

Action Plan

Grantee: Kokomo, IN

Grant: B-08-MN-18-0008

LOCCS Authorized Amount:	\$ 2,181,088.00
Grant Award Amount:	\$ 2,181,088.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 537,131.00
Total Budget:	\$ 2,718,219.00

Funding Sources

Funding Source	Funding Type
NSP	Other Federal Funds

Narratives

Areas of Greatest Need:

Using data provided by the U.S. Department of Housing and Urban Development, the following Block Groups in the City of Kokomo were determined to be areas of greatest need for the NSP program. They were selected to be targeted based on the greatest percentage of home foreclosures, the highest percentage of homes financed by a subprime mortgage related loan – HMDA high cost loan rate, and being identified as likely to face a significant rise in the rate of home foreclosures within 18 months. CT2 - BG1, BG2 BG3 CT3 - BG1, BG2, BG3 CT4 - BG1, BG2, BG3 CT5 - BG1, BG2, BG3, BG4 CT6 - BG1 CT9 - BG1, BG2, BG3, BG4 CT10 - BG1, BG2 CT12 - BG1, BG2, BG3 CT13 - BG2 (partial) CT15 - BG1

Distribution and Uses of Funds:

Within the targeted areas, NSP funds will be used to: 1) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent, or redevelop such homes and properties (\$1,395,000 allocated). 2) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- to middle-income homebuyers (\$315,127 allocated). 3) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for landlords who will be required to rent primarily to individuals or families at or below 50 percent of area median income (\$252,853 allocated). Affordability will be maintained for periods of five, ten or fifteen years determined by the amount of funds invested.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:



Public Comment:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title		
1	Acquisition/Rehabilitation/ Sale to	A	Acquisition- unbudgeted VOID		
		A1	Owner Project 1 - 1205 S. Armstrong		
		A2	Owner Project 2 - 1202 N. Webster		
		A3	Owner Project 3 - 1607 N. McCann Street		
		A4	Owner Project 4- 1406 Nicholas Court		
		A5	Owner Project 5 - 3609 Oakhurst		
		A6	Owner Project 6 - 1403 Nicholas Court		
		A7	Owner Project 7 - 614 S. Courtland Ave.		
		A8	Owner Project 8 - 1701 S. Washington Street		
		A9	Owner Project 9 - 504 Santa Fe Blvd.		
		B	Rehabilitation foreclosed-upon properties VOID		
		B2	VOID		
		2	Home Purchase- VOID	C	Home Purchase- DPA VOID
		3	Acquisition/Rehabilitation/Sale to	D	Rental Acquisition/Rehabilitation - VOID
D1	Owner Project 10 - 900 E. Richmond				
D2	Owner Project 11 - 1018 E. Walnut				
D3	Owner Project 12 - 1405 N. Purdum				
D4	Owner Project 13 - 809 E. Vaile Ave.				
D5	Owner Project 14 - 1121 S. Elizabeth				
D6	Cancelled Project - 2301 N. Armstrong				
4	Administration	E	Administration		
5	Kingston Demolition	NSP-F	Kingston Demolition and Clearance Project		
6	Redevelopment of Housing	NSP-G	Redevelopment of Target Area Housing, LMMI		
7	Apperson Way Demolition	NSP-H	Apperson Way Demolition and Clearance		
9999	Restricted Balance		<i>No activities in this project</i>		



Activities

Project # / Title: 1 / Acquisition/Rehabilitation/ Sale to Low to Middle-Income

Grantee Activity Number: A
Activity Title: Acquisition- unbudgeted VOID

Activity Type:

Acquisition - general

Project Number:

1

Projected Start Date:

08/15/2009

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

NA

Activity Status:

Planned

Project Title:

Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:

03/13/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Accomplishments

Total

of Housing Units

9

of Properties

9

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Developer

Organization Type

Unknown

Proposed

\$ 0.00



Location Description:

Activity Description:

Loan assistance for developers to purchase foreclosed-upon properties that will be sold to homebuyers at 120% or lower of AMI after rehabilitation.



Grantee Activity Number: A1
Activity Title: Owner Project 1 - 1205 S. Armstrong

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 12/18/2009

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 143,917.98
Other Funds: \$ 0.00
Total Funds: \$ 143,917.98

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 122,988.36



Location Description:

1205 S. Armstrong, Kokomo, Indiana 46902

Activity Description:

Property acquisition and rehabilitation of 1205 S. Armstrong. Home targeted for sale to low- to middle-income homebuyers.



