,250	7.0%	1,250		1,669
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
E		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
F		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
G		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
H		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
I		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
J		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
									56,664	3,060	22.9%	16.7%	3,800	21.3%	3,800		
Area Median Income Units																	
Tenant AMI Restriction (if different from rent restriction)																	
MSHDA Project Based Voucher Units																	
Occupancy																	
A		Apartment	1	1.0	600		74	0	0	794	0.0%	0.0%	0	0.0%	0		N/A
B		Apartment	2	1.5	850		90	0	0	982	0.0%	0.0%	0	0.0%	0		N/A
C		Apartment	3	2.0	1,250		108	0	0	1,284	0.0%	0.0%	0	0.0%	0		N/A
D		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
E		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
F		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A
G		0	0	0.0	0		0	0	0	0	0.0%	0.0%	0	0.0%	0		N/A

D		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
E		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
F		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
G		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
H		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
I		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
J		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A

Area Median Income Units
 Tenant AMI Restriction (if different from rent restriction)
 MSHDA Project Based Voucher Units

A	Apartment	1	1.0	600	74	0	0	794	0.0%	0	0.0%	0	N/A
B	Apartment	2	1.5	850	90	0	0	982	0.0%	0	0.0%	0	N/A
C	Apartment	3	2.0	1,250	108	0	0	1,284	0.0%	0	0.0%	0	N/A
D		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
E		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
F		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
G		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
H		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
I		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A
J		0	0.0	0	0	0	0	0	0.0%	0	0.0%	0	N/A

Mgrs

Total Tenant Units 24
 Manager Units 0
 Income Average 59.58%
 Set Aside 100.00%

Gross Rent Potential	247,668
Average Monthly Rent	860
Gross Square Footage	17,800

HOME Units SF/Total Units SF 17,800 17,800
 # HOME Units/# Total Units 11.5% 12.5%

Within Range
 Within Range

Utility Allowances

Tenant-Paid	Tenant-Paid	Tenant-Paid	Owner-Paid
Electricity	A/C	Gas	Water/ Sewer
Other			

Annual Non-Rental Income
 Misc. and Interest 250
 Laundry 1,500
 Carpools
 Other:
 Other: 1,750

Total	0	0	0	0	0	0
Overide	74	90	108			

Total Income	Annual	Monthly
Rental Income	247,668	20,639
Non-Rental Income	1,750	146
Total Project Revenue	249,418	20,785

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Development Walter French 4
 Financing Tax Exempt
 MSHDA No. 3966
 Step Notice of Intent to Apply
 Date 10/26/2020
 Type Adaptive Reuse

Mortgage Assumptions:

Debt Coverage Ratio 1.1
 Mortgage Interest Rate 4.250%
 Pay Rate 4.250%
 Mortgage Term 40 years
 Income from Operations No

Instructions

Total Development Income Potential

	Per Unit	Total
Annual Rental Income	10,320	247,668
Annual Non-Rental Income	73	1,750
Total Project Revenue	10,392	249,418

Total Development Expenses

Vacancy Loss	7.00% of annual rent potential	722	17,337
Management Fee	534 per unit per year	534	12,816
Administration		917	22,000
Project-paid Fuel		165	3,960
Common Electricity		248	5,940
Water and Sewer		688	16,500
Operating and Maintenance		1,333	32,000
Real Estate Taxes		0	
Payment in Lieu of Taxes (PILOT)	5.66% Applied to: All Units	481	11,543
Insurance		418	10,032
Replacement Reserve	375 per unit per year	375	9,000
Other: Marketing		33	792
Other: Investor Service		146	3,500

Initial Inflation Factor	Beginning in Year	Future Inflation Factor
2.0%	6	2.0%
2.0%	6	2.0%
Future Vacancy		
	6	7.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	6	3.0%
3.0%	6	3.0%
3.0%	6	3.0%
3.0%	1	3.0%
5.0%	1	5.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%
3.0%	1	3.0%

Total Expenses	58.30%	6,059	145,419
Base Net Operating Income		4,333	103,999
Part A Mortgage Payment	37.91%	3,939	94,544
Part A Mortgage		75,707	1,816,957
Non MSHDA Financing Mortgage Payment		0	
Non MSHDA Financing Type:		0	
Base Project Cash Flow (excludes ODR)	3.79%	394	9,454

Override

Cash Flow Projections

[illegible]

Cash Flow Projections

Development: Walter French 4

Financing: Tax Exempt

MSHDA No. 3965

Step: Notice of Intent to Apply

Date: 10/26/2020

Type: Adaptive Reuse

Initial Inflation
Starting in Yr
Future Inflation

	1	2	3	4	5	6	7	8	9	10
Income										
Annual Rental Income	247,688	252,621	257,674	262,827	268,084	273,445	278,914	284,493	290,183	295,986
Annual Non-Rental Income	1,750	1,785	1,821	1,857	1,894	1,932	1,971	2,010	2,050	2,091
Total Project Revenue	249,418	254,406	259,494	264,684	269,978	275,378	280,885	286,503	292,233	298,078
Expenses										
Vacancy Loss	7.0%	6	7.0%							
Management Fee	3.0%	1	3.0%							
Administration	3.0%	1	3.0%							
Project-paid Fuel	3.0%	6	3.0%							
Common Electricity	3.0%	6	3.0%							
Water and Sewer	3.0%	6	3.0%							
Operating and Maintenance	3.0%	1	3.0%							
Real Estate Taxes	5.0%	1	5.0%							
Payment in Lieu of Taxes (PILOT)										
Insurance	3.0%	1	3.0%							
Replacement Reserve	3.0%	1	3.0%							
Other:	3.0%	1	3.0%							
Subtotal: Operating Expenses	145,419	149,478	153,653	157,946	162,362	166,904	171,576	176,381	181,324	186,408
Debt Service										
Debt Service Part A	94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544	94,544
Debt Service Conventional/Other Financing	0	0	0	0	0	0	0	0	0	0
Total Expenses	239,964	244,022	248,197	252,491	256,907	261,449	266,120	270,926	275,868	280,952
Cash Flow/(Deficit)	9,454	10,384	11,298	12,194	13,071	13,929	14,765	15,577	16,365	17,126
Cash Flow Per Unit	394	433	471	508	545	580	615	649	682	714
Debt Coverage Ratio on Part A Loan	1.10	1.11	1.12	1.13	1.14	1.15	1.16	1.16	1.17	1.18
Debt Coverage Ratio on Conventional/Other Financing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Average Cash Flow as % of Net Income

Interest Rate on Reserves

3%

Operating Deficit Reserve (ODR) Analysis

1.00

Maintained Debt Coverage Ratio (Hard Debt)

250

Maintained Operating Reserve (No Hard Debt)

Initial Deposit

0

Total Annual Draw to achieve 1.0 DCR

Total Annual Deposit to achieve Maintained DCR

Total 1.0 DCR and Maintained DCR

Interest

Ending Balance at Maintained DCR

Maintained Cash Flow Per Unit

Maintained Debt Coverage Ratio on Part A Loan

Maintained Debt Coverage Ratio on Conventional/Other

Standard ODR

Non-standard ODR

0

0

111,983

Initial Deposit

111,983

Required in Year:

1

Initial Balance

Interest Income

Ending Balance

111,983

111,983

111,983

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Deferred Developer Fee Analysis

Initial Balance

Dev Fee Paid

Ending Balance

425,874

9,454

416,419

416,419

416,419

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Mortgage Resource Fund Loan

Interest Rate on Subordinate Financing

3%

Principal Amount of all MSHDA Soft Funds

Current Yr Int

Accrued Int

Subtotal

Annual Payment Due

Year End Balance

Initial Balance

0

0

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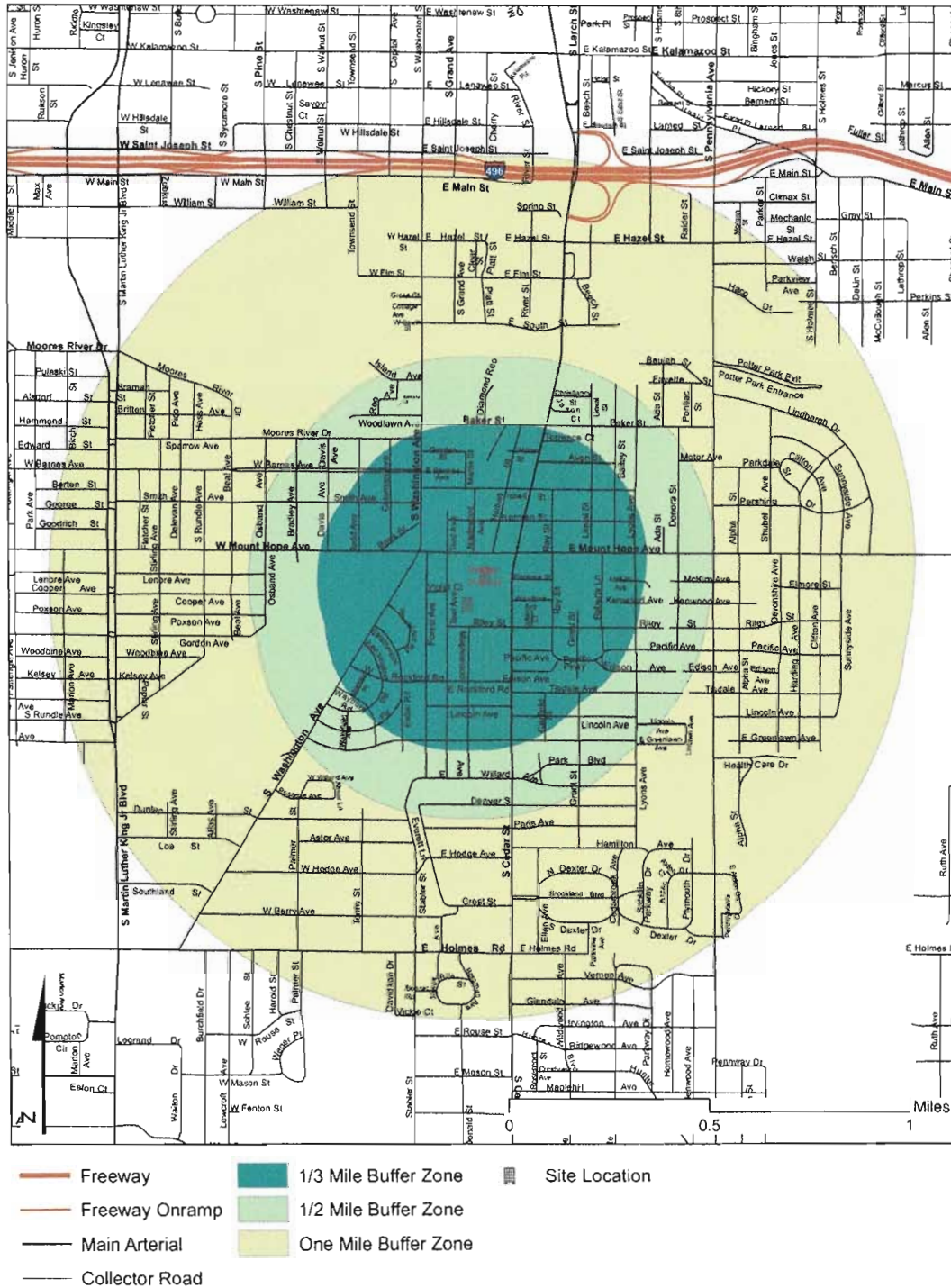
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CAHP Site Buffer Zones

Walter French Academy

1900 S Cedar Street, Lansing, MI 48910





Company Profile, Management

Continental Management, LLC

About Continental Management, LLC

Founded in 2003 as a fully-integrated property management company, the executive staff of Continental Management has a total of over 100 years of experience in the affordable housing industry. As a proven leader in the industry, Continental Management combines fresh, progressive management strategies with modern communications in order to provide affordable housing and maximize investment return in tandem with insuring long-term property appreciation. While maintaining an emphasis on profitability, residents are still at the heart of Continental Management's goals and business practices.

