

IDENTIFICATION OF UGLG

Project Title/Name: 2019 Downtown Rental Rehabilitation

UGLG CONTACT INFORMATION	
Unit of General Local Government	City of Ludington
Chief Elected Official	Name: Steve Miller Title: Mayor
Chief Elected Official Phone and Email	Ph. 231-845-6237 Fx. 231-845-1146 mayor@ci.ludington.mi.us
Street/PO Box City State/Zip	400 S Harrison Street Ludington MI, 49431
County	Mason
UGLG Project Contact (PC)	Name: Heather Tykoski Title: Community Development Director
UGLG PC Phone and Email	Ph. 231-845-6237 Fx. 231-845-1146 htykoski@ci.ludington.mi.us
Street/PO Box City State/Zip	400 S Harrison Street Ludington MI, 49431
County	Mason
Application Preparer	Name: Heather Tykoski Title: Community Development Director

FUNDING SOURCES (Indicate all funding sources)	
CDBG Grant	\$ 720,000.00
CLP/RLF	\$
UGLG	\$
Private	\$ 555,445.00
	\$
	\$
TOTAL	\$ 1,275,445.00

UGLG INFORMATION
UGLG DUNS # 007514676 http://www.dnb.com/duns-number.html
UGLG Federal ID # 38-6004706
UGLG Fiscal Year January to December (month start and end)

STATE GOVERNMENT REPRESENTATION

Senator Name	Curt Vanderwall	Senate District	35
Representative Name	Jack O'Malley	House District	101

FEDERAL GOVERNMENT REPRESENTATION

Representative Name	Bill Huizinga	Congressional District	02
---------------------	---------------	------------------------	-----------

NATIONAL OBJECTIVE ELIGIBILITY	
The project must meet a National Objective. Please check the category (only one) that applies to the project:	
<input checked="" type="checkbox"/> Benefit Persons of Low and Moderate Income <input type="checkbox"/> LMI Area Benefit <input type="checkbox"/> LMI Job Creation <input checked="" type="checkbox"/> LMI Housing <input type="checkbox"/> Limited Clientele	<input type="checkbox"/> Prevention or Elimination of Slums or Blight <input type="checkbox"/> Area Benefit <input type="checkbox"/> Spot Blight

PROJECT DESCRIPTION
<p>Provide a project narrative, include the following:</p> <ul style="list-style-type: none"> A. Identify the need for this project B. How does project fulfill an intended goal outlined in either the UGLG’s Master Plan, CIP, or other associated community plan? C. Identify the intended outcome of the project D. The current or past use of the building/property, whether its residential or commercial, if applicable E. Identify any community support for this project, including support from local partnerships F. Outline activities necessary to complete the project <p>The need for affordable housing in the City of Ludington is outlined in the target market analysis completed in 2015. While some progress has been made toward affordable housing, a large gap still remains in what has been built and what is needed to address the housing crisis. The Target Market Analysis identified a need for 423 rental units annually in the City of Ludington. It stated that "Units above street-front retail and/or located in downtown areas will be well-received by the target markets. In transitional areas around the downtowns, low-rise buildings and row houses might be more appropriate. Detached houses, duplexes, and triplexes could be used as infill and transitional formats for urban neighborhoods proximate to the downtown." The units being added and rehabilitated in this application will help chip away at the additional units needed as it related to the Downtown Core.</p> <p>Adding and continuing to add affordable units in the Downtown area addresses the needs identified in the Target Market Analysis and addressed in Chapter 4 of the City’s Master Plan. The need for affordable units with price range break downs was provided by the target market analysis which found that, "Among the target markets, most of the renter-occupied household will seek contract rents of up to \$600 per month, and 55% will be seeking monthly contract rents of \$400 or less. In addition, over 8% of the households will have a propensity to choose higher rents in the ranges of \$530 to \$1,170 (or median contract rents in the range of \$760 to \$990). Variations will reflect household income brackets across the diverse target markets. Just over 4% of the new renter households will have a tolerance for monthly contract rents of higher than \$900 in 2012 dollars." As you can see the need for affordable housing is very prevalent in the housing gap that exists in the Ludington area.</p> <p>This project will put 12 units on the market, 8 new and 4 rehabilitated. This allows for 12 quality affordable housing units to be accessible to those who need this bracket of housing.</p> <p>The buildings in question have been used largely for commercial purposes on the first floor and office or apartments on the second floors. One building has units that will be renovated, the other two have empty upper floors that do not contribute to the property or the community. This program will allow property owners to reenergize those second stories, making them financially viable to their property and provide a community benefit of affordable housing the Downtown area. The downtown area is an important factor because many services are within walking distance of this area. Grocery stores, restuarants, professional services, entertainment, quality parks, and public beaches are all in or adjacent to the downtown area. As Identified in the City’s Master plan and supported by the Target Market Analysis, "the City must continue to seek out and invest in new housing options. These new housing options should include the types of housing desired by young professionals, empty nesters and seniors, including duplexes, townhouses and live/work apartments. Recent market studies have shown that individuals in these age groups are increasingly looking for these types of housing units instead of detached, single-family homes. These new housing options should be located in the walkable, higher-density, mixed-use areas of the City. Additionally, the need to provide a variety of housing options at price points affordable to all City residents was frequently discussed during the Resilient Ludington process."</p>

