

PUBLIC NOTICE

Chair
ERIC SCHERTZING

Vice-Chair
DEB NOLAN

Appointed Members
REBECCA BAHAR-COOK, Treasurer
BRIAN MCGRAIN, Secretary
DEBBIE DE LEON

Ingham County Land Bank Fast Track Authority

422 Adams Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON
MONDAY, NOVEMBER 7, 2011 AT 5:00 P.M., IN THE PERSONNEL CONFERENCE
ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING**

Agenda

Call to Order

Approval of Minutes – October 3, 2011

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. 2012 Meeting Schedule
 - a. Motion to approve 2012 meeting schedule
2. Motion to Approve Contract with Public Policy Associates
3. Priorities, Policies and Procedures
 - a. Side Lot Disposition Program
4. Community Housing Development Organization (CHDO)
5. Property maintenance, renovation & development
 - a. Property Update
 - b. Commercial Property Update-School for the Blind
 - c. PROP
 - d. General legal update- Counsel
6. Community Development
 - a. Community Outreach
 - b. The Bright Side—CEDAM's TV Show
 - c. December 8th, Holiday Event-Clark Street
7. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – September 2011
 - b. Accounts Payable Approval – October 2011
 - c. Monthly Statement – September 2011
8. Old Business
 - a. Perez-904 Pacific Ave
 - b. Fund 202 Budget-Dollar Home Program-December Meeting

Announcements

Public Comment – 3 minutes per person

Adjournment

**PLEASE TURN OFF CELL PHONES OR OTHER ELECTRONIC
DEVICES OR SET TO MUTE OR VIBRATE TO AVOID
DISRUPTION DURING THE MEETING**

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

October 3, 2011
Minutes

Members Present: Eric Schertzing, Comm. Bahar-Cook, Comm. Nolan and Comm. McGrain; Comm. DeLeon

Members Absent: None

Others Present: Mary Ruttan, Dave Stoker, Joe Bonsall, Chris Kolbe, Denise Keiser, Dorothy Boone

The meeting was called to order by Chairperson Schertzing at 5:00 p.m. Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the August 1, 2011 Minutes

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE AUGUST 1, 2011 MINUTES AS AMENDED. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan and Comm. Bahar-Cook

Additions to the Agenda:

The following items were added to the Agenda:

- 5d. HUD Sustainable Communities Planning Grant
- 4e. 2011 Tax Foreclosure – Joyce Perez
- 4f. Bike Share Program

Limited Public Comment: None

- 1. Priorities, Policies and Procedures
 - 1a. Priorities Concerning the Disposition of Properties
 - 1b. Factors in Determining Consideration Due Upon Transfers

Executive Director Ruttan stated the documents were presented for discussion. Comm. Nolan expressed a desire to use the board's strategic planning retreat to further discuss and clarify the parameters under which we accept properties for "banking." Comm. Nolan asked for clarification of the last sentence of Priorities Concerning the Disposition of Properties. Chairperson Schertzing stated "within" should read "with."

2. Resolution to Amend the 2011 Budget, Approve the 2012 Budget, and Request Funding from Ingham County

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO AMEND THE 2011 BUDGET, APPROVE THE 2012 BUDGET, AND REQUEST FUNDING FROM INGHAM COUNTY.

Comm. McGrain asked if there were any items of particular note or concern. Executive Director Ruttan stated she felt there were no issues of concern. She noted NSP2 comprised the bulk of budget increases. Comm. McGrain noted that lawn/snow maintenance was significantly less than originally budgeted. Executive Director Ruttan stated community gardens have reduced the number of properties subject to maintenance. Additionally, NSP1 and NSP2 have absorbed some of those costs. Comm. Nolan asked about the possibility of bringing in a unionized county employee to handle these items. Joe Bonsall stated the use of staff to handle snow removal would not be feasible given the volume of properties and the need to clear all sidewalks in a timely manner. Comm. McGrain inquired about the Land Contract default line item. Executive Director Ruttan stated we have had two land contracts forfeited back to the Land Bank and guidelines to help prevent future forfeitures will be addressed later in the meeting.

Comm. DeLeon arrived at 5:25 p.m.

Comm. Nolan asked if 10 condominiums was reasonable estimate for 2012 sales. Executive Director Ruttan stated we currently have nine units for sale and would not begin renovations on additional units until those have sold. Comm. McGrain asked what the job creation line item was used for. Executive Director Ruttan stated those monies were used to cover the costs of our contractor recruitment efforts. Comm. McGrain also inquired about the vehicle purchase line item. Executive Director Ruttan stated we need to purchase a vehicle for our maintenance staff rather than continuing to reimburse his mileage expenses. Comm. McGrain asked what the ultimate use of the net revenues would be. Executive Director Ruttan stated those monies are used to pay down our lines of credit and fund ongoing operations. Comm. McGrain asked if staff felt there was a continuing need to request annual funding from Ingham County. Executive Director Ruttan stated there is a continuing need for funding due to the increased volume of yearly tax foreclosures.

Comm. Bahar-Cook arrived at 5:37 p.m.

MOTION CARRIED UNANIMOUSLY.

3. Resolution to Approve the Program Administrative Guidelines for Land Contract Sales

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE PROGRAM ADMINISTRATIVE GUIDELINES FOR LAND CONTRACT SALES.

Comm. Nolan asked how many land contracts have been forfeited back to the Land Bank to date. Executive Director Ruttan stated three properties have come back to the Land Bank; two by forfeiture and one by quit claim deed. Comm. McGrain asked how many land contracts we have entered into. Mr. Bonsall stated the Land Bank has entered into approximately 30 land contracts, including the forfeitures. Executive Director Ruttan stated her belief that the two forfeited land contracts would most likely have not been entered into under the new guidelines being presented. Comm. Bahar-Cook asked what was different about the proposed guidelines from those already in place. Executive Director Ruttan stated the Land Bank is looking for more concrete minimum standards for purchasers so that we make sure we are not setting people up to fail; we want all our land contracts to be successful. Chris Kolbe presented an overview of the proposed guidelines to the board. Comm. Bahar-Cook stated her hope that the Land Bank will continue to be willing to take a risk on marginal buyers. Executive Director Ruttan stated that continues to be our practice, particularly in circumstances involving medical debt. Comm. McGrain expressed concern the debt ratio in the guidelines was too high. Mr. Kolbe stated the ratio was total debt, not just housing and is in line with industry standards. Denise Keiser, Executive Director of the Center for Financial Health, provided an overview of the counseling assistance they provide both buyers and the Land Bank when qualifying purchasers. Comm. Nolan asked how the counseling services were funded. Executive Director Ruttan stated they were funded through the Land Bank's general fund and cost \$300 per file for land contracts. Ms. Keiser stated homebuyer counseling costs \$50 and is typically funded by MSHDA.

MOTION CARRIED UNANIMOUSLY.

4. Property Maintenance, Renovation & Development

4a. Property Update

Chairperson Schertzing provided a handout detailing all Land Bank parcels.

4b. OCOF

Chairperson Schertzing stated OCOF was trying to schedule a meeting for either the second or fourth Thursday in October.

4c. PROP Program

Chris Kolbe distributed a handout to the board and provided an overview of program activity, advancements, and difficulties to date. He stated we continue to receive approximately one call per day from people interested in the program. However, few have the capacity to fulfill the program requirements.

4d. General Legal Update – Counsel

Dave Stoker stated we have two land contract forfeitures in process. He stated there were no new developments in the Maiz civil rights case.

4e. 2011 Tax Foreclosure – Joyce Perez

Chairperson Schertzing presented background on Ms. Perez's situation leading to tax foreclosure, including the recent deaths of her husband and child. He stated the Perez family owned the house outright before losing it to tax foreclosure. Ms. Keiser stated she had had discussions with Ms. Perez and believes she is financially capable of buying the property back for the state equalized value. Executive Director Ruttan stated this required board action because Land Bank policy prevents selling property back to a person who lost it to tax foreclosure.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. DELEON, TO SELL 904 PACIFIC AVE, LANSING TO JOYCE PEREZ ON LAND CONTRACT FOR THE STATE EQUALIZED VALUE, PROVIDED SHE MEETS WITH THE CENTER FOR FINANCIAL HEALTH EVERY THREE MONTHS DURING THE TERM OF THE LAND CONTRACT. MOTION CARRIED UNANIMOUSLY.

4f. Bike Share Program

Chairperson Schertzing stated discussions have taken place with the Lansing EDC and MSHDA about funding assistance, but no replies have been received yet.

5. Community Development

5a. Community Gardens

Chairperson Schertzing stated a new Americorps Member had been hired for the coming year. Melissa Lott, our Americorps Member this year will be joining staff to help continue to build the program and increase community outreach and development.

5b. Lansing Urban Farm Project

Chairperson Schertzing stated the annual board meeting was held in September, with an additional community member joining the board. A second garden was added this year on a Land Bank parcel. Sales from the farm far exceeded previous year's totals.

5c. Marketing – Chris Kolbe

Mr. Kolbe presented information on increased marketing efforts, including enhanced community engagement, educating realtors and lenders on Land Bank programs, and establishing relationships with employers such as Peckham who are likely to have employees in the market for Land Bank homes. He stated we have two pending sales and three prospective buyers. Comm. McGrain offered the services of board members to help with community outreach.

5d. HUD Sustainable Communities Planning Grant

Chairperson Schertzing stated the Land Bank will provide a letter of support for Tri-County Planning's application. He stated much of the work we already do can count toward their grant match.

6. Accounts Payable & Monthly Statement

6a. Accounts payable approval – August 2011

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRain TO APPROVE THE ACCOUNTS PAYABLE FOR AUGUST 2011. MOTION CARRIED UNANIMOUSLY.

6b. Monthly Statement – July 2011 & August 2011

The July 2011 and August 2011 monthly financial statements were received and placed on file.

7. Old Business

7a. Set Strategic Planning Date

Chairperson Schertzing stated has asked Public Policy Associates to submit a proposal for strategic planning consultation. The board will need to select a three hour block of time to meet in January. The dates of January 23, 2012 and January 25, 2012 were discussed, with no consensus reached.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Joseph Bonsall

Appointed Members

DEB NOLAN, Vice-Chair
REBECCA BAHAR-COOK, Treasurer
BRIAN McGRAIN, Secretary
DEBBIE DE LEON



Chair
ERIC SCHERTZING

Executive Director
MARY RUTTAN

Ingham County Land Bank Fast Track Authority

422 Adams Street • Lansing, Michigan 48906 • phone (517) 267-5221 • fax (517) 267-5224

PUBLIC NOTICE **2012 Meeting Schedule**

THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL HOLD THE FOLLOWING REGULARLY SCHEDULED MEETINGS, IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING. MEETING TIME IS 5:00 P.M.

February 6, 2012

March 5, 2012

April 2, 2012

May 7, 2012

June 4, 2012

July 2, 2012

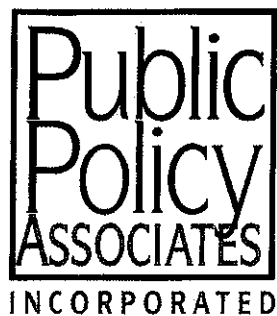
August 6, 2012

October 1, 2012

November 5, 2012

December 3, 2012





Public Policy Research,
Development,
and Evaluation

Strategic Planning Consultation with the Board of Directors

**Proposal to
Ingham County Land Bank**

October 21, 2011

**Submitted by
Public Policy Associates, Incorporated**

Jeffrey D. Padden
President

119 Pere Marquette
Lansing, MI 48912-1231
517-485-4477
Fax: 485-4488
ppa@publicpolicy.com
www.publicpolicy.com

Business Organization

Public Policy Associates, Incorporated
119 Pere Marquette Drive, Suite 1C
Lansing, MI 48912-1231
Phone: (517) 485-4477
Fax: (517) 485-4488
E-mail: paddenjd@publicpolicy.com

Public Policy Associates, Incorporated (PPA) is a national public policy research, development, and evaluation firm based in Lansing, Michigan. The firm serves clients in the public, private, and nonprofit sectors at the national, state, and local levels by conducting research, analysis, and evaluation that supports informed strategic decision making. Previous and current clients include the Genesee County Treasurer/Land Bank; the Michigan State Housing Development Authority; the Michigan Works! Association; U.S. Departments of Labor and Education; the Ford Foundation; the National Institute of Corrections; the Michigan Department of Energy, Labor, and Economic Growth; Michigan Works! agencies in the Thumb, Upper Peninsula, Southeast Michigan, and the Capitol areas; Michigan Intermediate School Districts in Wayne, Monroe, and Ingham/Eaton/Clinton Counties; and numerous other public agencies.

The PPA team is exceedingly well qualified to assist the Board of Directors of the Ingham County Land Bank in sharpening its focus on strategic action. PPA is intimately familiar with the issue areas embodied in the Land Bank's vision for placemaking and community development, having worked closely with Genesee County Treasurer Dan Kildee as he created Michigan's first land bank. Also very relevant is our ongoing work with the Michigan State Housing Development Authority (MSHDA), the Michigan Municipal League (MML), and their network of public and private partners in the Sense of Place Council to develop a strategic vision and action plans for helping Michigan's unique regions, cities, and neighborhoods reinvent themselves as generators of community development and economic growth. This work, in turn, has helped to inform the policy direction of the Snyder Administration, which has made placemaking, community development, and urban revitalization a key component of its economic development strategy.

We are deeply aware of the challenges that the Land Bank faces as it works to maximize the impact of its limited resources while preparing for an uncertain future. We possess significant knowledge of the program management issues faced by organizations like the Land Bank, and we have a thorough understanding of the common implementation challenges that can threaten to derail even the best laid plans. We are very enthusiastic about the opportunity to work with the Land Bank to craft a strategic plan that reflects a shared understanding by the board and staff, articulates the results the board wishes to achieve, and outlines the existing practices and potential changes that are most likely to yield those results.

Project Purposes and Desired Outcomes

Context

Michigan's economy has endured significant losses in jobs and revenue in recent years. This is particularly true among companies servicing the automobile industry, which were once a significant source of jobs in the Lansing area. As a result, unemployment rates have risen, and dislocated workers have moved to other states that offer better job prospects.¹ Meanwhile, sharply rising real estate prices and lax lending standards gave rise to the subprime mortgage crisis and declining property values whose effects are felt across the country today. This national economic crisis exacerbated Michigan's ongoing recession and exerted a disproportionate effect on its low-income populations and aged building stock, including those in Ingham County. This has resulted in thousands of foreclosed, vacant, and abandoned properties that undermine efforts to rebuild prosperity in Michigan's core communities.

The State of Michigan provided its communities with a critically important tool for combating urban blight through the Land Bank Fast Track Act (P.A. 258 of 2003), which enabled the establishment of land bank fast track authorities to help local governments quickly acquire foreclosed properties, rehabilitate them, and return them to productive use.² The U.S. Department of Housing and Urban Development (HUD) provided further assistance by committing significant federal funds to support the rehabilitation and demolition of dilapidated urban housing through three rounds of Neighborhood Stabilization Program funding.³ Lansing is one of the Michigan communities designated to benefit from NSP, and the Land Bank works with the City of Lansing to administer those funds in the city.⁴

The Ingham County Land Bank is at the front lines of the county's efforts to revitalize neighborhoods and promote homeownership and community development. The Land Bank plays a critical role in reversing trends of disinvestment and decline throughout its service area and collaborating with a variety of entities to achieve its service goals. In addition, the Land bank must comply with federal restrictions on the use of NSP funds. For example, NSP-funded properties built after 1978 must be rehabilitated in accordance with HUD's Lead-Based Paint Regulations.⁵

¹ Michigan Office of Labor Market Information, <http://www.milmi.org/>.

² Michigan Legislature, Michigan Land Bank Fast Track Act (Public Act 258 of 2003), accessed October 18, 2011, [http://www.legislature.mi.gov/\(S\(fquwl2rczkllbcjjfrbprff45\)\)/mileg.aspx?page=GetObject&objectname=mcl-Act-258-of-2003](http://www.legislature.mi.gov/(S(fquwl2rczkllbcjjfrbprff45))/mileg.aspx?page=GetObject&objectname=mcl-Act-258-of-2003).

³ U.S. Department of Housing and Urban Development, "Neighborhood Stabilization Program Grants," accessed October 18, 2011, http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/neighborhoodspg.

⁴ Michigan State Housing Development Authority, "Neighborhood Stabilization Program 2 (NSP2)," accessed October 18, 2011, <http://www.michigan.gov/mshda/0,1607,7-141--217713--,00.html>.

⁵ U.S. Department of Housing and Urban Development, "Consortium Funding Agreement Between [Lead Member] and [Consortium Member] For Neighborhood Stabilization Program 2," accessed October 18, 2011, http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_14163.doc.

Another major constraint on the Land Bank's capacity is the availability of additional funding once the current rounds of NSP funding are exhausted. This makes it difficult for the Land Bank to make informed decisions on how to use its existing funds or plan for the future, particularly when the funding levels for any given cycle are uncertain. To cope with this situation, and to meet the performance outcomes as defined by NSP, the Land Bank must take thoughtful, informed, strategic approaches to meeting its community development objectives for the county.

The Land Bank's board plays an important role in all of the issues discussed above. For example, the board must approve land transfers involving tax-exempt property, nonresidential property, and exceptions to board-approved policies and procedures, as well as transfers to government agencies or properties sought by more than one buyer.⁶ Perhaps most important, the board must have a clear strategy for how it can support *both* neighborhood revitalization property-by-property and assemble individual tax-reverted properties into larger parcels that have significant economic development potential.

The current economic crisis has had far-reaching effects throughout Michigan, and the Lansing region is no exception. The recession has put tremendous pressure on the Land Bank and its partners to utilize their resources strategically as they rehabilitate and demolish properties throughout Ingham County and return them to the tax rolls. The board and staff of the Land Bank are already making a critical contribution to the economic revitalization of the Greater Lansing area. The strategic-planning process described in this proposal will help the board set a trajectory for even greater accomplishments.

Desired Outcomes

The proposed strategic-planning effort builds on a 2010 visioning process with Rizzi Designs that established the Land Bank's overarching branding, "*Creating:Place. Creating: Opportunity. Creating: Community.*" as well as its current Web site. The next steps that the Land Bank wishes to undertake would add strategic planning and action to that work. The process will be finalized in consultation with the board of directors and executive leadership, but will likely include elements of the following:

- Create a shared understanding between the board and staff regarding the Land Bank's mission.
- Develop a clear picture of the short-, medium-, and long-term results the Land Bank wishes to achieve.
- Assess the degree to which the Land Bank's current activities are likely to yield those results
- Determine what changes need to be made in order to maximize the value of the Land Bank's investments in the Greater Lansing community.

⁶ Ingham County Land Bank Authority, "Priorities, Policies and Procedures as Approved by the Board of Directors on April 20, 2007," http://inghamlandbank.org/pdf/priorities_policies_and_procedures.pdf, 14.

The strategic-planning process offers an important opportunity to establish a coordinated approach to addressing urban blight, housing, and homeownership needs in the Greater Lansing region. Ultimately, the actions that are planned and implemented as a result of this effort will position the Land Bank to play a more effective and proactive role in ensuring the revitalization of neighborhoods and communities throughout the county. In addition to ensuring that the vision aligns with the goals and mandates of NSP as well as the resources and staff capacity of the Land Bank, it will be very important that the process consider the implications of the process for strategic action and performance measurement.

Proposed Deliverables and Timeline

Work Plan

PPA proposes a strategic-planning process consisting of background research and at least two strategic-planning sessions involving the Land Bank board and staff. Due to the intensive nature of the strategic-planning activities, PPA recommends the addition of a third or fourth meeting in which the Land Bank staff and board come together to complete the strategic-planning process, view the results, and discuss the implications—particularly in terms of implementation and performance measurement.⁷ The output from this process will be a summary plan for strategic action that will set the future course of the Land Bank board and could provide a template for use by other land banks in Michigan.

1. Administration and Startup Meeting with Board of Directors

This task encompasses the administrative and project management work (i.e., periodic budget reviews, monitoring of task completion, etc.) required to conduct the project, as well as a startup meeting with the Land Bank board. During the startup meeting, PPA will work with the board to refine the details of the work plan, set priorities for the background research, and refine the agenda for the strategic-planning work.

2. Stakeholder Interviews and Session Preparation

In this phase of the project, PPA will conduct research on the attitudes and expectations of the Land Bank's board, key staff members, and several key stakeholders. The goal of this work is to inform the strategic-planning sessions by assessing the extent to which these individuals share a common vision about the Land Bank's purpose and activities. The research will consist of 15 interviews in which PPA will ask the five board members, four key staff members, and six key stakeholders which of the Land Bank's activities make the strongest contributions to revitalizing Ingham County neighborhoods, how they know when success has been achieved, and what opportunities they see for the Land Bank's future based on its current and past work. PPA will provide a brief report summarizing the results and will also develop a presentation of the results that will be shared and used to inform the discussion during the strategic-planning sessions.

⁷ This is a separate budget line item that can be removed if the Land Bank prefers.

3. Strategic Planning Sessions with Land Bank Board and Staff

PPA proposes to conduct two four-hour sessions with the board and key staff. During the sessions, we will present the results of the background research to the Land Bank board and staff and facilitate a discussion of the Land Bank's strategic priorities as informed by the research. The activities that take place during the sessions will be finalized in discussion with the board and could include the following:

- Discuss what form of strategic plan would be most valuable (e.g., a narrative document, a logic model, etc.).
- Discuss the roles of the board and its chair, as well as the executive director and key staff, with regard to policy and strategy as well as day-to-day operations.
- Carry out an asset inventory of the experiences, capabilities, and credentials of the board and staff.
- Discuss the results the board hopes to achieve in the short, medium, and long term as a result of the Land Bank's efforts.
- Assess the degree to which the Land Bank's current activities have the necessary direction and power to achieve the desired results.