Our Vision

Our team is committed to providing quality service to our residents and clients. Continental Management's primary objective is to provide the best possible living environment for every resident, creating a sense of ownership and pride, and to continually enhance the surrounding neighborhoods where communities are located. This is done by creating new job opportunities and use of local vendors, through construction and renovation efforts, as well as extra tax revenues to the community at large. Continental Management's on-site professionals provide daily service to residents and demonstrate the company's commitment to quality through their dedicated management of the properties. Continental Management's services also include performance-based fee management, consulting, marketing, statistical research, maintenance, and energy management.

Award-Winning Management

Continental Management has been recognized by several organizations for providing quality management. Some of our awards include:

- Management Company of the Year-Detroit Metropolitan Apartment Association (DMAA)
- Excellence in Education-Property Management Association of Michigan (PMAM)
- Top Workplaces 2010, 2011, 2012, 2013, & 2014 -Detroit Free Press

Community Impact

With an emphasis on community impact and customer service, Continental Management is a key contributor to the revitalization of the communities it serves. Continental Management has provided community safety programs in conjunction with the local police departments, neighborhood clean-ups, community dinners, scholarships, paid internships for students. We also support community organizations that benefit the neighborhoods we serve. This culture of service motivates staff to not only help in their communities, but to serve one another as partners, friends, and mentors.

Commitment to Quality & Education

Continental Management can attribute much of its success to the extensive training in good business practices it provides for all of its employees. Three of the company's trainers have earned the prestigious National Apartment Association-Advanced Instructor Trainer (AIT) designation. We also encourage and support training through the NAA affiliates and other trade organizations.

What Makes Us Different?

Continental Management has a wealth of in-house expertise, which allows us to provide training programs and specialized services that other companies typically outsource. Most training and education is taught by our five National Apartment Association certified Advanced Instructor Trainers. We provide training in fair housing, customer service, risk management, leasing, outreach, compliance, inspections, legal processing, leadership, and finance. Continental Management also has several specialized departments. We offer legal services, security management, landscaping, facilities team and compliance management. This allows Continental Management to reduce operating costs by decreasing the expense of outside vendors and consultants.

16 Years of Business. A Lifetime of Impact

It is our continued duty to invest in people first and to foster a community where employees can grow personally and professionally. In 16 years, the company has grown exponentially and continues to provide exceptional service to clients and residents. Our progressive business practices will continue to drive higher occupancies, resident renewals and referrals.

Executive Profiles

Timothy Van Pelt Fox, President

Since 1995 Timothy Van Pelt Fox has been involved with the operations and growth of MHT Housing, Inc. In 2004 he became president and owner, continuing to lead the company & establishing a new property management company, Continental Management, LLC. His expert knowledge in the development process, tax credit industry, understanding of municipal approvals, construction, acquisition/rehabilitation requirements, and conceptualization of development possibilities has been the catalyst in developing new construction tax credit units and the rehabilitation of existing multifamily & senior apartments. Along with his corporate involvement, Mr. Fox is committed to community service, dedicating time & resources to neighborhood clean-up projects, coordinating dinners for those in need, & contributing to student scholarships. Mr. Fox received his Bachelor of Arts degree in Economics and Business from Olivet College in Olivet, MI.

Gary Offenbacher, Executive Vice President

Gary Offenbacher has more than 35 years experience in property management. Prior to joining Continental Management, LLC Mr. Offenbacher was VP of Demar Construction and Standard Federal Savings Bank in Maryland where he oversaw 1,200 apartment units and the construction/lease up of 700 apartment units. He then became a Senior Regional Manager for a property management company where he was responsible for a portfolio of 3,000 apartment units in Southeast Michigan. He then held the position of Executive Vice President of Lockwood Management until 2006 when he arrived at Continental Management, LLC. Today Mr. Offenbacher is responsible for all aspects of property and asset management, including, leasing, compliance, training, budgeting, human resources, and capital improvements. Mr. Offenbacher has a Bachelor of Science degree from Frostburg State University in Maryland and Master of Business Administration from Marymount University in Arlington, VA. Mr. Offenbacher is Past President of IREM Chapter 5, The DMAA and the Property Association of Michigan. He also currently serves on the Board of IREM Chapter 5.

Brian Gallaher, Chief Financial Officer

As Chief Financial Officer, Brian A. Gallaher oversees all financial matters for Continental Management's entire portfolio of properties, including financial reporting, audits and taxes. Mr. Gallaher also plays a key role as underwriter in the financial planning of new projects and acquisitions along with securing investors and negotiation of partnership agreements. Prior to coming to Continental Management in 2004, Mr. Gallaher was the Controller for a large Midwest management company, located in Milford, Michigan, where he was responsible for all aspects of accounting and finance for 92 properties. Mr. Gallaher received his Bachelor of Business Administration in Accounting from Eastern Michigan University, in Ypsilanti, Michigan. He continued on to complete his Master of Science in Corporate Finance at Walsh College, located in Troy, Michigan, graduating Cum Laude.

Tom Lydick, Controller

Tom Lydick has been employed in the development, construction, and property management industries for more than 30 years. He joined Continental Management, LLC in January of 2010 and serves as the controller. He is responsible for all aspects of financial analysis, financial reporting for the company, and oversees the accounting department staff. Mr. Lydick has a Bachelor of Science degree in accounting and a Masters in Business Administration in finance from the University of Detroit. He is a registered CPA, and also holds a real estate license and is a certified financial planner.

Property / # of Units			Address	
630 Lofts/Cottage 36	39 Units/29 Units		630 Cottageview Drive Traverse City, MI 49684 Grand Traverse County	
	Tax Credit			
Adams Senior Village	120 Units	Tax	2001 Kaley	Westland, MI 48186
	Credit/Senior		Wayne County	
Agnes Street Apartments	24 Units		9141 Agnes	Detroit, MI 48124 Wayne
	Tax Credit		County	MAILING ADDRESS: Village Park
Ambrose Ridge	84 Units	Senior Tax	1501 Woodworth NE	Grand Rapids, MI 49525
	Credit		Kent County	
Apple Ridge	56 Units		2231 Flower Street	
	Tax Credit		Kalamazoo, MI 49001	
			Kalamazoo County	
Arthur Antisdel Apartments	(aka Cass Communities)		1584 Elmhurst	Detroit, MI 48206 Wayne
	41 Units PBV			County
Artworks	26 Units		600 W Clay Ave	Muskegon MI 49440
	Tax Credit		Muskegon County	
Aspen Hills Apartments	70 Units	Section 8/Tax Credit	1291 Oak Terrace Dr.	Traverse City, MI 49686
			Grand Traverse County	
The Avenue Apartments	10 Units		1300 Madison SE	Grand Rapids, MI 49507
	Tax Credit / Home		MAILING ADDRESS:	1167 Madison SE
			Grand Rapids, MI 49507	Kent County
Baker Lofts I & II	43/44 Units	Tax Credit	40 Logan St	Grand Rapids, MI 49503
			Kent County	
Baldwin Villas	65 Units	Tax	122 Warwick Drive	Pontiac, MI 48340
	Credit		Oakland County	
Beacon Square Apts	& Townhomes	40 Units	101 Mechanic St & 460 Auburn Ave	
	Tax Credit		Pontiac, MI 48342	Oakland County
			MAILING ADDRESS: Colonial Meadows	
Bellemere Senior Apartments	88 Units Tax		14824 Greenfield	Detroit, MI 48227
	Credit		Wayne County	
Benjamin Manor	81 Units		141 Manchester Parkway	Highland Park,
	Tax Credit/NSP/PBV		MI 48203	Wayne County
Benton Harbor Hope VI	70 Units	Tax Credit	406 Pipestone Street	Benton Harbor, MI 49022
			Berrien County	
Brentwood II Apartments	48 Units		1180 Brentwood Street	Belding, MI 48809
	Section 8/Tax Credit			

Brookwood	60 HOME Units		3622 Hess Ave.	Saginaw, MI 48601
	Tax Credit		Saginaw County	
Brunson Hill Homes	48 Units	Tax Credit	406 Pipestone Rd.	Benton Harbor, MI 49022
			Berrien County	
Calumet	104 Units	Section 8	4387 Third	Detroit, MI 48201
			Wayne County	
Camelot Hills	102 Units	Section 8	601 Sadie Court	Lansing, MI 48906
			Ingham County	
Campus Creek Apartments and Cottages	248 Beds		14135 Bull Dog Lane	Big Rapids, MI 49307
(80 Units)/	66 Units	Student Housing	Mecosta County	
Centerline Park Towers	300 Units		8033 E. Ten Mile Road	Centerline, MI 48015
	Tax Credit/Section 8		Macomb County	
Chapel Hill Townhouses	12 Units	Tax Credit	9368 Yosemite Street	Detroit, MI 48204
			Wayne County	MAILING ADDRESS
				Robert Thomas
Chase Run	160 Units	Tax Credit	3726 S. Isabella Rd.	Mt. Pleasant, MI 48858
			Isabella County	
Clear Creek/Indiana Development	64 units	Tax Credit	1001 Clear Creek Trail	N. Manchester, IN 46962
			Wabash County	
Colonial Meadows	82 Units	Tax	1246 E. Walton Blvd	Pontiac, MI 48340
	Credit - SENIOR		Oakland County	
Colony Arms	(AKA River Crest)	161 Units	9333 E. Jefferson Ave.	Detroit, MI 48214
	Section 8		Wayne County	
Colony House	33 Units	Market	313 W. Chicago St	Coldwater, MI 49036
Conner Creek	48 Units		4661 E. Outer Drive	Detroit, MI 48234
	Tax Credit/Senior		Wayne County	
Core City Estates I	50 Units		1928 W. Alexandrine	Detroit, MI 48208
	Tax Credit		Wayne County	MAILING ADDRESS: 3540
			Harrison	Detroit, MI 48208
Core City Estates II	66 Units		1928 W. Alexandrine	Detroit, MI 48208
	Tax Credit		Wayne County	MAILING ADDRESS: 3540
			Harrison	Detroit, MI 48208

Core City West Village 59 Units Tax Credit			1928 W. Alexandrine Detroit, MI 48208 Wayne County MAILING ADDRESS: 3540 Harrison Detroit, MI 48208
Dauner Haus 151 Units Section 8 Dauner Haus II 41 Units Tax Credit			400 Dauner Haus St (I) 500 Dauner Haus St (II) Fenton, MI 48430-1503 Genessee County
Day Star Estates 48 Homes Tax Credit			13021 E. Forest Detroit, MI 48215 Wayne County MAILING ADDRESS: Lakewood Manor
Dearborn Town Center Senior 77 Units Tax Credit			4550 Calhoun St. Dearborn MI, 48126 Wayne County
Deerpath 126 Units Section 8			1290 Deerpath Lane East Lansing, MI 48823
Delhi Stratford Place 96 Units Senior Tax Credit/PBV			2385 Cedar Park Drive Holt, MI 48842 Ingham County
Dickerson Manor 66 Units Tax Credit Senior			722 Emerson Detroit, MI 48215 Wayne County
Elaine Apartments 33 Units Section 8			101 E Michigan Ave Jackson, MI 49201 Jackson County
Field Street I & II 21/28 Units Tax Credit			231 E. Grand Blvd. Detroit, MI 48207 Wayne County MAILING ADDRESS: Prince Hall
Gabrielle 336 Units Section 8 Senior/Family			14201 Second Avenue Highland Park, MI 48203 Wayne County
Genesis Villas 89 Units Tax Credit			91 Harper Detroit, MI 48202 Wayne County
9100 on Gratiot 36 Units Tax Credit			9100 Gratiot Detroit MI 48213 Wayne County
Glendale Buena Vista 93 Units Home			2 East Buena Vista Highland Park, MI 48203 Wayne County
Gray Street I & II 10/24 Units Tax Credit			12801 Kercheval Detroit, MI 48215 Wayne County
Green Meadows 48 Units Tax Credit			900 Northmeadow Dr Gaylord, MI 49735 Otsego County
Greenwood Village I & II 48/48 Units Tax Credit			300 Village Green Blvd Hillsdale, MI 49242 Hillsdale County