Grantee Activity Number: A2
Activity Title: Owner Project 2 - 1202 N. Webster

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 12/18/2009

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 183,024.17
Other Funds: \$ 0.00
Total Funds: \$ 183,024.17

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 170,857.68



Location Description:

1202 N. Webster Street, Kokomo, Indiana 46901

Activity Description:

Property acquisition and rehabilitation of 1202 N. Webster. Home target for sale to low- to middle-income homebuyers.



Grantee Activity Number: A3
Activity Title: Owner Project 3 - 1607 N. McCann Street

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 01/15/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 124,750.30
Other Funds: \$ 0.00
Total Funds: \$ 124,750.30

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 98,925.99

Location Description:



1607 N. McCann, Kokomo, Indiana 46901

Activity Description:

Property acquisition and rehabilitation of 1607 N. McCann. Originally targeted for sale to low- to middle-income homebuyers....sold to a qualifying low-income homebuyer.



Grantee Activity Number: A4
Activity Title: Owner Project 4- 1406 Nicholas Court

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 01/15/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 126,197.14
Other Funds: \$ 0.00
Total Funds: \$ 126,197.14

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 112,920.76

Location Description:



1406 Nicholas Ct, Kokomo, Indiana 46901

Activity Description:

Property acquisition and rehabilitation.



Grantee Activity Number: A5
Activity Title: Owner Project 5 - 3609 Oakhurst

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 01/22/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 138,453.23
Other Funds: \$ 0.00
Total Funds: \$ 138,453.23

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0
Proposed Accomplishments	Total			
# of Housing Units	1			
# of Properties	1			

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 125,788.94

Location Description:

3609 Oakhurst Drive, Kokomo, IN 46902

Activity Description:

Acquisition and rehabilitation of 3609 Oakhurst Drive by Mecca Companies, Inc., through NSP Holdings, LLC. Originally targeted as LMMI, this property now has an identified, qualifying homebuyer at <50% MFI.



Grantee Activity Number: A6
Activity Title: Owner Project 6 - 1403 Nicholas Court

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 01/29/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 117,699.55
Other Funds: \$ 0.00
Total Funds: \$ 117,699.55

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 108,099.40

Location Description:

1403 Nicholas Court, Kokomo, IN 46901.

Activity Description:

Acquisition and rehabilitation of property at 1403 Nicholas Ct. Home originally targeted for sale to low- to middle-income household. Note: changed National Objective to LM25% set-aside, was able to rehab and sell property to very low-income family.



Grantee Activity Number: A7
Activity Title: Owner Project 7 - 614 S. Courtland Ave.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 01/29/2010

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 181,185.44
Other Funds: \$ 0.00
Total Funds: \$ 181,185.44

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 101,980.30

Location Description:

614 S. Courtland Avenue, Kokomo, IN 46901

Activity Description:

Acquisition and rehabilitation of 614 S. Courtland Ave. Home was later sold to a moderate- to middle-income household.



Grantee Activity Number: A8
Activity Title: Owner Project 8 - 1701 S. Washington Street

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 02/12/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 169,553.84
Other Funds: \$ 0.00
Total Funds: \$ 169,553.84

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 107,124.85

Location Description:



1701 S. Washington, Kokomo, IN 46902

Activity Description:

Acquisition and rehabilitation of 1701 S. Washington Street. Originally targeted for sale to LMMI benefit, home was later sold to low-income person, so code was changed to LM25.



Grantee Activity Number: A9
Activity Title: Owner Project 9 - 504 Santa Fe Blvd.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 1

Projected Start Date:
 03/05/2010

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:
 05/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 168,586.69
Other Funds: \$ 0.00
Total Funds: \$ 168,586.69

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 94,113.72



Location Description:

504 Santa Fe Blvd, Kokomo, IN 46901.

Activity Description:

Property acquisition and rehabilitation of 504 Santa Fe Blvd. Home was then sold to a moderate-to middle-income household.



Grantee Activity Number: B
Activity Title: Rehabilitation foreclosed-upon properties VOID

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 1

Project Title:
 Acquisition/Rehabilitation/ Sale to Low to

Projected Start Date:
 08/15/2009

Projected End Date:
 03/19/2013

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

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

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments

	Total
# of Housing Units	
# of Properties	19

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 0.00



Location Description:

Activity Description:

Loan assistance for developers to purchase and rehabilitate foreclosed-upon properties that will be sold to homebuyers at or below 120% of AMI.



Grantee Activity Number: B2
Activity Title: VOID

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

1

Projected Start Date:

08/15/2009

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.