4. Follow-Up Session(s) (*OPTIONAL/PRICED SEPARATELY*)

As noted above, it may be necessary to conduct more than two sessions in order to complete the strategic plan. In addition, PPA recommends that the Land Bank board and staff come together after the strategic plan summary (discussed in the next paragraph) is complete to view the plan and discuss its implications, particularly in terms of implementation and performance measurement. At this meeting, the board and staff will also participate in a brief survey to evaluate the strategic-planning process itself and to test their alignment with one another and the degree to which the plan represents a synthesis of the ideas of both the board and the staff.

5. Strategic Plan Summary Development

Between the first and second session, PPA will create a summary document that lays out the distinction and progression between actions and results as established during the sessions. This document could take the form of a narrative document, a logic model, or another form as deemed appropriate by the board during the strategic-planning sessions. The document will form the basis for discussion during the second session and will be revised thereafter.

6. Closeout Meeting with Land Bank Board and Executive Director

During this meeting, PPA will present the process evaluation survey results to the Land Bank board and executive director, debrief the strategic-planning process, and discuss next steps for implementing the plan and tracking progress.

Deliverables

Deliverables for this project will include the following:

- A brief **summary report** on the stakeholder interview results
- A **presentation** on the stakeholder interview results during the strategic-planning sessions
- A **strategic plan document** summarizing the results of the strategic-visioning process
- A **memorandum** presenting the process evaluation results

Timeline

1. Administration and Startup Meeting (January 2012)
 - a. Overall administration and project management
 - b. Startup meeting with Land Bank board
2. Stakeholder Interviews and Session Preparation (January – February 2012)
 - a. Develop interview guide, submit to client, and revise as needed
 - b. Send advance notice to interviewees
 - c. Schedule interviews
 - d. Conduct interviews
 - e. Issue thank-you letters
 - f. Compile interview notes
 - g. Code and analyze data
 - h. Write summary report
3. Strategic Planning Session One with Land Bank Board and Key Staff (February 2012)
4. Development of Strategic Action Plan Summary (February 2012)
5. Strategic Planning Session Two with Land Bank Board and Key Staff (February 2012)
6. OPTIONAL: Follow-Up Session (March 2012)
 - a. Complete review and revision of strategic action plan draft
 - b. Discuss next steps
 - c. Distribute process evaluation forms
7. Closeout Meeting (March 2012)
 - a. Debrief
 - b. Present process evaluation results

Strategic Planning Experience/Expertise

Prior Experience

The projects discussed below are a small sampling of PPA's extensive experience in providing top-quality strategic-planning facilitation and data analysis services to a wide variety of organizations. Information about other PPA projects can be found at www.publicpolicy.com.

Client: Michigan State Housing Development Authority

Project Title: Consensus-Building and Logic Modeling with the Sense of Place Council

Description: The Sense of Place Council was established by the Michigan State Housing Development Authority (MSHDA) to help improve Michigan's quality of life and competitiveness by promoting the principles and practices that would make regions, downtowns, and neighborhoods attractive to talented workers and entrepreneurs. In 2010, the Sense of Place Council decided to realign its goals to complement the federal Neighborhood Stabilization Program 2 (NSP2) grant, a funding stream enabled by the American Recovery and Reinvestment Act. To facilitate this realignment, MSHDA retained PPA in 2010 to help the Council craft a

strategy framework and action plan. The project entailed meeting with the Council to assist the group in: (1) building consensus around a specific strategy; (2) developing an action plan; and (3) creating a logic model that offers a comprehensive, short-hand understanding of the Council's resources, activities, and desired results. The logic model is used regularly by the Council for reference and decision making. The results of this work will set the course for the Council's future activities, leveraging the significant investment represented by the NSP2 grant as well as the resources of the Council member organizations.

Contact: The contact official is Gary Heidel, Executive Director, Michigan State Housing Development Authority, P.O. Box 30044, Lansing, Michigan 48909, (517) 373-6017, heidelg@michigan.gov.

Client: Southeast Michigan Community Alliance (SEMCA)

Project Title: Strategic Planning

Description: In 2003, SEMCA retained PPA to facilitate the development of a strategic plan to help its workforce development and substance abuse boards establish a coordinated approach to addressing workforce and economic development needs in the Southeast Michigan region. To inform this process, PPA first conducted a survey of all the board members to measure the goals of both boards and explore opportunities for collaboration between the two boards. PPA was then asked to facilitate a strategic-planning session with both boards to discuss future actions. After the planning session, PPA summarized the key decisions and action steps and distributed them to all board members for further discussion. PPA then continued to assist SEMCA with implementing these action steps.

In 2010, SEMCA requested PPA's assistance again in conducting a second round of research and facilitation to revisit and update its strategic plan. This process consisted of four separate four-hour meetings of the SEMCA staff and workforce development board and an online survey of the board. Through the meetings and survey, both the staff and the board identified the organization's major strengths, weaknesses, opportunities, and threats (SWOT). Using the results from the surveys and sessions, PPA developed a strategic framework of strategies, tactics, and measures reflecting the priorities that emerged. This strategic framework was used as a point of departure to help SEMCA establish and agree upon a definitive vision with concrete strategies and tactics for achieving it. The strategic framework was designed to position SEMCA not just to sustain its accomplishments but to make increasingly important contributions to the workforce and economy of the SEMCA service area and become a respected model of collaboration and service delivery across the state as a whole.

Contact: The contact official is Gregory Pitoniak, Chief Executive Officer, Southeast Michigan Community Alliance, 25363 Eureka Road, Taylor, Michigan 48180, gregory.pitoniak@semca.org, (734) 229-3500.

Client: Ventura County Community Foundation

Project Title: Stakeholder Research and Consultation

Description: The Ventura County Community Foundation (VCCF) was engaged in a strategic-planning process to inform the Foundation's priorities and strategies for the future. As part of this process, the VCCF leadership was interested in hearing directly from stakeholders about the current perceived role of VCCF and stakeholders' visions for it in Ventura County going forward. PPA was retained by VCCF to carry out this research in late 2010. PPA had previously

worked with VCCF from 1999 through 2003 as part of its overarching assessment of the James Irvine Foundation's Community Foundations Initiative. For the most recent project, PPA gathered information from hundreds of stakeholders about their perceptions of, experiences with, and hopes for VCCF.

Targeted stakeholders included donors; nonprofit, civic, and business leaders; educators; and the VCCF Board and staff. PPA conducted on-site interviews with seven key stakeholders and held seven focus groups. In addition, PPA administered an online survey of 267 stakeholders.

PPA's stakeholder research resulted in a report that addressed 14 research questions that were established at the outset of the project, in close consultation with the client team. PPA also presented implications and recommendations for VCCF, which were informed by the research, as well as the experience, knowledge, and perspective of the PPA team regarding community foundations in general. The efforts allowed the client team to take stock of their current activities and performance to make sure that the foundation was aligned with the needs and interests of donors, stakeholders, and the community as a whole.

Contact: The contact official is Hugh Ralston, President and Chief Executive Officer, Ventura County Community Foundation, 1317 Del Norte Road, Suite 150, Camarillo, California 93010, (805) 988-0196 ext. 116, hralston@vccf.org

Project Staffing

Biographies of the PPA staff members proposed for this project are provided below. Staff résumés are included in Attachment A.

Jeffrey D. Padden will serve as **facilitator and project manager**. Mr. Padden, the founder and president of PPA, brings both public policy and evaluation skills to PPA's work, which positions him to provide valuable strategic consultation and advice to PPA's clients. He has led several multiyear, multisite evaluations for clients such as the U.S. Department of Labor, the Ford Foundation, and the James Irvine Foundation. In many projects, Mr. Padden has designed and led technical assistance and training programs for public agencies and nonprofits.

Mr. Padden has directed and conducted groundbreaking research in economic development, education and workforce development, health care, and environmental policy. He is considered a national expert in such arenas as workforce policy, strategic planning, performance benchmarking, and evaluation. He has hosted and addressed numerous conferences, seminars, and workshops dealing with a wide range of public policy issues and innovations. Mr. Padden has also authored many nationally recognized reports and publications.

Mr. Padden's experience of more than 30 years in the public policy arena has included roles as deputy director of the Michigan Department of Commerce, director of the Governor's Human Investment Project, and five terms in the Michigan House of Representatives. To each of those roles, he brought a strong focus on research and data-driven decision making. He was among the first in the Department of Commerce to link funding to customer-satisfaction survey results. This unique combination of legislative, administrative, and private-sector experience has provided Mr. Padden with a pragmatic perspective that is particularly valuable to clients.

Mr. Padden holds a bachelor's degree from Wayne State University and a master's degree in public administration from the John F. Kennedy School of Government at Harvard University. He served as president of the Michigan Association for Evaluation from 1999 to 2003.

Nathalie Winans, Research Associate, will provide **data analysis, reporting, and logistical support**. Ms. Winans brings extensive expertise in qualitative data collection, analysis, and reporting, with specific experience in coordinating strategic-planning activities.

Currently, Ms. Winans performs a wide variety of strategic-planning, research, evaluation, and technical-assistance activities for the Michigan State Housing Development Authority (MSHDA). She assisted in the development of a logic model for the Sense of Place Council, a broad-based initiative convened by MSHDA and the Michigan Municipal League and dedicated to improving Michigan's economy and quality of life, then drafted action plans, and continues to provide extensive strategic and logistical support to the workgroups formed pursuant to the plan. She created research instruments, conducted research, and carried out analysis and reporting to inform the ongoing development of MSHDA's urban strategy. Ms. Winans also provided a wide array of data collection, analysis, and reporting services for the strategic planning and evaluation of MSHDA's Cool Cities Initiative, which included a logic model and two rounds of statewide site visits as well as staff and stakeholder interviews and reporting.

Recently, Ms. Winans conducted intensive stakeholder interviews, data analysis, and reporting as a member of the national evaluation site visit team for Workforce Innovation in Regional Economic Development (WIRED), an initiative of the U.S. Department of Labor. She coordinated a series of focus groups for the Small Business Association of Michigan and its partners, the Michigan Economic Development Corporation, the Michigan Small Business and Technology Development Center, and the Edward Lowe Foundation, on the needs of second-stage businesses in Michigan. She interviewed key stakeholders across the state of Michigan for the Mott Foundation-commissioned performance review of the Michigan Regional Skills Alliance (MiRSA) grant program housed in the Michigan Department of Labor and Economic Growth (DLEG).

Ms. Winans holds a bachelor's degree from the University of Michigan and is pursuing a master's degree in urban and regional planning at Michigan State University.

Project Budget

PPA proposes a firm fixed price of \$19,338.00, unless the optional task is elected, in which case, the total price will be \$21,318.00. The following table shows estimated time commitments in hours per staff member by task for the project.

Staff by Hours							
Staff Type	Task 1	Task 2	Task 3	Task 4	Task 5*	Task 6	Total Hours
President	8	4	4	2	10	2	30
Director of Research Operations	1.5						1.5
Business Manager	3						3
Research Associate	10	60	6	8	25	2	111
Editor	1	5	1	4		1	12
Admin	2	3					5
Total	25.5	72	11	14	35	5	162.5

*Optional item

The following table shows total estimated personnel costs by task.

Personnel Costs By Task	
Task	Costs
Task 1: Startup/Administration	\$3,800.00
Task 2: Stakeholder Interviews and Session Preparation	\$7,440.00
Task 3: Strategic Planning Session One	\$2,045.00
Task 4: Strategic Plan Summary Development	\$3,180.00
Task 5: Strategic Planning Session Two	\$2,045.00
Task 6: Follow-Up Session*	\$1,980.00
Task 7: Closeout Meeting	\$725.00
Total without option	\$19,235.00
Total with option	\$21,215.00

*Optional item

The following table shows the direct costs for the base tasks, including estimated travel costs for visits to the Land Bank and other routine expenses. Mileage will be charged at a rate consistent with the IRS allowance. No additional direct costs will be charged for the optional task.

Direct Costs	
Budget Item	Amount
Travel	\$6.00
Copies	\$27.00
Supplies	\$50.00
Postage	\$7.00
Fees (15%)	\$13.00
Total	\$103.00

Appendix A: Staff Resumes



Name: JEFFREY D. PADDEN
Title: President
Professional Experience: 35 years

Key Qualifications

Management of research, development, and implementation projects for all levels of government, private foundations, and nonprofit organizations in the areas of workforce-development and economic-development policy.

Extensive experience in design and management of complex multisite, multiyear evaluations.

Expert facilitator and effective public speaker.

Strong primary research focus on workforce-development systems building, economic analysis, economic-development policy, and performance measurement.

Strong secondary focus on customer research in the public sector.

Policy-making experience of 10 years as a state legislator and four as a member of the executive branch.

Chaired the Corrections Committee for eight years while serving in the Michigan House of Representatives.

Education

1987 M.P.A., John F. Kennedy School of Government, Harvard University, Cambridge, MA.

1986 B.G.S., Wayne State University, Detroit, MI. Major concentration in public policy.

Relevant Professional Experience

Selected Experience With Public Policy Associates, Incorporated (1991-present)

2011-present **Project Administrator. Evaluation of W.K. Kellogg Michigan Team investments.**
The W.K. Kellogg Foundation retained PPA as its evaluation partner to design, oversee, and conduct evaluation of all investments by its Michigan Team, which currently total \$70 million per year. In addition to serving as project administrator overseeing progress and client relations, also serves as lead consultant for design of the evaluation strategy.

2010-2011 **Project Director. Ventura County Community Foundation Strategic Research.**
The Ventura County Community Foundation (VCCF) retained PPA to replicate and

expand on its work of 1999-2003 for the James Irvine Foundation in which research regarding VCCF's current and future positioning within the community was examined. Included document review, focus groups, key informant interviews, and a stakeholder survey. Responsibilities included overall responsibility for project execution, survey design, focus group design and facilitation, and interviews.

- 2010 **Project Director. Southeast Michigan Community Alliance.** The Southeast Michigan Community Alliance (SEMCA) retained PPA to assist the agency in developing its strategic vision. Through a series of visioning sessions with the SEMCA board and staff, PPA helped SEMCA develop a shared vision for the future, identify and engage stakeholder organizations, and leverage all available resources to meet the area's workforce needs. PPA also conducted a survey of the SEMCA board. Responsibilities included project conception and development, oversight of day-to-day project activities, client relations, session facilitation, and review of all written products.
- 2007-present **Senior Consultant. Michigan's Campaign to End Homelessness.** The Michigan State Housing Development Authority (MSHDA) selected PPA to provide strategic consultation and support for the statewide Campaign to End Homelessness (CTEH). Selected members of the CTEH leadership team chair five state-level workgroups that have been formed to address specific topics. Responsibilities include identifying and proposing resolutions to emerging issues, facilitating one of the workgroups (Community Building and Communications), supporting the work of the CTEH leadership group, providing guidance to the PPA project manager, and providing liaison with the MSHDA executive director and MSHDA's leader of the CTEH.
- 2007-2011 **Task Leader. Workforce Innovation in Regional Economic Development (WIRED) Evaluation.** PPA, and its partner for this work, the W.E. Upjohn Institute for Employment Research, recently won the contract to evaluate the U.S. Department of Labor's regional workforce and economic development initiative, Workforce Innovation in Regional Economic Development (WIRED). The WIRED strategy is a market-driven approach that provides incentives for local regions to work cohesively to find the best strategies for innovative and transformational regional economic growth through collaboration among higher education, workforce development, and economic development. Responsibilities include implementing the design process and directing the completion of the evaluation design plan; conducting site visits; collaborating on survey design and implementation; assisting with the design of analysis protocols; reviewing and commenting on preliminary analyses; participating in team meetings; and contributing to annual reports, a final report, oral briefings, and special issue papers.
- 2003-2011 **Senior Consultant. Michigan Prisoner ReEntry Initiative.** PPA was retained to provide expert facilitation and strategic planning for the Michigan Prisoner ReEntry Initiative. Working in collaboration with the National Institute of Corrections, the Michigan Department of Corrections, the Center for Effective Public Policy, and Abt Associates, this team provides expert technical assistance including data collection, analysis, reporting, examining trends over time, formal presenting and facilitation, logistical and information management, and strategic planning. Responsibilities include consultation with the client team, data interpretation, and communications.
- 2002-2009 **Senior Consultant. Evaluation of the Lifelong Learning Account (LiLA) Demonstration.** PPA was retained by the Ford Foundation to conduct a longitudinal evaluation of a multisite demonstration program conducted by the Council on Adult and

Experiential Learning (CAEL). The demonstrations focused on the use of LiLAs by low-income workers in four industry sectors. Contributed to the evaluation design, reporting, and presentations.

- 1999-2002 **Project Manager. WIA Implementation Technical Assistance.** PPA was retained, along with Corporation for a Skilled Workforce (CSW) to provide technical assistance for the DOL's implementation of the Workforce Investment Act of 1998. Specific responsibilities included leadership of the PPA/CSW technical-assistance team for the Individual Training Account (ITA) Demonstration Project, conducting demonstration site visits, and designing and implementing a national Web-based learning network to support policy development around ITAs, Eligible Training Providers and Consumer Report systems (ETP/CR systems). Served as lead faculty member for the DOL's ITA-ETP Regional Technical Assistance RoadShow and coauthored the ITA/ETP/CR Systems Technical Assistance Workbook, working in collaboration with DOL/ETA staff and solicitor's office. Maintained ongoing communication with DOL/ETA project team.
- 1999-2004 **Project Administrator. Southeastern Michigan High School Graduate Follow-Up Study.** The Wayne County Regional Educational Services Agency engaged PPA to conduct a study of high school graduates from 43 school districts in Wayne and Monroe Counties in southeastern Michigan. The study provided answers to a number of critical questions about the degree to which high school course work, guidance services, and career-exploration activities prepared students for postsecondary education and career success. Provided overall project direction and trouble-shooting, and maintain ongoing client communications.
- 1999-2003 **Project Administrator. Overarching Assessment of the Community Foundations Initiative.** PPA was selected by The James A. Irvine Foundation (Irvine) of California to develop and implement a multiyear assessment of the performance and lessons learned from the Irvine-sponsored Community Foundations Initiative (CFI), a \$10-million, long-term project to build the capacity and effectiveness of seven regional community foundations across California. PPA was selected after a national competition by Irvine, based on PPA's engaged approach to evaluation that supports continual learning and program improvement among participants and PPA's experience with building performance-measurement systems effectively into the day-to-day operations of public and nonprofit agencies. The CFI was one of many efforts nationally to help community foundations grow in assets and ability to improve their communities, as well as become more effective and representative community catalysts and convenors. Over a five-year period, PPA worked with CFI stakeholders to determine how effective they are at meeting their growth and capacity goals, as well as reveal lessons for the national field of community foundation capacity building that emerge from the project. Provided oversight of project, annual site visits to three of the seven sites, and ongoing client consultation.

- 2000-2002 **Project Director. Teaching Survey Research for Quality Improvement.** The leaders of the Michigan Department of Management and Budget launched a very comprehensive strategic-planning process. As they did so, they realized that they needed to build internal capacity to conduct, interpret, and integrate survey research into the process. PPA was engaged to collaborate with 20 offices of the Department to develop a common survey, create a survey-research guidebook, and develop the skills and capabilities of staff in each office. The goal of the project was to position each office to conduct or commission needed customer-survey research effectively and efficiently. For the first wave of surveying, PPA worked very closely with the offices to help identify and solve problems and conducted a cross-office analysis.
- 2001 **Project Director. Regional Career Preparation/Career Pathways Evaluation.** The Capital Area Career Connections Education Advisory Group, composed of representatives from education, employer groups, organized labor, and community-based organizations, engaged PPA to conduct an evaluation of its grantmaking activities, including the creation of a performance-measurement system and development of ongoing evaluation tools to support the continuous improvement process. Responsible for oversight of regional project team in the identification of performance measures, design of data-collection instruments and case-study protocols, and use of findings to support continuous improvement. Reviewed data analysis, synthesis, and reporting.
- 2000 **Project Director. e-Michigan Customer Research.** The State of Michigan retained PPA to conduct extensive research regarding the attitudes and preferences of several constituencies, including travelers, small business owners, licensed professionals, and others. PPA's research included analysis of e-mails to the State's Web site, customer-contact logs of several departments, two waves of focus groups, key informant interviews with business leaders, and a survey of Web users and nonusers. Using these data streams as sources of customer-based insight, PPA worked with Electronic Data Systems (EDS) to develop a prototype of the new portal. Oversaw work of multitask project team, designed and conducted focus groups, designed key informant interview protocols, collaborated with IT design team from EDS in development of portal prototype, and maintained ongoing communications with client team.
- 1999 **Team Member. Michigan Career Preparation System Accountability Component.** The Michigan Department of Education (MDE) selected PPA to develop the Accountability Component of the state's Career Preparation System (CPS). Facilitated the discussions of a statewide referent group, leading to the identification of a set of benchmarks for the CPS. Consulted on a comparative analysis of the benchmarks recommended by the referent group with the data currently collected by the MDE, aligning the accountability component with state data-collection system elements where possible. Consulted on a feasibility study/report for statewide, district-level data collection, analysis, and reporting of student outcomes.

1998

Project Director. Business Persons with Disabilities: Access to Services and Resources. This project, conducted for the Michigan Jobs Commission, brought together the perspectives of business owners and service and resource providers in a series of focus groups designed to elicit information about the current landscape of business assistance. Business owners and entrepreneurs participated in groups held in Detroit, Traverse City, and Grand Rapids. They represented a wide variety of small-business enterprises and brought a range of disabilities to the discussions. A large group of service and resource providers, predominantly from the public sector, met in Lansing in a separate group. PPA culled the findings from all groups into a report that presented a number of important suggestions for improving the delivery of business-assistance programs and the networking opportunities for the community of business persons with disabilities. Designed and moderated focus groups.