Harbor Bluffs	52 Units	Tax Credit	406 Pipestone Street	Benton Harbor, MI 49022	Berrien County
Heritage Park	66 Units Credit	Tax	8550 Heritage Place Wayne County	Detroit, MI 48208 MAILING ADDRESS: 3540 Harrison Detroit, MI 48208	
Highland Manor	48 Units	Tax Credit/PBV	20 Sears Ave.	Highland Park, MI 48203	Wayne County
Hillside I & II	56/104 Units	Tax Credit	501 Valley Ridge	Petoskey, MI 49770	Emmett County
Hope Senior	50 Units	Senior Tax Credit	210 W. Drahner Rd.	Oxford, MI 48371	Oakland County
Jefferson Meadows	83 Units Credit Senior	Tax	13101 Freud Street	Detroit, MI 48215	Wayne County
Jefferson Square	180 Units Credit/Section 8	Tax	541 Dickerson	Detroit, MI 48215	Wayne County
Jennings Senior Living	46 Units	Senior Tax Credit	7815 E Jefferson Ave	Detroit, MI 48214	Wayne County
Kendall Homes	38 Units	Tax Credit	19416 Charleston	Detroit, MI 48203	Wayne County
Klingman Lofts I 42 Units	41 units	Klingman Lofts II Tax Credit	400 Ionia St SW Kent County	Grand Rapids, MI 49503 MAILING ADDRESS: Baker Lofts	
Lakewood Manor	30 Units	PBV	14200 Kercheval	Detroit, MI 48215	Wayne County
Lighthouse Village	48 Units Credit/Home	Tax	400 Duncan Ave	Cheyboygan, MI 49721	Cheyboygan County
Loomis	30 Units	Tax Credit Senior	200 Loomis		
Luddington	30 Units	Tax Credit	225 Luddington		
McDonald Square	180 Units	Section 8	2900 East Vernor	Detroit, MI 48207	Wayne County
Meetinghouse at Fidelity	30 Units	Senior Tax Credit	162 Pipestone Street Berrien County	Benton Harbor, MI 49022 MAILING ADDRESS: River Terrace	

Mill Pond Manor Apartments Section 8	58 Units		614 N. 2nd Ave	Brighton, MI 48116	Livingston County
Mitchell Street Condos	13 Homes Credit	Tax	20 Sears Ave.	Highland Park, MI 48203	Wayne County
Morningside Commons	64 Units Credit/Home	Tax	14200 Kercheval Wayne County	Detroit, MI 48215 MAILING ADDRESS: Lakewood Manor	
Newman Court Apts Section 8	172 Units		630 Kettering Ave	Pontiac, MI 48340	Oakland County
Norman Towers	109 Units	Tax Credit	810 W. Elm Ave	Monroe, MI 48162	Monroe County
Nortown I	50 Units Home Tax Credit		20017 Van Dyke	Detroit, MI 48234	Wayne County
Oakhill Vlg/Townhomes	203 Units Student Housing/Market		1010 Marguerite Ave	Muskegon, MI 49442	
Oakwood Senior Apartments Senior Home	40 Units		14825 Nehls	Eastpointe, MI 48021	Macomb County
Pablo Davis	75 Units	Senior/Tax Credit	9200 W Vernor Hwy	Detroit, MI 48209	Wayne County
Palmer Court Townhomes Tax Credit	173 Units		5721 St. Antoine Street 48202	Detroit, MI	Wayne County
Park Place	165 Units	Tax Credit	2932 Marshall Ave, SE	Grand Rapids, MI 49508	Kent County
Parkview Place	199 Units Credit/Section 8	Tax	1401 Chene	Detroit, MI 48207	Wayne County
Penrose Village I & II Tax Credit	36/36 Units		19416 Charleston	Detroit, MI 48203	Wayne County
Pilgrim Meadows	30 Units	Tax Credit	3843 Puritan	Detroit, MI 48238	Wayne County
Pilgrim Village	22 Units	Tax Credit	15949 Quincy Wayne County	Detroit, MI 48238 MAILING ADDRESS: Pilgrim Meadows	
Prince Hall	156 Units Credit	Tax	2199 Prince Hall Drive	Detroit, MI 48207	Wayne County
Renaissance Tax Credit	56 Units		129 South Edith St	Pontiac, MI 48342	Oakland County

Reuben Daniels	50 Units	Tax Credit	1718 Sanford St Saginaw County	Saginaw, MI 48601 MAILING ADDRESS: Vista Villa
Ridgewood Vista	150 Units	Section 8	5000 Ponderosa Drive Jackson County	Jackson, MI 49201-8817
River Terrace	270 Units 8 Senior/Family	Section	200 River Terrace Drive Berrien County	Benton Harbor, MI 49022
Riverside Apartments	67 Units Credit	Tax	1800, 1801, 1830, 1730 Magnolia MI 48208 ADDRESS: 3540 Harrison	Detroit, Wayne County MAILING ADDRESS: Detroit, MI 48208
Robert Thomas	49 Units	Tax Credit	5121 West Chicago Wayne County	Detroit, MI 48204
Roberts III Apartments	197 Units 236/HOME	RAP	3901 Grand River Wayne County	Detroit, MI 48208
Roosevelt Park Lofts	21 Units Tax Credit / Home		1363 Grandville Ave SW 49503 Kent County 1167 Madison SE	Grand Rapids, MI MAILING ADDRESS: Grand Rapids, MI 49507
Royal Oak Tower	200 Units Credit Senior	Tax	20800 Wyoming Oakland County	Ferndale, MI 48220
San Juan	11 Units Credit/Home	Tax	7418 Puritan Wayne County	Detroit, MI 48238 MAILING ADDRESS: Pilgrim Meadows
Sarah Garrett Homes	35 Home Units Tax Credit/PBV		5148 Yemans Wayne County	Hamtramck, MI 48212 MAILING ADDRESS: Highland Manor
Shiloh Commons	125 Units Tax Credit		3209 Buick St Genesee County	Flint MI 48505
Silver Creek	111 Units Tax Credit		25617 Valley Creek Drive #100 Flat Rock, MI 48134	Wayne County
South Hill	120 Units	Section 8	585 Gwendolyn Blvd. Oakland County	Milford, MI 48381

Southtown Square	(aka Madison Square) Section 8	44 Units	1167 Madison Ave SE 49507 ADDRESS: 1167 Madison SE Rapid, MI 49507	Grand Rapids, MI Kent County Grand Kent County
Springwells Village	24 Units	Tax Credit	9200 W Vernor Hwy Wayne County	Detroit, MI 48209
Thurgood Marshall Homes	Tax Credit	72 Units	406 Pipestone Rd. Berrien County	Benton Harbor, MI 49022
University Club	120 Units	Tax Credit/Home	4707 Anthony Wayne Dr. Wayne County	Detroit, MI 48201
Uptown Village	Tax Credit / Home	24 Units	950 Wealthy Street SE Kent County Madison SE	Grand Rapids, MI 49506 MAILING ADDRESS: 1167 Grand Rapids, MI 49507 Kent County
Van Dyke Center	200 Units	Section 8 Senior	8100 Gratiot Wayne County	Detroit, MI 48213-2970
Village at Irving Park	Tax Credit	39 Units	115 West Street Calhoun County	Battle Creek, MI 49037
Village of Royal Oak	Tax Credit Senior	147 Units	3442 Devon Road Oakland County	Royal Oak, MI 48073
Village Park	NSP/PBV	57 Units	1085 Van Dyke Wayne County	Detroit, MI 48214
Vista Villa	100 Units Credit/Home	Tax	3622 Hess Ave. Saginaw County	Saginaw, MI 48601
Walnut Grove Apartments	Section 8/Tax Credit	80 Units	875 Sheffield SW Kent County	Grand Rapids, MI 49503
Wellington I & II	45/46 Units Credit	Tax	59 Sewerd St Wayne County	Detroit MI 48202
Wildwood Apartments	Tax Credit/PBV	229 Units	5995 N. Wildwood Street Wayne County	Westland, MI 48185

PILOT Calculation For Walter French

	10% PILOT Calculation	6% PILOT Calculation	Current Taxes
Gross Rents - 76 units	821,932	821,932	
Less Vacar 8%	(65,755)	(65,755)	
Less Landlord Paid Utilities	(63,798)	(63,798)	
Less Water & Sewer	(58,040)	(58,040)	
Net Collected Rents	634,339	634,339	
PILOT Percentage	10%	6%	Summer, 2020 Winter, 2019
PILOT Payment 2023	\$ 63,434	\$ 38,060	\$21,586

The project is able to obtain a mortgage for \$441,789 with the difference in cost savings between a 10% PILOT and a 6% PILOT. This offsets the reduction in HOME/CDBG funds committed by the City of Lansing as well as some of the rising project costs

CAHP has committed owner capital of \$1,324,908. Because this amount is the maximum allowed fee deferment for MSHDA LIHTC funding the additional mortgage funding is mandatory

Total project costs currently estimated to be \$24,014,649

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, TO AMEND THE CODE OF ORDINANCES OF THE CITY OF LANSING BY ADDING A NEW SECTION 888.32 FOR THE PURPOSES OF PROVIDING FOR A SERVICE CHARGE IN LIEU OF TAXES FOR SEVENTY-SIX (76) LOW INCOME MULTI-FAMILY DWELLING UNITS IN A PROJECT KNOWN AS WALTER FRENCH, PURSUANT TO THE PROVISIONS OF THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, AS AMENDED.

THE CITY OF LANSING ORDAINS:

SECTION 1. That Chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new Section 888.32 to read as follows:

888.32 WALTER FRENCH

(A) *PURPOSE*. IT IS ACKNOWLEDGED THAT IT IS A PROPER PUBLIC PURPOSE OF THE STATE AND ITS POLITICAL SUBDIVISIONS TO PROVIDE HOUSING FOR ITS RESIDENTS OF LOW AND MODERATE INCOME AND TO ENCOURAGE THE DEVELOPMENT OF SUCH HOUSING BY PROVIDING FOR A SERVICE CHARGE IN LIEU OF PROPERTY TAXES IN ACCORDANCE WITH THE STATE HOUSING DEVELOPMENT AUTHORITY ACT OF 1966, BEING PUBLIC ACT 346 OF 1966, AS AMENDED [MCL 125.1401, ET SEQ.]. THE CITY IS AUTHORIZED BY SUCH ACT TO ESTABLISH OR CHANGE THE SERVICE CHARGE TO BE PAID IN LIEU OF TAXES BY ANY OR ALL CLASSES OF HOUSING EXEMPT FROM TAXATION UNDER SUCH ACT AT ANY AMOUNT IT CHOOSES, NOT TO EXCEED THE TAXES THAT WOULD BE PAID BUT FOR THIS ACT. IT IS FURTHER ACKNOWLEDGED THAT SUCH HOUSING FOR PERSONS OF LOW AND MODERATE INCOME IS A PUBLIC

1 NECESSITY, AND AS THE CITY WILL BE BENEFITED AND IMPROVED BY SUCH
2 HOUSING, THE ENCOURAGEMENT OF THE SAME BY PROVIDING CERTAIN
3 REAL ESTATE TAX EXEMPTION FOR SUCH HOUSING IS A VALID PUBLIC
4 PURPOSE.

