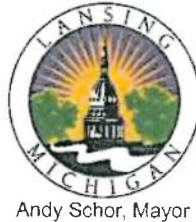


**Department of Economic  
Development and Planning**  
Brian McGrain, Director



Andy Schor, Mayor

**Development Office**  
316 N. Capitol Avenue, Suite D-1  
Lansing, Michigan 48933  
PH: 517.483.4040 – FAX: 517.483.6036  
[www.lansingmi.gov/development](http://www.lansingmi.gov/development)

Portia D. McGoy  
U.S. Department of Housing and Urban Development  
Community Planning and Development  
477 Michigan Avenue  
Detroit, MI 48226

Via E-mail Only

Dear Portia,

This letter is an interim response to Finding #2 “Failure to monitor rental projects” per the November 12, 2021 letter from Mr. Keith Hernandez.

The Development Office fully understands the importance of continuing to meet the national objective for rental units funded with HOME and CDBG. Staff has worked tirelessly over the last year to catch up on Rental Monitoring. Of it’s 165 rental units, 135 units have been monitored within the last year, and have been certified as complied (within the last year), and only 30 units remain unmonitored.

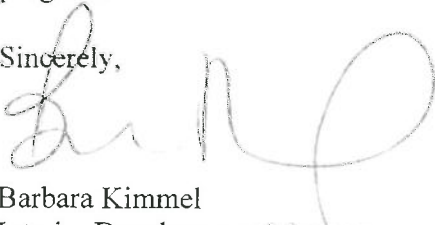
Regarding the Corrective Actions required by HUD regarding Finding #2, please note the following:

- Lansing has scheduled monitoring of all rental units that have not been monitored and complied within the last year.
- Attached is a schedule for monitoring all remaining unmonitored units. I expect staff to inspect and certify the remaining units by December 11<sup>th</sup>.

Please feel free to reach out to me with any questions or comments you have, or if you wish to sample units that are certified as complete and complied per the attached list.

As always, we appreciate your input and guidance and thank you for the opportunity to improve our program.

Sincerely,



Barbara Kimmel  
Interim Development Manager  
Cc: Brian McGrain, Director  
Bryan Dryer, Rehabilitation Agent

Attachment (1)

“Equal Opportunity Employer”

