

Action Plan

Grantee: Anderson, IN

Grant: B-08-MN-18-0001

| | |
|---------------------------------|-----------------------|
| LOCCS Authorized Amount: | \$ 2,141,795.00 |
| Grant Award Amount: | \$ 2,141,795.00 |
| Status: | Reviewed and Approved |
| Estimated PI/RL Funds: | \$ 265,000.00 |
| Total Budget: | \$ 2,406,795.00 |

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

The State of Indiana rank is 10th in the number of foreclosure in which 1 in 522 homes are foreclosed. As a result of this Anderson is experiencing a significant disinvestment which has resulted in deteriorating housing stock and declining property values. Therefore, the City of Anderson will address this disinvestment by the demolition of blighted structures, the rehabilitation of housing units for homeownership and rental, the redevelopment of vacate or abandoned properties and homeownership assistance. The City has determined it will implement these activities in eligible area which is 51 percent of the people in the area who have income less than or equal to 120 percent.

Distribution and Uses of Funds:

The City of Anderson will concentrate its allocations of its Neighborhood Stabilization Program (NSP) funds in the qualified census tract listed above. The department will initially start with C.T.B.G. 120.I because during the last four years we have focus our CDBG funding in a portion of this C.T.G.B. During this period of time, we have completed infrastructure, demolition, rehabilitation and new construction. The funding of the NSP will allow the department to complete its housing activities in conjunction with the requirements of the NSP. At the same time, we will move into C.T.B.G. 3.3 and 3.2 and then to the others listed, if funding is available. These areas are located in the central, urban core of the city and will be the city's priority areas.

Definitions and Descriptions:

Blighted structure – a structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

The City of Anderson defines “affordable rents” as those Anderson, IN rent limits released by HUD for the HOME Program.

Low Income Targeting:

The City of Anderson proposes to spend funding on acquisition, rehabilitation, land bank, demolition, and redevelopment (new construction). We are estimating a minimum of 5 units will be acquired and rehabilitated and two units in which these units will be available for families whose incomes do not exceed 50 percent of the area median income. Based on the program requirement, the units available to families at or below 50 percent of the area median income will be rental and homeownership. The estimated funding for the demolition, construction, acquisition or rehabilitation of these units is \$600,000.00.



Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., 80% of area median income). If so, include:

The number of low- and moderate-income dwelling units—i.e., 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities. Forty-five dwelling units are estimated to be demolished. After razing these structures, the vacant lots will be green, re-plated and/or made available for developers such as Habitat for Humanity, Anderson Community Schools, CDC's and other public and private developers for the purpose of providing homeownership and/or rental housing to LMMI households.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion). Ten units are estimated to be acquired and rehabilitation for the purpose of rental or homeownership. Thirty units will be acquired by December 31, 2009 and rehabilitated by December 31, 2010 for the purpose of homeownership or rental.

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. No less than seven rental units will be made available for households which have incomes that do not exceed 50 percent of area median income and these dwellings will be rental units—converted or newly constructed.

Public Comment:

Provide a summary of public comments received to the proposed NSP Substantial amendment.

Response: No comments received. The City of Anderson held two public hearings on October 12th and October 15th and there was one person in attendance on the 12th and one person on the 15th. During both meetings those in attendance wanted the department of Community Development to understand the importance of continuing with housing rehabilitation within the city of Anderson as this is a great need. The department response is that this is a priority and will continue to be funded.

In addition, the 2008 Annual Action Plan amendment was placed on the City of Anderson website on October 29th for review and to receive citizens' comments.