5 (B) *DEFINITIONS.*

6 (1) "ACT" MEANS THE STATE HOUSING DEVELOPMENT AUTHORITY ACT,
7 BEING PUBLIC ACT 346 OF 1966, AS AMENDED.

8 (2) "ANNUAL SHELTER RENTS" MEANS THE TOTAL COLLECTIONS DURING AN
9 AGREED ANNUAL PERIOD FROM ALL PERSONS OF LOW OR MODERATE
10 INCOME, OCCUPYING THE HOUSING DEVELOPMENT REPRESENTING
11 RENTS FOR OCCUPANCY, WHICH RENTAL AMOUNTS SHALL BE EXCLUSIVE
12 OF CHARGES FOR GAS, ELECTRICITY, HEAT OR OTHER UTILITIES
13 FURNISHED TO THE OCCUPANTS.

14 (3) "AUTHORITY" MEANS THE MICHIGAN STATE HOUSING DEVELOPMENT
15 AUTHORITY.

16 (4) "*HOUSING DEVELOPMENT* " OR "*DEVELOPMENT*" MEANS A DEVELOPMENT
17 WHICH CONTAINS A SIGNIFICANT ELEMENT OF HOUSING FOR PERSONS OF
18 LOW AND MODERATE INCOME AND SUCH ELEMENTS OF OTHER HOUSING,
19 COMMERCIAL, RECREATIONAL, INDUSTRIAL, COMMUNAL AND
20 EDUCATIONAL FACILITIES AS THE AUTHORITY MAY DETERMINE WILL
21 IMPROVE THE QUALITY OF THE DEVELOPMENT AS IT RELATES TO
22 HOUSING FOR PERSONS OF LOW AND MODERATE INCOME. FOR THE

PURPOSE OF THIS SECTION, THE NAME OF THIS DEVELOPMENT IS WALTER
FRENCH, AND CONSISTS OF SEVENTY-SIX (76) UNITS OF RENTAL HOUSING
LOCATED WITHIN LANSING AT:

THAT PART OF ASSESSOR'S PLAT NO. 46, ON THE NORTHEAST $\frac{1}{4}$ OF SECTION
28, T4N, R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, RECORDED
IN LIBER 12 OF PLATS, PAGE 7, INGHAM COUNTY RECORDS, BEGINNING ON
THE SOUTH RIGHT OF WAY LINE OF MT. HOPE AVENUE, 43.0 FEET SOUTH
OF THE NORTH SECTION LINE, AT A POINT 100.0 FEET EASTERLY OF THE
WEST LINE OF LOT 5 OF SAID ASSESSOR'S PLAT NO. 46, RUNNING THENCE
ALONG SAID RIGHT OF WAY LINE NORTH $89^{\circ}11'30''$ EAST 593.667 FEET TO A
POINT OF CURVATURE; THENCE SOUTHEASTERLY 53.53 FEET ALONG THE
ARC OF A 30 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS
SOUTH $39^{\circ}41'30''$ EAST 46.71 FEET TO THE WESTERLY RIGHT OF WAY LINE
OF CEDAR STREET; THENCE ALONG SAID WESTERLY LINE THE
FOLLOWING FIVE COURSES, SOUTH $11^{\circ}25'30''$ WEST 118.66 FEET; THENCE
SOUTHERLY 197.93 FEET ALONG THE ARC OF A 917.22 FOOT RADIUS CURSE
TO THE LEFT WHOSE CHORD BEARS SOUTH $5^{\circ}14'25''$ WEST 197.53 FEET TO
A POINT OF TANGENCY; THENCE SOUTH $0^{\circ}56'30''$ EAST 5.43 FEET; THENCE
SOUTH $10^{\circ}34'39''$ WEST 22.18 FEET; THENCE SOUTH $0^{\circ}56'30''$ EAST 83.05 FEET;
THENCE SOUTH $89^{\circ}08'$ WEST 403.42 FEET; THENCE SOUTH 350.30 FEET;
THENCE WEST 268.84 FEET; THENCE NORTH 648.14 FEET; THENCE NORTH
 $89^{\circ}11'30''$ EAST 100.0 FEET; THENCE NORTH $0^{\circ}53'$ WEST 162.0 FEET TO THE
POINT OF BEGINNING; ALSO LOT 65 OF CHITTENDEN'S SUBDIVISION OF A

PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, T4N,
R2W, CITY OF LANSING, INGHAM COUNTY, MICHIGAN, RECORDED IN
LIBER 5 OF PLATS, PAGE 7, INGHAM COUNTY RECORDS.

(5) "*HUD*" MEANS THE DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT OF THE UNITED STATES GOVERNMENT.

(6) "*LOW INCOME HOUSING TAX CREDIT PROGRAM*" MEANS THE PROGRAM
ESTABLISHED BY SECTION 42 OF THE UNITED STATES INTERNAL REVENUE
CODE.

(7) "*LOW OR MODERATE INCOME*" MEANS LOW OR MODERATE INCOME
ELIGIBILITY UNDER THE AUTHORITY ACT OR RULES.

(8) "*MORTGAGE LOAN*" MEANS A LOAN TO BE MADE BY A PRIVATE ENTITY
AND INSURED BY HUD, OR A LOAN FROM THE AUTHORITY FOR THE
FINANCING OF THE PURCHASE AND REHABILITATION OF THE HOUSING
DEVELOPMENT.

(9) "*PREVAILING WAGE*" MEANS THE WAGES AND FRINGE BENEFITS
RECEIVED BY MECHANICS AND LABORERS THAT ARE AT LEAST THE
PREVAILING WAGES AND FRINGE BENEFITS FOR CORRESPONDING
CLASSES OF MECHANICS AND LABORERS, AS DETERMINED BY STATISTICS
COMPILED BY THE UNITED STATES DEPARTMENT OF LABOR AND
RELATED TO THE GREATER LANSING AREA, AND THAT ARE TO BE
DESCRIBED AND POSTED UNDER SECTIONS 206.18 AND 206.19 OF THESE
CODIFIED ORDINANCES FOR CITY CONTRACTS.

1 (10) "SPONSOR" MEANS A PERSON OR OTHER ENTITY WITH A HOUSING
2 DEVELOPMENT WHICH IS FINANCED OR ASSISTED PURSUANT TO THE ACT.
3 FOR PURPOSES OF THIS SECTION, THE SPONSOR OF CAMELOT HILLS IS
4 MHT HOUSING, INC., OR ITS SUCCESSORS OR ASSIGNS.

5 (11) "UTILITIES" MEANS FUEL, WATER, SANITARY SEWER AND/OR ELECTRICAL
6 SERVICE, WHICH IS PAID FOR BY THE HOUSING DEVELOPMENT.

7 (C) *ESTABLISHMENT OF ANNUAL SERVICE CHARGE.*

8 (1) THE CITY ACKNOWLEDGES THAT THE SPONSOR AND THE AUTHORITY
9 HAVE ESTABLISHED THE ECONOMIC FEASIBILITY OF CAMELOT HILLS IN
10 RELIANCE UPON THE ENACTMENT AND CONTINUING EFFECT OF THIS
11 SECTION AND UPON THE QUALIFICATION OF THE ONE HUNDRED TWO (102)
12 UNITS OF HOUSING IN THE HOUSING DEVELOPMENT FOR EXEMPTION
13 FROM ALL PROPERTY TAXES AS ESTABLISHED IN THIS SECTION, AND
14 PROVIDED THAT PREVAILING WAGE IS PAID FOR ALL WORK PERFORMED
15 AT THE HOUSING DEVELOPMENT AFTER THE ENACTMENT OF THIS
16 SECTION.

17 (2) SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THIS SECTION AND
18 THE ACT, THE SEVENTY-SIX (76) UNITS IN THE HOUSING DEVELOPMENT
19 FOR PERSONS OF LOW AND MODERATE INCOME IDENTIFIED AS WALTER
20 FRENCH AND THE PROPERTY ON WHICH THEY ARE CONSTRUCTED SHALL
21 BE EXEMPT FROM ALL PROPERTY TAXES FOR NOT MORE THAN TWENTY
22 (20) YEARS, COMMENCING WITH AND INCLUDING TAX YEAR 2023.

1 (3) IN LIEU OF ALL SAID PROPERTY TAXES ON THE SEVENTY-SIX (76) UNITS IN
2 THE HOUSING DEVELOPMENT, THE SPONSOR SHALL PAY, AND THE CITY
3 WILL ACCEPT, AN ANNUAL SERVICE CHARGE FOR PUBLIC SERVICES, IN
4 THE SUM EQUAL TO, SIX PERCENT (6%) OF THE DIFFERENCE BETWEEN THE
5 ANNUAL SHELTER RENTS ACTUALLY COLLECTED AND UTILITIES.

6 (4) THE EXEMPTION PROVIDED UNDER THIS SECTION SHALL COMMENCE
7 WHEN THE SPONSOR COMPLIES WITH SECTION 15A(1) OF 1966 PA 346, AS
8 AMENDED, CODIFIED AS MCL 125.415A(1), WHICH PROVIDES: THE OWNER
9 OF A HOUSING PROJECT ELIGIBLE FOR THE EXEMPTION SHALL FILE WITH
10 THE LOCAL ASSESSING OFFICER (THE CITY ASSESSOR) A NOTIFICATION OF
11 THE EXEMPTION, WHICH SHALL BE IN AN AFFIDAVIT FORM AS PROVIDED
12 BY THE AUTHORITY. THE COMPLETED AFFIDAVIT FORM FIRST SHALL BE
13 SUBMITTED TO THE AUTHORITY FOR CERTIFICATION BY THE AUTHORITY
14 THAT THE PROJECT IS ELIGIBLE FOR THE EXEMPTION. THE OWNER THEN
15 SHALL FILE OR CAUSE TO BE FILED THE CERTIFIED NOTIFICATION OF THE
16 EXEMPTION WITH THE LOCAL ASSESSING OFFICER BEFORE NOVEMBER 1
17 OF THE YEAR PRECEDING THE TAX YEAR IN WHICH THE EXEMPTION IS TO
18 BEGIN.

19 (5) IN ADDITION TO THE CERTIFICATION REQUIRED PURSUANT TO
20 SUBSECTION (C)(4), THE SPONSOR SHALL PROVIDE FOR THE HOUSING
21 DEVELOPMENT ANNUALLY IN WRITING TO THE CITY ASSESSOR FOR THE
22 PRECEDING YEAR IN WHICH THE PROPERTY TAX EXEMPTION WAS IN
23 EFFECT:

1 A. THE ANNUAL AUDITED ACCOUNTING REPORT FOR THE PAYMENT IN
2 LIEU OF TAXES; AND

3 B. A CERTIFIED STATEMENT IDENTIFYING ALL THE UNITS RENTED TO
4 PERSONS OF LOW OF MODERATE INCOME; AND

5 C. IF REQUESTED BY THE CITY, PROOF THAT THE HOUSING
6 DEVELOPMENT UNITS HAVE NOT INCREASED, DECREASED, OR BEEN
7 ALTERED IN ANY FORM, UNLESS THE CITY HAS OTHERWISE AMENDED
8 THE PROVISIONS OF THIS SECTION; AND

9 D. IF REQUESTED BY THE CITY, PROOF, IN THE MANNER CONSISTENT
10 WITH SECTION 206.18(A) OF THESE CODIFIED ORDINANCES, THAT ALL
11 WORK IS CONTRACTED, AGREED OR ARRANGED TO BE PERFORMED
12 OR IS DONE AT THE HOUSING DEVELOPMENT AT PREVAILING WAGE.