**City of Lansing Development Office  
Rental Monitoring Worksheet**

Owner Contact	Property Address	Street Name	Total Units	Fund Source	Funding Information	Last Cert. Completed	Letter Sent	Ann. Cert. Due	Scheduled Release	Comments
Phillip C. Dean Apartments Premier Property Mgmt. (Margaret Green, prop. Mgr.) (517)449-3547 <mgreen@4premier.net>	1205	Mary Ave.	8	HOME	Balance:	6/23/2021	6/23/2021	6/30/2022	7/1/2033	Two units @ Low HOME Rent per building
	1209	Mary Ave.	8	HOME	170,000.00	6/23/2021	6/23/2021	6/30/2022	7/1/2033	
	1213	Mary Ave.	8	HOME		6/23/2021	6/23/2021	6/30/2022	7/1/2033	
	1217	Mary Ave.	8	HOME		6/23/2021	6/23/2021	6/30/2022	7/1/2033	
	1307	Mary Ave.	8	HOME		6/23/2021	6/23/2021	6/30/2022	7/1/2033	
	1311	Mary Ave.	8	HOME		6/23/2021	6/23/2021	6/30/2022	7/1/2033	
CAHP (Rawley Van Fossen) / KMG Prestige (Kristy Welch)	517	N Walnut St.	9	CDBG	455,000.00	7/28/2021	8/2/2021	6/30/2022	5/1/3051	>Funds convert to grant at end of 30-year compliance
CAHP (Rawley Van Fossen) / KMG Prestige (Kristy Welch)	516	W Saginaw St.	23	CDBG	455,000.00	7/28/2021	8/2/2021	6/30/2022	5/1/3051	>Funds convert to grant at end of 30-year compliance
SMTS (Saboury) Real Estate Group/ Dr. Sam Saboury (517- 336-888) <drsamsaboury@aol.com>	1135	N Washington Ave.	5	CDBG	1 unit @ Low HOME rent	7/30/2021	8/2/2021	5/30/2022	6/1/2022	>Annual monitoring will serve as exit monitoring in 2022
OCOF/Court-ordered receivership (2019), via Thomas Woods (517-881- 9762) <tewoods@ cumminswoodslaw.com>	1101	Climax St.	1	NSP1	90,000.00	12/7/2021	12/7/2021	6/30/2022	4/1/2051	
	3201	Risdale Ave.	1	NSP1	80,000.00	12/10/2021	12/10/2021	6/30/2022	9/30/2050	
	1212	W Ionia St.	1	NSP1	90,000.00	6/11/2021	6/24/2021	6/30/2022	8/1/2051	
	816	N Walnut St.	1	NSP1	95,000.00	12/10/2021	12/10/2021	6/30/2022	8/1/2051	
	1205	E Malcom X St.	1	NSP1	96,000.00	6/11/2021	6/24/2021	6/30/2022	11/1/2051	
	4321	Stillwell Ave.	1	NSP1	79,400.00	6/24/2021	6/25/2021	6/30/2022	7/1/2051	
Lansing Housing Comm./Marcus Hardy (517)862-0855 marcush@lanshc.org	700 (704B/ 712B)	Southland Ave.	2	HOME	New construction units	6/29/2021	6/29/2021	6/30/2022	9/6/2040	See also: MI Asset Group/Dawn O'Connor (517-614-1725) <Dawn@Miasset.com>
Eastside Community Action Center (Dr. Stan Parker)	1005	Bensch St.	1	CDBG	274,489.55	5/27/2021	6/3/2021	6/30/2022	7/1/2025	
	1036	Dakin St.	1	CDBG	197,537.80	5/27/2021	6/3/2021	6/30/2022	2/1/2025	
LSL/CDBG Units				LSL/CDBG						>Response deadline set for 6/30/2021
<i>*All scattered sites sent annual recertification letters on 4/9/21</i>										
										>Final notice letters mailed on 8/23/2021
212 Allen St. LLC	212	Allen St.	1	LSL/CDBG	15,360.00	12/6/2021	12/13/2021	NA	8/1/2021	Complied with monitoring for FY21; Ready for release
Wiegman, Paul	433	N Butler St.	1	LSL/CDBG	0.00	4/1/2021	4/1/2021	NA	4/1/2021	Exit monitoring complete; LSL3 lien released
Diaz, Nancy	817	Cawood St.	1	LSL/CDBG	8,285.00	6/30/2021	6/30/2021	1/2/2022	1/2/2022	Complied with monitoring for FY21
Torrez, Sipriano	1312	E Cesar Chavez Dr.	1	LSL/CDBG	26,650.00	12/8/2021	12/13/2021	6/30/2022	12/1/2022	Complied with monitoring for FY21
Isaia, Daniel	716	Chicago Ave.	1	LSL/CDBG	16,000.00	12/10/2021	12/13/2021	Pending	7/1/2021	Complied with monitoring for FY21; Ready for release
LH Properties LLC	1020	Clark St.	1	LSL/CDBG	0.00	11/1/2021	11/1/2021	NA	11/1/2021	Exit monitoring complete; LSL3 lien released
Garcia, Ricardo & Miriam	1007	Cleveland St.	1	LSL/CDBG	21,950.00	8/3/2021	8/31/2021	6/30/2022	12/1/2022	Complied with monitoring for FY21
Brown, Wendy	1012	Climax St.	1	LSL/CDBG	9,485.00	6/30/2021	6/30/2021	NA	11/1/2021	Exit monitoring complete; LSL3 lien released