1997-1999

Project Administrator. Employer-Linked Charter Schools - National Research and Technical Assistance Initiative. PPA was selected by the U.S. Department of Education to facilitate the rapid development of charter schools nationwide that help young people develop the high academic and work-world skills necessary to succeed in today's economy. Worked with project partners, the National Alliance of Business, State Charter School Learning Network, and Michigan Future, Inc., to assess the current practices of schools with strong business linkages and develop tools and processes for effective business-linked charter-school development. Conducted national review of employer-linked charter schools, made site visits to selected schools, conceived and led development of national employer-linked charter-school learning-network Web site.

1997-1999

Team Member. Urban Policy. PPA worked with Michigan Future, Inc. and scholars from Wayne State University to develop a policy agenda to better establish connections between impoverished urban residents in the state and regional labor markets. The project team conducted an analysis of demographic, economic, and social statistics for four metropolitan regions of Michigan. The team also conducted a national and international scan of the wide variety of innovative policy alternatives affecting urban populations in order to form a policy framework for Michigan. Finally, the team brought together a unique team of people currently working on these problems in Michigan to form a "Practitioners' Panel" to help assess policies and work through the feasibility of options. As part of this work, PPA presented issue papers to the team and panel and interviewed practitioners throughout the country.

1997-1998

Project Director. Renaissance Zone Evaluation. PPA was contracted by the Michigan Jobs Commission (MJC) to develop a benchmarking process and provide technical assistance for evaluating performance measures mandated by the Michigan Legislature. As part of this process, PPA established an advisory committee comprised of local Zone managers, MJC leaders, and other state agency officials who had access to important information to be used in the project. The advisory committee established a consensus set of performance measures, and PPA worked with a variety of agencies to establish efficient methods for data collection and analysis. PPA also developed survey instruments for data collection from Renaissance Zone businesses and local agencies, formulated a database template to be used in analysis of performance measures, assisted MJC staff in determining the best software and analytical techniques to use in the benchmarking process, and crafted a handbook for agency use in the performance-measure evaluation. As part of the project, PPA developed a report on the benchmarking design, briefed the MJC on the project, and provided agency leaders with technical

assistance for carrying out the analysis and communicating the results to their constituents.

1996-1998

Project Codirector. The Role of Business in Employment of Welfare Recipients. As welfare policy at the state and national levels shifted strongly toward work and economic independence, much attention was focused on the challenges facing individuals who make the transition from welfare to work. On the other hand, relatively little had been understood about the perspectives of employers who see the other end of the transaction. The C. S. Mott Foundation retained PPA in collaboration with Brandon Roberts + Associates to conduct research on the business perspective in hiring welfare recipients and, especially, promising methods of engaging business in the welfare-to-work process. The project entailed matching JOBS program records with wage-record files in five states. The data analysis provided insight into what size and type of firms tend to hire disproportionate numbers of welfare recipients. Focus groups of employers were held in three states. In addition, eight national case studies were conducted to identify and understand innovative approaches to linking recipients with jobs. The results, published by the C. S. Mott Foundation as a report entitled *Welfare to Wages: Strategies to Assist the Private Sector to Employ Welfare Recipients*, has helped policy makers and practitioners better understand this important aspect of moving from welfare to work. Conducted focus groups, led analysis of economic and participant data, and coauthored report.

1996-1997

Project Director. The City of Detroit: Milestones and Trends of the Past Half-Century. PPA, in collaboration with APB Associates, produced a report on the key economic and social milestones in the history of the City of Detroit in the post-World War II era for Detroit Renaissance. Also included was extensive data on trends in population, the economy, housing, employment, crime, and other social indicators. Approximately 20 indicators were selected to illustrate the changes experienced by the City in the previous half-century. Data were acquired from a variety of sources including decennial censuses from 1940 to 1990, the Censuses of Business, FBI Uniform Crime Reports, and election records from the Secretary of State. In addition, a literature review was conducted to unearth relevant historical information. Trends were analyzed and presented in both tabular and graphical formats. The report was delivered to the incoming president of Detroit Renaissance and, at his request, repeated for the senior staff of the organization. Collaborated on research, data analysis, and preparation and delivery of the report.

1996-1997

Project Director. National Technical Assistance to Empowerment Zones and Enterprise Communities. PPA was selected by ICF Consulting Group to provide technical assistance to the Enterprise Communities of the Midwest. PPA organized a work session and resource materials on Employment and Workforce Development Strategies, Models, and Resources for The Enterprise Communities' regional meeting in St. Louis, Missouri, in December 1996. PPA conducted customized research and integrated its own resources and findings for the urban poor. PPA delivered and facilitated a work session framing employment and training policy and practice and likely changes due to federal and state laws (e.g., welfare reform) and delivered comprehensive resources, information, and program-model contracts for strategies including model welfare-to-work, sectoral employment, reverse commuting, vouchers, and school-to-work, among others. Participating communities included St. Paul, Minnesota; St. Louis, Missouri; E. St. Louis, Missouri; Kansas City, Kansas; Kansas City, Missouri; Omaha, Nebraska; and Des Moines, Iowa.

- 1995-1996 **Project Director. Evaluation and Monitoring Program for EBMC's Empowerment Program.** After a national search, the Empower Baltimore Management Corporation (EBMC) awarded the contract for their Evaluation and Monitoring program to the nationwide team assembled by PPA. The Evaluation and Monitoring program for EBMC's \$100-million federal-empowerment-zone block grant required oversight and management of the entire five-year evaluation and management process of all of EBMC's programs funded, wholly or partially, with funds from the block grant. Over a period of one year, the PPA team designed a comprehensive evaluation model to meet city, state, and federal standards. The design included an innovative set of performance benchmarks, each of which included specific measures, data sources, collection processes, and analytic protocols. Additionally, the PPA team hired and assembled a local consortium of the evaluation and monitoring subcontractors and designed the protocols for these subcontractors' data-collection efforts with the myriad of programs created under EBMC's rubric. Let the PPA team, collected data, collaborated on evaluation design, presented findings, provided client liaison.
- 1995-1996 **Project Director. Integration of Customer-Focused Evaluation.** The Oregon Department of Human Resources engaged Public Policy Associates to design an evaluation system that would apply to initiatives of its innovative Community Partnership Team. These initiatives included 39 relatively small-scale service-integration projects and six comprehensive projects. This diverse array of projects required a combination of common and customized measures, which taken together presented a clear picture of performance at both the site-specific and systemwide levels. The approach taken by PPA was to equip stakeholders at both the policy and programmatic levels with streams of information to support ongoing improvements in strategy and service delivery. Designed and authored all training materials and workbook, presented workshops, facilitated planning sessions, and provided individual consultation as part of a collaborative process to develop an evaluation system that would be valued by its users.

Other Relevant Professional Experience

- 1987-1990 **Deputy Director. Michigan Department of Commerce, Small Business Services.** Administered a statewide service-delivery system for small-business development. Developed, implemented, monitored, and assessed programs. Responsible for development and implementation of the Governor's Small Business Agenda, a series of policy commitments to improve the small-business environment. Responsible for development and execution of the administration's strategy for small-business development. Position included a policy role, with the title of Governor's Small Business Advocate, and an operational role as Director of Small Business Services.
- 1985-1986 **Director. Governor's Human Investment Project.** Assembled a policy team comprised of economists, social scientists, and public policy makers. Led research on the status of Michigan's workforce and on challenges facing employers and workers and crafted a strategy for positioning the workforce to be competitive in the emerging economy.
- 1975-1984 **Member. Michigan House of Representatives.** Chaired the Corrections Committee for eight years. Chaired the Judiciary Subcommittee on Sentencing and the Joint Legislative/Executive Task Force on Prison Overcrowding. In those roles, was deeply

involved in virtually every legislative policy initiative in criminal justice matters. Chaired the Public Health Subcommittee on Cost Containment for two years and played a lead role in writing the landmark Prudent Purchaser Act. Served as member of the committees on Taxation, Urban Affairs, Consumer Affairs, Social Services and Youth Care.

Selected Papers, Publications, Presentations

Padden, Jeffrey, Jean Johnson, Dana Swaney Frederick, *Propelling a New Economic Direction for Michigan*, Small Business Association of Michigan, December 2010.

Hewat, Nancy, Kevin Hollenbeck, Jeffrey Padden, *et al.*, *Transforming America's Talent and Economic Development Through Regional Collaboration: The Second Interim Report on the Evaluation of Generations II and III of WIRED*, USDOL/ETA: Washington, DC, 2010.

Padden, Jeffrey, *The ITA/ETP/CRS RoadShow*, lead faculty member (Atlanta, Boston, New York, Los Angeles, Denver, St. Louis), December 2000-March 2001.

Padden, Jeffrey, *Individual Training Accounts: Lessons from the States*, Great Lakes Region, DOL/ETA 2000 Leadership Conference, Chicago, Illinois, December 2000.

Hewat, Nancy, Jeffrey Padden, and Ron Addy, *The ITA/ETP/CR Systems Technical Assistance Workbook* (implementation resource book prepared for DOL/ETA), December 2000.

Padden, Jeffrey and Larry Good, *Making ITAs and ETPs Real*, cotrainer, full-day training and workshop, Pacific Western States WIA/One-Stop Conference 2000, Portland, Oregon, October 2000.

Hewat, Nancy, Jeffrey Padden, Larry Good, and Roy Vanderford, *The ITA/Eligible Training Provider Demonstration Briefing Book*, U.S. Department of Labor/Employment and Training Administration, Dallas, Texas, September 1999, [<http://usworkforce.org/resources/briefing.htm>].

Hewat, Nancy, Jeffrey Padden, and John Austin, *Learning from Experience: Case Studies of Employer-Linked Charter Schools* (research report with case studies), U.S. Department of Education, Charter Schools Office, December 1998. (Accepted for inclusion in ERIC system December 1999.)

Padden, Jeffrey, *Untapped Resources: National Solutions to a Tight Labor Market* (regional conference presented in partnership with Oakland University's College of Arts and Sciences and Department of Political Science), conference co-organizer, moderator, and break-out session facilitator, September 2, 1998.

Padden, Jeffrey, *Welfare Reform Implementation: Evaluating and Learning from Welfare Reform Results*, workshop presentation on welfare reform for practitioners from federal, state, and local agencies across the nation. Focus on how to devise and use meaningful and measurable performance indicators. George Washington University and The Jefferson Group, Washington, D.C., March 1997.

Padden, Jeffrey and Karen Maduschke, *Survey of Workers: Final Report*, Michigan Jobs Commission, 1994.

Professional Affiliations

Michigan Association for Evaluation, President, 1998-2003

American Evaluation Association

Federal Reserve Bank of Chicago, Advisory Council on Small Business, Labor, and Agriculture, 2000-2003

Small Business Resource Center, Board of Directors

Lansing Regional Chamber of Commerce

Southeast Michigan Census Council

Civic Affiliations

New Urban Learning, Board of Directors

University Preparatory Academy, Board of Directors, 2002-2008

Greater Lansing Commission on Race and Diversity

Michigan League of Conservation Voters, Board of Directors, 2001-2004

Michigan League for Human Services

Educational Child Care Center, Chair of Board of Directors, 1991-1993



Name: NATHALIE WINANS
Title: Research Associate
Professional Experience: 10 years

Key Qualifications

Extensive experience in qualitative data collection, analysis, and reporting.

Strong knowledge and understanding of group facilitation, strategic planning, and focus group methodology.

Extensive experience and interest in urban and regional planning and place-based economic development.

Education

2008-present Pursuing master's degree in urban and regional planning, Michigan State University School of Planning, Design, and Construction. Projected graduation: Spring 2013. GPA: 4.0.

1997 Bachelor of Arts, University of Michigan Residential College, Spanish language and literature with minor in fine arts. Included one academic year studying fine art and Spanish at Facultad de Bellas Artes, Universidad de Sevilla, Spain. Class Honors. Estimated GPA (as the Residential College grades with written evaluations, not a grade-point scale): 3.8.

Relevant Professional Experience

2009-present **Research Assistant/Research Associate. Various Research Projects for the Michigan State Housing Development Authority (MSHDA).** Since 2001, PPA has conducted numerous short-term research projects for MSHDA. Selected projects include the Sense of Place Council, a multifaceted public-private initiative to foster sustainable, place-based economic development in Michigan; the Walkable Urbanism Campaign, a demonstration of workable real-world strategies for facilitating walkable urban development; and the facilitation of MSHDA's vibrant communities strategy. Responsibilities include research-instrument design, fielding, analysis, reporting, and presentations; policy analysis; key-stakeholder interviews; group facilitation; and many other tasks.

2010-2011 **Research Associate. Low-Income Energy Efficiency Fund Evaluation.** Since the inception of the Low-Income and Energy Efficiency Fund, the Michigan Public Service Commission has awarded grants totaling in excess of \$460 million. PPA's role was to evaluate the use and results of grantee funds; tasks include data review, tracking, and

analysis. Responsibilities include conducting site visits and stakeholder interviews as well as qualitative data analysis and reporting.

- 2008–2011 **Research Associate. WIRED Evaluation – Generations II and III.** PPA and its partner for this work, the W.E. Upjohn Institute for Employment Research, were selected to evaluate the U.S. Department of Labor's major regional workforce and economic development initiative, Workforce Innovation in Regional Economic Development (WIRED). The initiative involved 26 regions in the development of regional strategies to integrate workforce and economic development in order to fuel economic growth in targeted industry sectors. Responsible for coordinating and conducting site visits, stakeholder interviews, qualitative and quantitative data analysis, and reporting.
- 2006–2011 **Research Assistant/Research Associate. W.K. Kellogg Foundation's People and Land Initiative, Phase III.** In 1999, PPA was retained by the Battle Creek, Michigan-based W.K. Kellogg Foundation to evaluate a major multiyear, multimillion-dollar investment in reshaping land-use patterns and policy in Michigan. At several junctures, the People and Land (PAL) Initiative changed significantly, expanding its focus to include a set of research activities as well as grantmaking for regional initiatives related to land use and prosperity. Responsibilities included media and legislative monitoring, surveying local business and government agents regarding collaborative land use planning, technical evaluation support to PAL grantees, qualitative data analysis, and reporting.
- 2009–2010 **Research Associate. Women's Guide to Green Jobs.** PPA, and its partner, Wider Opportunities for Women (WOW), were selected by the Women's Bureau of the U.S. Department of Labor to develop a guidebook that provided women with information about occupations and career opportunities available in the green economy. The guide was also intended to provide staff in One-Stop Career Centers and community and faith-based organizations with a resource for working with women customers and clients that are seeking to find employment in this facet of the new economy. Responsibilities included secondary research, stakeholder interviews, reporting, and design consultation.
- 2001–2010 **Editor/Research Assistant/Research Associate. Lifelong Learning Account (LiLA) Demonstration Program Evaluation.** PPA was retained by the Ford Foundation to conduct a longitudinal evaluation of a multisite demonstration program conducted by the Council on Adult and Experiential Learning (CAEL). The demonstrations focused on the use of LiLAs by low-income workers in four industry sectors. Responsibilities included coordinating and conducting focus group discussions, Spanish translation and interpretation, and focus group data analysis and reporting.
- 2009 **Research Associate. Second-Stage Business Research.** This was a study conducted under the direction of a partnership consisting of the Small Business Association of Michigan, the Michigan Economic Development Corporation, the Michigan Small Business and Technology Development Center, and the Edward Lowe Foundation. The study focused on the experiences and needs of small businesses in Michigan that have the intention and capacity to grow. The study was designed to gain insight into Michigan's second-stage companies in terms of their vision for future growth, growth history, ideas about support services, and desire for future services. Responsibilities included focus group coordination, data analysis, and reporting.

- 2008 **Research Associate. Evaluation of Michigan's Regional Skills Alliances.** Since 2004, the State of Michigan has stimulated the development of over 30 Michigan Regional Skills Alliances (MiRSAs), each of which received a modest development grant. To investigate the sustainability of the RSAs, PPA interviewed MiRSA conveners, State staff, and MiRSA members. The resulting paper identified key lessons and recommendations for consideration. Responsibilities included coordinating and conducting site visits, stakeholder interviews, data analysis, and reporting.
- 2005–2008 **Research Associate. Process and Outcome Evaluation of the Cool Cities Initiative.** PPA was retained by the Michigan State Housing Development Authority (MSHDA) to provide a range of customer service research and project development support, including a process and outcome evaluation of the Cool Cities Initiative. Responsibilities included coordinating and conducting surveys, focus groups, stakeholder interviews, and site visits, as well as qualitative data analysis, reporting, and presentations.
- 2004–2005 **Research Assistant. Cultural Economic Development Strategy.** PPA provided staff support and facilitation for a strategic planning initiative led by the Michigan Department of History, Arts, and Libraries. A range of stakeholders from within State government and from the arts community across Michigan participated in a series of discussions and small workgroups, leading to the development of a set of strategic priorities and action plans. PPA facilitated the group discussions and prepared a draft outline and PowerPoint presentation for use by the agency director. Responsibilities included assisting with preparation of a logic model, an outline, and a presentation; writing reports and summaries; and coordinating meetings and communications.

Other Professional Experience

- 2003–2008 **Research Assistant. Public Policy Associates, Incorporated.** Planned, executed, and reported on evaluation site visits; organized and executed in-depth stakeholder interviews, focus groups, presentations, and client meetings; conducted grantee evaluation technical assistance; conducted literature reviews and best-practices research; tracked, analyzed, and reported on media clippings for several clients over multiple years; performed English-Spanish translations of survey instruments, interview protocols, and correspondence; provided English-Spanish interpretation at interviews and focus group sessions; and designed company advertising copy.
- 2001–2003 **Editor. Public Policy Associates, Incorporated.** Edited, proofread, and formatted reports, surveys, and correspondence across all staff and projects; designed and produced company ad copy; performed Spanish translations; maintained office computers and other equipment; organized mass mailings; monitored use of portable office equipment; supervised temporary employees.
- 1999–2001 **Administrative Assistant. Michigan Department of Career Development, Michigan Rehabilitation Services.** Proofread and edited grant proposals and office correspondence, typed and managed budget and survey data, and prepared mass mailings.
- 2005–2008 **Freelance Spanish Translator. Association for Children's Mental Health.** Provided English-Spanish translation of resources and promotional materials for a Michigan-based nonprofit that advocates for children's mental health.

- 2005–2010 **Freelance Editor. Dance and the Child International Newsletter.** Produced a semiannual 8-page newsletter for Dance and the Child International, an internationally focused nonprofit organization dedicated to dance education for children. Responsible for all graphic design, formatting, proofreading, copy editing, and layout.
- 2003–present **Freelance Editor. Michigan Dance Council Newsletter.** Produce a quarterly 10-page newsletter for the Michigan Dance Council, a nonprofit organization dedicated to dance advocacy in Michigan. Responsible for all aspects of production: selecting articles, photos, updates, and event information, as well as graphic design, formatting, proofreading, content editing, and illustration.
- 2002–present **Freelance Spanish Translator. John Henry Company.** Responsible for translating common plant names, descriptions, and care instructions into Spanish. Clients include The Home Depot, Proven Winners, Wal-Mart, Edible Arrangements, and more.
- 2003–2005 **Freelance Cover Illustrator and Journalist. Lansing City Pulse.** Illustrated covers and researched, interviewed, and wrote articles for the Lansing City Pulse, a weekly alternative newspaper. Article content varied widely and included pieces on dance, visual arts, religion, poetry, fundraisers, etc.

Honors and Awards

- 2008 Second prize, “Social Discourse: An Arts Experience.” Statewide juried art exhibition organized by Michigan State University Sociology Department, Lansing Art Gallery, and Banyan Gallery.

Art Exhibitions

- 2010 Group exhibition, Detroit Artists Market, Detroit, MI.
- 2010 Group exhibition, Pornosanti, Austin, TX.
- 2008 Group exhibition, Femina Potens Gallery, San Francisco, CA.
- 2008 Group exhibition, A&D Gallery, London, UK.
- 2008 Group exhibition, Tangent Gallery, Detroit, MI.
- 2008 Group exhibition, Lansing Art Gallery, Lansing, MI.
- 2008 Group exhibition, Hive Gallery and Studios, Los Angeles, CA.
- 2007–present Group exhibition, Honora Bird Gallery, Lansing, MI.
- 2006–2008 Numerous group exhibitions, Smartshop Gallery, Kalamazoo, MI.
- 2004–2006 Numerous group exhibitions and dual exhibition with Jill Lareaux, Banyan Gallery, Lansing, MI.
- 1998 Dual exhibition with Celia Ruiz Fernández, Sevilla, Spain.

Professional Development

- 2001–present Training seminars in Microsoft Word, Excel, PowerPoint, and Access; WordPerfect; Corel Presentations; and Adobe Photoshop through Automation Resource Corporation, TeachUComp, and SkillPath in Lansing, MI.

2001–present Courses in electronic illustration, advanced illustration, beginning and advanced Photoshop, 3-D modeling, business issues for artists, beginning and intermediate French, beginning and intermediate ballet, figure sculpture, and proofreading, Lansing Community College. GPA: 4.0.

Civic Affiliations

2006–present At-Large Member, City of Lansing Historic District Commission
2007–present Member, Board of Trustees, Historical Society of Greater Lansing
2005–2007 President, Historical Society of Greater Lansing

Additional Skills

■ Fully bilingual (Spanish and English).

4. Side Lot Disposition Program

Individual parcels of property may be acquired by the Treasurer, the County, or the Land Bank Authority, and transferred to individuals in accordance with the following policies. The transfer of any given parcel of property in the Side Lot Disposition Program is subject to override by higher priorities as established by the LBA.