13 (D) *LIMITATION ON THE PAYMENT OF THE ANNUAL SERVICE CHARGE.*

14 NOTWITHSTANDING SUBSECTION (C), THE SERVICE CHARGE TO BE PAID EACH
15 YEAR IN LIEU OF TAXES FOR THE PART OF THE HOUSING DEVELOPMENT
16 PROJECT THAT IS TAX EXEMPT AND OCCUPIED BY OTHER THAN LOW OR
17 MODERATE INCOME PERSONS SHALL BE EQUAL TO THE FULL AMOUNT OF
18 THE TAXES THAT WOULD OTHERWISE BE DUE AND PAYABLE ON THAT
19 PORTION OF THE HOUSING DEVELOPMENT PROJECT IF THE PROJECT WERE
20 NOT TAX EXEMPT.

21 (E) *PAYMENT OF ANNUAL SERVICE CHARGE.* THE SERVICE CHARGE IN LIEU OF
22 TAXES, AS ESTABLISHED UNDER THIS SECTION, SHALL BE PAYABLE IN THE

1 SAME MANNER AS GENERAL PROPERTY TAXES ARE PAYABLE TO THE CITY,
2 EXCEPT THAT THE ANNUAL PAYMENT SHALL BE MADE ON OR BEFORE JULY
3 1 OF THE YEAR FOLLOWING THE YEAR UPON WHICH SUCH CHARGE IS
4 CALCULATED.

5 (F) *CONTRACTUAL EFFECT*. NOTWITHSTANDING THE PROVISIONS OF SECTION
6 15(A)(5) OF THE ACT TO THE CONTRARY, A CONTRACT BETWEEN THE CITY
7 AND THE SPONSOR WITH THE AUTHORITY AS THIRD-PARTY BENEFICIARY
8 UNDER THE CONTRACT, TO PROVIDE TAX EXEMPTION AND ACCEPT PAYMENT
9 IN LIEU OF TAXES AS PREVIOUSLY DESCRIBED, IS EFFECTUATED BY THE
10 ENACTMENT OF THIS SECTION.

11 (G) *DURATION*. THIS SECTION SHALL REMAIN IN EFFECT AND SHALL NOT
12 TERMINATE FOR TWENTY (20) YEARS, COMMENCING WITH AND INCLUDING
13 TAX YEAR 2023, PROVIDED THAT THE SPONSOR COMPLIES WITH THE
14 REQUIREMENTS OF THE ACT AND THIS SECTION, AND FURTHER PROVIDED
15 THAT THE HOUSING DEVELOPMENT CONTINUES TO BE RENTED TO LOW OR
16 MODERATE INCOME PERSONS AT RENTS DETERMINED UNDER THE LOW
17 INCOME HOUSING TAX CREDIT PROGRAM, AS THE SAME MAYBE FURTHER
18 AMENDED OR SUPERSEDED, OR THERE IS AN AUTHORITY-AIDED OR
19 FEDERALLY-AIDED MORTGAGE ON THE HOUSING DEVELOPMENT AS
20 PROVIDED IN THE ACT, OR THE AUTHORITY OR HUD HAS AN INTEREST IN THE
21 PROPERTY; BUT IN NO EVENT BEYOND DECEMBER 31, 2042. IF THE SPONSOR
22 CHANGES THE SCOPE OR PURPOSE OF THE SEVENTY-SIX (76) UNITS OF
23 HOUSING WITHIN THE DEVELOPMENT WITHOUT THE CONSENT OF THE CITY

1 OF LANSING, BY AND THROUGH ITS REPRESENTATIVES, AND IN ACCORDANCE
2 WITH THE REQUIREMENTS OF THE LANSING CITY CHARTER, OR IF THE
3 PREVAILING WAGE IS NOT PAID FOR ALL WORK PERFORMED AT THE HOUSING
4 DEVELOPMENT AFTER ENACTMENT OF THIS SECTION AND THE SPONSOR OR
5 OTHER RESPONSIBLE PARTY DOES NOT CURE THE VIOLATION AFTER NOTICE
6 IS GIVEN AS PROVIDED IN THE MANNER CONSISTENT WITH THE METHOD
7 CONTAINED IN SECTION 206.18(b) OF THESE CODIFIED ORDINANCES, THEN
8 THIS SECTION SHALL AUTOMATICALLY EXPIRE AND BE OF NO EFFECT.

9 SECTION 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
10 inconsistent with the provisions hereof are hereby repealed as they pertain to Walter French at the
11 time this exemption commences.

12 SECTION 3. Should any section, clause or phrase of this ordinance be declared to be
13 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other
14 than the part so declared to be valid.

15 SECTION 4. This Ordinance shall take effect on the 30th day after enactment unless given
16 immediate effect by the City Council.

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file:///S:/Attorney_Staff/ORDINANCES/PILOT Ordinances/Camelot Hills

Approved as to form:

James D. Smiertka, City Attorney
Dated: _____



Andy Schor
Mayor

DESIGN LANSING

FORM-BASED CODE

Overview
City Council

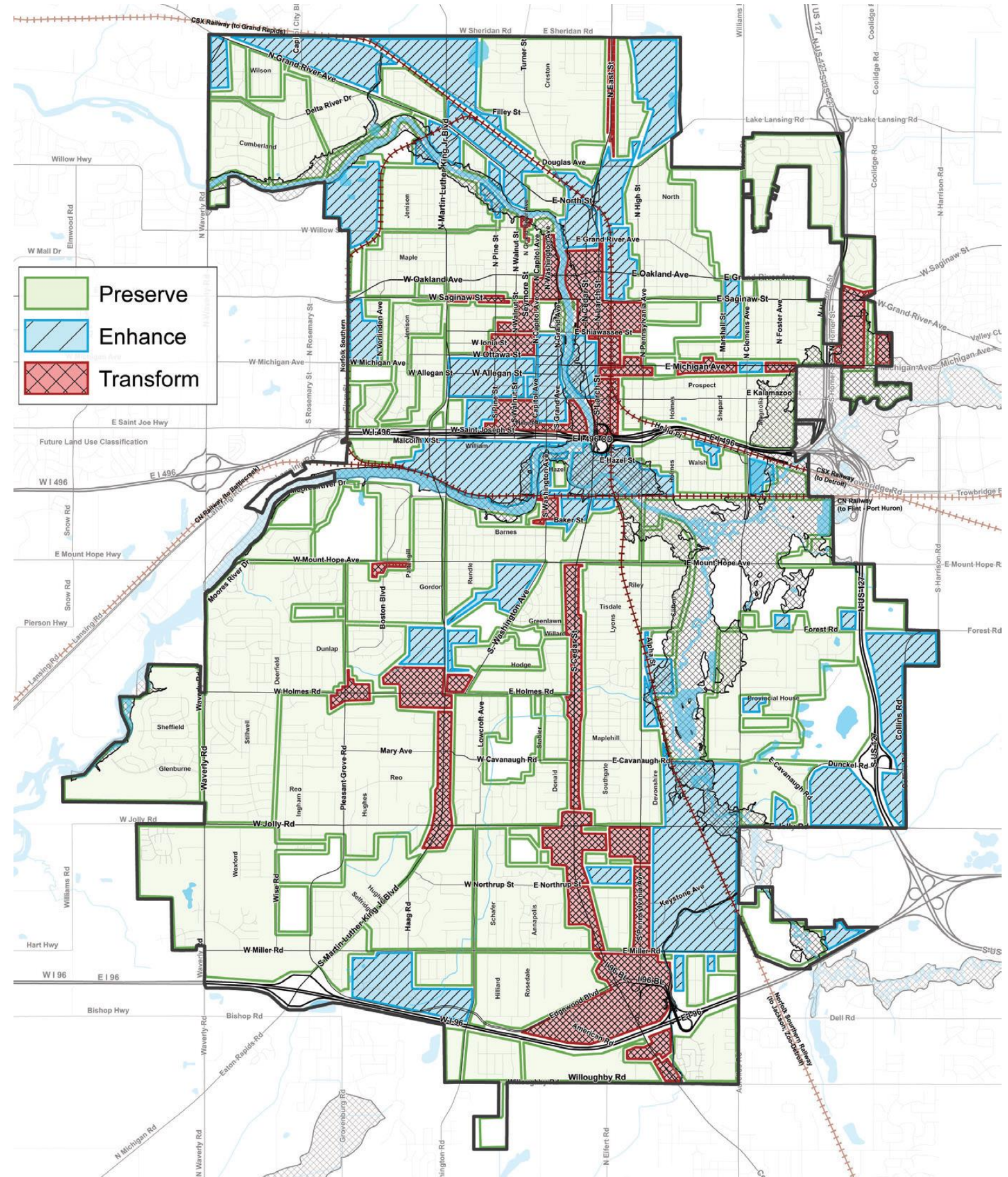


Design Lansing Comprehensive Plan

Lansing's appearance was a major issue in the Comprehensive Plan. Lansing residents indicated their preferences for areas that should be preserved, enhanced, and transformed.

The Form-Based Code is the primary tool for implementing the design and land use recommendations of the *Design Lansing Plan*.

An updated draft was recommended for adoption by the Planning Board February 4, 2020



FBC Benefits – COMMUNITY PERSPECTIVE

- Prevents undesirable development, or construction that is out of character with existing context
 - Opportunities for the “missing middle” of the housing market
 - More effective at transforming a site or district
 - Supports transit oriented development and pedestrian safety along corridors
 - Easier to understand (more graphics) with more predictable results.
 - Better aligns building and site design with the type of street the site fronts, resulting in a more uniform development pattern
- Continuously online for five years (<http://www.lansingmi.gov/271/DRAFT-Form-Based-Code-FBC>)
 - 15 public events and workshops in all four wards
 - 5 Planning Board public hearings
 - Passed and recommended for approval by Planning Board twice (2017, February 2020)
 - Total of 26 public presentations

PART I: Districts

- 1240 – Purpose & Definitions
- 1242 – Districts Generally and Zoning Map
- 1243 – Commercial Mixed-Use Districts
- 1244 – Residential Districts
- 1245 – Special Districts
- 1256 – Building Types

PART II: General Provisions

- 1250 – General Provisions
- 1252 – Landscaping
- 1254 – Parking

PART III: Approval

- 1260 – Site Plan Review
- 1262 – Special Land Use Permits
- 1264 – Planned Residential Developments