12/13/2021

**City of Lansing Development Office  
Rental Monitoring Worksheet**

Owner Contact	Property Address	Street Name	Total Units	Fund Source	Funding Information	Last Cert. Completed	Letter Sent	Ann. Cert. Due	Scheduled Release	Comments
Louis Crenshaw/ 1749 LLC	1812	Coleman Ave.	1	LSL/CDBG	25,000.00	02/02/2019	11/29/2021	6/30/2021	8/1/2023	Finding letter sent; 30 days to provide tenant data
Eaton Court LLC	1221	Eaton Ct.	1	LSL/CDBG	11,048.00	4/14/2021	12/10/2021	6/30/2022	8/1/2022	Replied to monitoring request; New tenant info letter sent
Kharmal, Nancumar & Lita	309	S Eighth St.	1	LSL/CDBG	13,360.00	6/30/2021	6/30/2021	6/30/2022	8/1/2024	Complied with monitoring for FY21
Barron, Michael	1114	Eureka St.	1	LSL/CDBG	17,600.00	6/30/2021	6/30/2021	6/30/2022	11/1/2022	Complied with monitoring for FY21
Reust, Komette	1138	Farrand St.	1	LSL/CDBG	0.00	4/1/2021	4/1/2021	NA	4/1/2021	Exit monitoring complete; LSL3 lien released
Phillips, Matthew	2312	Fernwood Ave.	1	LSL/CDBG	24,880.00	6/30/2021	6/30/2021	6/30/2022	12/1/2022	Complied with monitoring for FY21
Minc LLC	2219	Forest Ave.	1	LSL/CDBG	0.00	4/1/2021	4/1/2021	NA	4/1/2021	Exit monitoring complete; LSL3 lien released
LHO LLC	1701	Herbert St.	1	LSL/CDBG	0.00	4/1/2021	4/1/2021	NA	4/1/2021	Exit monitoring complete; LSL3 lien released
H&H Real Property	1100	Hickory St.	1	LSL/CDBG	16,000.00	6/30/2021	6/30/2021	6/30/2022	11/1/2023	Complied with monitoring for FY21
Patricia (Jeffries) Hodnett/re: H (Kyle) Shaw Residential	516	W Hilldale St.	1	LSL/CDBG	53,579.00	12/11/2021	12/13/2021	6/30/2022	7/1/2023	Replied to monitoring request; New tenant info letter sent
	1019	S Holmes St.	1	LSL/CDBG	22,250.00	9/29/2021	8/31/2021	6/30/2022	12/1/2022	Complied with monitoring for FY21
Bergan, Eric	218	N Hosmer St.	1	LSL/CDBG	0.00	9/1/2021	9/1/2021	NA	9/1/2021	Exit monitoring complete; LSL3 lien released
Louis Crenshaw/ 1749 LLC	539	Isbell St.	1	LSL/CDBG	23,900.00	2/4/2020	11/29/2021	6/30/2021	9/1/2023	Finding letter sent; 30 days to provide tenant data
Brown, Benjamin	738	N Jenison Ave.	1	LSL/CDBG	21,345.00	4/18/2019	12/8/2021	6/30/2021	11/1/2023	Finding letter sent; 30 days to provide tenant data
Affholter, Gerald & Laura	809	June St.	1	LSL/CDBG	25,000.00	10/2/2021	10/2/2021	NA	12/1/2021	Complied with monitoring for FY21; Ready for release
Sigh, Marcus	1307	W Kalamazoo St.	1	LSL/CDBG	0.00	3/1/2021	3/1/2021	NA	3/1/2021	Exit monitoring complete; LSL3 lien released
Ingham Branch Hilldale	412	W Kilborn St.	1	LSL/CDBG	34,775.00	6/30/2021	6/30/2021	6/30/2022	10/1/2022	Complied with monitoring for FY21
Green, Howard	105	Lahoma St.	1	LSL/CDBG	0.00	2/1/2021	2/1/2021	NA	2/1/2021	Exit monitoring complete; LSL3 lien released
David Kallweit/DWD Rentals	219	Lahoma St.	1	LSL/CDBG	16,985.00	12/6/2021	12/13/2021	6/30/2022	10/1/2022	Complied with monitoring for FY21
March, James	713	N Lapeer St.	1	LSL/CDBG	30,000.00	5/6/2021	6/30/2021	6/30/2022	10/1/2022	Complied with monitoring for FY21
Hanft, Lewis	210	Lathrop St.	1	LSL/CDBG	42,133.00	6/12/2021	6/30/2021	6/30/2022	12/1/2022	Complied with monitoring for FY21
Calkins, Brady	524	Madison St.	2	LSL/CDBG	26,103.00	12/2/2021	12/13/2021	5/30/2022	6/1/2022	Complied with monitoring for FY21
Woelmer, Erin	801	Mahlon St.	1	LSL/CDBG	16,740.00	6/30/2021	6/30/2021	4/30/2022	5/1/2022	Complied with monitoring for FY21
George, Greg	1007	Mahlon St.	1	LSL/CDBG	16,000.00	12/13/2021	12/13/2021	NA	1/1/2022	Complied with monitoring for FY21; Ready for release
Dreyfus, Brett	1729	Maplewood Ave.	1	LSL/CDBG	0.00	9/1/2021	9/1/2021	NA	9/1/2021	Exit monitoring complete; LSL3 lien released
Warren, Robert	2214	Maplewood Ave.	1	LSL/CDBG	0.00	2/1/2021	2/1/2021	NA	2/1/2021	Exit monitoring complete; LSL3 lien released
Kharmal, Nancumar & Lita	1335	N MLK Blvd.	1	LSL/CDBG	21,430.00	6/30/2021	6/30/2021	4/30/2022	5/1/2022	Complied with monitoring for FY21
Kharmal, Nancumar & Lita	1436	New York Ave.	1	LSL/CDBG	13,670.00	6/30/2021	6/30/2021	3/31/2022	4/1/2022	Complied with monitoring for FY21
H&H Real Property	1016	E Oakland Ave.	1	LSL/CDBG	44,993.00	6/2/2021	12/10/2021	6/30/2022	9/1/2022	Replied to monitoring request; New tenant info letter sent
Dan Isaia/ 426 W Oakland LLC	426	W Oakland Ave.	1	LSL/CDBG	16,000.00	12/10/2021	12/13/2021	NA	1/1/2022	Complied with monitoring for FY21; Ready for release
Dan Isaia/ 426 W Oakland LLC	906	N Chestnut St.	1	LSL/CDBG	16,000.00	12/10/2021	12/13/2021	NA	1/1/2022	Complied with monitoring for FY21; Ready for release
McCullough, Andrew	513	W Oakland Ave.	1	LSL/CDBG	20,065.00	6/30/2021	6/30/2021	6/30/2022	8/1/2022	Complied with monitoring for FY21
Lary, Julious	1017	Orchard St.	1	LSL/CDBG	12,500.00	11/29/2021	12/13/2021	6/30/2022	7/1/2023	Complied with monitoring for FY21
Emineth, Norman	1021	Orchard St.	1	LSL/CDBG	16,000.00	6/23/2021	6/30/2021	6/30/2022	10/1/2023	Complied with monitoring for FY21
Abundant Properties	1203	W Ottawa St.	2	LSL/CDBG	10,011.00	6/30/2021	6/30/2021	6/30/2022	8/1/2022	Complied with monitoring for FY21
Preston, Mark	527	Pacific Ave.	1	LSL/CDBG	0.00	12/1/2020	12/1/2020	NA	12/1/2020	Exit monitoring complete; LSL3 lien released