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Activity Status:

Planned

Project Title:

Acquisition/Rehabilitation/ Sale to Low to

Projected End Date:

03/19/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Proposed Beneficiaries

Owner Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Housing Units

of Properties

Total

12

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kokomo1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kokomo1

Organization Type

Unknown

Proposed

\$ 0.00

Location Description:



Activity Description:

Project # / Title: 2 / Home Purchase- VOID

Grantee Activity Number: C
Activity Title: Home Purchase- DPA VOID

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
2

Projected Start Date:
09/01/2009

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

Environmental Assessment:
EXEMPT

Benefit Report Type:
Direct (Households)

Activity Status:
Planned

Project Title:
Home Purchase- VOID

Projected End Date:
03/13/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	15			0.00
# of Households	15			0.00
Proposed Accomplishments	Total			
# of Housing Units	15			



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kokomo1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kokomo1

Organization Type

Unknown

Proposed

\$ 315,127.00

Location Description:

Activity Description:

Downpayment assistance to homebuyers at or below 120% of AMI to purchase foreclosed-upopn properties that have been rehabilitated.

Project # / Title: 3 / Acquisition/Rehabilitation/Sale to Low-Income (25%

Grantee Activity Number:

D

Activity Title:

Rental Acquisition/Rehabilitation - VOID

Activity Type:

Acquisition - general

Activity Status:

Planned

Project Number:

3

Project Title:

Acquisition/Rehabilitation/Sale to Low-

Projected Start Date:

09/01/2009

Projected End Date:

03/13/2013

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

National Objective:

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

Total Budget:

\$ 0.00

Other Funds

\$ 0.00

Total Funds

\$ 0.00

Environmental Assessment:

COMPLETED



Benefit Report Type:

NA

Proposed Accomplishments

of Properties

Total

11

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Investor/Landlord

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Investor/Landlord

Organization Type

Unknown

Proposed

\$ 0.00

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

Activity Description:

Downpayment and rehabilitation assistance to landlords who will rent to persons with household income at or below 50% area median income.



Grantee Activity Number: D1
Activity Title: Owner Project 10 - 900 E. Richmond

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 3

Projected Start Date:
 12/18/2009

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/Sale to Low-

Projected End Date:
 03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 142,857.03
Other Funds: \$ 0.00
Total Funds: \$ 142,857.03

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 117,235.71



Location Description:

900 E. Richmond, Kokomo, Indiana 46901

Activity Description:

Property acquisition and rehabilitation. Project originally targeted for resale to investors/landlords who would be under Contract to rent to low-income persons. With a later substantial amendment, the activity performance goal was changed to lower-income, owner-occupied households.



Grantee Activity Number: D2
Activity Title: Owner Project 11 - 1018 E. Walnut

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 3

Projected Start Date:
 12/18/2009

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/Sale to Low-

Projected End Date:
 03/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 152,254.97
Other Funds: \$ 0.00
Total Funds: \$ 152,254.97

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 111,826.95



Location Description:

1018 E. Walnut Street, Kokomo, Indiana 46901

Activity Description:

Property acquisition and rehabilitation for 1018 E. Walnut, originally targeted for resale to investors/landlords. With a later substantial amendment, the activity performance goal was changed to lower-income, owner-occupied households. This property, however, was sold to a moderate-income person....so the National Objective Code was changed back to LMMI.



Grantee Activity Number: D3
Activity Title: Owner Project 12 - 1405 N. Purdum

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 3

Projected Start Date:
 01/15/2010

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

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/Sale to Low-

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 121,623.06
Other Funds: \$ 0.00
Total Funds: \$ 121,623.06

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee: No

Activity is being carried out through:

Organization carrying out Activity: Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 88,892.36

Location Description:

1405 N. Purdum Street, Kokomo, Indiana 46901

Activity Description:

Property acquisition and rehabilitation, originally targeted for resale to investors/landlords. With a later substantial amendment, the activity performance goal was changed to lower-income, owner-occupied households. This home, however, was actually sold to a moderate-income household, so the National Objective Code was changed back to LMMI.



Grantee Activity Number: D4
Activity Title: Owner Project 13 - 809 E. Vaile Ave.

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 3

Projected Start Date:
 01/15/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/Sale to Low-

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 160,112.79
Other Funds: \$ 0.00
Total Funds: \$ 160,112.79

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 143,378.73



Location Description:

809 E. Vaile Ave, Kokomo, Indiana 46901

Activity Description:

Property acquisition and rehabilitation, originally targeted for resale to investors/landlords. With a later substantial amendment, the activity performance goal was changed to lower-income, owner-occupied households.



