

To Whom It May Concern -

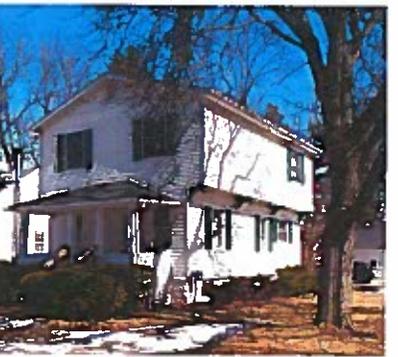
Included are some examples of homes that we have renovated over the last 20 years. As you can see we made considerable improvements such as adding a full second story or bedrooms off the back of a home. Others we simply added a dormer or small bump out for a bathroom.

Each constitutes a significant financial investment which in turn increases the property value of the subject property as well as the surrounding properties. This type of activity leads to more tax revenue for the City, permit and application revenue, and of course safer, more energy efficient, desirable, homes for renters. In most cases hardwired interconnected smoke detectors were added, along with bedrooms with ceiling heights that meet today's standards.

We want to be able to re-invest in our homes. Rental homes and apartments are a large segment of the available housing in our town. It is not reasonable to restrict a family from adding another bedroom as their family grows or prevent them from adding a bathroom to a 4 bedroom, 1 bathroom house. But students, young professionals or those that can only afford to rent are having to put up with these conditions. The idea that improvements are anything but a positive thing is hard to understand.

We appreciate you taking the time to review this issue. Please see the additional information provided that details some of the improvements we've done. If it's helpful we are happy to have you tour our properties as well.

This table is just some of the many renovations we have done over the last 20 years, but it represents a good mix of the type of renovations we believe should be allowed.

<p>538 Lexington</p>  <p>Licensed for 5 unrelated or a family</p>	<p>Previously:</p> <ul style="list-style-type: none"> • 1 story brick ranch • 5 total legal bedrooms • 3 located in the basement, 2 above ground <p>This home had 5 legal bedrooms prior to renovations and was not renovated to increase density or occupancy.</p>	<p>Work performed:</p> <ul style="list-style-type: none"> • Added full 2nd story w/ 4 bedrooms & 1 full bathroom • Combined 2 existing 1st floor bedrooms into 1 large bedroom • Removed basement rooms <p>Property remains a 5 bedroom, licensed for 5. No extra rooms were added, but rather than living in the basement they are living in nice rooms above grade.</p>
<p>253 Stoddard</p>  <p>Licensed for 5 unrelated or a family</p>	<p>Previously:</p> <ul style="list-style-type: none"> • Small outdated 1 story • 5 small, but legal bedrooms • 1 bathroom <p>This home had 5 legal bedrooms prior to renovations and was not renovated to increase density or occupancy.</p>	<p>Work performed:</p> <ul style="list-style-type: none"> • Added 2 large bedrooms off the back of the home and 2nd full bathroom • Combined 4 existing bedrooms into 2 large bedrooms and new bath area • New items include: kitchen, windows, roof, flooring, siding, insulation, furnace & water heater, along with electrical & plumbing updates <p>Property remains a 5 bedroom, licensed for 5. No extra rooms were added, but it is now a much more modern home with multiple safety and energy saving improvements</p>
<p>252 Gunson</p>  <p>Licensed for 3 unrelated or a family</p>	<p>Previously:</p> <ul style="list-style-type: none"> • 1 story w/ 3 small, but legal bedrooms • 1 bathroom <p>This home had 3 legal bedrooms prior to renovations and was not renovated to increase density or occupancy.</p>	<p>Work performed:</p> <ul style="list-style-type: none"> • Added full 2nd story w/ 3 bedrooms & 1 full bathroom • Removed all existing bedrooms; 2 were merged with the living room and the 3rd is now the laundry room <p>Property remains a 3 bedroom, licensed for 3. No extra rooms were added, but it is a much more desirable place to live.</p>

<p>230 Gunson</p>  <p>Licensed for 4 unrelated or a family</p>	<p>Previously:</p> <ul style="list-style-type: none"> • Cape cod with 4 legal bedrooms • 1 bathroom <p>This home had 4 legal bedrooms prior to renovations and was not renovated to increase density or occupancy.</p>	<p>Work performed:</p> <ul style="list-style-type: none"> • Added a dormer off the North side • Added 2nd full bathroom in dormer space to better accommodate the 4 occupants
<p>253 Milford</p>  <p>Licensed for 4 unrelated or a family</p>	<p>Previously:</p> <ul style="list-style-type: none"> • Cape cod with 4 legal bedrooms • 1 bathroom <p>This home had 4 legal bedrooms prior to renovations and was not renovated to increase density or occupancy.</p>	<p>Work performed:</p> <ul style="list-style-type: none"> • New items include: kitchen, windows, bathroom, flooring, siding, insulation, furnace, water heater, electrical & plumbing updates, tree removal & yard grading <p>Plans have been drawn to add a 2nd bathroom, but can't be done under the current law.</p>

This gives you a basic idea of the before and after. It is important to reiterate that all properties included in the table had enough legal bedrooms prior to the renovations. In addition, all basement bedrooms were eliminated upon adding new above grade rooms. No extra rooms that would encourage over occupancy remain. All the additions were done within code in regards to setbacks, building height, and lot coverage.

Some of our other properties that we did significant renovations to that would currently not be allowed are:

1137 Albert, 525 Charles, 538 Grove, 515 Linden, 223 Stoddard, 152 Gunson, 514 Stoddard, 227 Gunson, 532 Lexington, 523 Charles, 201 Milford, 319 Charles, 269 Milford, 271 Milford, 170 Stoddard, 164 Stoddard, and 569 Virginia (all in the City of E. Lansing).

Thank you,
Hagan Realty, Inc.