Project Summary

| Project # | Project Title | Grantee Activity # | Activity Title |
|--------------------|-------------------------|--------------------------------------|--|
| 9999 | Restricted Balance | <i>No activities in this project</i> | |
| B-08-MN-18-0001-01 | Administration | AND-14A | Administration |
| B-08-MN-18-0001-02 | Property Acquisition | AND-01 | Property Acquisition-B |
| | | B-08-MN-180001-02 | Property Acquisition-B 25% |
| B-08-MN-18-0001-03 | Rehabilitation - Rental | AND-14H2-B | Rental Rehabilitation (B) |
| | | AND-14H2-C | Jackson Towers |
| B-08-MN-18-0001-04 | Rehabilitation - | AND-14H1-B | Acquisition and Rehabilitation - HO/Rental (B) |
| | | AND-14H1-Ba | Rehabilitation for Homeownership (B) |
| B-08-MN-18-0001-05 | Financial Assistance | <i>No activities in this project</i> | |
| B-08-MN-18-0001-06 | Demolition | AND-04 | Demolition - (D) |
| B-08-MN-18-0001-07 | New Construction | AND-12 | Redevelopment of vacant/abandoned lots (E) |
| | | AND-12a | New Construction - (E) |
| | | AND-12b | 1511 W 10th |
| B-08-MN-18-0001-08 | Land Bank-Cancelled | <i>No activities in this project</i> | |



Activities

Project # / B-08-MN-18-0001-01 / Administration

Grantee Activity Number: AND-14A
Activity Title: Administration

Activity Type:

Administration

Project Number:

B-08-MN-18-0001-01

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/19/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 227,470.14

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 227,470.14

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Anderson

Organization Type

Local Government

Proposed Budget

\$ 227,470.14

Location Description:



N/A

Activity Description:

The payment for reasonable administrative costs and carrying charges related to the planning and execution of the neighborhood stabilization program. These costs will include but not limited to staff oversight and related costs, housing counseling, legal costs, appraisal fees, environmental fees, etc.

Environmental Assessment: EXEMPT

Environmental None

Project # / B-08-MN-18-0001-02 / Property Acquisition

Grantee Activity Number: AND-01
Activity Title: Property Acquisition-B

Activity Type:

Acquisition - general

Project Number:

B-08-MN-18-0001-02

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Property Acquisition

Projected End Date:

06/19/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 114,106.20

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 114,106.20

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

Total



of Properties

10

| | |
|-------|--|
| LMI%: | |
|-------|--|

Activity is being carried out by

Activity is being carried out through:

No

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| City of Anderson | Local Government | \$ 114,106.20 |

Location Description:

Census Tracts 120.1, 3.3, 3.2, 5.3, 5.4, and 5.2.

Activity Description:

The acquisition component of this grant will involve acquisition of properties which are abandoned and/or foreclosed, based on HUD's definition, for the purpose of providing housing units to LMMI households. The units will be either single or multi family for the end use of homeownership or rental. The department will focus its acquisition on housing units in the above mentioned census tracts block groups, with emphasis on a concentrated effort that will accomplish the goal of neighborhood stabilization. This acquisition cost will include meeting the requirement that at least 25% of the funding will be made available for households at or below 50% median income for the area. The design of this activity is to provide income eligible families with decent, safe, and sanitary housing units in stable neighborhoods

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: B-08-MN-180001-02
Activity Title: Property Acquisition-B 25%

Activity Type:

Acquisition - general

Project Number:

B-08-MN-18-0001-02

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Property Acquisition

Projected End Date:

09/20/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 14,026.17

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 14,026.17

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Properties

Total

5

| | |
|--------------|--|
| LMI%: | |
|--------------|--|

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Aspire Indiana

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Aspire Indiana

Organization Type

Non-Profit

Proposed Budget

\$ 14,026.17

Location Description:

The Census Tracts and Block Groups 119.1, 120.1, 4.1, 5.1, 5.2, 5.3, and 5.4 will be our primary focus for acquisition.

Activity Description:



The acquisition component of this grant will involve acquisition of properties which are abandoned and/or foreclosed, based on HUD's definition, for the purpose of providing housing units to LMMI households. The units will be either single or multi family for the end use of homeownership or rental. The department will focus its acquisition on housing units in the above mentioned census tracts block groups, with emphasis on a concentrated effort that will accomplish the goal of neighborhood stabilization. This acquisition cost will include meeting the requirement that at least 25% of the funding will be made available for households at or below 50% median income for the area. The design of this activity is to provide income eligible families with decent, safe, and sanitary housing units in stable neighborhoods

Environmental Assessment: COMPLETED

Environmental None

Project # / B-08-MN-18-0001-03 / Rehabilitation - Rental

Grantee Activity Number: AND-14H2-B
Activity Title: Rental Rehabilitation (B)