Grantee Activity Number: D5
Activity Title: Owner Project 14 - 1121 S. Elizabeth

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 3

Projected Start Date:
 01/15/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed

Project Title:
 Acquisition/Rehabilitation/Sale to Low-

Projected End Date:
 04/30/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 138,634.90
Other Funds: \$ 0.00
Total Funds: \$ 138,634.90

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Properties	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 115,800.14

Location Description:

1121 S. Elizabeth Street, Kokomo, Indiana 46902.

Activity Description:

Property acquisition and rehabilitation, originally targeted for resale to investors/landlords. With a later substantial amendment, the activity performance goal was changed to lower-income, owner-occupied households.



Grantee Activity Number: D6
Activity Title: Cancelled Project - 2301 N. Armstrong

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 3

Projected Start Date:
 03/05/2010

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.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation/Sale to Low-

Projected End Date:
 05/31/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 15,538.12
Other Funds: \$ 0.00
Total Funds: \$ 15,538.12

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Housing Units	1

Activity is being carried out by Grantee:
 No

Activity is being carried out through:

Organization carrying out Activity:
 Developer

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Developer	Unknown	\$ 27,919.11

Location Description:
 2301 N. Armstrong, Kokomo, IN 46901

Activity Description:

Acquisition and rehabilitation of property at 2301 N. Armstrong. Originally targeted for resale to investor/landlord, project later cancelled.

Project # / Title: 4 / Administration

Grantee Activity Number: E
Activity Title: Administration

Activity Type:

Administration

Project Number:

4

Projected Start Date:

02/13/2009

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)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

02/13/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 58,636.16

Other Funds \$ 0.00

Total Funds \$ 58,636.16



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kokomo1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kokomo1

Organization Type

Unknown

Proposed

\$ 218,108.00

Location Description:

City Hall 100 S. Union Street Kokomo, IN 46901

Activity Description:

Administration of NSP program

Project # / Title: 5 / Kingston Demolition

Grantee Activity Number:

NSP-F

Activity Title:

Kingston Demolition and Clearance Project

Activity Type:

Clearance and Demolition

Activity Status:

Completed

Project Number:

5

Project Title:

Kingston Demolition

Projected Start Date:

12/21/2011

Projected End Date:

04/30/2012

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

National Objective:

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

Total Budget:

\$ 409,675.00

Other Funds

\$ 0.00

Total Funds

\$ 409,675.00

Environmental Assessment:

COMPLETED

Benefit Report Type:



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	68		68	100.00
# of Households	68		68	100.00

Proposed Accomplishments	Total
# of Multifamily Units	68
# of Housing Units	68
# of Properties	1

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kokomo2

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
City of Kokomo2	Local Government	\$ 409,675.00

Location Description:

The project is located in the "Northwest NSP3 Target Area" which is bounded on the north by Kirk Street, on the east by Webster Street, on the south by Preble Street, and on the west by Courtland Avenue. Project address is 1495 N. Webster Street.

Activity Description:

Demolition and clearance of an abandoned and vacant commercial building. Once demolition and site clearance has been completed, Developer is to construct a 68-unit affordable housing complex on the site. Project was modified to include increased costs of demolition/clearance, including extra soil removal and site remediation.

Project # / Title: 6 / Redevelopment of Housing

Grantee Activity Number: NSP-G
Activity Title: Redevelopment of Target Area Housing, LMMI

Activity Type:
Construction of new housing

Activity Status:
Completed



Project Number:

6

Projected Start Date:

01/15/2014

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

Environmental Assessment:

COMPLETED

Benefit Report Type:

Direct (Households)

Project Title:

Redevelopment of Housing

Projected End Date:

06/30/2014

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 44,303.77**Other Funds** \$ 0.00**Total Funds** \$ 44,303.77**Proposed Beneficiaries**

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

Total

2

2

2

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Kokomo2

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Kokomo2

Organization Type

Local Government

Proposed

\$ 155,230.52



Location Description:

This project is located in a northwest side neighborhood, which has come to be known as the Kingston Redevelopment Area. It is bounded by Morgan Street on the north, Apperson Way on the east, North Street on the south, and Phillips Street on the west. This is also an "overlapping" target zone for both the NSP1 and NSP3 strategic plans.

Activity Description:

Redevelopment of properties, involving new construction and sale of homes to low- to middle-income households (LMMI, 120% AMI).