The DDA and larger Ludington community as well as several area foundations and United Way have supported efforts to add affordable housing to Ludington by helping to fund the Target Market Analysis which identified the need for these projects.
 In order to complete the project, the city will work with property owner to obtain any necessary permits, finalize constructions drawings, complete the environmental review, and escrow match dollars.

Check all that apply as it pertains to the **Historic Status** of the property(s) involved:

- Listed in the National Register of Historic Properties
- Potentially eligible to be listed in the National Register of Historic Properties
- Listed in a state or local inventory of historic places
- Designated as a state or local landmark or historic district
- None of the above
- Not applicable

Provide the address(es) of the **benefited property(s)/building(s)/businesses**. Indicate whether commercial and/or residential:

119 W Ludington Ave: will be mixed use Commercial and Residential
212 W Ludington Ave: mixed use Commercial and Residential
327 S James St: will be mixed use Commercial and Residential

What is the total square footage impacted by this project?
8084square feet

Provide the **name(s) of the private property/building owner(s)** seeking to participate as a sub-recipient of funds. Include all individuals that have ownership of the property/building(s).

Reimer Real Estate Investments LLC, 212 W Ludington Ave LLC: Jason and Jaime Adams, RShipLLC;RPathLLC;Arata LLC: Maria and Bill Duhaime.

Provide the **DUNS Number of the private business owners**, along with their respective owner's names listed above, if applicable.

096932656
RIEMER REAL ESTATE INVESTMENTS, LLC
5959 LAWNSDALE ST
LUDINGTON,MI
UNITED STATES OF AMERICA

117342767
212 WEST LUDINGTON AVENUE LLC
212 W LUDINGTON AVE
Ludington MI 49431-2024

R Ship LLC; 074076990
R Path LLC; 117343524
327 S JAMES STREET
LUDINGTON, MI 49431

Has the **NEPA Environmental Review** been initiated?

- Yes No NA

Will jobs be relocated from another City or State as a result of this project?

If Yes, explain:

- Yes No NA

Will the project result in the **demolition or conversion** of residential dwelling units, both occupied and vacant?

If Yes, explain:

- Yes No NA

Will the project result in special fees (i.e., tap in / hookup fees, special assessments)? If Yes, explain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Are there any local, state and federal permits required for implementation of the proposed project? If Yes, will permit requests delay the proposed project or influence the timeline? Building permits are required, they will not affect the timeline.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Are there acquisitions, leases, easements, or property option/purchase agreements necessary to complete the project activities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA
Are there current or incoming residential or commercial tenants ? If Yes, provide the number of tenants and whether they are residential, commercial or both: 119 W Ludington Ave: Greatful Heart & Home-Commercial Tennant 212 W Ludington Ave: Vacant Commercial, 2 residential tennants they have already income qualified. 327 S James Street: Victoria's Jewelers-Commercial Tennant	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
Will there be any temporary or permanent relocation of businesses, non-profit organizations, homeowners, or tenants needed to complete the project? Temporary relocation of tennants at 212 W Ludington Ave. Tennants have already been notified and all necessary forms and documents are in place to proceed.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

PROJECT TIMELINE		
Provide the tentative Start and End dates for activities associated with completing the project		
ACTIVITIES	START DATE (mm/yr)	END DATE (mm/yr)
Engineered Drawings and Bidding Documents	1/20	3/20
Bidding	1/20	2/20
Construction	3/20	1/21