A. Side Lot Disposition Policies

1. Qualified Properties. Parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:
 - (a) The property shall be vacant unimproved real property.
 - (b) The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side.
 - (c) The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development.
 - (d) No more than one lot may be transferred per contiguous lot.
2. Transferees.
 - (a) All transferees must own and occupy the contiguous property, and priority is given to Transferees who personally occupy the contiguous property.
 - (b) The transferee must not own any real property (including both the contiguous lot and all other property in Ingham County) that is subject to any unremediated citation of violation of the state and local codes and ordinances.
 - (c) The transferee must not own any real property (including both the contiguous lot and all other property in Ingham County) that is tax delinquent.
 - (d) The transferee must not have been the prior owner of any real property in Ingham County that was transferred to the Treasurer or to a local government as a result of tax foreclosure proceedings unless the LBA approves the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.
3. Pricing
 - (a) Parcels of property that are not capable of independent development may be transferred for nominal consideration.
 - (b) Parcels of property that are capable of independent development shall be transferred for consideration in an amount not less than the amount of the costs incurred in acquisition, demolition and maintenance of the lot.

4. Additional Requirements

- (a) In the event that multiple adjacent property owners desire to acquire the same side lot, the lot shall either be transferred to the highest bidder for the property, or divided and transferred among the interested contiguous property owners.
- (b) In the event that a contiguous property needs land for a driveway or other local code compliance issues this subsection will rule.

B. Side Lot Disposition Procedures

1. The prospective buyer must submit the following documents to the LBA Transaction Specialist:
 - (1) List of property address(es)
 - (2) Project Description – property use must be consistent with current zoning requirements
 - (3) A Picture Identification
 - (4) Proof of Social Security Number, if needed for identification and/or tax compliance
 - (5) Evidence of compliance with all LBA Side Lot Disposition Policies
2. Within a 30-day period of receiving a complete request packet, a basic analysis is completed and presented to the LBA Director or such other persons as designated by the Chairperson for approval.
3. Once the project has been approved, the closing documents for property transfer to complete the transaction with the buyer will be compiled. Title insurance is not included.

CHDO Definition

Community housing development organization means a private nonprofit organization that:

- (1) Is organized under State or local laws;
- (2) Has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;
- (3) Is neither controlled by, nor under the direction of, individuals or entities seeking to derive profit or gain from the organization. A community housing development organization may be sponsored or created by a for-profit entity, but:
 - (i) The for-profit entity may not be an entity whose primary purpose is the development or management of housing, such as a builder, developer, or real estate management firm.
 - (ii) The for-profit entity may not have the right to appoint more than one-third of the membership of the organization's governing body. Board members appointed by the for-profit entity may not appoint the remaining two-thirds of the board members; and
 - (iii) The community housing development organization must be free to contract for goods and services from vendors of its own choosing;
- (4) Has a tax exemption ruling from the Internal Revenue Service under section 501(c) (3) or (4) of the Internal Revenue Code of 1986 (26 CFR 1.501(c)(3)-1);
- (5) Does not include a public body (including the participating jurisdiction). An organization that is State or locally chartered may qualify as a community housing development organization; however, the State or local government may not have the right to appoint more than one-third of the membership of the organization's governing body and no more than one-third of the board members may be public officials or employees of the participating jurisdiction or State recipient. Board members appointed by the State or local government may not appoint the remaining two-thirds of the board members;
- (6) Has standards of financial accountability that conform to 24 CFR 84.21, "Standards for Financial Management Systems;"
- (7) Has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions or by-laws;
- (8) Maintains accountability to low-income community residents by:

(i) Maintaining at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representative of low-income neighborhood organizations. For urban areas, "community" may be a neighborhood or neighborhoods, city, county or metropolitan area; for rural areas, it may be a neighborhood or neighborhoods, town, village, county, or multi-county area (but not the entire State); and

(ii) Providing a formal process for low-income program beneficiaries to advise the organization in its decisions regarding the design, siting, development, and management of affordable housing;

(9) Has a demonstrated capacity for carrying out activities assisted with HOME funds. An organization may satisfy this requirement by hiring experienced key staff members who have successfully completed similar projects, or a consultant with the same type of experience and a plan to train appropriate key staff members of the organization; and

(10) Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization. However, a newly created organization formed by local churches, service organizations or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least a year of serving the community.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS

CHDOs are Special Nonprofits.

A Community Housing Development Organization (CHDO) is a private nonprofit, community-based, service organization that has, or intends to obtain, staff with the capacity to develop affordable housing for the community it serves.

There are Many Benefits of Working with CHDOs.

The HOME Program guarantees CHDOs funds. At least 15 percent of a HOME participating jurisdiction's (PJ's) annual allocation must be set aside for affordable housing activities to be undertaken by CHDOs. These *set-aside funds* must be invested in *eligible housing*.

When a PJ works with CHDOs it increases the availability of affordable housing in the jurisdiction. In addition, it:

- ☐ Builds partnerships with organizations that have demonstrated long-term commitment to public service.
- ☐ Improves its overall capacity to develop affordable housing by strengthening partners' capacity.
- ☐ Can develop the capacity of new partners in order to increase the pool of providers.
- ☐ Creates a systematic process for involving community members in making decisions about affordable housing investments.

HOME Requirements Facilitate CHDO Partnerships.

In addition to the CHDO set-aside, other HOME requirements are designed to facilitate the development of working relationships between PJs and CHDOs:

- ☐ PJs have up to 24 months to identify and designate the CHDOs they plan to work with, and to reserve funds for the CHDOs' use.
- ☐ PJs may use HOME funds to provide special assistance to support and build the capacity of CHDOs, including CHDO operating assistance, forgivable pre-development loans, and technical assistance.
- ☐ PJs are able to invest more than the 15 percent set-aside in CHDOs, and may also use other HOME funds to use CHDOs to administer other HOME program activities.

Successful CHDO Partnerships Get Started Right.

There are many ways to form successful partnerships with CHDOs:

- ☐ **Smart PJs select the right organizations to become CHDOs.** Existing local nonprofit organizations are an ideal source of potential CHDOs. PJs can recruit groups to participate by advertising the benefits of being a CHDO, meeting with local groups and leaders, assessing their strengths and weaknesses, and identifying with the organizations that show the most potential.
- ☐ **Smart PJs build the capacity of existing organizations to become CHDOs.** Some promising organizations may need help to meet the CHDO *qualifying requirements*.
- ☐ **Smart PJs get extra help when needed.** HUD provides technical assistance and training through consultants and national intermediaries. PJs can request assistance for CHDO capacity building from the local field office.
- ☐ **Smart PJs look to the future.** The HOME CHDO set-aside is an annual requirement, so forward-thinking PJs will build a pool of qualified CHDOs with whom to work now and in the future.

Building a successful long-term partnership between PJs and CHDOs requires planning for future-year set-aside allocations, creating a pool of qualified CHDOs to ensure capacity to carry out the level of HOME activity that will be generated, and establishing a shared vision.

THE HOME PROGRAM

Learn More About the HOME Program.

To obtain more information on the HOME Program, visit the HOME Program website at <http://www.hud.gov/offices/cpd/affordablehousing/programs/home>, or contact the Community Planning and Development (CPD) Office of U.S. Department of Housing and Urban Development. To locate the field office nearest you, go to <http://www.hud.gov/directory/ascdir3.cfm>.

UNDERSTANDING CHDOS Terms and Requirements

Set-Aside Funds

Under HOME Program rules, at least 15 percent of a PJ's annual HOME allocation must be set aside for CHDO activities in eligible housing. These funds are called set-aside funds.

Eligible Housing

Set-aside funds must be invested in housing that is owned, sponsored, or developed by the CHDO. This means the CHDO serves in at least one of the following roles:

- ☐ **Owner.** The CHDO holds valid legal title to or has a long-term leasehold interest in the rental property. The CHDO may be an owner with more than one individual, corporations, partnerships, or other legal entities.
- ☐ **Sponsor.** The CHDO develops or owns a property and agrees to convey ownership to another nonprofit organization.
- ☐ **Developer.** The CHDO either owns a property and develops a project, or has a contractual obligation to a property owner to develop a project.

Eligible Set-Aside Activities

When using set-aside funds in eligible housing, the CHDO may perform one of the following activities:

- ☐ Acquisition, rehabilitation or new construction of rental housing,
- ☐ Acquisition, rehabilitation or new construction of homebuyer properties, and
- ☐ Direct financial assistance to purchasers of HOME-assisted housing sponsored or developed by a CHDO with HOME funds.

Ineligible Set-Aside Activities

Set aside funds may not be used for tenant-based rental assistance, existing homeowner rehabilitation, or direct homebuyer assistance. PJs may, however, provide non-set-aside funds to CHDOs to carry out these activities.

Key CHDO Qualifying Requirements

To qualify as a CHDO, a nonprofit must demonstrate that meets certain requirements regarding its:

- ☐ Legal and tax-exempt status,
- ☐ Financial management capacity and accountability,
- ☐ Staff capacity to carry out HOME-funded activities,
- ☐ Experience serving the community,
- ☐ Board representation by community members, with at least one-third of its members low-income, and
- ☐ Lack of for-profit or public control.

THE HOME PROGRAM

Eligible CHDO Capacity-Building Activities

In addition to its 15 percent set-aside, PJs may use HOME funds to provide special assistance to support and build the capacity of CHDOs. This assistance includes:

- ☐ **Project pre-development loans.** A PJ may loan CHDOs up to 10 percent of its annual allocation for up-front eligible project expenditures, seed money, or site control. Pre-development loans count toward the CHDO set-aside if the project moves forward; they are forgivable if the project does not move forward.
- ☐ **Operating assistance.** PJs may provide up to 5 percent of its annual HOME allocation for salaries, wages, employee education and training, rent and utilities, taxes and insurance, and materials. Assistance may not exceed the greater of \$50,000 or 50 percent of the CHDO's total annual operating expenses for that year.
- ☐ **Use of HOME project proceeds.** At the discretion of the PJ, a CHDO may be authorized to retain some or all of the proceeds generated from development activity to support additional HOME-eligible activities or other low-income housing activities. A PJ must stipulate in its written agreement with the CHDO whether the CHDO may retain project proceeds.
- ☐ **Capacity-building assistance.** Within the first two years of becoming a PJ, PJs that cannot identify a sufficient number of capable CHDOs may commit a limited amount of HOME funds for capacity-building assistance.

Property Listings

<u>Current Listings</u>		Funding	Realtor	Price	Pending Sales	Funding	Realtor	Price	<u>OCOFC Pending Closings</u>	
Address	Type				Address	Type			Address	
2029 Hillcrest	Home	Villegas	\$65,000.00	5234 Lark Circle	NSP1	Villegas	\$86,000.00			
1525 Hull Court	NSP2	Olsen	\$50,000.00	140 E. Ash/Mason	Comm		\$149,000.00		115 E. Mason	
1421 Corbett	G/N	Huggler	\$101,000.00	516 W. Grand River	NSP1	Huggler	\$92,000.00		3325 Holmes	
1201 Dakin	NSP1	Sanborn	\$44,500.00	1515 Hull	NSP2	Villegas	\$55,000.00		1705 N. Comfort	
1031 Queen	NSP1	Pyle	\$58,000.00	732 W. Columbia	CtyNSP	Pyle	\$124,000.00		1122 Allegan	
5219 Hughes	NSP1	Pyle	\$100,000.00	1609 N. Genesee	NSP2	Pyle	\$100,000.00		1205 E. Main	
540 Paris	LB	Villegas	\$90,000.00	520 Christianity	NSP2	Huggler	85,000.00		1216 W. Ottawa	
4123 Balmoral	NSP1	Olsen	\$75,000.00	1838 Delevan	LB	Pyle	75,000.00		1001 N. Jenison	
812 Everett	NSP2	Huggler	\$64,000.00	533 Denver	LB	Pyle	66,500.00			
1838 Delevan	LB	Pyle	\$75,000.00							
734 Cawood	NSP2	Villegas	\$50,000.00				\$832,500.00			
533 Denver	LB	Pyle	\$66,500.00							
6127 Scotmar	LB	Villegas	\$50,000.00							
6159 Scotmar	LB	Villegas	\$45,000.00							
6155 Scotmar	LB	Villegas	\$47,000.00							
6161 Scotmar	LB	Villegas	\$47,000.00							
1722 Maisonette	LB	Villegas	\$50,000.00	PROP						
1724 Maisonette	LB	Villegas	\$47,000.00	534 Emily	LB	Kolbe	29,000.00			
1726 Maisonette	LB	Villegas	\$45,000.00	1828 Miller	LB	Kolbe	14,000.00			
1730 Maisonette	LB	Villegas	\$47,000.00							
1740 Maisonette	LB	Villegas	\$45,000.00				43,000.00			
618 Lathrop	NSP2	Villegas	\$50,000.00							
520 Christianity	NSP2	Hugler	\$85,000.00							
326 Isbell	NSP2	Sanborn	\$80,000.00							
810 Cleveland	NSP2	Sanborn	\$35,000.00							
122 W. G/R-Wmsnt	Comm	RFP	\$71,000.00							
1300 Keystone	Comm	CB Ellis	\$300,000.00							
1417 Sheldon	NSP2	Huggler	\$63,000.00							
3620 Wedgewood	NSP1	Kolbe	\$78,000.00							
3401 Churchill	NSP1	Kolbe	\$70,000.00							
			\$2,094,000.00							

Property Sales
1/1/11 to 10/14/11

Property Address	Amount
Residential Property	
922 N. Pennsylvania	45,000.00
542 Denver	55,800.00
4820 Laurie Lane	65,500.00
615 W. Lake Lansing	32,000.00
5321 Granger	89,900.00
3326 Aurelius	86,000.00
1913 Moffitt	84,900.00
6141 Scotmar	45,000.00
1745 Maisonette	48,129.46
6101 Scotmar	45,093.20
6139 Scotmar	45,000.00
6147 Scotmar	40,000.00
1749 Maisonette	43,000.00
6153 Scotmar	48,000.00
6117 Scotmar	45,000.00
3201 Nonette	79,000.00
1135 Westmoreland	64,900.00
3205 Ronald	73,000.00
3620 Berwick	78,000.00
1736 Maisonette	47,000.00
1245 Parkview (NSP2)	44,000.00
107 W. Grand River	4,000.00
1017 S. Holmes	44,000.00
4133 Wainwright	75,000.00
1101 Climax (OCOF NSP1)	0.00
4321 Stillwell (OCOF NSP1)	0.00
4000 Stillwell	72,500.00
1125 N. High (NSP2)	45,000.00
5217 Renee	78,000.00
2105 Roberts (Youth Build)	56,000.00
551 Emily (Youth Build)	63,500.00
816 N. Walnut (OCOF NSP1)	0.00
1212 W. Ionia (OCOF NSP1 N/C)	0.00
	1,642,222.66
Commerical Property	
934 Clark/Vac Lot Clark	45,000.00
1621 E. Michigan	45,000.00
1146 S. Washington	160,000.00
	250,000.00
Vacant Lots	
313 W. Saginaw	1,800.00
No. Street Frontage	500.00
N. Grand River Ave	2,000.00
S. Foster	2,000.00
Okemos road	15,100.00
Curtice Road	2,000.00
	23,400.00

Ingham County Land Bank
Check Dates 9/1/11-9/30/11

Check Date	Bank/Check #	Name	Amount
9/6/2011	GEN 6517	CONSUMERS ENERGY	246.17
9/6/2011	GEN 6518	CONSUMERS ENERGY	47.60
9/6/2011	GEN 6519	BOARD OF WATER & LIGHT	552.61
9/6/2011	GEN 6520	BOARD OF WATER & LIGHT	613.44
9/6/2011	GEN 6521	BOARD OF WATER & LIGHT	593.34
9/6/2011	GEN 6522	BOARD OF WATER & LIGHT	407.66
9/6/2011	GEN 6523	BOARD OF WATER & LIGHT	71.91
9/6/2011	GEN 6524	CITY OF MASON	16.00
9/6/2011	GEN 6525	DELHI TOWNSHIP	42.90
9/6/2011	GEN 6526	SEARS COMMERCIAL ONE	2,248.00
9/6/2011	GEN 6527	AT & T	222.36
9/6/2011	GEN 6528	COMCAST	59.95
9/6/2011	GEN 6529	HSBC BUSINESS SOLUTIONS	1,271.84
9/6/2011	GEN 6530	DBI BUSINESS INTERIORS	361.29
9/6/2011	GEN 6531	GREATER LANSING FOOD BANK	100.00
9/6/2011	GEN 6532	RIZZI DESIGNS	2,819.90
9/6/2011	GEN 6533	DISCOUNT ONE HOUR SIGNS, INC	510.00
9/6/2011	GEN 6534	CITY PULSE	879.30
9/6/2011	GEN 6535	THE JOB SHOP INK, INC.	318.75
9/6/2011	GEN 6536	ETC	735.00
9/6/2011	GEN 6537	KEBS, INC.	400.00
9/6/2011	GEN 6538	WENDY DAVIS	500.00
9/6/2011	GEN 6539	KIM HOGUE	500.00
9/6/2011	GEN 6540	CENTER FOR FINANCIAL HEALTH	2,200.00
9/6/2011	GEN 6541	OETZEL-HARTMAN GROUP	15,000.00
9/6/2011	GEN 6542	INGHAM COUNTY HOUSING COMMISSION	56,934.35
9/6/2011	GEN 6543	MICHIGAN BUILDING AND RESTORATION	1,132.08
9/6/2011	GEN 6544	THOMAS J KRYCINSKI BUILDERS	6,449.23
9/6/2011	GEN 6545	MARK WOODMAN PLUMBING & HEATING	2,611.21
9/6/2011	GEN 6546	WOODWORKS & DESIGN CO.	242.00
9/6/2011	GEN 6547	DICK CORTRIGHT	185.00
9/6/2011	GEN 6548	J & M HAULING	425.00
9/6/2011	GEN 6549	DISCOUNT CARPET WAREHOUSE	1,726.11
9/6/2011	GEN 6550	GLASS BLOCK AND MORE	475.00
9/6/2011	GEN 6551	AD'VANTAGE CLEANING	1,602.12
9/6/2011	GEN 6552	EUGENE TOWNSEND, BUILDER	19,584.00
9/6/2011	GEN 6553	GRACE AT HOME	10,300.00
9/6/2011	GEN 6554	MERIDIAN PLUMBING	1,309.00
9/6/2011	GEN 6555	WES STEFFEN PLUMBING	1,343.00
9/6/2011	GEN 6556	HOLT ELECTRIC & SON	1,500.00
9/6/2011	GEN 6557	KEHREN CONSTRUCTION, LLC	3,640.00
9/6/2011	GEN 6558	NORSHORE BUILDING INC	6,233.00
9/6/2011	GEN 6559	K&T ELECTRIC	210.00
9/6/2011	GEN 6560	TURN KEY HOME IMPROVEMENT	24,046.00
9/6/2011	GEN 6561	FIRST CONTRACTING INC	11,601.00
9/6/2011	GEN 6562	MID-MICHIGAN MECHANICAL & CONSTRUCTION	2,200.00
9/6/2011	GEN 6563	LJ TRUMBLE BUILDERS	41,409.00
9/6/2011	GEN 6564	AMO INSPECTIONS & APPRAISALS	2,620.00

9/6/2011	GEN 6565	INGHAM COUNTY TREASURER	9,908.74
9/6/2011	GEN 6566	MELISSA LOTT	400.00
9/6/2011	GEN 6567	JOSEPH G BONSALE	325.86
9/6/2011	GEN 6568	DENNIS GRAHAM	235.95
9/6/2011	GEN 6569	LAWN KINGS DISCOUNT LAWN & SNOW	1,750.00
9/6/2011	GEN 6570	LAKE STATE LAWN-LANDSCAPING & SNOW	4,365.00
9/6/2011	GEN 6571	INTEGRITY LAWN MAINTENANCE	1,735.00
9/6/2011	GEN 6572	EARTH TONES LANDSCAPING INC	4,278.50
9/6/2011	GEN 6573	VOID	0.00
9/6/2011	GEN 6574	VOID	0.00
9/6/2011	GEN 6575	VOID	0.00
9/6/2011	GEN 6576	VOID	0.00
9/6/2011	GEN 6577	MICHIGAN BUILDING AND RESTORATION	10,000.00
9/6/2011	GEN 6578	EDEN GLEN CONDO ASSOCIATION	6,960.00
9/13/2011	GEN 6579	LANSING CITY TREASURER	6,311.62
9/13/2011	GEN 6580	CHARTER TOWNSHIP OF LANSING	2,181.59
9/13/2011	GEN 6581	DELHI TOWNSHIP	671.13
9/15/2011	GEN 6582	CONSUMERS ENERGY	118.08
9/15/2011	GEN 6583	CONSUMERS ENERGY	96.12
9/15/2011	GEN 6584	BOARD OF WATER & LIGHT	297.29
9/15/2011	GEN 6585	GREATER LANSING HOUSING COALITION	2,256.50
9/15/2011	GEN 6586	CITY PULSE	55.62
9/15/2011	GEN 6587	H.C. BERGER COMPANY	242.40
9/15/2011	GEN 6588	DBI BUSINESS INTERIORS	106.97
9/15/2011	GEN 6589	MARK'S LOCK SHOP INC	1,130.00
9/15/2011	GEN 6590	HAZEN LUMBER, INC.	50.00
9/15/2011	GEN 6591	SOIL AND MATERIALS ENGINEERS, INC.	7,600.00
9/15/2011	GEN 6592	TONY MARTINEZ	2,520.00
9/15/2011	GEN 6593	ORACLE RESIDENTIAL SERVICES LLC	1,125.00
9/15/2011	GEN 6594	TRITERRA	600.00
9/15/2011	GEN 6595	THERMAL INSPECTION SERVICE LLC	2,400.00
9/15/2011	GEN 6596	ETC	2,735.00
9/15/2011	GEN 6597	KEBS, INC.	1,600.00
9/15/2011	GEN 6598	MICHAEL L THOMPSON	500.00
9/15/2011	GEN 6599	TURN KEY HOME IMPROVEMENT	8,244.00
9/15/2011	GEN 6600	EARTH TONES LANDSCAPING INC	6,545.00
9/15/2011	GEN 6601	VOID	0.00
9/21/2011	GEN 6602	CONSUMERS ENERGY	210.97
9/21/2011	GEN 6603	CONSUMERS ENERGY	240.26
9/21/2011	GEN 6604	CONSUMERS ENERGY	214.03
9/21/2011	GEN 6605	BOARD OF WATER & LIGHT	275.82
9/21/2011	GEN 6606	BOARD OF WATER & LIGHT	350.03
9/21/2011	GEN 6607	BOARD OF WATER & LIGHT	681.52
9/21/2011	GEN 6608	BOARD OF WATER & LIGHT	525.26
9/21/2011	GEN 6609	BOARD OF WATER & LIGHT	334.97
9/21/2011	GEN 6610	HSBC BUSINESS SOLUTIONS	1,078.98
9/21/2011	GEN 6611	ADT SECURITY SERVICES, INC	121.84
9/21/2011	GEN 6612	AT & T	222.36
9/21/2011	GEN 6613	COMCAST	119.90
9/21/2011	GEN 6614	SPRINT	252.62
9/21/2011	GEN 6615	TOSHIBA FINANCIAL SERVICES	197.86
9/21/2011	GEN 6616	SEARS COMMERCIAL ONE	1,758.00