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 B-08-MN-18-0001-03

Projected Start Date:
 03/19/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Rehabilitation - Rental

Projected End Date:
 09/19/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 406,923.29

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 406,923.29

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



| | | | |
|---------------------|---|---|--------|
| # Renter Households | 5 | 5 | 100.00 |
| # of Households | 5 | 5 | 100.00 |

Proposed Accomplishments

| | Total |
|-------------------------------------|--------------|
| # of Singlefamily Units | 5 |
| # of Housing Units | 5 |
| # ELI Households (0-30% AMI) | |
| #Units with bus/rail access | 5 |
| #Refrigerators replaced | 5 |
| #Light fixtures (outdoors) replaced | 5 |
| #Light Fixtures (indoors) replaced | 5 |
| #Replaced hot water heaters | 5 |
| #Replaced thermostats | 5 |
| #Energy Star Replacement Windows | 5 |
| # of Properties | 5 |

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Center for Mental Health

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---------------------------------|--------------------------|------------------------|
| Center for Mental Health | Unknown | \$ 406,923.29 |

Location Description:

Census Tracts 120.1., 3.3, 3.2, 5.3, 5.4, and 5.2.

Activity Description:

The rehabilitation component of this grant will be to rehabilitate the foreclosed and abandoned homes acquired by Community Development based on HUD's definition, for the primary purpose of providing housing units to households at or below 50% of the area median income. The department's primary focus for rental units will be for households at or below 50% of the AMI in order to meet the NSP requirement that at least 25% of the NSP funds will be used for the direct benefit for families at or below 50% of AMI. These units will be either single or multi family for the end use of rental. The department will focus its rehabilitation of the housing units acquired in the above mentioned census tract block groups with emphasis on a concentrated effort in order to accomplish the goal of neighborhood stabilization. The city will meet the remaining program requirement of 25% of the funding for households at or below 50% median income for the area through its rehabilitation activity. The department will work with local CDC's and agencies such as Alternatives, Inc., or Center for Mental Health to providing housing for families who meet this criterion. In addition, Alternatives, Inc. or Center for Mental Health has the supporting services in order to help these families. The rehabilitation activity is designed to provide eligible income families decent, safe, and sanitary housing units in stable neighborhood.

Environmental Assessment: COMPLETED



Environmental

None



Grantee Activity Number: AND-14H2-C
Activity Title: Jackson Towers

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-08-MN-18-0001-03

Projected Start Date:

01/28/2014

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

Rehabilitation - Rental

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 110,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 110,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

| | Total | Low | Mod | Low/Mod% |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 5 | 5 | | 100.00 |
| # of Households | 5 | 5 | | 100.00 |

Proposed Accomplishments

of Multifamily Units

of Housing Units

of Substantially Rehabilitated Units

#Units exceeding Energy Star

#Low flow showerheads

#Refrigerators replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

Total

5

5

5

5

5

5

5

5

5

5



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

Jackson Towers, LLC

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Jackson Towers, LLC

Organization Type

For Profit

Proposed Budget

\$ 110,000.00

Location Description:

Located near the downtown area of Anderson, Indiana at 1103 Jackson Street

Activity Description:

rehabilitation of five units to make them handicapped accessible.

Environmental Assessment: COMPLETED

Environmental None

Project # / B-08-MN-18-0001-04 / Rehabilitation -

Grantee Activity Number: AND-14H1-B

Activity Title: Acquisition and Rehabilitation - HO/Rental (B)

Activity Type:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B-08-MN-18-0001-04

Project Title:

Rehabilitation - Homeownership/Rental

Projected Start Date:

03/19/2009

Projected End Date:

09/19/2010

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Total Budget:

\$ 212,650.60



Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 212,650.60

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 1 | | 1 | 100.00 |
| # Owner Households | 3 | 3 | | 100.00 |
| # of Households | 4 | 3 | 1 | 100.00 |