PROJECT BUDGET						
ACTIVITY COSTS	CDBG	LOCAL	PRIVATE	OTHER	OTHER	TOTAL
Administrative Services	\$	\$	\$	\$	\$	\$
Lead Testing	\$7500	\$	\$	\$	\$	\$7500
Asbestos Testing	\$7500	\$	\$	\$	\$	\$7500
Engineering	\$	\$	\$44870	\$	\$	\$44870
3 rd Party Environmental	\$	\$	\$	\$	\$	\$0
Acquisition	\$	\$	\$	\$	\$	\$0
Demolition	\$3750	\$	\$1250	\$	\$	\$5000
Lead Abatement	\$2250	\$	\$750	\$	\$	\$3000
Asbestos Abatement	\$2250	\$	\$750	\$	\$	\$3000
Construction	\$640350	\$	\$396276	\$	\$	\$1036626
other	\$	\$	\$36881	\$	\$	\$36881
contingency	\$56400	\$	\$74668	\$	\$	\$131068
	\$	\$	\$	\$	\$	\$
GRAND TOTAL	\$720000	\$	\$555445	\$	\$	\$1275445

Are there **other funding sources available** to contribute to the proposed project? Provide inquiries made and the responses provided by associated funding sources.

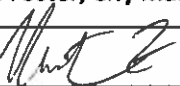
No

Is **Program Income** available to help fund the proposed project? Note program income funds cannot count towards project match.

No

UGLG CAPACITY AND CONFLICT OF INTEREST			
<p>Who will provide the administrative capacity for the proposed grant?</p> <p><input checked="" type="checkbox"/> UGLG Staff <input type="checkbox"/> MEDC Certified Grant Administrator <input type="checkbox"/> Third Party Administrator/Consultant/EDO/EDC</p>			
<p>Has the UGLG received CDBG grants or loans in the past 5 years and/or have any open CDBG grants or loans, including grants or loans provided by MSF, MEDC and MSHDA?</p> <p>If Yes, please identify the associated projects and describe all, if any, findings or areas of concern regarding those projects: the UGLG has successfully managed and closed out several façade and Rental Rehab programs and was the Third Party Administrator for the County Housing program in years past. N James Street/ Legacy Park recently received a letter of interest. Ludington Splash Pad with Patronicity West End to Best End Patronicity Campaign Bowling Alley Block 2016 TIF and LIHTC Façade 2015- waiting for monitoring to be completed.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA</p>		
<p>Does the UGLG have any outstanding CDBG grants or loans that have not been drawn down? If Yes, describe:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA</p>		
<p>Will local officials and staff be a party to any contract involving the procurement of goods and services assisted with CDBG funds? If Yes, describe:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA</p>		
<p>Will any person who is an employee, agent, consultant, officer, elected or appointed official of the UGLG obtain a financial interest or benefit from a CDBG assisted activity or have an interest in any contract, subcontract or agreement with respect thereto, or in the proceeds hereunder, either for themselves or for those with whom they have family or business ties, during their tenure or for one year thereafter? If Yes, describe:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA</p>		
<p>Indicate whether the UGLG has a contractual relationship with any of the following entities:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> ASG Renaissance <input type="checkbox"/> Detroit Pistons <input type="checkbox"/> Northern Michigan University <input type="checkbox"/> City of Kalamazoo <input type="checkbox"/> Crystal Mountain <input type="checkbox"/> Governmental Relations Ilitch Holdings <input type="checkbox"/> DTE Energy <input type="checkbox"/> Grand Rapids Community College <input type="checkbox"/> Huron River Venture Company <input type="checkbox"/> City of Flint </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Michigan Economic Development Corporation <input type="checkbox"/> Department of Labor and Economic Opportunity <input type="checkbox"/> Michigan State University Federal Credit Union <input type="checkbox"/> American Arab Chamber of Commerce <input type="checkbox"/> Council of Michigan Foundations <input type="checkbox"/> Michigan Regional Council of Carpenters <input type="checkbox"/> Short's Brewing Company <input type="checkbox"/> Whirlpool Corporation <input type="checkbox"/> Shaltz Automation <input type="checkbox"/> Kettering University </td> </tr> </table> <p>If Yes to any of the above, describe the nature of relationship:</p>		<input type="checkbox"/> ASG Renaissance <input type="checkbox"/> Detroit Pistons <input type="checkbox"/> Northern Michigan University <input type="checkbox"/> City of Kalamazoo <input type="checkbox"/> Crystal Mountain <input type="checkbox"/> Governmental Relations Ilitch Holdings <input type="checkbox"/> DTE Energy <input type="checkbox"/> Grand Rapids Community College <input type="checkbox"/> Huron River Venture Company <input type="checkbox"/> City of Flint	<input type="checkbox"/> Michigan Economic Development Corporation <input type="checkbox"/> Department of Labor and Economic Opportunity <input type="checkbox"/> Michigan State University Federal Credit Union <input type="checkbox"/> American Arab Chamber of Commerce <input type="checkbox"/> Council of Michigan Foundations <input type="checkbox"/> Michigan Regional Council of Carpenters <input type="checkbox"/> Short's Brewing Company <input type="checkbox"/> Whirlpool Corporation <input type="checkbox"/> Shaltz Automation <input type="checkbox"/> Kettering University
<input type="checkbox"/> ASG Renaissance <input type="checkbox"/> Detroit Pistons <input type="checkbox"/> Northern Michigan University <input type="checkbox"/> City of Kalamazoo <input type="checkbox"/> Crystal Mountain <input type="checkbox"/> Governmental Relations Ilitch Holdings <input type="checkbox"/> DTE Energy <input type="checkbox"/> Grand Rapids Community College <input type="checkbox"/> Huron River Venture Company <input type="checkbox"/> City of Flint	<input type="checkbox"/> Michigan Economic Development Corporation <input type="checkbox"/> Department of Labor and Economic Opportunity <input type="checkbox"/> Michigan State University Federal Credit Union <input type="checkbox"/> American Arab Chamber of Commerce <input type="checkbox"/> Council of Michigan Foundations <input type="checkbox"/> Michigan Regional Council of Carpenters <input type="checkbox"/> Short's Brewing Company <input type="checkbox"/> Whirlpool Corporation <input type="checkbox"/> Shaltz Automation <input type="checkbox"/> Kettering University		