9/21/2011	GEN 6617	HOME DEPOT CREDIT SERVICES	522.14
9/21/2011	GEN 6618	RBK BUILDING MATERIALS	41.73
9/21/2011	GEN 6619	PAM BLAIR	180.00
9/21/2011	GEN 6620	COHL, STOKER & TOSKEY, P.C.	786.72
9/21/2011	GEN 6621	HASSELBRING CLARK CO	147.38
9/21/2011	GEN 6622	THE SHERWIN-WILLIAMS CO.	378.68
9/21/2011	GEN 6623	VET'S ACE HARDWARE	95.70
9/21/2011	GEN 6624	DAVIS GLASS & SCREEN	124.90
9/21/2011	GEN 6625	HAZEN LUMBER, INC.	770.88
9/21/2011	GEN 6626	MPC CASH-WAY LUMBER	12.52
9/21/2011	GEN 6627	HOOPER CONSULTING GROUP, LLC	54,574.00
9/21/2011	GEN 6628	TRITERRA	600.00
9/21/2011	GEN 6629	MINT CITY DEMOLITION, LLC	4,436.50
9/21/2011	GEN 6630	AD'VANTAGE CLEANING	288.24
9/21/2011	GEN 6631	AIR QUALITY CONTROL AGENCY	1,150.00
9/21/2011	GEN 6632	J & M HAULING	100.00
9/21/2011	GEN 6633	FRIENDLY SERVICES GROUP	4,093.00
9/21/2011	GEN 6634	LJ TRUMBLE BUILDERS	18,120.00
9/21/2011	GEN 6635	WES STEFFEN PLUMBING	640.00
9/21/2011	GEN 6636	DICK CORTRIGHT	42.00
9/21/2011	GEN 6637	HOLT ELECTRIC & SON	240.00
9/21/2011	GEN 6638	KEHREN CONSTRUCTION, LLC	1,450.00
9/21/2011	GEN 6639	K&T ELECTRIC	324.30
9/21/2011	GEN 6640	CHARLES L THERRIAN BUILDER	19,975.00
9/21/2011	GEN 6641	FIRST CONTRACTING INC	24,797.00
9/21/2011	GEN 6642	GRACE AT HOME	27,870.00
9/21/2011	GEN 6643	THOMAS J KRYCINSKI BUILDERS	11,617.00
9/21/2011	GEN 6644	EUGENE TOWNSEND, BUILDER	2,047.03
9/21/2011	GEN 6645	NORSHORE BUILDING INC	31,222.00
9/21/2011	GEN 6646	TURN KEY HOME IMPROVEMENT	37,999.16
9/21/2011	GEN 6647	BEAL INC.	7,800.00
9/21/2011	GEN 6648	SCHUMACHER'S FOUR SEASONS	5,250.00
9/21/2011	GEN 6649	LAWN KINGS DISCOUNT LAWN & SNOW	1,750.00
9/21/2011	GEN 6650	INTEGRITY LAWN MAINTENANCE	2,470.00
9/21/2011	GEN 6651	EARTH TONES LANDSCAPING INC	1,558.75
9/21/2011	GEN 6652	AMO INSPECTIONS & APPRAISALS	1,510.00
9/21/2011	GEN 6653	MELISSA LOTT	385.95
9/21/2011	GEN 6654	BRENT RACE	46.07
9/21/2011	GEN 6655	KARL FOFANA	414.86
9/21/2011	GEN 6656	LINDA SCHONBERG	123.79
9/21/2011	GEN 6657	JOSEPH E ROBIADEK	402.85
9/21/2011	GEN 6658	RIZZI DESIGNS	1,576.80
9/21/2011	GEN 6659	KIMBERLY WHITFIELD	56.41
9/28/2011	GEN 6660	BOARD OF WATER & LIGHT	303.00
9/28/2011	GEN 6661	DBI BUSINESS INTERIORS	418.07
9/28/2011	GEN 6662	ORACLE RESIDENTIAL SERVICES LLC	300.00
9/28/2011	GEN 6663	AIR QUALITY CONTROL AGENCY	550.00
9/28/2011	GEN 6664	ETC	1,245.00
9/28/2011	GEN 6665	THERMAL INSPECTION SERVICE LLC	2,000.00
9/28/2011	GEN 6666	TRITERRA	300.00
9/28/2011	GEN 6667	KEBS, INC.	6,000.00
9/28/2011	GEN 6668	KEBS, INC.	3,200.00

9/28/2011	GEN 6669	J. F. SHEWCHUCK CONSTRUCTION	5,100.00
9/28/2011	GEN 6670	GRACE AT HOME	12,615.00
9/28/2011	GEN 6671	CHARLES L THERRIAN BUILDER	7,243.00
9/28/2011	GEN 6672	TURN KEY HOME IMPROVEMENT	22,723.41
9/28/2011	GEN 6673	LJ TRUMBLE BUILDERS	108,254.20
9/28/2011	GEN 6674	AD'VANTAGE CLEANING	757.69
9/28/2011	GEN 6675	DENNIS GRAHAM	213.68
9/28/2011	GEN 6676	PNC BANK, NA	5,389.06
9/28/2011	GEN 6677	PNC BANK, NA	5,728.97
9/28/2011	GEN 6678	RIZZI DESIGNS	4,564.40
9/28/2011	GEN 6679	DELHI TOWNSHIP	22.27
9/28/2011	GEN 6680	INGHAM COUNTY TREASURER	0.00
9/28/2011	GEN 6681	VOID	0.00
9/28/2011	GEN 6682	VOID	0.00
9/28/2011	GEN 6683	INGHAM COUNTY TREASURER	<u>165,453.51</u>
			942,797.53

Ingham County Land Bank
Check Dates 10/1/11-10/31/11

Check Date	Bank/Check #	Name	Amount
10/6/2011	GEN 6684	CONSUMERS ENERGY	159.38
10/6/2011	GEN 6685	CONSUMERS ENERGY	711.44
10/6/2011	GEN 6686	BOARD OF WATER & LIGHT	638.94
10/6/2011	GEN 6687	BOARD OF WATER & LIGHT	656.28
10/6/2011	GEN 6688	BOARD OF WATER & LIGHT	413.39
10/6/2011	GEN 6689	BOARD OF WATER & LIGHT	64.29
10/6/2011	GEN 6690	DELHI TOWNSHIP	11.70
10/6/2011	GEN 6691	SHELTERFORCE	33.00
10/6/2011	GEN 6692	CITY OF LANSING, C.A.R.T.	43.00
10/6/2011	GEN 6693	INGHAM COUNTY TREASURER	13,359.69
10/6/2011	GEN 6694	STATE FARM INSURANCE	643.00
10/6/2011	GEN 6695	MELISSA LOTT	375.00
10/6/2011	GEN 6696	RIZZI DESIGNS	3,408.00
10/6/2011	GEN 6697	CITY PULSE	879.30
10/6/2011	GEN 6698	MARK'S LOCK SHOP INC	50.00
10/6/2011	GEN 6699	DBI BUSINESS INTERIORS	229.60
10/6/2011	GEN 6700	THE SHERWIN-WILLIAMS CO.	33.95
10/6/2011	GEN 6701	KEBS, INC.	2,400.00
10/6/2011	GEN 6702	FIBERTEC ENVIRONMENTAL SERVICES	356.00
10/6/2011	GEN 6703	LAWN SPRINKLERS SALES,SERVICE & D	14,100.00
10/6/2011	GEN 6704	LAWN SPRINKLERS SALES,SERVICE & D	7,090.00
10/6/2011	GEN 6705	TURN KEY HOME IMPROVEMENT	31,704.75
10/6/2011	GEN 6706	TURN KEY HOME IMPROVEMENT	50,805.00
10/6/2011	GEN 6707	PROGRESSIVE REMODELING	51,420.00
10/6/2011	GEN 6708	NORSHORE BUILDING INC	14,931.00
10/6/2011	GEN 6709	GRACE AT HOME	11,608.00
10/6/2011	GEN 6710	THOMAS J KRYCINSKI BUILDERS	6,200.00
10/6/2011	GEN 6711	BAKER BUILDERS, INC	55,639.00
10/6/2011	GEN 6712	GLASS BLOCK AND MORE	756.00
10/6/2011	GEN 6713	MARES FLOOR REFINISHING	1,253.00
10/6/2011	GEN 6714	KEHREN CONSTRUCTION, LLC	8,265.00
10/6/2011	GEN 6715	ROXANNE CASE	200.00
10/6/2011	GEN 6716	DON PLANTZ CONCRETE	850.00
10/6/2011	GEN 6717	DICK CORTRIGHT	47.50
10/6/2011	GEN 6718	AD'VANTAGE CLEANING	485.84
10/6/2011	GEN 6719	CALYX SOFTWARE	535.00
10/6/2011	GEN 6720	AMO INSPECTIONS & APPRAISALS	1,670.00
10/6/2011	GEN 6721	LAWN KINGS DISCOUNT LAWN & SNOW	1,750.00
10/6/2011	GEN 6722	LAKE STATE LAWN-LANDSCAPING & SNOW	4,365.00
10/6/2011	GEN 6723	PRESTIGE HEATING & COOLING LLC	2,675.00
10/6/2011	GEN 6724	CAPITAL FUND TITLE SERVICES, LLC	1,875.00
10/6/2011	GEN 6725	CAPITAL FUND TITLE SERVICES, LLC	1,875.00
10/6/2011	GEN 6726	CAPITAL FUND TITLE SERVICES, LLC	1,875.00
10/6/2011	GEN 6727	CAPITAL FUND TITLE SERVICES, LLC	1,000.00
10/6/2011	GEN 6728	INGHAM COUNTY REGISTER OF DEEDS	546.00
10/6/2011	GEN 6729	EDEN GLEN CONDO ASSOCIATION	6,960.00
10/13/2011	GEN 6730	CONSUMERS ENERGY	255.74
10/13/2011	GEN 6731	CONSUMERS ENERGY	162.96
10/13/2011	GEN 6732	BOARD OF WATER & LIGHT	410.71
10/13/2011	GEN 6733	BOARD OF WATER & LIGHT	412.19

10/13/2011	GEN 6734	MICHAEL L THOMPSON	500.00
10/13/2011	GEN 6735	ORACLE RESIDENTIAL SERVICES LLC	600.00
10/13/2011	GEN 6736	ETC	905.00
10/13/2011	GEN 6737	THERMAL INSPECTION SERVICE LLC	200.00
10/13/2011	GEN 6738	KEBS, INC.	5,200.00
10/13/2011	GEN 6739	EUGENE TOWNSEND, BUILDER	316.40
10/13/2011	GEN 6740	H.C. BERGER COMPANY	190.84
10/13/2011	GEN 6741	GREATER LANSING HOUSING COALITIOI	2,256.50
10/13/2011	GEN 6742	FIRST CONTRACTING INC	178,103.00
10/13/2011	GEN 6743	MICHIGAN BUILDING AND RESTORATION	12,651.00
10/13/2011	GEN 6744	CHARLES L THERRIAN BUILDER	14,317.00
10/13/2011	GEN 6745	TURN KEY HOME IMPROVEMENT	28,887.25
10/13/2011	GEN 6746	THOMAS J KRYCINSKI BUILDERS	10,112.00
10/13/2011	GEN 6747	NORSHORE BUILDING INC	10,808.00
10/13/2011	GEN 6748	J. F. SHEWCHUCK CONSTRUCTION	13,590.00
10/13/2011	GEN 6749	LJ TRUMBLE BUILDERS	107,787.00
10/13/2011	GEN 6750	NORTHERN HOME IMPROVEMENT	6,460.00
10/13/2011	GEN 6751	GRACE AT HOME	36,540.00
10/19/2011	GEN 6752	CONSUMERS ENERGY	259.79
10/19/2011	GEN 6753	CONSUMERS ENERGY	349.63
10/19/2011	GEN 6754	CONSUMERS ENERGY	173.77
10/19/2011	GEN 6755	BOARD OF WATER & LIGHT	641.93
10/20/2011	GEN 6756	BOARD OF WATER & LIGHT	661.64
10/20/2011	GEN 6757	BOARD OF WATER & LIGHT	331.15
10/20/2011	GEN 6758	BOARD OF WATER & LIGHT	284.34
10/20/2011	GEN 6759	BOARD OF WATER & LIGHT	346.00
10/20/2011	GEN 6760	FAIRVIEW FARM	45.00
10/20/2011	GEN 6761	MICHIGAN INSURANCE COMPANY	978.00
10/20/2011	GEN 6762	TOSHIBA FINANCIAL SERVICES	197.86
10/20/2011	GEN 6763	HASSELBRING CLARK CO	174.48
10/20/2011	GEN 6764	CENTER FOR FINANCIAL HEALTH	900.00
10/20/2011	GEN 6765	PAM BLAIR	120.00
10/20/2011	GEN 6766	AT&T GLOBAL SERVICES, INC.	298.00
10/20/2011	GEN 6767	AT & T	225.86
10/20/2011	GEN 6768	SPRINT	259.07
10/20/2011	GEN 6769	STAMP-RITE, INC	17.75
10/20/2011	GEN 6770	THE JOB SHOP INK, INC.	108.00
10/20/2011	GEN 6771	MICHIGAN ECONOMIC DEVELOPERS AS:	80.00
10/20/2011	GEN 6772	MARK'S LOCK SHOP INC	15.00
10/20/2011	GEN 6773	VET'S ACE HARDWARE	100.58
10/20/2011	GEN 6774	J & M HAULING	2,025.00
10/20/2011	GEN 6775	SUNRISE CLEANING & CONSTRUCTION :	890.36
10/20/2011	GEN 6776	THE SHERWIN-WILLIAMS CO.	144.59
10/20/2011	GEN 6777	STANDARD ELECTRIC COMPANY	1,025.96
10/20/2011	GEN 6778	RBK BUILDING MATERIALS	3,574.41
10/20/2011	GEN 6779	HAZEN LUMBER, INC.	212.33
10/20/2011	GEN 6780	THE PARMENTER GROUP	1,500.00
10/20/2011	GEN 6781	ETC	1,150.00
10/20/2011	GEN 6782	KEBS, INC.	5,200.00
10/20/2011	GEN 6783	HOOPER CONSULTING GROUP, LLC	72,181.00
10/20/2011	GEN 6784	DICK CORTRIGHT	240.00
10/20/2011	GEN 6785	LJ TRUMBLE BUILDERS	83,006.48
10/20/2011	GEN 6786	TURN KEY HOME IMPROVEMENT	15,477.00
10/20/2011	GEN 6787	MELISSA LOTT	375.00
10/20/2011	GEN 6788	KEHREN CONSTRUCTION, LLC	2,450.00
10/20/2011	GEN 6789	SCHUMACHER'S FOUR SEASONS	7,470.00

10/20/2011	GEN 6790	KARL FOFANA	407.11
10/20/2011	GEN 6791	JOSEPH G BONSALE	1,682.79
10/20/2011	GEN 6792	ERIC SCHERTZING	1,129.04
10/20/2011	GEN 6793	GRANGER LANDSCAPE SUPPLY	120.00
10/20/2011	GEN 6794	HOME DEPOT CREDIT SERVICES	27.68
10/20/2011	GEN 6795	HSBC BUSINESS SOLUTIONS	379.10
10/20/2011	GEN 6796	EARTH TONES LANDSCAPING INC	2,354.25
10/20/2011	GEN 6797	CAPITAL CITY REPROGRAPHICS	28.80
10/20/2011	GEN 6798	INTEGRITY LAWN MAINTENANCE	3,055.00
10/20/2011	GEN 6799	AMO INSPECTIONS & APPRAISALS	1,500.00
10/20/2011	GEN 6800	JOSEPH E ROBIADEK	434.47
10/20/2011	GEN 6801	AMERICAN RENTALS INC.	308.60
10/20/2011	GEN 6802	CITY OF LANSING	610.00
10/20/2011	GEN 6803	CITY OF LANSING	610.00
10/20/2011	GEN 6804	CITY OF LANSING	610.00
10/20/2011	GEN 6805	CITY OF LANSING	610.00
10/20/2011	GEN 6806	CITY OF LANSING	610.00
10/20/2011	GEN 6807	INGHAM COUNTY TREASURER	245,020.75
10/31/2011	GEN 6808	METRO DEVELOPMENT CORP.	64,070.93
10/31/2011	GEN 6809	BAKER BUILDERS, INC	60,871.00

1,323,542.14

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
SEPTEMBER 30, 2011

Assets

Cash	\$ (68,337.96)
Accounts Receivable	12,455.86
Land Contract Receivable	1,523,393.86
Land Contract Interest Receivable	31,046.80
Land Contract Escrow	16,866.42
Acquisition Account Earnest Deposit	5,000.00
Notes Receivable	362,149.37
Specific Tax Receivable	9,201.21
Specific Tax Receivable-Prior Year	3,414.87
OCOF Nonprofit Receivable	9,062.21
Ingham County Receivable-General	10,857.26
Ingham County Receivable-Brownfield	266,758.66
NSP1 Lansing City Receivable	75,530.99
NSP County Receivable	35,298.32
MSHDA Receivable	559,626.00
Home Receivable	5,402.23
Inventory	<u>3,916,735.98</u>
Total Assets	\$6,774,462.08

Liabilities

Accounts Payable	351,983.13
Notes Payable	
PNC Bank	3,790,000.00
Due to Ingham County	605,455.61
Rental Deposit	11,726.25
Good Faith Deposits	500.00
Land Contract Escrow	<u>10,308.94</u>
Total Liabilities	\$4,769,973.93

Retained Earnings \$1,705,078.08

Total Net Assets \$ 299,410.07

STATE OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
SEPTEMBER 30, 2011

Revenues

Property Sales	1,372,910.88
Brownfield Revenue	1,746,127.13
NSP1 Lansing City Revenue	767,946.04
NSP2 Lansing Reinvestment	199,900.39
NSP2 MSHDA Adm. Fee Revenue	54,635.99
NSP2 MSHDA Revenue	2,748,949.00
NSP2 Program Income	89,000.00
NSP County Revenue	4,124.53
Specific Tax Revenue	14,852.77
Garden Project Revenue	40.00
Property Maintenance Revenue	1,500.00
Revenue Transfer	250,000.00
Home Revenue	78,201.36
Donations	20.00
Interest Income	89,089.29
Rental Income	24,200.00
Development Fee Income	179,455.07
Late Fee Revenue	602.31
Miscellaneous Income	405.23
Youth Build Revenue	<u>21,173.95</u>

Total Revenue	\$7,643,133.94
---------------	----------------

Operating Expenses

Cost of Land Sold	2,788,445.04
Supplies	9,662.11
Audit Fee	8,500.00
Communication	3,514.56
Security	400.52
Memberships	1,205.00
Rent Expense	7,800.00
Equipment-Small Purchase	3,851.14
Postage	1,182.23
Recording Fees	10.00
Seller Concessions	3,369.77
Media	16,559.13
Housing Counseling	300.00
Interior Staging	7,568.09
Renovation	8,468.87

Operating Expense Continued

Consultants	21,787.45
Bank Fees	260.84
Legal	7,674.20
Contractual Service	59,946.67
Software	656.42
Bicycle Share Program	3,181.13
Travel	7,376.28
Professional Training/Conference	1,150.70
Job Creation	375.00
Payroll Reimbursement	66,555.90
Americorp Member	7,270.00
Employer Tax Liability	4,779.21
Payroll Service	414.24
Workers Compensation	3,160.06
Utilities	1,694.40
Building Maintenance	10,997.39
Lawn/Snow	1,185.00
Interest Expense	46,587.35
Land Contract Default	201,871.74
Garden Project	10,152.37
HOME Lansing City	13,026.13
NSP1 Lansing City	872,195.15
NSP Ingham County	5,927.50
NSP II	3,045,661.93
NSP2 Program Income Expense	<u>89,000.35</u>

Total Expense	\$ 7,343,723.87
---------------	-----------------

Total Net Assets, end of period	<u>\$ 299,410.07</u>
---------------------------------	----------------------