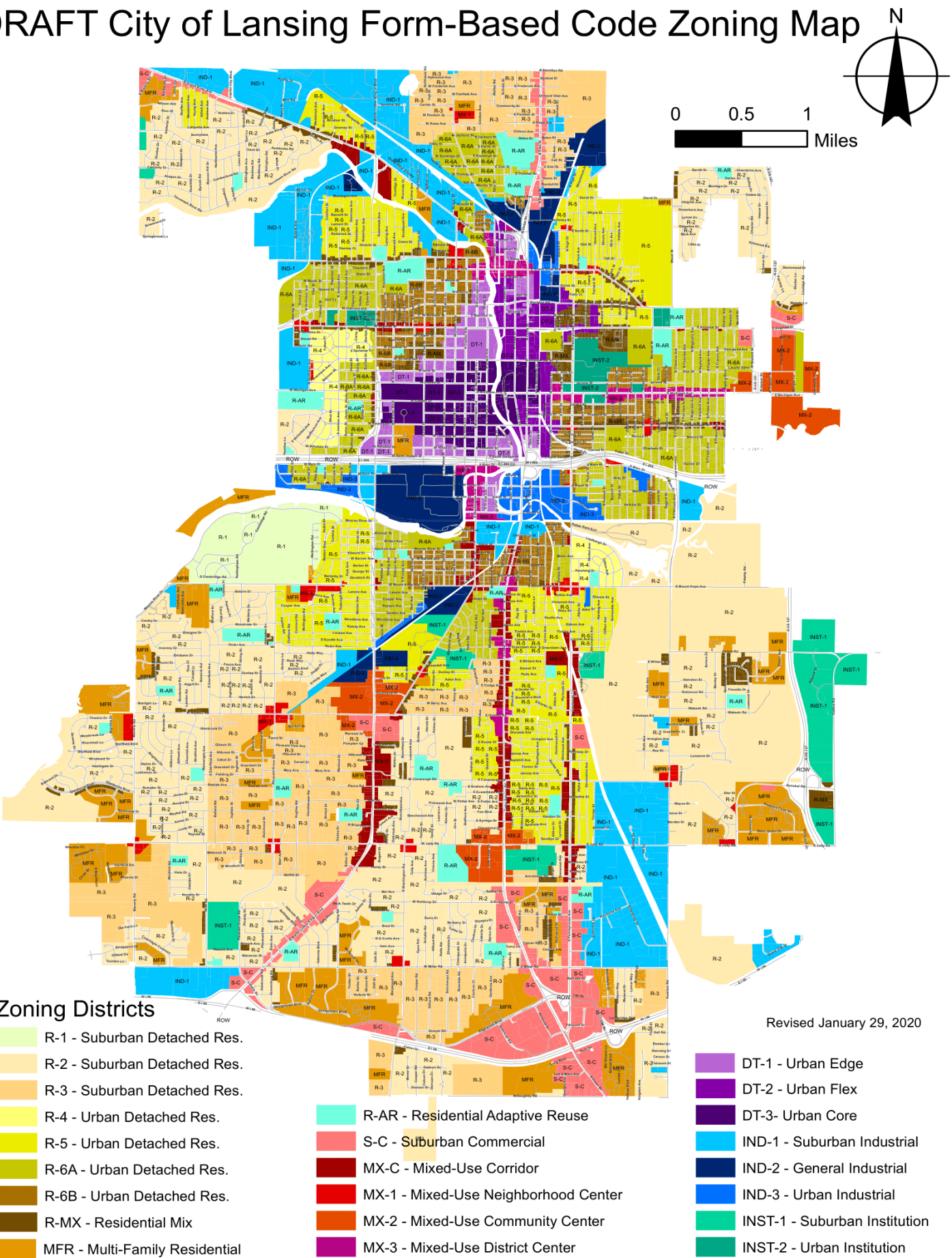
PART IV: Administrative

- 1270 – Nonconformities
- 1272 – Administration, Enforcement, and Penalty
- 1274 – Board of Zoning Appeals
- 1276 – Amendments

Commercial/Mixed-Use Zones (1243)	
SC	Suburban Commercial
MXC	Mixed Use Urban Corridor
MX1	Mixed Use Neighborhood Center
MX2	Mixed Use Community Center
MX3	Mixed Use District Center
DT-1	Urban Edge
DT-2	Urban Flex
DT-3	Downtown Core
Residential Zones (1244)	
R-1	Suburban Residential
R-2	Suburban Residential
R-3	Suburban Residential
R-4	Urban Edge Residential
R-5	Urban Residential
R-6A	Urban Residential
R-6B	Urban Residential
MFR	Multi-family Campus Residential
R-MX	Mixed Residential
R-AR	Adaptive Reuse Residential
Special District Zones (1245)	
IND-1	Suburban Industrial
IND-2	General Industrial
IND-3	Urban Industrial
INST-1	Suburban Institutional
INST-2	Urban Institutional

Option one

DRAFT City of Lansing Form-Based Code Zoning Map



Existing Commercial property



Example Commercial development





Andy Schor
Mayor

DESIGN LANSING

FORM-BASED CODE

Overview
City Council





Form-Based Zoning Code

A *form-based code* (FBC) is a zoning approach that focuses more on a building's form and appearance, and less on its use.

– **Conventional zoning** emphasizes which land uses are permitted in which locations, often calling for the separation of uses. There is very limited direction on the design and form of development, generally addressing only building setback minimums, height and density maximums, and parking requirements.

– **Form-based zoning** focuses on what the desired look, feel, and character of a place should be. It addresses the relationship between buildings and the street, the form and mass of buildings in relationship to one another, the pattern of blocks and streets, and the location and type of public spaces.

The Zoning Ordinance needs to reflect the Land Use Plan in the *Design Lansing* Comprehensive Plan. The Comprehensive Plan identified existing character based on things like street patterns, building placement, and age of buildings, then recommended how to further enhance the desired patterns through redevelopment. **The Form-Based Code is the primary tool for implementing the design and land use recommendations of the Design Lansing Plan.** However, these changes won't happen overnight.

Because this will be an entirely new Form-Based Zoning Code, there will be existing structures and uses that do not meet the new standards set for each new district. However, if those structures were *lawfully* built or uses *lawfully* established with the appropriate permits under the previous Zoning Code they will still be allowed to exist as a grandfathered legal non-conformity.

A component of the FBC is a set of General Provisions that include, but are not limited to:

Keeping of Animals on Residential Properties – Prohibits the keeping of wild animals that may be detrimental to the health, safety and welfare of the community, regulates the keeping of livestock and limits the number of dogs that can be kept as household pets.

Recreational Vehicles – Restricts the number of RV's that can be kept on a residential property and regulates where they may be parked or stored on the lot.

Exterior Lighting – Requires that parking lots be adequately lit while regulating the lights to limit off-site glare.

Wind Energy Conversion Systems and Residential Antennae – Regulates the height, placement and allowable number of wind turbines and antennae in residential zones.

Waste Receptacles & Enclosures – Regulates the placement of dumpsters and requires them to be screened/enclosed.

Demolitions – Provides the City with additional controls over authorizing requests to demolish buildings for the purpose of constructing non-required parking.

For more information and requirements please click [here](#) or call the Planning Office at 517-483-4066



Form-Based Zoning Code

What uses are allowed and what standards apply?

1 – Check the Zoning District Map

- Review the district **intent**
- Check the list of **allowed uses** – including any conditional or special permit uses
- Review the **site layout requirements**

Site Layout Requirements:

- Building massing (height, frontage, upper floor step backs)
- Building placement (setbacks, build-to-lines, lot coverage)
- Parking configuration & loading
- Other district specific items

2 – Determine the Street Type

- Refer to the street typologies map

Architectural Regulations:

- Floor heights
- Window area (minimums)
- Primary / Secondary materials
- Roof types
- Building articulation
- Access & Services
- Suggested Building Types to meet the standards

3 – Apply Architectural Regulations

- Determine suggested building types
- Cross-reference against street type

Zoning Districts

Residential

R-1 Suburban Residential
R-2 Suburban Residential
R-3 Suburban Residential
R-4 Urban Edge Residential
R-5 Urban Residential
R-6 Urban Residential
R-MX Mixed Residential
MFR - Multi-Family Residential
R-AR Adaptive Reuse Residential

Commercial Mixed-Use

S-C Suburban Commercial
MX-C Mixed Use Urban Corridor
MX-1 Mixed Use Neighborhood Center
MX-2 Mixed Use Community Center
MX-3 Mixed Use District Center
DT-1 Urban Edge
DT-2 Urban Flex
DT-3 Downtown Core

Special

IND-1 Suburban Industrial
IND-2 General Industrial
IND-3 Urban Industrial
INST-1 Suburban Institutional
INST-2 Urban Institutional

Chapters of the Form Based Zoning Code

Chapter 1240 Purpose and Definitions

Chapter 1242 Districts Generally and Zoning Map

Chapter 1243, Chapter 1244, Chapter 1245 Commercial Mixed-Use, Residential, and Special Districts

Overview, intent and Permitted Uses

Chapter 1246 Building Types

Standards and regulations for building design and massing, Overview of acceptable building design by zoning district type, fenestration and roof pitches

Chapter 1250 General Provisions

Use-Related Regulations; Supplemental Dimensional Regulations; Site Development Regulations; Antenna, Communications, and Energy Structures; Floodplain Regulation; Vested Rights

Chapter 1252 Landscaping

Planting plan specifications; Plant material sizes and spacing; Species; Interior Site Landscaping; Non-residential Right of Way and Front Setback Planting; Parking lot landscaping; Buffering and Screening; Maintenance

Chapter 1254 Parking

Off-Street Parking; Bicycle parking

Chapter 1260 Site Plan Review (process)

Chapter 1262 Special Land Use Permits (process)

Chapter 1264 Planned Residential Developments

Principal uses permitted; Design standards and bonus density

Chapter 1270 Nonconformities

Non-conforming Buildings or Structures, Uses, and Sites

Chapter 1272 Administration, Enforcement and Penalty

Chapter 1274 Board of Zoning Appeals

Chapter 1276 Amendments

Common Terms

- **Land Use Plan** – a general layout of place types and provides a vision for how spaces within Lansing could be developed
- **Zoning Code** – the law that regulates the activity of land. Lansing’s proposed form based code will regulate the building standards as well as the use of land in the city
- **Permitted Use** – the main structure or use that is allowed in a Zoning District
- **Conditional Use** – a use not permitted outright, but requires that special conditions be met before approval.
- **Special Use** – a use or structure that could negatively affect the users of nearby properties and the community as a whole. Requests are reviewed by the Planning Board and City Council
- **Variance** – deviation from a zoning provision granted when strict enforcement would cause undue hardship. Requests are reviewed by the Board of Zoning Appeals
- **Nonconforming** (*grandfathered*) sites and uses - any *legally-established* nonconformity may be continued under the Zoning Code as long as it is not expanded, increased, or the use changed.



Non-conforming Structures and Uses

Because Lansing is proposing to adopt an entirely new Form-Based Zoning Code, there will be new zoning districts and existing structures and uses that do not meet the new standards set for each district. However, if those structures were *lawfully* built or uses *lawfully* established with the appropriate permits under the previous Zoning Code they will still be allowed to exist as a grandfathered legal non-conformity.

Q: What is a “non-conformity”?

A: A ‘nonconformity’ is a use, structure or lot which does not conform with a use and/or dimensional provision of the Form-Based Code, but which use, structure, or land was *lawfully* established prior and is granted authority to continue.

Q: If I have to make repairs or replacements to my structure will my non-conforming use still be permitted?

A: Yes, routine repairs and replacements are permitted, however, if for any reason the structure is damaged to 51% or more of its replacement cost then it shall not be reconstructed except in conformity of the Form-Based Code. If the damage is 50% or less, rebuilding shall be permitted.

Q: If I have a non-conforming use that is discontinued for a period of time, and then decide to begin that same use again at a later date, will I have to conform to the new standards?

A: Possibly. Chapter 1270.04 establishes that if a non-conforming use is abandoned for more than twelve (12) months, any subsequent use shall conform to the requirements of the Form-Based Code. The Zoning Administrator may determine to approve an extension of up to six (6) months for the owner to sell or lease the premises.

Q: Am I permitted to make alterations to my non-conforming structure or use?

A: Yes, a structure may only be enlarged or altered if it does not increase its non-conformity.

A non-conforming use could not be enlarged, increased, or occupy more land unless permitted by the Board of Zoning Appeals.

Q: Am I allowed to change my non-conforming use to another non-conforming use?