Proposed Accomplishments

| | Total |
|-------------------------------------|--------------|
| # of Singlefamily Units | 3 |
| # of Housing Units | 3 |
| # ELI Households (0-30% AMI) | |
| #Units exceeding Energy Star | |
| #Units with bus/rail access | 2 |
| #Low flow toilets | 2 |
| #Clothes washers replaced | 2 |
| #Refrigerators replaced | 2 |
| #Light fixtures (outdoors) replaced | 3 |
| #Light Fixtures (indoors) replaced | 3 |
| #Replaced hot water heaters | 3 |
| #Replaced thermostats | 3 |
| #Efficient AC added/replaced | 3 |
| #Energy Star Replacement Windows | 3 |
| # of Properties | 3 |

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Anderson

Organization Type

Local Government

Proposed Budget

\$ 212,650.60

Location Description:



Census Tracts 120.1, 3.3, 3.2, 5.2, 5.3, and 5.4.

Activity Description:

The rehabilitation component of this grant will be to rehabilitate the foreclosed and abandoned homes acquired by Community Development based on HUD's definition, for the primary purpose of providing housing units in the form of homeownership for households at or above 51% to 120% of area median income. These units will be single family dwellings for the end use of homeownership. The department will focus it rehabilitation of the housing units acquired in the above mentioned census tract block groups with emphasis on a accomplishing the goal of neighborhood stabilization. The rehabilitation activity is designed to provide eligible income families decent, safe, and sanitary housing units in stable neighborhood. These units will meet energy star certification and all of the units will be made available through lease to purchase. The department has made this decision based on the current market. The Lease-Purchase program is designed as a tool for homebuyers who are not able to immediately purchase a home. The program will be arranged for no more than a two-year period. This program is intended to protect the assets of the Department during the lease period. Specific policies have been set forth to ensure complete understanding on the part of the participants and the Department. In addition, there is a pre- and post- housing counseling component.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: AND-14H1-Ba
Activity Title: Rehabilitation for Homeownership (B)

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

B-08-MN-18-0001-04

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Rehabilitation - Homeownership/Rental

Projected End Date:

09/20/2011

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 156,520.39

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 156,520.39

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 2 | | 2 | 100.00 |
| 2 | | 2 | 100.00 |

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units with bus/rail access

#Clothes washers replaced

#Refrigerators replaced

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#Energy Star Replacement Windows

of Properties

Total

2

2

2

2

2

2

2

2

2

2

2

2



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Anderson

Organization Type

Local Government

Proposed Budget

\$ 156,520.39

Location Description:

To be determined once applications are submitted but will be in the areas which met the three foreclosure criteria designed for the NSP.

Activity Description:

The rehabilitation component of this grant will be to rehabilitate the foreclosed and abandoned homes acquired by homebuyers, for the primary purpose of providing housing units in the form of homeownership for households at or above 51% to 120% of area median income. These units will be single family dwellings for the end use of homeownership. The rehabilitation activity is designed to provide eligible income families decent, safe, and sanitary housing units in stable neighborhood.

Environmental Assessment: COMPLETED

Environmental None

Project # / B-08-MN-18-0001-06 / Demolition

Grantee Activity Number: AND-04
Activity Title: Demolition - (D)

Activity Type:
Clearance and Demolition

Project Number:
B-08-MN-18-0001-06

Projected Start Date:
03/19/2009

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:

Activity Status:
Under Way

Project Title:
Demolition

Projected End Date:
09/16/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:



Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

| | |
|---|---------------|
| Total Budget: | \$ 317,314.55 |
| Most Impacted and Distressed Budget: | \$ 0.00 |
| Other Funds: | \$ 0.00 |
| Total Funds: | \$ 317,314.55 |

Benefit Report Type:

Area Benefit (Census)

Proposed Accomplishments

of Properties

Total

30

| | |
|--------------|--|
| LMI%: | |
|--------------|--|

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Anderson

Organization Type

Local Government

Proposed Budget

\$ 317,314.55

Location Description:

Census Tracts 120.1, 3.3, 3.2, 5.3, 5.4, and 5.2.

Activity Description:

This activity will be for the removal of blighted housing structures. After razing these structures, the vacant lots will be green, replanted and or made available for developers such as Habitat for Humanity, Anderson Community Schools, CDC's and other public and private developers for the purpose of providing homeownership and/or rental housing to LMMI households.