Activity Supporting Documents

Document Fin Rept07b DRGR export NSP1 new setup.xlsx

Project # / Title: 7 / Apperson Way Demolition

Grantee Activity Number: NSP-H
Activity Title: Apperson Way Demolition and Clearance

Activity Type:
Clearance and Demolition

Project Number:
7

Projected Start Date:
08/24/2014

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

Environmental Assessment:
COMPLETED

Benefit Report Type:
Area Benefit (Census)

Activity Status:
Completed

Project Title:
Apperson Way Demolition

Projected End Date:
12/14/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 121,214.86
Other Funds: \$ 0.00
Total Funds: \$ 121,214.86

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	1390	955		68.71



Proposed Accomplishments

Total

of buildings (non-residential)

3

LMI%:

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Kokomo2

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Kokomo2

Organization Type

Local Government

Proposed

\$ 121,214.86

Funding Source Name

NSP

Matching Funds

No

Funding Amount

\$ 0.00

Location Description:

The properties located at 502 E. Jefferson St, 512 N. Apperson Way and 424 N. Apperson Way will be demolished to make room for new affordable housing development. The new project is located in NSP 1 target area which is bounded by Jefferson Street on the north, Bell Street on the east, Jackson Street on the south and Apperson Way on the West.

Activity Description:

Demolition and clearance of commerical properties at 512 N. Apperson Way, 424 N. Apperson Way and 502 E. Jefferson Street. Once demolition and site clearance has been completed, developer is to construct a 69 unit affordable housing complex on the site.

Action Plan Comments:

Reviewer - Rejected, need additional information on projects.

Reviewer - Rejected, need additional information on projects.

Reviewer - Rejected, need additional information on projects.

JOHN 7-28-09 Submitted accidentally by T Butts approved.



- Reviewer - 12/18/2009 L. Almodovar J. Meiring submitted in error.
- Reviewer - Reviewer - 12/22/09 - L. Almodovar Plan submitted in error no changes at this time. Activities added under established project.
- Reviewer - 1/28/10-1/ L. Almodovar: Changes in Plan rejected due to Environmental Review current status. Environmental review must be completed prior to obligation & fund disbursement. Discussion with Jerry Miering indicates this was an oversight environmental review has been completed.
- Reviewer - L.Almodovar 2/16/10 - rejected, Grantee will provide additional information and changes. Grantee will resubmit for approval of modifications.
- Reviewer - reviewed and approved - HAJ
- Reviewer - Reviewed and approved - HAJ
- Reviewer - reviewed and approved - HAJ
- Reviewer - Reviewer: L.Almodovar - Reviewed and approved. LA
- Reviewer - Reviewer L. Almodovar: reviewed and approved the revisions. City changed the national objective for several activities due to change in the target buyer from LH25 to LMMI and vice versa.
- Reviewer - Grantee reports making the following Budget Transfers:

	Before	After	Net Change	Explanation
Project A3 - 1607 N. McCann	\$124,702.30	\$124,750.30	\$48.00	Transfer in from A4- need draw for recording fees
Project A4- 1406 Nicholas Ct.	\$126,834.15	\$126,786.15	\$(48.00)	Transfer to A3
Project D1- 900 E. Richmond	\$144,720.69	\$143,227.88	\$(1,492.81)	Transfer to D3 and D5
Project D3- 1405 N. Purdum	\$121,575.06	\$121,623.06	\$48.00	Transfer in from D1- need draw for recording fees
Project D5- 1121 S. Elizabeth	\$137,190.09	\$138,634.90	\$1,444.81	System correction- to increase budget for need draw, recording fees. Also to correct DRGR error message "total drawn (incl PI) cannot exceed total budget."

Reviewed and approved. EM
- Reviewer - Grantee revised the budget. The budget was increased with the use of program income funds for the purpose of payments for costs incurred to the 1503 N. Courtland project. Reviewed and approved. LA

Action Plan History

Version	Date
B-08-MN-18-0008 AP#1	12/28/2015
B-08-MN-18-0008 AP#2	12/24/2015
B-08-MN-18-0008 AP#3	08/28/2015



B-08-MN-18-0008 AP#4	09/25/2014
B-08-MN-18-0008 AP#5	04/17/2014
B-08-MN-18-0008 AP#6	01/28/2014
B-08-MN-18-0008 AP#7	12/14/2012
B-08-MN-18-0008 AP#8	08/30/2012
B-08-MN-18-0008 AP#9	04/25/2012
B-08-MN-18-0008 AP#10	04/03/2012
B-08-MN-18-0008 AP#11	03/26/2012
B-08-MN-18-0008 AP#12	10/20/2011
B-08-MN-18-0008 AP#13	07/22/2010