01:07 pm

FUND 101 - GENERAL FUND

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
--------------	-------------	----------------------	----------------------------	------------------------	-----------------	------------------------------

*** ASSETS ***						
101-000-001.000	CASH		148,587.45	127,500.35	1,220,363.88	1,368,951.33
101-000-002.000	LAND CONTRACT ESCROW		12,213.98	(376.00)	(3,754.06)	8,459.92
101-000-003.000	PAYROLL		0.00	0.00	0.00	0.00
101-000-004.000	ACQUISITION		5,000.00	0.00	0.00	5,000.00
101-000-040.000	ACCOUNTS RECEIVABLE		11,771.85	0.00	684.00	12,455.85
101-000-044.000	BROWNFIELD RECEIVABLE		315,169.94	(1,367.06)	315,392.68	147,489.90
101-000-045.000	LAND CONTRACT RECEIVABLE		606,032.71	(3,573.06)	12,691.45	921,425.39
101-000-046.000	INTEREST RECEIVABLE		4,526.31	(1,064.03)	(10,328.77)	17,217.76
101-000-047.000	NOTES RECEIVABLE		372,478.14	(1,826.81)	2,061.57	362,149.37
101-000-048.000	SPECIFIC TAX RECEIVABLE		7,139.64	3,414.87	3,414.87	9,201.21
101-000-049.000	PRIOR YEAR SPECIFIC TAX RECEIVABLE		0.00	1,097.92	2,833.39	3,414.87
101-000-050.000	INGHAM COUNTY RECEIVABLE		6,228.82	9,908.86	7,046.76	9,062.21
101-000-050.010	INGHAM COUNTY RECEIVABLE - B/F		2,862.10	0.00	119,068.76	9,908.86
101-000-053.000	EARNEST DEPOSIT		0.00	0.00	0.00	0.00
101-000-067.000	DUE FROM OTHER FUNDS		1,110,152.54	0.00	(1,110,152.54)	0.00
101-000-068.000	BUYER DEPOSIT		0.00	0.00	0.00	0.00
101-000-111.000	INVENTORY		3,550,868.35	(1,561.65)	(1,593,543.54)	1,957,324.81
101-201-001.000	CASH		0.00	0.00	0.00	0.00
TOTAL ASSETS			6,153,031.83	289,496.91	(1,201,701.59)	4,951,330.24

*** LIABILITIES ***						
101-000-212.000	DUE TO STATE - ESCHEATS		0.00	0.00	0.00	0.00
101-000-213.000	DUE TO INGHAM COUNTY		478,471.42	0.00	(225,202.27)	253,269.15
101-000-216.000	GOOD FAITH DEPOSIT		0.00	(1,600.00)	0.00	0.00
101-000-299.990	ACCOUNTS PAYABLE		74,745.44	523.25	160,889.82	235,635.26
101-000-305.000	LAND CONTRACT ESCROW		1,270.11	(2,834.91)	4,164.80	5,434.91
101-000-306.000	RENTAL DEPOSIT ESCROW		1,250.00	0.00	0.00	1,250.00
101-000-307.000	NOTES PAYABLE		0.00	0.00	0.00	0.00
101-000-308.000	NATIONAL CITY BANK		4,790,000.00	100,000.00	(1,000,000.00)	3,790,000.00
101-201-299.990	ACCOUNTS PAYABLE		0.00	0.00	0.00	0.00
101-201-305.000	LAND CONTRACT ESCROW		0.00	0.00	0.00	0.00
TOTAL LIABILITIES			5,345,736.97	96,088.34	(1,060,147.65)	4,285,589.32

*** FUND EQUITY ***						
101-000-390.000	FUND BALANCE		437,688.89	0.00	0.00	437,688.89
101-000-395.000	DESIGNATED FUND BALANCE		369,605.97	0.00	(39,377.63)	330,228.34
TOTAL FUND EQUITY			807,294.86	0.00	(39,377.63)	767,917.23

*** REVENUES ***						
101-000-641.000	LATE FEE REVENUE		0.00	0.00	0.00	0.00
101-101-339.000	DEFERRED REVENUE		0.00	0.00	0.00	0.00
101-101-630.000	DONATION		0.00	0.00	20.00	20.00
101-101-631.000	RENTAL INCOME		0.00	0.00	7,800.00	7,800.00
101-101-635.000	INTEREST INCOME		0.00	0.00	55,628.49	55,628.49
101-101-637.000	PROPERTY MAINTENANCE REVENUE		0.00	0.00	0.00	0.00
101-101-638.000	MSHDA TA GRANT		0.00	0.00	0.00	0.00
101-101-640.000	MISCELLANEOUS INCOME		0.00	250.00	405.23	405.23
101-101-641.000	LATE FEE REVENUE		0.00	26.57	389.37	389.37

01:07 pm

Month Ended 09/30/2011

FUND 101 - GENERAL FUND

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

101-101-670.000	BROWNFIELD REVENUE	0.00		0.00	10,943.75	10,943.75
101-101-671.000	DEVELOPER FEE	0.00		0.00	18,450.00	18,450.00
101-101-672.000	SPECIFIC TAX REVENUE	0.00		14,852.77	14,852.77	14,852.77
101-101-673.000	PROPERTY SALES	0.00		0.00	0.00	0.00
101-101-675.000	GARDEN PROJECT REVENUE	0.00		0.00	40.00	40.00
101-101-699.000	REV. TRANSFER	0.00		0.00	250,000.00	250,000.00
101-201-339.000	DEFERRED REVENUE	0.00		0.00	0.00	0.00
101-201-631.000	RENTAL INCOME	0.00		1,200.00	11,450.00	11,450.00
101-201-635.000	INTEREST INCOME	0.00		0.00	0.00	0.00
101-201-637.000	PROPERTY MAINTENANCE REVENUE	0.00		0.00	0.00	0.00
101-201-641.000	LATE FEE REVENUE	0.00		0.00	1,500.00	1,500.00
101-201-670.000	BROWNFIELD REVENUE	0.00		0.00	0.00	0.00
101-201-673.000	PROPERTY SALES	0.00		295,379.80	1,735,183.38	1,735,183.38
101-201-699.000	REV. TRANSFER	0.00		17,100.00	633,200.00	633,200.00
TOTAL REVENUES		0.00		328,809.14	2,739,862.99	2,739,862.99

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
101-101-700.000	COST OF LAND SOLD	0.00		0.00	0.00	0.00
101-101-726.010	SUPPLIES	0.01		508.67	9,662.11	9,662.11
101-101-726.020	PERMITS	0.00		0.00	0.00	0.00
101-101-726.030	AUDIT FEE	0.00		0.00	8,500.00	8,500.00
101-101-726.040	COMMUNICATION	0.00		725.35	3,514.56	3,514.56
101-101-726.050	SECURITY	0.00		121.84	400.52	400.52
101-101-726.060	MEMBERSHIPS	0.00		100.00	1,205.00	1,205.00
101-101-726.070	RENTAL	0.00		0.00	7,800.00	7,800.00
101-101-726.080	EQUIPMENT - SMALL PURCHASE	0.00		197.86	3,851.14	3,851.14
101-101-727.000	APPRAISAL	0.00		0.00	0.00	0.00
101-101-727.050	SURVEY	0.00		0.00	0.00	0.00
101-101-728.000	POSTAGE	0.00		164.50	1,182.23	1,182.23
101-101-729.000	TITLE INSURANCE	0.00		0.00	0.00	0.00
101-101-730.000	RECORDING FEE	0.00		0.00	10.00	10.00
101-101-731.000	PROPERTY TAXES	0.00		0.00	0.00	0.00
101-101-732.000	SEILERCONC/WARRANTY	0.00		1,350.00	3,369.77	3,369.77
101-101-733.000	REALTOR COMMISSION	0.00		0.00	0.00	0.00
101-101-734.000	PROP.ACQUISITION COST	0.00		0.00	0.00	0.00
101-101-735.000	MEDIA	0.00		2,979.30	16,559.13	16,559.13
101-101-736.000	TRANSFER TAX	0.00		0.00	0.00	0.00
101-101-737.000	REALTOR PROC.FEE	0.00		0.00	0.00	0.00
101-101-738.000	HOUSING CONSULTATION/COUNSELING	0.00		0.00	300.00	300.00
101-101-739.000	INTERIOR STAGING	0.00		0.00	7,568.09	7,568.09
101-101-800.000	RENOVATIONS	0.00		0.00	8,468.87	8,468.87
101-101-802.000	CONSULTANTS	0.00		4,000.00	21,787.45	21,787.45
101-101-804.000	BANK FEE	0.00		0.00	260.84	260.84
101-101-810.000	INGHAM HOUS.COMM	0.00		0.00	0.00	0.00
101-101-814.060	LEGAL	0.00		786.72	7,674.20	7,674.20
101-101-818.000	CONTRACTUAL SERVICE	0.00		7,148.87	59,946.67	59,946.67
101-101-819.000	SOFTWARE	0.00		0.00	656.42	656.42
101-101-820.000	INSURANCE PROPERTY	0.00		0.00	0.00	0.00
101-101-830.000	GARDEN PROJECT	0.00		0.00	0.00	0.00
101-101-832.000	BICYCLE SHARE PROGRAM	0.00		0.00	3,181.13	3,181.13
101-101-861.100	TRAVEL	0.00		480.93	7,376.28	7,376.28

01:07 pm

FUND 101 - GENERAL FUND

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
*** EXPENDITURES ***						
101-101-862.000	PROF. TRAINING/CONFERENCES	0.00		0.00	1,150.70	1,150.70
101-101-863.000	JOB CREATION OPPORTUNITIES	0.00		0.00	375.00	375.00
101-101-900.000	PAYROLL REIMBURSEMENT	0.00		10,658.74	66,555.90	66,555.90
101-101-901.000	AMERICORPS MEMBER	0.00		0.00	7,270.00	7,270.00
101-101-902.000	EMPLOYER TAX LIABILITY	0.00		552.37	4,779.21	4,779.21
101-101-903.000	PAYROLL SERVICE FEE	0.00		44.21	414.24	414.24
101-101-904.000	WORKER'S COMP PREMIUM	0.00		374.43	3,160.06	3,160.06
101-101-921.000	UTILITIES	0.00		187.52	1,694.40	1,694.40
101-101-931.000	BLDG. MAINTENANCE	0.00		2,521.45	10,997.39	10,997.39
101-101-931.010	LAWN/SNOW	0.00		90.00	1,185.00	1,185.00
101-101-994.000	COMMUNITY DEVELOPMENT PROJECTS	0.00		0.00	0.00	0.00
101-101-995.000	INTEREST EXPENSE	0.00		11,118.03	46,587.35	46,587.35
101-101-995.500	INTEREST EXP	0.00		0.00	0.00	0.00
101-101-996.000	ADM.COST ALLOCATION	0.00		0.00	0.00	0.00
101-101-997.000	PRIOR YEAR ADJ.	0.00		0.00	0.00	0.00
101-101-998.000	LAND CONTRACT DEFAULT	0.00		0.00	0.00	0.00
101-201-700.000	COST OF LAND SOLD	0.00		0.00	201,871.74	201,871.74
101-201-700.010	COST OF LAND SOLD-FEMA	0.00		61,445.06	1,998,904.99	1,998,904.99
101-201-726.010	SUPPLIES	0.00		0.00	0.00	0.00
101-201-726.020	PERMITS	0.00		0.00	0.00	0.00
101-201-727.000	APPRAISAL	0.00		0.00	0.00	0.00
101-201-727.050	SURVEY	0.00		(200.00)	6,000.00	6,000.00
101-201-728.000	PRINTING	0.00		0.00	400.00	400.00
101-201-729.000	TITLE INSURANCE	0.00		0.00	0.00	0.00
101-201-730.000	RECORDING FEE	0.00		0.00	0.00	0.00
101-201-731.000	PROPERTY TAXES	0.00		0.00	0.00	0.00
101-201-732.000	SELLERCONC/WARRANTY	0.00		0.00	0.00	0.00
101-201-733.000	REALTOR COMMISSION	0.00		0.00	0.00	0.00
101-201-734.000	PROP.ACQUISITION COST	0.00		0.00	0.00	0.00
101-201-735.000	MEDIA	0.00		0.00	136,471.25	136,471.25
101-201-736.000	TRANSFER TAX	0.00		0.00	0.00	0.00
101-201-737.000	CLOSING COSTS	0.00		0.00	0.00	0.00
101-201-738.000	HOUSING CONSULTATION/COUNSELING	0.00		0.00	0.00	0.00
101-201-739.000	INTERIOR STAGING	0.00		900.00	900.00	900.00
101-201-800.000	RENOVATIONS	0.00		0.00	0.00	0.00
101-201-802.000	CONSULTANTS	0.00		15,465.66	102,261.42	102,261.42
101-201-810.000	INGHAM HOUS.COMM	0.00		0.00	1,900.00	1,900.00
101-201-811.000	DEVELOPMENT EXPENSE	0.00		0.00	0.00	0.00
101-201-814.060	LEGAL	0.00		0.00	0.00	0.00
101-201-818.000	CONTRACTUAL SERVICE	0.00		0.00	0.00	0.00
101-201-861.100	TRAVEL	0.00		0.00	0.00	0.00
101-201-921.000	UTILITIES	0.00		0.00	2.55	2.55
101-201-931.000	BLDG. MAINTENANCE	0.00		1,085.27	6,928.26	6,928.26
101-201-931.010	LAWN/SNOW	0.00		2,129.04	14,936.18	14,936.18
101-201-995.500	INTEREST EXP	0.00		10,464.75	54,019.25	54,019.25
101-201-996.000	ADM.COST ALLOCATION	0.00		0.00	0.00	0.00

01:07 pm

Month Ended 09/30/2011

FUND 101 - GENERAL FUND

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
--------------	-------------	----------------------	----------------------------	------------------------	-----------------	------------------------------

*** EXPENDITURES ***

TOTAL EXPENDITURES		0.01	0.00	135,400.57	2,842,039.30	2,842,039.30
TOTALS FOR FUND 101 GENERAL FUND:						
TOTAL ASSETS						
TOTAL LIABILITIES AND FUND BALANCE			6,153,031.83	289,496.91	(1,201,701.59)	4,951,330.24
			6,153,031.83	96,088.34	(1,099,525.28)	5,053,506.55
NET OF ASSETS & LIABILITIES			0.00	193,408.57	(102,176.31)	(102,176.31)
TOTAL REVENUES		0.00	0.00	328,809.14	2,739,862.99	2,739,862.99
TOTAL EXPENDITURES		0.01	0.00	135,400.57	2,842,039.30	2,842,039.30
NET OF REVENUES & EXPENDITURES		(0.01)	0.00	193,408.57	(102,176.31)	(102,176.31)

01:07 pm

FUND 202 - DHUD HOME PROGRAM

Month Ended 09/30/2011

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

*** ASSETS ***						
202-000-001.000	CASH		0.00	(42,312.82)	(446,878.16)	(446,878.16)
202-000-002.000	LAND CONTRACT ESCROW		0.00	0.00	2,639.44	2,639.44
202-000-040.000	ACCOUNTS RECEIVABLE		0.00	0.00	0.00	0.00
202-000-044.000	BROWNFIELD RECEIVABLE		0.00	0.00	0.00	0.00
202-000-045.000	LAND CONTRACT RECEIVABLE		137,079.17	(134.00)	(1,252.69)	135,826.48
202-000-046.000	INTEREST RECEIVABLE		467.70	(722.96)	1,977.03	2,444.73
202-000-111.000	INVENTORY		426,102.34	0.00	(148,710.14)	277,392.20
202-201-111.000	INVENTORY		0.00	0.00	0.00	0.00

TOTAL ASSETS			563,649.21	(43,169.78)	(592,224.52)	(28,575.31)
--------------	--	--	------------	-------------	--------------	-------------

*** LIABILITIES ***						
202-000-214.000	DUE TO OTHER FUNDS		328,634.16	0.00	(328,634.16)	0.00
202-000-299.990	ACCOUNTS PAYABLE		11,479.61	0.00	(11,479.61)	0.00
202-000-305.000	LAND CONTRACT ESCROW		1,445.79	(2,296.70)	(14.77)	1,431.02

TOTAL LIABILITIES			341,559.56	(2,296.70)	(340,128.54)	1,431.02
-------------------	--	--	------------	------------	--------------	----------

202-000-395.000	DESIGNATED FUND BALANCE		222,089.65	0.00	0.00	222,089.65
-----------------	-------------------------	--	------------	------	------	------------

TOTAL FUND EQUITY			222,089.65	0.00	0.00	222,089.65
-------------------	--	--	------------	------	------	------------

*** REVENUES ***						
202-101-635.000	INTEREST INCOME		0.00	0.00	9,540.20	9,540.20
202-101-641.000	LATE FEE REVENUE		0.00	0.00	0.00	0.00
202-201-631.000	RENTAL INCOME		0.00	550.00	4,950.00	4,950.00
202-201-635.000	INTEREST INCOME		0.00	0.00	0.00	0.00
202-201-670.000	BROWNFIELD REVENUE		0.00	0.00	0.00	0.00
202-201-673.000	PROPERTY SALES		0.00	0.00	240,800.00	240,800.00

TOTAL REVENUES			0.00	550.00	255,290.20	255,290.20
----------------	--	--	------	--------	------------	------------

*** EXPENDITURES ***						
202-101-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
202-101-830.000	GARDEN PROJECT		0.00	433.58	8,817.37	8,817.37
202-101-832.000	BICYCLE SHARE PROGRAM		0.00	0.00	1,335.00	1,335.00
202-201-700.000	COST OF LAND SOLD		0.00	10,936.75	242,314.13	242,314.13
202-201-726.020	PERMITS		0.00	0.00	0.00	0.00
202-201-727.000	APPRAISAL		0.00	0.00	300.00	300.00
202-201-727.050	SURVEY		0.00	0.00	0.00	0.00
202-201-729.000	TITLE INSURANCE		0.00	0.00	0.00	0.00
202-201-730.000	RECORDING FEE		0.00	0.00	0.00	0.00
202-201-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
202-201-732.000	SELLERCONC/WARRANTY		0.00	1,338.92	1,338.92	1,338.92
202-201-733.000	REALTOR COMMISSION		0.00	0.00	0.00	0.00
202-201-734.000	PROP.ACQUISITION COST		0.00	0.00	0.00	0.00
202-201-735.000	MEDIA/PR		0.00	0.00	0.00	0.00
202-201-737.000	CLOSING COSTS		0.00	0.00	0.00	0.00
202-201-800.000	RENOVATIONS		0.00	10,140.16	225,508.04	225,508.04
202-201-801.000	SPECIFICATION DEVELOPMENT		0.00	0.00	0.00	0.00
202-201-802.000	CONSULTANTS		0.00	0.00	0.00	0.00

01:07 pm

FUND 202 - DHUD HOME PROGRAM

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
--------------	-------------	----------------------	----------------------------	------------------------	-----------------	------------------------------

202-201-810.000	INGHAM HOUS.COMM	0.00		16,776.43	16,776.43	16,776.43
202-201-811.000	HUD DEVELOPER FEE	0.00		0.00	0.00	0.00
202-201-818.000	CONTRACTUAL SERVICE	0.00		0.00	0.00	0.00
202-201-921.000	UTILITIES	0.00		416.24	3,047.61	3,047.61
202-201-931.000	BLDG. MAINTENANCE	0.00		445.00	1,761.18	1,761.18
202-201-931.010	LAWN/SNOW	0.00		936.00	6,187.50	6,187.50
TOTAL EXPENDITURES		0.00	0.00	41,423.08	507,386.18	507,386.18

TOTALS FOR FUND 202 DHUD HOME PROGRAM:

TOTAL ASSETS			563,649.21	(43,169.78)	(592,224.52)	(28,575.31)
TOTAL LIABILITIES AND FUND BALANCE			563,649.21	(2,296.70)	(340,128.54)	223,520.67

NET OF ASSETS & LIABILITIES

TOTAL REVENUES		0.00	0.00	550.00	255,290.20	255,290.20
TOTAL EXPENDITURES		0.00	0.00	41,423.08	507,386.18	507,386.18

NET OF REVENUES & EXPENDITURES		0.00	0.00	(40,873.08)	(252,095.98)	(252,095.98)
--------------------------------	--	------	------	-------------	--------------	--------------