The **UGLG** agrees to adhere to HUD, CDBG and MEDC rules, regulations and the Grant Administration Manual (GAM) policies, procedures and reporting requirements. In agreeing to this, the UGLG will ensure that all entities involved in completing the proposed project will also adhere to rules and regulations during grant administration.

AUTHORIZED UGLG OFFICIAL	
Name and Title	Mitch Foster, City Manager
Signature	
Date	12/16/19

Supporting Documentation		
Exhibit I	Project Location Map	Attached <input checked="" type="checkbox"/>
Exhibit II	Preliminary Architectural/Engineering Drawings	Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Exhibit III	Independent 3 rd Party Estimate	Attached <input checked="" type="checkbox"/>
Exhibit IV	Financial Commitment Letter(s)	Attached <input checked="" type="checkbox"/>
Exhibit V	Site Control – Deed or Lease Agreement	Attached <input checked="" type="checkbox"/>
Exhibit VI	Blight Letter or Area Blight Resolution (Sample Form 2-B)	Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Exhibit VII	Lead-Based Paint Applicability and Compliance Worksheet (Form 5-S)	Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Exhibit VIII	Asbestos Applicability and Compliance Worksheet (Form 5-V)	Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Exhibit IX	Historic Property Proof of Eligibility	Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Exhibit X	Appraisal for CDBG-funded Acquisitions; or Waiver Valuation (Form 6-D)	Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Exhibit XI	Maintenance/Sustainability Plan	Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Exhibit XII	Background Check Form (filled out for processing); A form for each building owner(s) and whoever is authorized to manage and sign for the grant	Attached <input checked="" type="checkbox"/>
Exhibit XIII	Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions	Attached <input checked="" type="checkbox"/>
Exhibit XIV	System Award Management (SAM) Certification	Attached <input checked="" type="checkbox"/>
Job Creation Exhibit	Job Creation Summary Job Creation Assurance Machinery and Equipment (M&E) List, if applicable	Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Rental Rehabilitation Exhibit	Rental Rehabilitation Workbook	Attached <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
Façades Exhibit	Façade Budget Façade Building Owner and Activity Identification	Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
<p>Please attach all supporting documents in the order they are requested. If submitting electronically, label each supporting document appropriately.</p> <p>This list is not all inclusive. Additional compliance documentation will be sought post-application.</p>		