Environmental Assessment:

COMPLETED

Environmental

None



Project # / B-08-MN-18-0001-07 / New Construction

Grantee Activity Number: AND-12
Activity Title: Redevelopment of vacant/abandoned lots (E)

| | |
|---|---|
| Activity Type: Construction of new housing | Activity Status: Under Way |
| Project Number: B-08-MN-18-0001-07 | Project Title: New Construction |
| Projected Start Date: 03/19/2009 | Projected End Date: 09/16/2010 |
| Project Draw Block by HUD: Not Blocked | Project Draw Block Date by HUD: |
| Activity Draw Block by HUD: Not Blocked | Activity Draw Block Date by HUD: |
| Block Drawdown By Grantee: Not Blocked | Total Budget: \$ 369,764.24 |
| National Objective: LMMI: Low, Moderate and Middle Income National Objective for NSP Only | Most Impacted and Distressed Budget: \$ 0.00 |
| | Other Funds: \$ 0.00 |
| | Total Funds: \$ 369,764.24 |

Benefit Report Type:
Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|-------------------------------|--------------|------------|------------|-----------------|
| # Renter Households | 2 | 1 | 1 | 100.00 |
| # Owner Households | 2 | | 2 | 100.00 |
| # of Households | 4 | 1 | 3 | 100.00 |

| Proposed Accomplishments | Total |
|---------------------------------|--------------|
| # of Singlefamily Units | 2 |
| # of Housing Units | 2 |
| #Units exceeding Energy Star | 2 |



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---|--------------------------|------------------------|
| City of Anderson | Local Government | \$ 369,764.24 |
| Path Stone Housing Corporation of Indiana | Non-Profit | \$ 0.00 |

Location Description:

Census Tracts 120.1, 3.3, 3.2, 5.2, 5.3, and 5.4.

Activity Description:

The city anticipates a significant portion funds to be directed into this activity for rental properties affordable to households at or below 50% area median income and homeownership opportunities for households above 50% area median income but not to exceed 120% area median income. The department will focus it redevelopment of housing units that will be constructed in the above mentioned census tract block groups with emphasis on a accomplishing the goal of neighborhood stabilization. The rehabilitation activity is designed to provide eligible income families decent, safe, and sanitary housing units in stable neighborhood. In addition at least five (5) of these units will meet energy star certification and all of the units will be made available through lease to purchase. The department has made this decision based on the current market. The Lease-Purchase program is designed as a tool for homebuyers who are not able to immediately purchase a home. The program will be arranged for no more than a two-year period. This program is intended to protect the assets of the Department during the lease period. Specific policies have been set forth to ensure complete understanding on the part of the participants and the Department. In addition, there is a pre- and post- housing counseling component.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: AND-12a
Activity Title: New Construction - (E)

Activity Type:

Construction of new housing

Project Number:

B-08-MN-18-0001-07

Projected Start Date:

03/19/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

09/20/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 430,622.31

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 430,622.31

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

| | Total | Low | Mod | Low/Mod% |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 2 | 2 | | 100.00 |
| # Owner Households | 2 | 2 | | 100.00 |
| # of Households | 4 | 4 | | 100.00 |

Proposed Accomplishments

| | Total |
|------------------------------|--------------|
| # of Singlefamily Units | 4 |
| # of Housing Units | 4 |
| # ELI Households (0-30% AMI) | |
| #Units exceeding Energy Star | 2 |

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

| Responsible Organization | Organization Type | Proposed Budget |
|---------------------------------|--------------------------|------------------------|
| City of Anderson | Local Government | \$ 430,622.31 |



Location Description:

The Census Tracts and Block Groups 119.1, 120.1, and 4.1 will be our primary focus for new construction.

Activity Description:

The department will focus it redevelopment of housing units that will be constructed in the above mentioned census tract block groups with emphasis on a accomplishing the goal of neighborhood stabilization. The construction activity is designed to provide eligible income families decent, safe, and sanitary housing units in stable neighborhood.