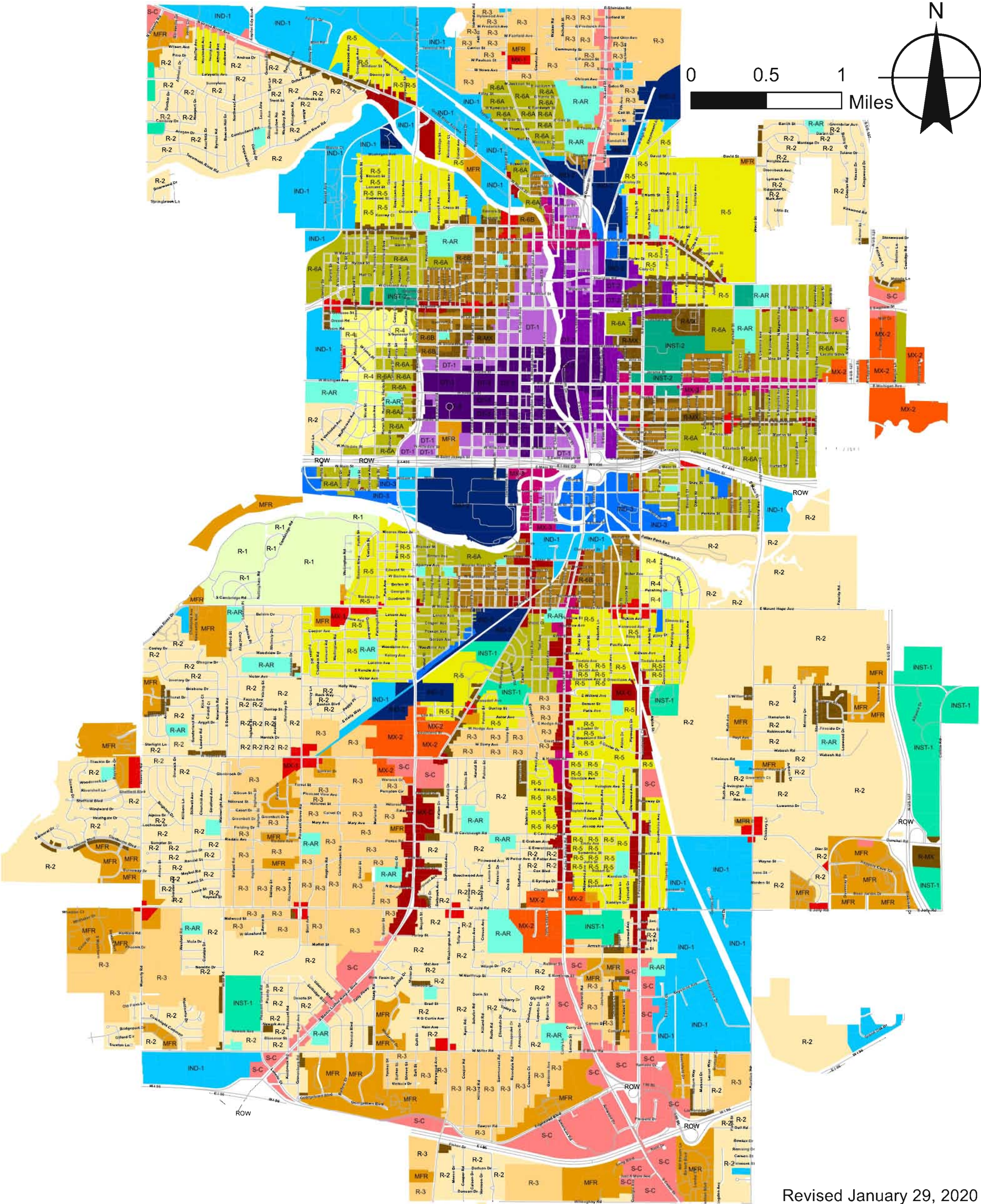
A: It is possible to change uses, such as a retail use to another similar retail use, however, the change cannot be more intense than the existing use. All applications are determined by the Zoning Administrator.

Q: I am in the process of opening a business in a district that is changing to no longer allow that use. Will I have to stop if I am not open by the code's effective date?

A: Even if your building or use is not completely opened you may still be considered with grandfathered status. If you have secured zoning approval and are diligently conducting building construction prior to the new code going into effect, the Planning Office will consider the business/use grandfathered as a legal non-conformity.

For more information and requirements please see Chapter 1270 of the Form-Based Zoning Code or call the Planning Office at 517-483-4060

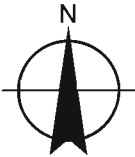
DRAFT City of Lansing Form-Based Code Zoning Map



Form-Based Code Zoning Districts

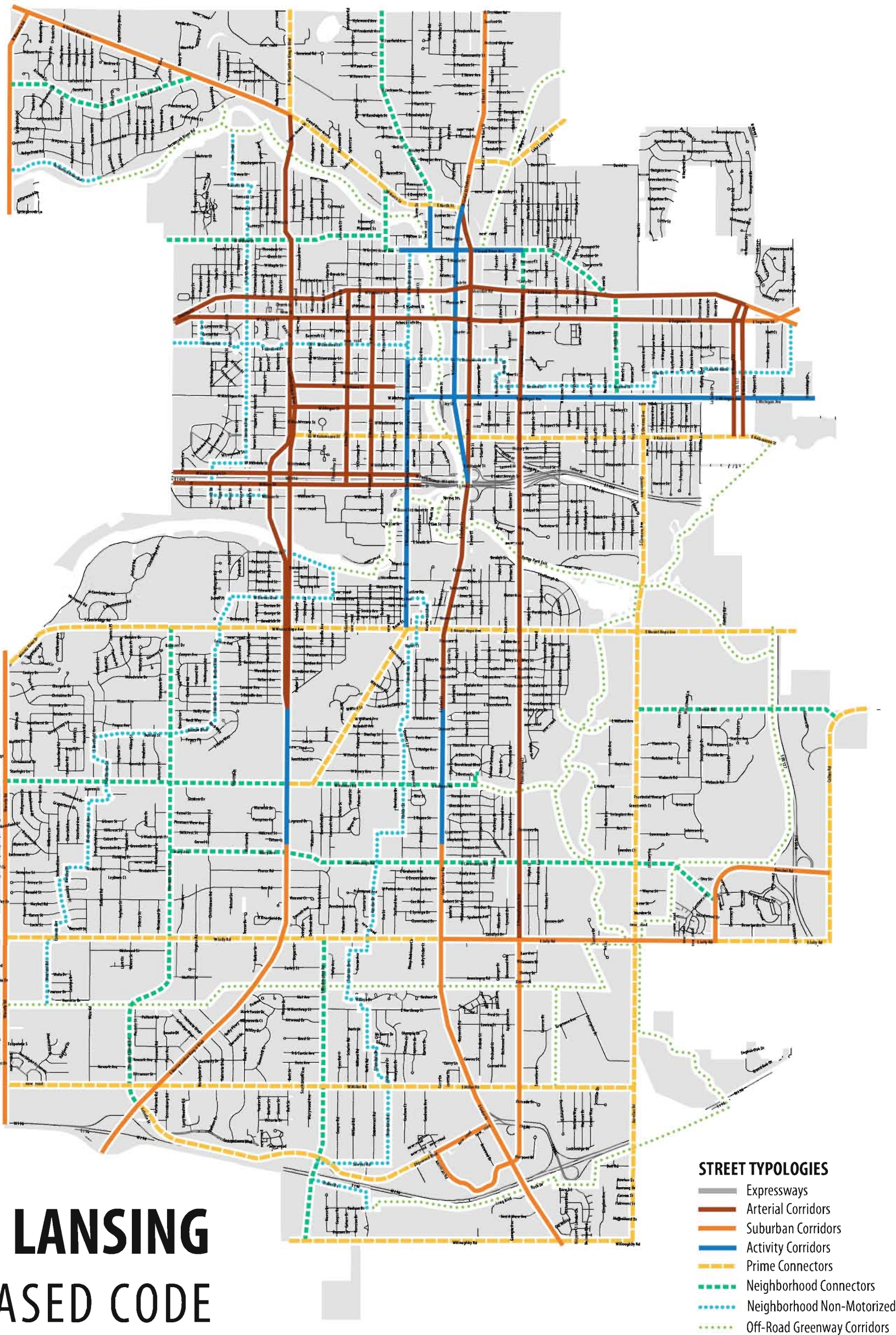
- | | | |
|---|--|---|
|  R-1 - Suburban Detached Res. |  MFR - Multi-Family Residential |  DT-1 - Urban Edge |
|  R-2 - Suburban Detached Res. |  R-AR - Residential Adaptive Reuse |  DT-2 - Urban Flex |
|  R-3 - Suburban Detached Res. |  S-C - Suburban Corridor |  DT-3 - Urban Core |
|  R-4 - Urban Detached Res. |  MX-C - Mixed-Use Corridor |  IND-1 - Suburban Industrial |
|  R-5 - Urban Detached Res. |  MX-1 - Mixed-Use Neighborhood Center |  IND-2 - General Industrial |
|  R-6A - Urban Detached Res. |  MX-2 - Mixed-Use Community Center |  IND-3 - Urban Industrial |
|  R-6B - Urban Detached Res. |  MX-3 - Mixed-Use District Center |  INST-1 - Suburban Institution |
|  R-MX - Residential Mix | |  INST-2 - Urban Institution |

0 2,000 4,000
Feet



CITY OF LANSING

FORM BASED CODE



City of Lansing Form-Based Code Master Use Table

Revised 1/28/20

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	R-1	R-2	R-3	R-4	R-5	R-6a	R-6b	R-MX	MFR	R-AR	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	IND-1	IND-2	IND-3	INST-1	INST-2	Reference	
Residential Uses																									
Single-Family detached	P	P	P	P	P	P	P	P		P						P									I244
Two-Family dwelling							C	P	P	P						P						P	P		I244
Multi-Family dwelling							C	P	P	P	P	P	P	P	C	P	P	P	C	C	C	P	P		I244
Mobile Home									S																
Bed and Breakfast																P	P								
Short-Term Rental	C	C	C	C	C	C	C																		Lansing Airbnb/Short-term rental housing policy
Boarding/Lodging House								P	P	P															
Human Care Facilities																									
Adult Day Care Facility								S	S							P	P								I240.04.02
Adult Foster Care (≤ 6)	P	P	P	P	P	P	P	P	P	P															I240.04.02
AFC small group home (≤ 12)	S	S	S	S	S	S	S	P	P							P	P								I240.04.02
AFC large group home (13-20)								S	S	S						S	S					S	S		I240.04.02
AFC Congregate Care								S	S	S															I240.04.02
Child Care centers, preschools, and commercial day care	S	S	S	S	S	S	S			S	C	C	C	C	C	C	C					C	C		I240.04.02
Family Day Care (≤ 6, less than 24 hours/day)	P	P	P	P	P	P	P	P	P																I240.04.02
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C								I240.04.02
Foster Family Home (6 or fewer children, 24 hours/day)	P	P	P	P	P	P	P	P	P																I240.04.02
Convalescent or Nursing Home								S	S	S															I2.40.04.02
Institutional																									
Places of Assembly	S	S	S	S	S	S	S	S	S	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Hospital										C	C	C	C	C	C	C	C	C				P	P		
Museum	C	C	C	C	C	C	C	C	C							P	P	P	C	C	C	P	P		
Library	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	C	C	P	P		
Schools	C	C	C	C	C	C	C	C	C	C			C		C	C	C					C	C		
Trade school										C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Park, open space, plaza	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P		