01:07 pm

FUND 206 - CANAAN COMMUNITY DEVELOPMENT

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
*** ASSETS ***						
206-000-001.000	CASH		0.00	0.00	17,994.10	17,994.10
206-000-044.000	BROWNFIELD RECEIVABLE		0.00	0.00	0.00	0.00
206-000-111.000	INVENTORY		68,315.30	0.00	(68,315.30)	0.00
TOTAL ASSETS			68,315.30	0.00	(50,321.20)	17,994.10
*** LIABILITIES ***						
206-000-214.000	DUE TO OTHER FUNDS		65,286.40	0.00	(65,286.40)	0.00
206-000-299.990	ACCOUNTS PAYABLE		110.50	0.00	(110.50)	0.00
TOTAL LIABILITIES			65,396.90	0.00	(65,396.90)	0.00
*** FUND EQUITY ***						
206-000-395.000	DESIGNATED FUND BALANCE		2,918.40	0.00	0.00	2,918.40
TOTAL FUND EQUITY			2,918.40	0.00	0.00	2,918.40
*** REVENUES ***						
206-201-670.000	BROWNFIELD REVENUE		0.00	0.00	0.00	0.00
206-201-673.000	PROPERTY SALES		0.00	0.00	84,900.00	84,900.00
TOTAL REVENUES			0.00	0.00	84,900.00	84,900.00
*** EXPENDITURES ***						
206-201-700.000	COST OF LAND SOLD		0.00	0.00	69,824.30	69,824.30
206-201-727.000	APPRAISAL		0.00	0.00	0.00	0.00
206-201-727.050	SURVEY		0.00	0.00	0.00	0.00
206-201-729.000	TITLE INSURANCE		0.00	0.00	0.00	0.00
206-201-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
206-201-732.000	SELLERCONC/WARRANTY		0.00	0.00	0.00	0.00
206-201-733.000	REALTOR COMMISSION		0.00	0.00	0.00	0.00
206-201-734.000	PROP.ACQUISITION COST		0.00	0.00	0.00	0.00
206-201-735.000	MEDIA/PR		0.00	0.00	0.00	0.00
206-201-737.000	CLOSING COSTS		0.00	0.00	0.00	0.00
206-201-800.000	RENOVATIONS		0.00	0.00	0.00	0.00
206-201-802.000	CONSULTANTS		0.00	0.00	0.00	0.00
206-201-810.000	INGHAM HOUS.COMM		0.00	0.00	0.00	0.00
206-201-811.000	DEVELOPMENT EXPENSE		0.00	0.00	0.00	0.00
206-201-921.000	UTILITIES		0.00	0.00	0.00	0.00
206-201-931.000	BUDG. MAINTENANCE		0.00	0.00	0.00	0.00
206-201-931.010	LAWN/SNOW		0.00	0.00	0.00	0.00
TOTAL EXPENDITURES			0.00	0.00	69,824.30	69,824.30
TOTALS FOR FUND 206 CANAAN COMMUNITY DEVELOPMENT:						
TOTAL ASSETS			68,315.30	0.00	(50,321.20)	17,994.10
TOTAL LIABILITIES AND FUND BALANCE			68,315.30	0.00	(65,396.90)	2,918.40
NET OF ASSETS & LIABILITIES			0.00	0.00	15,075.70	15,075.70
TOTAL REVENUES			0.00	0.00	84,900.00	84,900.00
TOTAL EXPENDITURES			0.00	0.00	69,824.30	69,824.30
NET OF REVENUES & EXPENDITURES			0.00	0.00	15,075.70	15,075.70

01:07 pm

FUND 208 - CRISTO REY COMMUNITY CENTER

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
*** ASSETS ***						
208-000-001.000	CASH		0.00	0.00	(94,086.10)	(94,086.10)
208-000-002.000	LAND CONTRACT ESCROW		0.00	0.00	481.56	481.56
208-000-044.000	BROWNFIELD RECEIVABLE		0.00	0.00	0.00	0.00
208-000-045.000	LAND CONTRACT RECEIVABLE		73,271.76	0.00	(582.74)	72,689.02
208-000-046.000	INTEREST RECEIVABLE		396.89	0.00	1,567.70	1,964.59
208-000-111.000	INVENTORY		0.00	0.00	0.00	0.00
TOTAL ASSETS						
			73,668.65	0.00	(92,619.58)	(18,950.93)
*** LIABILITIES ***						
208-000-214.000	DUE TO OTHER FUNDS		98,309.59	0.00	(98,309.59)	0.00
208-000-299.990	ACCOUNTS PAYABLE		0.00	0.00	0.00	0.00
208-000-305.000	LAND CONTRACT ESCROW		795.59	0.00	1,228.12	2,023.71
208-201-305.000	LAND CONTRACT ESCROW		0.00	0.00	0.00	0.00
TOTAL LIABILITIES						
			99,105.18	0.00	(97,081.47)	2,023.71
*** FUND EQUITY ***						
208-000-395.000	DESIGNATED FUND BALANCE		(25,436.53)	0.00	0.00	(25,436.53)
TOTAL FUND EQUITY						
			(25,436.53)	0.00	0.00	(25,436.53)
*** REVENUES ***						
208-101-635.000	INTEREST INCOME		0.00	0.00	4,731.84	4,731.84
208-201-635.000	INTEREST INCOME		0.00	0.00	0.00	0.00
208-201-670.000	BROWNFIELD REVENUE		0.00	0.00	0.00	0.00
208-201-673.000	PROPERTY SALES		0.00	0.00	0.00	0.00
TOTAL REVENUES						
			0.00	0.00	4,731.84	4,731.84
*** EXPENDITURES ***						
208-201-700.000	COST OF LAND SOLD		0.00	0.00	269.95	269.95
208-201-727.000	APPRAISAL		0.00	0.00	0.00	0.00
208-201-729.000	TITLE INSURANCE		0.00	0.00	0.00	0.00
208-201-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
208-201-732.000	SELLERCONC/WARRANTY		0.00	0.00	0.00	0.00
208-201-733.000	REALTOR COMMISSION		0.00	0.00	0.00	0.00
208-201-734.000	PROP.ACQUISITION COST		0.00	0.00	0.00	0.00
208-201-735.000	MEDIA/PR		0.00	0.00	0.00	0.00
208-201-737.000	CLOSING COSTS		0.00	0.00	0.00	0.00
208-201-800.000	RENOVATIONS		0.00	0.00	0.00	0.00
208-201-810.000	INGHAM HOUS.COMM		0.00	0.00	0.00	0.00
208-201-811.000	DEVELOPMENT EXPENSE		0.00	0.00	0.00	0.00
208-201-921.000	UTILITIES		0.00	0.00	0.00	0.00
208-201-931.000	BLDG. MAINTENANCE		0.00	0.00	0.00	0.00
208-201-931.010	LAWN/SNOW		0.00	0.00	0.00	0.00

01:07 pm

FUND 208 - CRISTO REY COMMUNITY CENTER

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
--------------	-------------	----------------------	----------------------------	------------------------	-----------------	------------------------------

*** EXPENDITURES ***

TOTAL EXPENDITURES		0.00	0.00	0.00	269.95	269.95
TOTALS FOR FUND 208 CRISTO REY COMMUNITY CENTER:						
TOTAL ASSETS						
TOTAL LIABILITIES AND FUND BALANCE			73,668.65	0.00	(92,619.58)	(18,950.93)
			73,668.65		(97,081.47)	(23,412.82)
NET OF ASSETS & LIABILITIES			0.00	0.00	4,461.89	4,461.89
TOTAL REVENUES		0.00	0.00	0.00	4,731.84	4,731.84
TOTAL EXPENDITURES		0.00	0.00	0.00	269.95	269.95
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	4,461.89	4,461.89

01:07 pm

FUND 210 - HOMETOWN HOUSING PARTNERSHIP, INC

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
*** ASSETS ***						
210-000-001.000	CASH		0.00	0.00	0.00	0.00
210-000-044.000	BROWNFIELD RECEIVABLE		0.00	0.00	0.00	0.00
210-000-111.000	INVENTORY		0.00	0.00	0.00	0.00
TOTAL ASSETS						
			0.00	0.00	0.00	0.00
*** LIABILITIES ***						
210-000-214.000	DUE TO OTHER FUNDS		0.00	0.00	0.00	0.00
210-000-299.990	ACCOUNTS PAYABLE		0.00	0.00	0.00	0.00
TOTAL LIABILITIES						
			0.00	0.00	0.00	0.00
*** FUND EQUITY ***						
210-000-395.000	DESIGNATED FUND BALANCE		0.00	0.00	0.00	0.00
TOTAL FUND EQUITY						
			0.00	0.00	0.00	0.00
*** REVENUES ***						
210-201-670.000	BROWNFIELD REVENUE		0.00	0.00	0.00	0.00
210-201-673.000	PROPERTY SALES		0.00	0.00	0.00	0.00
TOTAL REVENUES						
			0.00	0.00	0.00	0.00
*** EXPENDITURES ***						
210-201-700.000	COST OF LAND SOLD		0.00	0.00	0.00	0.00
210-201-727.000	APPRAISAL		0.00	0.00	0.00	0.00
210-201-727.050	SURVEY		0.00	0.00	0.00	0.00
210-201-729.000	TITLE INSURANCE		0.00	0.00	0.00	0.00
210-201-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
210-201-733.000	REALTOR COMMISSION		0.00	0.00	0.00	0.00
210-201-734.000	PROP.ACQUISITION COST		0.00	0.00	0.00	0.00
210-201-735.000	MEDIA/PR		0.00	0.00	0.00	0.00
210-201-739.000	INTERIOR STAGING		0.00	0.00	0.00	0.00
210-201-800.000	RENOVATIONS		0.00	0.00	0.00	0.00
210-201-811.000	DEVELOPMENT EXPENSE		0.00	0.00	0.00	0.00
210-201-921.000	UTILITIES		0.00	0.00	0.00	0.00
210-201-931.010	LAWN/SNOW		0.00	0.00	0.00	0.00
TOTAL EXPENDITURES						
			0.00	0.00	0.00	0.00
TOTALS FOR FUND 210 HOMETOWN HOUSING PARTNERSHIP, INC:						
TOTAL ASSETS						
			0.00	0.00	0.00	0.00
TOTAL LIABILITIES AND FUND BALANCE						
			0.00	0.00	0.00	0.00
NET OF ASSETS & LIABILITIES						
			0.00	0.00	0.00	0.00
TOTAL REVENUES						
			0.00	0.00	0.00	0.00
TOTAL EXPENDITURES						
			0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES						
			0.00	0.00	0.00	0.00

01:07 pm

FUND 212 - FRANKLIN STREET COMMUNITY HOUSING CORP

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

*** ASSETS ***

212-000-001.000	CASH		0.00	319.00	0.00	0.00
212-000-045.000	LAND CONTRACT RECEIVABLE		75,276.03	0.00	(75,276.03)	0.00
212-000-046.000	INTEREST RECEIVABLE		2,191.88	0.00	(2,191.88)	0.00
212-000-111.000	INVENTORY		0.00	0.00	0.00	0.00

TOTAL ASSETS

		77,467.91	319.00	(77,467.91)	0.00
--	--	-----------	--------	-------------	------

*** LIABILITIES ***

212-000-214.000	DUE TO OTHER FUNDS		116,469.54	0.00	(116,469.54)	0.00
212-000-299.990	ACCOUNTS PAYABLE		0.00	0.00	0.00	0.00
212-000-305.000	LAND CONTRACT ESCROW		376.00	0.00	(376.00)	0.00

TOTAL LIABILITIES

		116,845.54	0.00	(116,845.54)	0.00
--	--	------------	------	--------------	------

212-000-395.000 DESIGNATED FUND BALANCE

		(39,377.63)	0.00	39,377.63	0.00
--	--	-------------	------	-----------	------

TOTAL FUND EQUITY

		(39,377.63)	0.00	39,377.63	0.00
--	--	-------------	------	-----------	------

*** REVENUES ***

212-101-635.000	INTEREST INCOME		0.00	0.00	0.00	0.00
212-201-673.000	PROPERTY SALES		0.00	0.00	0.00	0.00

TOTAL REVENUES

		0.00	0.00	0.00	0.00
--	--	------	------	------	------

*** EXPENDITURES ***

212-101-998.000	LAND CONTRACT DEFAULT		0.00	0.00	0.00	0.00
212-201-700.000	COST OF LAND SOLD		0.00	0.00	0.00	0.00
212-201-727.000	APPRAISAL		0.00	0.00	0.00	0.00
212-201-729.000	TITLE INSURANCE		0.00	0.00	0.00	0.00
212-201-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
212-201-733.000	REALTOR COMMISSION		0.00	0.00	0.00	0.00
212-201-734.000	PROP.ACQUISITION COST		0.00	0.00	0.00	0.00
212-201-735.000	MEDIA/PR		0.00	0.00	0.00	0.00
212-201-737.000	CLOSING COSTS		0.00	0.00	0.00	0.00
212-201-800.000	RENOVATIONS		0.00	0.00	0.00	0.00
212-201-810.000	INGHAM HOUS.COMM		0.00	0.00	0.00	0.00
212-201-811.000	DEVELOPMENT EXPENSE		0.00	0.00	0.00	0.00
212-201-921.000	UTILITIES		0.00	0.00	0.00	0.00
212-201-931.000	BLDG. MAINTENANCE		0.00	(19.00)	0.00	0.00
212-201-931.010	LAWN/SNOW		0.00	(300.00)	0.00	0.00

TOTAL EXPENDITURES

		0.00	(319.00)	0.00	0.00
--	--	------	----------	------	------

TOTALS FOR FUND 212 FRANKLIN STREET COMMUNITY HOUSING CORP:

TOTAL ASSETS		77,467.91	319.00	(77,467.91)	0.00
TOTAL LIABILITIES AND FUND BALANCE		77,467.91	0.00	(77,467.91)	0.00

NET OF ASSETS & LIABILITIES

		0.00	319.00	0.00	0.00
--	--	------	--------	------	------

TOTAL REVENUES

		0.00	0.00	0.00	0.00
--	--	------	------	------	------

TOTAL EXPENDITURES

		0.00	(319.00)	0.00	0.00
--	--	------	----------	------	------

NET OF REVENUES & EXPENDITURES

		0.00	0.00	0.00	0.00
--	--	------	------	------	------

01:07 pm

FUND 214 - NSP 1 LANSING CITY

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

*** ASSETS ***						
214-000-001.000	CASH		151,788.06	69,740.02	264,649.07	416,437.13
214-000-003.000	PAYROLL		0.00	0.00	0.00	0.00
214-000-051.000	NSP1 LANSING CITY RECEIVABLE		189,615.51	75,530.98	(114,084.52)	75,530.99
214-000-053.000	EARNEST DEPOSIT		0.00	0.00	0.00	0.00
214-000-111.000	INVENTORY		557,812.84	(39,707.79)	(77,817.76)	479,995.08
214-201-053.000	EARNEST DEPOSIT		0.00	0.00	0.00	0.00

TOTAL ASSETS 899,216.41 105,563.21 72,746.79 971,963.20

*** LIABILITIES ***						
214-000-213.000	DUE TO INGHAM COUNTY		0.00	0.00	0.00	0.00
214-000-214.000	DUE TO OTHER FUNDS		0.00	0.00	0.00	0.00
214-000-299.990	ACCOUNTS PAYABLE		183,932.03	22.47	(183,909.56)	22.47

TOTAL LIABILITIES 183,932.03 22.47 (183,909.56) 22.47

*** FUND EQUITY ***						
214-000-395.000	DESIGNATED FUND BALANCE		715,284.38	0.00	0.00	715,284.38
TOTAL FUND EQUITY			715,284.38	0.00	0.00	715,284.38

*** REVENUES ***						
214-101-671.000	DEVELOPER FEE REVENUE		0.00	21,995.19	161,005.07	161,005.07
214-201-664.000	LANSING RE-INVESTMENT FUNDING REVENUE		0.00	134,598.71	199,900.39	199,900.39
214-201-669.000	NSP1 LANSING CITY REVENUE		0.00	111,687.60	767,946.04	767,946.04

TOTAL REVENUES 0.00 0.00 268,281.50 1,128,851.50 1,128,851.50

*** EXPENDITURES ***						
214-101-700.000	COST OF LAND SOLD		0.00	108.27	1,206.77	1,206.77
214-101-726.010	SUPPLIES		0.00	30.00	30.00	30.00
214-101-727.000	APPRAISAL		0.00	0.00	0.00	0.00
214-101-735.000	MEDIA/PR		0.00	0.00	204.78	204.78
214-101-800.000	RENOVATIONS		0.00	3,227.63	9,676.05	9,676.05
214-101-801.000	SPECIFICATION DEVELOPMENT		0.00	0.00	0.00	0.00
214-101-802.000	CONSULTANTS		0.00	0.00	0.00	0.00
214-101-818.000	CONTRACTUAL SERVICE		0.00	4,033.06	42,396.65	42,396.65
214-101-861.100	TRAVEL		0.00	102.11	559.71	559.71
214-101-862.000	PROF. TRAINING/CONFERENCES		0.00	0.00	0.00	0.00
214-101-902.000	EMPLOYER TAX LIABILITY		0.00	311.59	3,424.24	3,424.24
214-101-903.000	PAYROLL SERVICE FEE		0.00	26.58	307.62	307.62
214-101-904.000	WORKER'S COMP PREMIUM		0.00	211.24	2,247.25	2,247.25
214-101-921.000	UTILITIES		0.00	(283.12)	4,388.53	4,388.53
214-101-931.010	BLDG. MAINTENANCE		0.00	341.51	3,003.75	3,003.75
214-201-700.000	COST OF LAND SOLD		0.00	(618.25)	7,472.75	7,472.75
214-201-727.000	APPRAISAL		0.00	59,818.48	115,473.66	115,473.66
214-201-727.050	SURVEY		0.00	(600.00)	5,350.00	5,350.00
214-201-731.000	PROPERTY TAXES		0.00	0.00	2,800.00	2,800.00
214-201-734.000	PROP. ACQUISITION COST		0.00	0.00	0.00	0.00
214-201-735.000	MEDIA/PR		0.00	0.00	0.00	0.00
214-201-739.000	INTERIOR STAGING		0.00	0.00	4,577.40	4,577.40

GENERAL LEDGER REPORT FOR INGHAM COUNTY LAND BANK
Month Ended 09/30/2011

01:07 pm

FUND 214 - NSP 1 LANSING CITY

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

*** EXPENDITURES ***

214-201-800.000	RENOVATIONS	0.00		93,462.60	640,938.09	640,938.09
214-201-801.000	SPECIFICATION DEVELOPMENT	0.00		0.00	8.16	8.16
214-201-802.000	CONSULTANTS	0.00		0.00	0.00	0.00
214-201-818.000	CONTRACTUAL SERVICE	0.00		0.00	0.00	0.00
214-201-921.000	UTILITIES	0.00		(119.69)	7,794.67	7,794.67
214-201-931.000	BLDG. MAINTENANCE	0.00		82.50	3,073.32	3,073.32
214-201-931.010	LAWN/SNOW	0.00		2,606.25	17,261.75	17,261.75
TOTAL EXPENDITURES		0.00	0.00	162,740.76	872,195.15	872,195.15
TOTALS FOR FUND 214 NSP 1 LANSING CITY:						
TOTAL ASSETS			899,216.41	105,563.21	72,746.79	971,963.20
TOTAL LIABILITIES AND FUND BALANCE			899,216.41	22.47	(183,909.56)	715,306.85
NET OF ASSETS & LIABILITIES			0.00	105,540.74	256,656.35	256,656.35
TOTAL REVENUES		0.00	0.00	268,281.50	1,128,851.50	1,128,851.50
TOTAL EXPENDITURES		0.00	0.00	162,740.76	872,195.15	872,195.15
NET OF REVENUES & EXPENDITURES		0.00	0.00	105,540.74	256,656.35	256,656.35

Month Ended 09/30/2011

01:07 pm

FUND 216 - NSP 2

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

216-000-001.000	CASH		0.00	(324,162.10)	(685,500.92)	(685,500.92)
216-000-003.000	PAYROLL		0.00	0.00	0.00	0.00
216-000-004.000	ACQUISITION		0.00	0.00	0.00	0.00
216-000-056.000	NSP2 RECEIVABLE		680,955.01	460,410.00	(121,329.01)	559,626.00

TOTAL ASSETS			680,955.01	136,247.90	(806,829.93)	(125,874.92)
--------------	--	--	------------	------------	--------------	--------------

216-000-213.000	DUE TO INGHAM COUNTY		124,825.92	0.00	(124,825.92)	0.00
216-000-214.000	DUE TO OTHER FUNDS		227,448.88	0.00	(227,448.88)	0.00
216-000-299.990	ACCOUNTS PAYABLE		328,680.49	(49,251.21)	(212,478.19)	116,202.30

TOTAL LIABILITIES			680,955.29	(49,251.21)	(564,752.99)	116,202.30
-------------------	--	--	------------	-------------	--------------	------------

216-000-330.000	FUND BALANCE		(0.28)	0.00	0.00	(0.28)
TOTAL FUND EQUITY			(0.28)	0.00	0.00	(0.28)

216-101-665.000	NSP2 ADM. FEE REVENUE		0.00	14,428.00	54,635.99	54,635.99
216-101-666.000	NSP2 MSHDA REVENUE		0.00	17,795.00	157,853.00	157,853.00
216-201-666.000	NSP2 MSHDA REVENUE		0.00	704,000.00	2,591,096.00	2,591,096.00

TOTAL REVENUES			0.00	736,223.00	2,803,584.99	2,803,584.99
----------------	--	--	------	------------	--------------	--------------

216-101-726.010	SUPPLIES		0.00	1,862.44	8,643.52	8,643.52
216-101-726.040	COMMUNICATION		0.00	151.84	1,893.95	1,893.95
216-101-726.070	RENTAL		0.00	2,256.50	33,863.95	33,863.95
216-101-726.080	EQUIPMENT - SMALL PURCHASE		0.00	85.00	1,807.05	1,807.05
216-101-728.000	POSTAGE		0.00	0.00	930.05	930.05
216-101-735.000	MEDIA/PR		0.00	2,617.92	4,512.59	4,512.59
216-101-739.000	INTERIOR STAGING		0.00	6.36	6.36	6.36
216-101-802.000	CONSULTANTS		0.00	0.00	9,916.63	9,916.63
216-101-818.000	CONTRACTUAL SERVICE		0.00	21,747.04	196,517.72	196,517.72
216-101-819.000	SOFTWARE		0.00	0.00	148.39	148.39
216-101-831.000	NEIGHBORHOOD EMPOWERMENT CENTER TRAVEL		0.00	0.00	2,241.50	2,241.50
216-101-861.100	PROF. TRAINING/CONFERENCES		0.00	34.12	643.98	643.98
216-101-862.000	JOB CREATION OPPORTUNITIES		0.00	0.00	191.98	191.98
216-101-863.000	PAYROLL REIMBURSEMENT		0.00	298.80	298.80	298.80
216-101-900.000	EMPLOYER TAX LIABILITY		0.00	0.00	0.00	0.00
216-101-902.000	PAYROLL SERVICE FEE		0.00	1,680.12	15,716.66	15,716.66
216-101-903.000	WORKER'S COMP PREMIUM		0.00	141.91	1,394.18	1,394.18
216-101-904.000	BIDG. MAINTENANCE		0.00	1,139.06	10,384.59	10,384.59
216-101-931.000	COST OF LAND SOLD		0.00	90.84	112.39	112.39
216-201-700.000	APPRAISAL		0.00	0.00	0.00	0.00
216-201-727.050	SURVEY		0.00	1,425.00	19,775.00	19,775.00
216-201-729.000	TITLE INSURANCE		0.00	10,800.00	41,175.00	41,175.00
216-201-730.000	RECORDING FEE		0.00	0.00	0.00	0.00
216-201-731.000	PROPERTY TAXES		0.00	0.00	598.00	598.00