In addition, these units will meet energy star certification and all of the units will be made available through lease to purchase. The department has made this decision based on the current market. The Lease-Purchase program is designed as a tool for homebuyers who are not able to immediately purchase a home. The program will be arranged for no more than a two-year period. This program is intended to protect the assets of the Department during the lease period. Specific policies have been set forth to ensure complete understanding on the part of the participants and the Department. In addition, there is a pre- and post- housing counseling component.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: AND-12b
Activity Title: 1511 W 10th

Activity Type:

Construction of new housing

Project Number:

B-08-MN-18-0001-07

Projected Start Date:

02/20/2013

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

New Construction

Projected End Date:

03/31/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 7,624.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 7,624.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

| | Total | Low | Mod | Low/Mod% |
|--------------------|-------|-----|-----|----------|
| # Owner Households | 1 | 1 | | 100.00 |
| # of Households | 1 | 1 | | 100.00 |

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units exceeding Energy Star

Total

1

1

1

Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Anderson

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Anderson

City of Anderson, Indiana

Organization Type

Local Government

Local Government

Proposed Budget

\$ 7,624.00

\$ 0.00



Location Description:

1511 W 10th Street

Activity Description:

New construction of a single family home to be sold to a family at or below 50% AMI

Environmental Assessment: COMPLETED

Environmental None

Action Plan Comments:

Reviewer - Rejected 4/16/2009 due to error in submission by grantee. Returned for completion of entries.

JOHN 5-14-09-JD- reject to edit activity National objective

Reviewer - L.Almodovar 12/17/09 - Grantee Plan revision included Budget changes to increase Demolition, Rental rehab (increased to 30% of budget for 25% @ or <50% LMMI) and decrease to Homeownership Rehab.

Reviewer - reviewed and approved - HAJ

Reviewer - 02/07/2011: Plan reviewed for compliance with 01/28/2011 Action Items distributed from HUD HQ. Plan approved. GWM

Reviewer - 04/22/2011: Plan reviewed in advance of QPR submission for FFY2011Q2. Plan approved.

Reviewer - 04/30/2012: Plan reviewed in advance of QPR submission for Q2 FFY2012.

Reviewer - 06-01-2012: Plan approved to reflect updated obligations for program income.

Reviewer - 04/03/2013: Plan approved in advance of QPR submission for Q2 FFY 2013.

Reviewer - 04/30/2013: Plan approved in advance of QPR resubmission for Q2 FFY 2013.

Reviewer - 05-22/2013: Plan approved in advance of QPR resubmission for Q2 FFY 2013.



Reviewer - 07/18/2013: Plan approved in advance of QPR submission for Q3 FFY 2013.

Reviewer - 01/10/2014: Plan approved in advance of QPR submission for Q1 FFY 2014.

Reviewer - 2014/04/22: Plan approved in advance of QPR submission.

Reviewer - 2014/07/24: Plan approved in advance of QPR submission.

Reviewer - AB - corrections made to reconcile DRGR for close-out.

Reviewer - AB - increased administration budget. Reviewed and approved.

Action Plan History

| Version | Date |
|-----------------------|------------|
| B-08-MN-18-0001 AP#1 | 07/14/2010 |
| B-08-MN-18-0001 AP#2 | 04/22/2011 |
| B-08-MN-18-0001 AP#3 | 02/21/2012 |
| B-08-MN-18-0001 AP#4 | 04/30/2012 |
| B-08-MN-18-0001 AP#5 | 06/01/2012 |
| B-08-MN-18-0001 AP#6 | 03/20/2013 |
| B-08-MN-18-0001 AP#7 | 04/03/2013 |
| B-08-MN-18-0001 AP#8 | 04/30/2013 |
| B-08-MN-18-0001 AP#9 | 05/22/2013 |
| B-08-MN-18-0001 AP#10 | 07/18/2013 |
| B-08-MN-18-0001 AP#11 | 01/10/2014 |
| B-08-MN-18-0001 AP#12 | 04/22/2014 |
| B-08-MN-18-0001 AP#13 | 07/24/2014 |
| B-08-MN-18-0001 AP#14 | 03/10/2015 |
| B-08-MN-18-0001 AP#15 | 08/09/2019 |
| B-08-MN-18-0001 AP#16 | 08/23/2019 |