City of Lansing Form-Based Code Master Use Table

Revised 1/28/20

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	R-1	R-2	R-3	R-4	R-5	R-6a	R-6b	R-MX	MFR	R-AR	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	IND-1	IND-2	IND-3	INST-1	INST-2	Reference
Commercial/Office																								Chapter 1243
Retail sales and Personal Services										P	C	C	C	C	C		C	C	P	P	P			
Professional/business offices										P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Animal Hospital											C	C	C	C	C	C	C	C	C	C				
Bank											P	P	P	P	P	P	P	P	P	P	P			
Brewpub											C	C	C	C	C		C	C	P	P	P			
Cemetery	S	S								S														
Clinic										C	C	C	C	C	C	C	C	C	P	P	P	C	C	
Funeral Home											C	C	C	C	C	C	C		P	P	P	P	P	
Golf courses	S	S								S									S					
Hotel											P	P		P	P		P	P	P	P	P			
Kennel											C	C	C	C	C		C		C	C				
Laundromat, dry cleaner											P	P	P	P	P		P		P	P	P			
Mini-golf											P								P					
Mobile Food Vending (Food trucks and carts)										C	C	C	C	C	C		C		C	C	C			
Motor vehicle service station											C	C	C	C	C		C		P	P	P			1246.05.09
Nursery, commercial greenhouse										C	C	C					P		P	P	P			
Parking structure											C	C		C	C		C	C			C	C	C	1246.05.06
Restaurant, bar, tavern											C	C	C	C	C		C	C	C	C	C			
Self-storage rental																			P	P	P			
Studio (dance, health, music, etc)											P	P	P	P	P	P	P	P	P	P	P			
Vehicle sales, vehicle leasing, and other outdoor sales facility											C	C	C	C	S		S		C	C	C			
Drive-thru, as accessory use											C	C	C	C	C	S	S		C	C	C			
Industrial																								Chapter 1245
Cleaning, processing, servicing, or repair of any product																	P		P	P				
Dry cleaning plants																			P	P	P			
Industrial scrap metal processing																				P				
Lumber yards																	P		P		P			
Manufacture of already processed components (bakeries, cosmetics, candies, etc)																	P		P	P	P			

City of Lansing Form-Based Code Master Use Table

Revised 1/28/20

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	R-1	R-2	R-3	R-4	R-5	R-6a	R-6b	R-MX	MFR	R-AR	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	IND-1	IND-2	IND-3	INST-1	INST-2	Reference
Manufacture of automobiles parts and car assembly																				P				
Manufacture of toys, furniture, appliances, etc																	P		P	P	P			
Metal forming																	C		P	P	P			
Mining																				S				1245.05
Motor vehicle repair station											P						S		P	C	C			
Power plants																				P				
Production of consumer goods, with 20% GFA retail sales																	P		P	P	P			
Research laboratory										S	S	S	S	S	S	S	P		P		P	P	P	
Salvage yards																				C				
Sanitary land fill																				S				1245.05
Tool, die, and machine shops																			P	P	P			
Truck terminals																			P	P				
Wholesale and warehouse uses																	S		P	P	P			
Wireless Communications Towers																			S	S	S			1250.05
Adult Business Uses											S	S		S					S	S	S			1250.02.11

The tables and text found in each district's chapter in the ordinance govern, this table is for summary purposes only.

Lansing Form Based Code | Commercial Districts Site Layout Requirements Table

	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3
Building Massing								
Minimum Height	16' 1 Story	25' 1 Story	25' 1 Story	25" 2 Stories	25" 2 Stories	25" 2 Stories	25' 1 Story	25' 2 Stories
Maximum Height	40' 3 Stories	60' 5 Stories	40' 3 Stories	40'-60' *	80' 6 Stories	40' 4 Stories	40'-60' *	No Maximum
Required Upper Floor Step-Backs - when adjacent to R-1 through R-6	For the elevation adjacent to a residential district, the floors above the second story shall be tiered-back so that the highest point of the building is setback from the adjacent residential district a distance at least equal to the height of the building							-
Min. Frontage, Primary Street	0%	75%	75%	75%	85%	50%	75%	85%
Min. Frontage, Secondary Street	0%	25%	25%	25%	75%	25%	25%	75%
Required Corner Massing	-	-	When site is a corner lot, the primary and secondary frontages at the corner must be occupied by building elevations for the first 20 feet of each frontage from the corner.					
Building Placement								
Build-to-Line	*	5' from the inside edge of public sidewalk, The Zoning Administrator may approve alternatives on condition*						
Minimum Side Setback	0' adjacent to S-C, otherwise 10'	0'	0'	0'	0'	10' *	10'	0'
Minimum Rear Setback	10'	10'	10'	10'	0'	10'	10'	0'
Maximum Lot Coverage	75%	80%	85%	80%	100%	50%	75%	100%
Min. Setback from Adjacent Residential Districts	Width equal to rear setback of adjacent res. District. 6' opaque screenwall/ fencing	25'	25'	25'	25' + 6' opaque screenwall/ fencing required along edge of residentially zoned or used property	-	10'	-
Parking								
Allowed Surface Parking Locations	Front, Side, or rear; max. Front yard parking limited to one double loaded bay of parking.	Municipal Parking; On-Street Parking; On-Site, or Rear. *	*	Municipal Parking; On-Street Parking; On-Site, or Rear.	Municipal Parking, On-Street Parking, On-Site: Side or Rear, *	Municipal Parking; On-Street Parking; On-Site, or Rear.	On-Street Parking; On-Site side or rear. Front yard parking limited to one single loaded bay of parking	-
Front parking lot Setback/Screening	8' landscape buffer, may be reduced to 5' with 3' masonry wall				5' with a 3' masonry wall	8' landscape buffer, may be reduced to 5' with 3' masonry wall		-
Side and Rear Parking Lot Setback/Screening	8' landscape buffer	8' landscape buffer *	6' landscape buffer. Rear OR Side setback may be reduced to 5' with 3' opaque masonry wall					-
Required Parking Spaces Parking per Chapter 1254 Section 1254.01.04 for reductions		No parking req. if adequate on-street and municipal parking is available	85% of parking	No parking req. if adequate on-street and municipal parking is available	See Ch. 1254 for parking and Section 1254.01.04 for parking reductions			No Parking Required

** Please see Zoning Code text for more complete descriptions **

Updated 11/21/19

Lansing Form Based Code | Residential Districts Site Layout Requirements Table

	R-1	R-2	R-3	R-4	R-5	R-6A	R-6B	MFR	R-MX	R-AR *
Building Massing										
Minimum Height	20' 2 Story	15' 1 Story	15' 1 Story	20" 2 Stories	15" 1.5 Stories	20" 2 Stories	20" 2 Stories	15' 1 Story	20" 2 Stories	15' 1 Story
Maximum Height	35' 2.5 Stories	35' 2.5 Stories	25' 2 Stories	35' 2.5 Stories	25' 2 Stories	35' 2.5 Stories	35' 2.5 Stories	45' 4.5 Stories	45' 4.5 Stories	*
Maximum Dwelling Units per lot	1	1	1	1	1	1	6		6	
Building Placement										
Minimum Front Setback	The average setback on block face	25' or the average setback on block face	25' or avg. setback on block face. Max: 50'	Lessor of 20' or the average setback on the block face				20'	20'	*
Minimum Side Setback	5'; total of two side yards 15'	5'; total of two side yards 15'	5'; total of two side yards 15'	5'; total of two side yards 15'	5'; total of two side yards 15'	5'; total of two side yards 15'	5'; total of two side yards 15'	10% up to a maximum of 25'	5'; total of two side yards 15'	*
Minimum Rear Setback	30'	30'	30'	30'	30'	30'	30'	25'	30'	*
Minimum Lot Size square feet per dwelling unit	6000 sq. ft.	5000 sq. ft.	4000 sq. ft.	4000 sq. ft.	4000 sq. ft.	4000 sq ft	Efficiency: 2200 1 bdrm: 2600 2 bdrm: 3000 3+ bdrm: 3800		Efficiency: 2400 1 bdrm: 2800 2 bdrm: 3200 3+ bdrm: 4000	
Lot Width	Min: 60' Max: 200'	Min: 50' Max: 100'	Min: 40' Max: 150'	Min: 40' Max: 80'	Min: 40' Max: 70' *	Min: 40' Max: 60'	Min: 40' Max: 60'	-	Min: 30' Max: 60'	-
Lot Depth	Min: 100' Max: 200'	Min: 100' Max: 175'	Min: 100' Max: None	Min: 100' Max: 150'	Min: 100' Max: 200'	Min: 100' Max: 200'	Min: 100' Max: 200'	-	Min: 150' Max: 200'	-
Maximum Lot Coverage	Impervious Surfaces: 55%, Building: 40%		Impervious Surfaces: 60%, Building: 45%					Impervious Surfaces: 60%, Building: 40%		Equal to adjacent Res. District
Parking										
Parking	Please see Chapter 1254 for parking standards. Parking is permitted in rear or side yards									
Garages	Garages may be attached but may not project in front of the front building façade. Side entry garage preferred		Rear	Garages shall be in the rear yard or along alley				-	Garages in rear or alley	-

See Chapter 1246 - Building Types for architectural standards

See Section 1250.04.01 for placement of accessory buildings

** Please see Zoning Code text for more complete descriptions **

Updated 11/21/19

Lansing Form Based Code | Residential Districts Site Layout Requirements Table

	IND-1	IND-2	IND-3	INST-1	INST-2
Building Massing					
<i>Minimum Height</i>	16'	16'	16'	16'	16'
<i>Maximum Height (See 1250.03.02 for height exceptions)</i>	45'	60'	60'	60' *	60'
<i>Required upper floor step-backs - when adjacent to R-1 through R-6 districts</i>	For the elevation adjacent to residential district, the floors above the second story shall be tiered back so that the highest point of the building is set back a distance at least equal to the height of the building				
<i>Minimum Frontage, Primary Street</i>	50%	0%	75%	75%	75%
<i>Minimum Frontage, Secondary Street</i>	25%	0%	25%	25%	25%
Building Placement					
<i>Minimum Front Setback</i>	25' *	25' *	Min: 0', Max: 15'-30' *	Min: 30'	Activity Corridor - Min: 0', Max: 15' *
<i>Minimum Side Setback</i>	10'	0' allowed provided it meets building code for firewall, otherwise, minimum 10'		Min: 30'	*
<i>Minimum Rear Setback</i>	10'	0'	0'	Min: 30'	*
<i>Minimum Setback from Adjacent Residential District *</i>	Whichever is greater: A: Match or double the setback in adjacent res. district. B: Equal to building height		10' + 1' setback for each 1' in height above 10'	-	-
<i>Maximum Lot Coverage</i>	45%	60%	75%	75%	100%
Parking					
<i>Allowed surface parking</i>	One single-loaded bay in front. Side or rear parking allowed.	Side or rear only		Front, Side, and/or Rear *	Front, Side, and/or Rear *
<i>Front parking lot setback / screening</i>	-	8' landscape buffer	8' landscape buffer. May be reduced to 5' with 3' masonry wall at Build-to line	-	-
<i>Side and rear parking lot setback / screening from non-industrial districts</i>	8' landscape buffer	8' landscape buffer	8' landscape buffer. May be reduced to 5' with 6' opaque fence or screen wall when adjacent to R-1 - R-6	Wherever an off-street parking area is adjacent to a res. district, there shall be a min. parking lot setback of 25' *	42" screen wall
<i>Required parking spaces</i>	See Table 1254.01.03 and Section 1254.01.04 for parking reductions				
<i>Loading Bays</i>	Not permitted in front yard	Not more than 50% of front yard frontage	Not permitted in front yard		

See Chapter 1246 - Building Types for architectural standards

See Section 1250.04.01 for placement of accessory buildings

See Chapter 1254 for required parking

* Please see Zoning Code text for more complete descriptions *

Updated 11/21/19

AGENDA ITEM

INSTITUTE FORM BASED CODE

The Form Based Code information is available on our website:

<https://www.lansingmi.gov/271/DRAFT-Form-Based-Code-FBC>

Draft Form Based Zoning Code direct link:

<https://www.lansingmi.gov/DocumentCenter/View/5612/Form-Based-Code-PDF?bidId=>