01:07 pm

FUND 216 - NSP 2

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
--------------	-------------	----------------------	----------------------------	------------------------	-----------------	------------------------------

216-201-734.000	PROP.ACQUISITION COST	0.00		0.00	367,267.32	367,267.32
216-201-735.000	MEDIA/PR	0.00		0.00	0.00	0.00
216-201-738.000	HOUSING CONSULTATION/COUNSELING	0.00		0.00	0.00	0.00
216-201-739.000	INTERIOR STAGING	0.00		0.00	109.73	109.73
216-201-800.000	RENOVATIONS	0.00		495,962.47	2,279,100.38	2,279,100.38
216-201-801.000	SPECIFICATION DEVELOPMENT	0.00		500.00	3,000.00	3,000.00
216-201-861.100	TRAVEL	0.00		848.78	4,863.67	4,863.67
216-201-921.000	UTILITIES	0.00		2,755.26	18,092.36	18,092.36
216-201-931.000	BLDG. MAINTENANCE	0.00		271.68	702.18	702.18
216-201-931.010	LAWN/SNOW	0.00		6,048.75	21,754.00	21,754.00

TOTAL EXPENDITURES

0.00 0.00 550,723.89 3,045,661.93 3,045,661.93

TOTALS FOR FUND 216 NSP 2:

TOTAL ASSETS
TOTAL LIABILITIES AND FUND BALANCE

680,955.01 136,247.90 (806,829.93) (125,874.92)
680,955.01 (49,251.21) (564,752.99) 116,202.02

NET OF ASSETS & LIABILITIES

0.00 185,499.11 (242,076.94) (242,076.94)

TOTAL REVENUES
TOTAL EXPENDITURES

0.00 0.00 736,223.00 2,803,584.99 2,803,584.99
0.00 0.00 550,723.89 3,045,661.93 3,045,661.93

NET OF REVENUES & EXPENDITURES

0.00 0.00 185,499.11 (242,076.94) (242,076.94)

01:07 pm

FUND 217 - NSP2 GRANT PROCEEDS

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

217-000-001.000	CASH		0.00	(0.25)	(0.35)	(0.35)
-----------------	------	--	------	--------	--------	--------

TOTAL ASSETS			0.00	(0.25)	(0.35)	(0.35)
--------------	--	--	------	--------	--------	--------

217-000-395.000	DESIGNATED FUND BALANCE		0.00	0.00	0.00	0.00
-----------------	-------------------------	--	------	------	------	------

TOTAL FUND EQUITY			0.00	0.00	0.00	0.00
-------------------	--	--	------	------	------	------

217-201-663.000	NSP2 PROGRAM INCOME		0.00	45,000.00	89,000.00	89,000.00
-----------------	---------------------	--	------	-----------	-----------	-----------

TOTAL REVENUES			0.00	0.00	45,000.00	89,000.00
----------------	--	--	------	------	-----------	-----------

217-201-729.000	TITLE INSURANCE	*** EXPENDITURES ***	0.00	430.25	856.35	856.35
217-201-733.000	REALTOR COMMISSION		0.00	2,700.00	5,340.00	5,340.00
217-201-737.000	CLOSING COSTS		0.00	350.00	350.00	350.00
217-201-740.000	NSP2 MSHDA-DPA EXPENSE		0.00	2,800.00	3,800.00	3,800.00
217-201-741.000	NSP2 SALE PROCEED EXPENSE		0.00	38,720.00	78,365.00	78,365.00
217-201-800.000	RENOVATIONS		0.00	0.00	83.65	83.65
217-201-861.100	TRAVEL		0.00	0.00	29.88	29.88
217-201-921.000	UTILITIES		0.00	0.00	106.72	106.72
217-201-931.010	LAWN/SNOW		0.00	0.00	68.75	68.75

TOTAL EXPENDITURES			0.00	0.00	45,000.25	89,000.35
--------------------	--	--	------	------	-----------	-----------

TOTALS FOR FUND 217 NSP2 GRANT PROCEEDS:

TOTAL ASSETS			0.00	(0.25)	(0.35)	(0.35)
TOTAL LIABILITIES AND FUND BALANCE			0.00	0.00	0.00	0.00

NET OF ASSETS & LIABILITIES			0.00	(0.25)	(0.35)	(0.35)
-----------------------------	--	--	------	--------	--------	--------

TOTAL REVENUES			0.00	0.00	45,000.00	89,000.00
TOTAL EXPENDITURES			0.00	0.00	45,000.25	89,000.35

NET OF REVENUES & EXPENDITURES			0.00	0.00	(0.25)	(0.35)
--------------------------------	--	--	------	------	--------	--------

01:07 pm

FUND 218 - NSP COUNTY

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
-----------	-------------	-------------------	-------------------------	---------------------	--------------	---------------------------

*** ASSETS ***						
218-000-001.000	CASH		0.00	(555.59)	(37,763.78)	(37,763.78)
218-000-003.000	PAYROLL		0.00	0.00	0.00	0.00
218-000-052.000	NSP COUNTY RECEIVABLE		38,673.79	0.00	(3,375.47)	35,298.32
218-000-111.000	INVENTORY		0.00	0.00	0.00	0.00

TOTAL ASSETS			38,673.79	(555.59)	(41,139.25)	(2,465.46)
--------------	--	--	-----------	----------	-------------	------------

*** LIABILITIES ***						
218-000-214.000	DUE TO OTHER FUNDS		39,173.86	0.00	(39,173.86)	0.00
218-000-299.990	ACCOUNTS PAYABLE		236.18	73.76	(162.42)	73.76

TOTAL LIABILITIES			39,410.04	73.76	(39,336.28)	73.76
-------------------	--	--	-----------	-------	-------------	-------

*** FUND EQUITY ***						
218-000-395.000	DESIGNATED FUND BALANCE		(736.25)	0.00	0.00	(736.25)

TOTAL FUND EQUITY			(736.25)	0.00	0.00	(736.25)
-------------------	--	--	----------	------	------	----------

*** REVENUES ***						
218-201-668.000	NSP COUNTY REVENUE		0.00	0.00	4,124.53	4,124.53

TOTAL REVENUES			0.00	0.00	4,124.53	4,124.53
----------------	--	--	------	------	----------	----------

*** EXPENDITURES ***						
218-101-735.000	MEDIA/PR		0.00	0.00	92.70	92.70
218-101-818.000	CONTRACTUAL SERVICE		0.00	0.00	1,315.98	1,315.98
218-101-861.100	TRAVEL		0.00	0.00	0.00	0.00
218-101-902.000	EMPLOYER TAX LIABILITY		0.00	0.00	108.04	108.04
218-101-903.000	PAYROLL SERVICE FEE		0.00	1.71	11.12	11.12
218-101-904.000	WORKER'S COMP PREMIUM		0.00	0.00	66.76	66.76
218-201-700.000	COST OF LAND SOLD		0.00	0.00	50.00	50.00
218-201-727.000	APPRAISAL		0.00	0.00	600.00	600.00
218-201-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
218-201-734.000	PROP.ACQUISITION COST		0.00	0.00	0.00	0.00
218-201-739.000	INTERIOR STAGING		0.00	0.00	198.00	198.00
218-201-800.000	RENOVATIONS		0.00	0.00	0.00	0.00
218-201-801.000	SPECIFICATION DEVELOPMENT		0.00	0.00	0.00	0.00
218-201-818.000	CONTRACTUAL SERVICE		0.00	0.00	0.00	0.00
218-201-921.000	UTILITIES		0.00	0.00	771.90	771.90
218-201-931.000	BLDG. MAINTENANCE		0.00	157.64	700.00	700.00
218-201-931.010	LAWN/SNOW		0.00	310.00	2,013.00	2,013.00
218-201-997.000	PRIOR YEAR ADJ.		0.00	0.00	0.00	0.00

TOTAL EXPENDITURES			0.00	629.35	5,927.50	5,927.50
--------------------	--	--	------	--------	----------	----------

TOTALS FOR FUND 218 NSP COUNTY:

TOTAL ASSETS			38,673.79	(555.59)	(41,139.25)	(2,465.46)
TOTAL LIABILITIES AND FUND BALANCE			38,673.79	73.76	(39,336.28)	(662.49)

NET OF ASSETS & LIABILITIES			0.00	(629.35)	(1,802.97)	(1,802.97)
-----------------------------	--	--	------	----------	------------	------------

TOTAL REVENUES			0.00	0.00	4,124.53	4,124.53
----------------	--	--	------	------	----------	----------

TOTAL EXPENDITURES			0.00	629.35	5,927.50	5,927.50
--------------------	--	--	------	--------	----------	----------

NET OF REVENUES & EXPENDITURES			0.00	(629.35)	(1,802.97)	(1,802.97)
--------------------------------	--	--	------	----------	------------	------------

01:07 pm

FUND 220 - HOME

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
*** ASSETS ***						
220-000-001.000	CASH		20,559.13	(3,488.13)	60,143.95	80,703.08
220-000-003.000	PAYROLL		0.00	0.00	0.00	0.00
220-000-055.000	HOME LANSING CITY RECEIVABLE		25.92	0.00	5,376.31	5,402.23
220-000-111.000	INVENTORY		0.00	0.00	0.00	0.00
TOTAL ASSETS			20,585.05	(3,488.13)	65,520.26	86,105.31
*** LIABILITIES ***						
220-000-214.000	DUE TO OTHER FUNDS		0.00	0.00	0.00	0.00
220-000-216.000	GOOD FAITH DEPOSIT		0.00	0.00	500.00	500.00
220-000-299.990	ACCOUNTS PAYABLE		154.97	0.00	(154.97)	0.00
TOTAL LIABILITIES			154.97	0.00	345.03	500.00
220-000-395.000	DESIGNATED FUND BALANCE					
*** FUND EQUITY ***						
TOTAL FUND EQUITY			20,430.08	0.00	0.00	20,430.08
*** REVENUES ***						
220-101-671.000	DEVELOPER FEE REVENUE		0.00	0.00	0.00	0.00
220-201-664.000	LANSING RE-INVESTMENT FUNDING REVENUE		0.00	0.00	72,699.13	72,699.13
220-201-667.000	HOME LANSING CITY REVENUE		0.00	0.00	5,502.23	5,502.23
TOTAL REVENUES			0.00	0.00	78,201.36	78,201.36
*** EXPENDITURES ***						
220-101-738.000	HOUSING CONSULTATION/CONSELLING		0.00	350.00	350.00	350.00
220-101-800.000	RENOVATIONS		0.00	1,420.00	1,420.00	1,420.00
220-101-801.000	SPECIFICATION DEVELOPMENT		0.00	0.00	0.00	0.00
220-101-818.000	CONTRACTUAL SERVICE		0.00	664.68	2,027.19	2,027.19
220-101-861.100	TRAVEL		0.00	0.49	3.82	3.82
220-101-902.000	EMPLOYER TAX LIABILITY		0.00	51.37	158.45	158.45
220-101-903.000	PAYROLL SERVICE FEE		0.00	2.55	6.53	6.53
220-101-904.000	WORKER'S COMP PREMIUM		0.00	34.81	102.93	102.93
220-101-921.000	UTILITIES		0.00	44.35	498.41	498.41
220-101-931.000	BLDG. MAINTENANCE		0.00	103.68	413.20	413.20
220-101-931.010	LAWN/SNOW		0.00	250.00	1,730.00	1,730.00
220-201-700.000	COST OF LAND SOLD		0.00	0.00	(62.42)	(62.42)
220-201-727.000	APPRAISAL		0.00	0.00	0.00	0.00
220-201-727.050	SURVEY		0.00	400.00	800.00	800.00
220-201-731.000	PROPERTY TAXES		0.00	0.00	0.00	0.00
220-201-801.000	RENOVATIONS		0.00	0.00	3,645.00	3,645.00
220-201-802.000	SPECIFICATION DEVELOPMENT		0.00	0.00	0.00	0.00
220-201-921.000	CONSULTANTS		0.00	0.00	1,180.00	1,180.00
220-201-931.000	UTILITIES		0.00	31.20	166.02	166.02
220-201-931.010	BLDG. MAINTENANCE		0.00	120.00	257.00	257.00
220-201-931.010	LAWN/SNOW		0.00	15.00	330.00	330.00

01:07 pm

FUND 220 ~ HOME

Month Ended 09/30/2011

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
--------------	-------------	----------------------	----------------------------	------------------------	-----------------	------------------------------

*** EXPENDITURES ***

TOTAL EXPENDITURES	0.00	0.00	3,488.13	13,026.13	13,026.13
TOTALS FOR FUND 220 HOME:					
TOTAL ASSETS		20,585.05	(3,488.13)	65,520.26	86,105.31
TOTAL LIABILITIES AND FUND BALANCE		20,585.05	0.00	345.03	20,930.08
NET OF ASSETS & LIABILITIES		0.00	(3,488.13)	65,175.23	65,175.23
TOTAL REVENUES	0.00	0.00	0.00	78,201.36	78,201.36
TOTAL EXPENDITURES	0.00	0.00	3,488.13	13,026.13	13,026.13
NET OF REVENUES & EXPENDITURES	0.00	0.00	(3,488.13)	65,175.23	65,175.23

01:07 pm

FUND 222 - YOUTH BUILD

GL NUMBER	DESCRIPTION	11 AMENDED BUDGET	BEG. BALANCE 01/01/2011	CUR. MONTH ACTIVITY	YTD ACTIVITY	ENDING BALANCE 09/30/2011
*** ASSETS ***						
222-000-001.000	CASH		0.00	(4,582.38)	(209,072.85)	(209,072.85)
222-000-054.000	YOUTH BUILD RECEIVABLE		28,027.34	21,173.95	(28,027.34)	0.00
222-000-111.000	INVENTORY		154,013.74	0.00	(3,610.00)	150,403.74
TOTAL ASSETS			182,041.08	16,591.57	(240,710.19)	(58,669.11)
*** LIABILITIES ***						
222-000-214.000	DUE TO OTHER FUNDS		169,763.75	0.00	(169,763.75)	0.00
222-000-299.990	ACCOUNTS PAYABLE		4,197.33	0.00	(4,197.33)	0.00
TOTAL LIABILITIES			173,961.08	0.00	(173,961.08)	0.00
*** FUND EQUITY ***						
222-000-390.000	FUND BALANCE		8,080.00	0.00	0.00	8,080.00
TOTAL FUND EQUITY			8,080.00	0.00	0.00	8,080.00
*** REVENUES ***						
222-201-674.000	YOUTHBUILD REVENUE		0.00	21,173.95	21,173.95	21,173.95
TOTAL REVENUES			0.00	21,173.95	21,173.95	21,173.95
*** EXPENDITURES ***						
222-201-700.000	COST OF LAND SOLD		0.00	0.00	0.00	0.00
222-201-726.020	PERMITS		0.00	0.00	0.00	0.00
222-201-727.000	APPRAISAL		0.00	0.00	900.00	900.00
222-201-727.050	SURVEY		0.00	0.00	0.00	0.00
222-201-735.000	MEDIA/PR		0.00	0.00	0.00	0.00
222-201-800.000	RENOVATIONS		0.00	0.00	0.00	0.00
222-201-801.000	SPECIFICATION DEVELOPMENT		0.00	3,270.60	79,471.88	79,471.88
222-201-802.000	CONSULTANTS		0.00	0.00	150.00	150.00
222-201-810.000	INGHAM HOUS.COMM		0.00	0.00	0.00	0.00
222-201-921.000	UTILITIES		0.00	352.82	2,052.72	2,052.72
222-201-931.000	BLDG. MAINTENANCE		0.00	208.96	1,579.46	1,579.46
222-201-931.010	LAWN/SNOW		0.00	750.00	3,769.00	3,769.00
TOTAL EXPENDITURES			0.00	4,582.38	87,923.06	87,923.06
TOTALS FOR FUND 222 YOUTH BUILD:						
TOTAL ASSETS			182,041.08	16,591.57	(240,710.19)	(58,669.11)
TOTAL LIABILITIES AND FUND BALANCE			182,041.08	0.00	(173,961.08)	8,080.00
NET OF ASSETS & LIABILITIES			0.00	16,591.57	(66,749.11)	(66,749.11)
TOTAL REVENUES			0.00	21,173.95	21,173.95	21,173.95
TOTAL EXPENDITURES			0.00	4,582.38	87,923.06	87,923.06
NET OF REVENUES & EXPENDITURES			0.00	16,591.57	(66,749.11)	(66,749.11)

01:07 pm

FUND 224 - MILLER PARK TOWNHOMES

GL	11 AMENDED	BEG. BALANCE	CUR. MONTH	YTD	ENDING BALANCE
NUMBER	BUDGET	01/01/2011	ACTIVITY	ACTIVITY	09/30/2011

224-000-001.000	CASH	0.00	(16,518.09)	(479,121.44)	(479,121.44)
224-000-002.000	LAND CONTRACT ESCROW	0.00	0.00	5,285.50	5,285.50
224-000-040.000	ACCOUNTS RECEIVABLE	0.00	0.01	0.01	0.01
224-000-045.000	LAND CONTRACT RECEIVABLE	36,000.00	(1,243.73)	357,452.97	393,452.97
224-000-046.000	INTEREST RECEIVABLE	0.00	(1,187.87)	9,419.72	9,419.72
224-000-050.000	INGHAM COUNTY RECEIVABLE	17,525.88	948.40	(16,577.48)	948.40
224-000-111.000	INVENTORY	154,553.31	0.00	(154,203.31)	350.00

TOTAL ASSETS	208,079.19	(18,001.28)	(277,744.03)	(69,664.84)
--------------	------------	-------------	--------------	-------------

224-000-213.000	DUE TO INGHAM COUNTY	112,315.00	6,864.00	239,871.46	352,186.46
224-000-214.000	DUE TO OTHER FUNDS	65,066.36	0.00	(65,066.36)	0.00
224-000-239.990	ACCOUNTS PAYABLE	36,066.43	49.34	(36,017.09)	49.34
224-000-305.000	LAND CONTRACT ESCROW	0.00	(1,001.28)	1,419.30	1,419.30
224-000-306.000	RENTAL DEPOSIT ESCROW	100.00	0.00	(373.75)	(273.75)
224-201-306.000	RENTAL DEPOSIT ESCROW	0.00	0.00	10,750.00	10,750.00

TOTAL LIABILITIES	213,547.79	5,912.06	150,583.56	364,131.35
-------------------	------------	----------	------------	------------

224-000-390.000	FUND BALANCE	*** FUND EQUITY ***	(5,468.60)	0.00	0.00	(5,468.60)
TOTAL FUND EQUITY			(5,468.60)	0.00	0.00	(5,468.60)

224-101-635.000	INTEREST INCOME	0.00	0.00	19,188.76	19,188.76
224-101-641.000	LATE FEE REVENUE	0.00	25.08	212.94	212.94
224-201-631.000	RENTAL INCOME	0.00	0.00	0.00	0.00
224-201-641.000	LATE FEE REVENUE	0.00	0.00	0.00	0.00
224-201-673.000	PROPERTY SALES	0.00	858.22	414,010.88	414,010.88

TOTAL REVENUES	0.00	0.00	883.30	433,412.58	433,412.58
----------------	------	------	--------	------------	------------

224-101-803.000	HOA/CONDO FEE	0.00	0.00	0.00	0.00
224-101-931.000	BIDG. MAINTENANCE	0.00	0.00	0.00	0.00
224-201-700.000	COST OF LAND SOLD	0.00	3,423.43	477,131.67	477,131.67
224-201-726.020	PERMITS	0.00	0.00	0.00	0.00
224-201-729.000	TITLE INSURANCE	0.00	0.00	0.00	0.00
224-201-731.000	PROPERTY TAXES	0.00	0.00	0.00	0.00
224-201-733.000	REALTOR COMMISSION	0.00	0.00	0.00	0.00
224-201-734.000	PROP.ACQUISITION COST	0.00	0.00	129,113.74	129,113.74
224-201-737.000	CLOSING COSTS	0.00	0.00	0.00	0.00
224-201-738.000	HOUSING CONSULTATION/CONSULTING	0.00	0.00	650.00	650.00
224-201-800.000	RENOVATIONS	0.00	(7,094.34)	217,892.50	217,892.50
224-201-803.000	HOA/CONDO FEE	0.00	1,305.00	8,990.00	8,990.00
224-201-810.000	INGHAM HOUS. COMM	0.00	26,300.18	26,300.18	26,300.18
224-201-921.000	UTILITIES	0.00	212.37	1,510.08	1,510.08
224-201-931.000	BLDG. MAINTENANCE	0.00	0.00	152.00	152.00

TOTAL EXPENDITURES	0.00	0.00	24,796.64	861,740.17	861,740.17
--------------------	------	------	-----------	------------	------------

TOTALS FOR FUND 224 MILLER PARK TOWNHOMES:

TOTAL ASSETS	208,079.19	(18,001.28)	(277,744.03)	(69,664.84)
TOTAL LIABILITIES AND FUND BALANCE	208,079.19	5,912.06	150,583.56	358,662.75