**City of Lansing Development Office  
Rental Monitoring Worksheet**

Owner Contact	Property Address		Street Name	Total Units	Fund Source	Funding Information	Last Cert. Completed	Letter Sent	Ann. Cert. Due	Scheduled Release	Comments
Garcia, Raymundo	2308	S	Pennsylvania Ave.	1	LSL/CDBG	20,850.00	8/12/2021	8/31/2021	11/1/2021	11/1/2021	Replied to monitoring request; New tenant info letter sent
Louis Crenshaw/2162 LLC	904	N	Pine St.	1	LSL/CDBG	14,025.00	2/12/2019	11/29/2021	6/30/2021	3/1/2023	<i>Finding letter sent; 30 days to provide tenant data</i>
Cao, Lupin	724		Princeton Ave.	1	LSL/CDBG	18,349.00	12/6/2021	12/10/2021	6/30/2022	7/1/2022	Replied to monitoring request; New tenant info letter sent
Hall, Lawrence	1818		Ray St.	1	LSL/CDBG	22,120.00	12/2/2021	12/13/2021	6/30/2022	11/1/2022	Complied with monitoring for FY21
Louis Crenshaw/ 1749 LLC	1008		Regent St.	1	LSL/CDBG	14,850.00	2/19/2019	11/29/2021	6/30/2021	8/1/2022	<i>Finding letter sent; 30 days to provide tenant data</i>
H&H Real Property	810		Riverview Ave.	1	LSL/CDBG	20,416.00	6/30/2021	6/30/2021	6/30/2022	7/1/2022	Complied with monitoring for FY21
Dan Isaia/323 W Saginaw LLC	323	W	Saginaw St.	3	LSL/CDBG	49,255.00	12/10/2021	12/13/2021	1/30/2022	2/1/2022	Complied with monitoring for FY21
Kesler, Anne	707	N	Seymour Ave.	2	LSL/CDBG	0.00	2/1/2021	2/1/2021	NA	2/1/2021	Exit monitoring complete; LSL3 lien released
Green, Howard	833	N	Seymour Ave.	1	LSL/CDBG	22,860.00	6/27/2017	12/7/2021	6/30/2021	3/1/2022	<i>Finding letter sent; 30 days to provide tenant data</i>
Jenks, Brian	506	N	Sycamore St.	1	LSL/CDBG	15,700.00	12/9/2021	12/9/2021	NA	8/1/2021	<b>Complied with monitoring for FY21; Ready for release</b>
Brueggeman, Michael	523	N	Sycamore St.	1	LSL/CDBG	0.00	2/1/2021	2/1/2021	NA	2/1/2021	Exit monitoring complete; LSL3 lien released
Baer, MaryAnn	1804		Teel Ave.	1	LSL/CDBG	18,980.00	6/30/2021	6/30/2021	6/30/2022	11/1/2022	Complied with monitoring for FY21
Todd Ave LLC	1818		Todd Ave.	1	LSL/CDBG	19,075.00	6/30/2021	6/30/2021	6/30/2022	12/1/2022	Complied with monitoring for FY21
Classic Family Real Estate	814		Vine St.	4	LSL/CDBG	0.00	2/1/2021	2/1/2021	NA	2/1/2021	Exit monitoring complete; LSL3 lien released
Jones, Andy	1416		William St.	1	LSL/CDBG	12,613.43	6/30/2021	6/30/2021	4/30/2022	5/1/2022	Complied with monitoring for FY21
Capitol Management LLC	1230	W	Willow St.	3	LSL/CDBG	91,600.00	12/10/2021	12/13/2021	NA	9/1/2021	<b>Complied with monitoring for FY21; Ready for release</b>