

Grantee: Anderson, IN

Grant: B-08-MN-18-0001

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-18-0001

Obligation Date:**Grantee Name:**

Anderson, IN

Award Date:**Grant Amount:**

\$2,141,795.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

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 homeownerhsip 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.

Recovery Needs:

The City of Anderson will concentrate its allocations of its Neighborhood Stablization 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 citys priority areas.

Overall**This Report Period****To Date**

Total Projected Budget from All Sources	N/A	\$2,141,795.00
Total CDBG Program Funds Budgeted	N/A	\$2,141,795.00
Program Funds Drawdown	\$421,409.32	\$544,449.59
Obligated CDBG DR Funds	\$539,186.02	\$662,226.29
Expended CDBG DR Funds	\$421,409.32	\$544,449.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$367.66
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$21.05
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$321,269.25	\$0.00
Limit on Admin/Planning	\$214,179.50	\$65,395.83
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The City of Anderson has been able to acquire and rehabilitate single family and multi-family units for the purpose of homeownership and rental to eligible income families to provide decent, safe and sanitary units to LMMI households. The redevelopment of vacant lots has provided new construction housing to eligible income families through the Lease-Purchase Program. The demolition of blighted structures has allowed the department to rid neighborhoods of structures that constitute a threat to human health, safety and public welfare. Overall, the program has enabled the department to provide decent, safe and sanitary housing to LMMI households and achieving our goal of stabilizing neighborhoods in our designated census tracts.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
B-08-MN-18-0001-01, Administration	\$0.00	\$33,923.17	\$214,179.00	\$65,395.83
B-08-MN-18-0001-02, Property Acquisition	\$0.00	\$8,430.00	\$150,000.00	\$42,295.33
B-08-MN-18-0001-03, Rehabilitation - Rental	\$0.00	\$1,634.76	\$250,000.00	\$1,682.26
B-08-MN-18-0001-04, Rehabilitation - Homeownership	\$0.00	\$668.81	\$300,000.00	\$48,013.59
B-08-MN-18-0001-05, Financial Assistance	\$0.00	\$0.00	\$200,000.00	\$0.00
B-08-MN-18-0001-06, Demolition	\$0.00	\$156,252.00	\$250,000.00	\$162,212.00
B-08-MN-18-0001-07, New Construction	\$0.00	\$220,500.58	\$777,616.00	\$224,850.58
B-08-MN-18-0001-08, Land Bank	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: AND-01

Activity Title: Property Acquisition-B

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

B-08-MN-18-0001-02

Project Title:

Property Acquisition

Projected Start Date:

03/19/2009

Projected End Date:

06/19/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Anderson

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$128,000.00
Total CDBG Program Funds Budgeted	N/A	\$128,000.00
Program Funds Drawdown	\$8,430.00	\$42,295.33
Obligated CDBG DR Funds	\$8,430.00	\$42,295.33
Expended CDBG DR Funds	\$8,430.00	\$42,295.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$367.66
Program Income Drawdown	\$0.00	\$0.00

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

Location Description:

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

Activity Progress Narrative:

Acquisition of single family and multi-family units that have been foreclosed and/or abandoned based on HUD's definition for the sole purpose of homeownership and rental. The goal of the department is to stabilize these census tracts and to provide affordable housing to LMMI households. This activity is to provide income eligible families with decent, safe and sanitary housing units.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	16/10
# of Households benefitting	0	0	3	0/5	0/5	3/10

Activity Locations

Address	City	State	Zip
1713 Walton Street	Anderson	NA	46016
703/705 West 6th Street	Anderson	NA	46016

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AND-04

Activity Title: Demolition - (D)

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

B-08-MN-18-0001-06

Project Title:

Demolition

Projected Start Date:

03/19/2009

Projected End Date:

09/16/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Anderson

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$156,252.00	\$162,212.00
Obligated CDBG DR Funds	\$156,252.00	\$162,212.00
Expended CDBG DR Funds	\$156,252.00	\$162,212.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will be for the removal of blighted housing structures. 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, CDCs and other public and private developers for the purpose of providing homeownership and/or rental housing to LMMI households.

Location Description:

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

Activity Progress Narrative:

This activity is used for the removal of blighted structures that have exhibit objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare. Our ability to demolish these dilapidated structures will help us to stabilize the neighborhoods in order for us to construct new structures that will provide affordable housing to low to moderate families for the purpose of providing homeownership and/or rental housing.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	9	0/0	0/0	22/30
# of Households benefitting	0	0	0	0/3	0/27	0/30

Activity Locations

Address	City	State	Zip
1818 Walton Street	Anderson	NA	46016
1811 Walton Street	Anderson	NA	46016
411 Dr. MLK, Jr. Boulevard	Anderson	NA	46016
1202 West 3rd Street	Anderson	NA	46016

926 West 6th Street	Anderson	NA	46016
2445 Walton Street	Anderson	NA	46016
2015 Arrow Avenue	Anderson	NA	46016
2106 Sherman Street	Anderson	NA	46016
1217 Hazlett Street	Anderson	NA	46016

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: AND-12

Activity Title: Redevelopment of vacant/abandoned lots (E)

Activity Category:

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

National Objective:

NSP Only - LMMI

Responsible Organization:

Path Stone Housing Corporation of Indiana

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$500,000.00
Total CDBG Program Funds Budgeted	N/A	\$500,000.00
Program Funds Drawdown	\$220,500.58	\$224,850.58
Obligated CDBG DR Funds	\$338,277.28	\$342,627.28
Expended CDBG DR Funds	\$220,500.58	\$224,850.58
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

This activity has allowed the departmet to redevelop vacant lots for new construction of single family structures for homeownership for LMMI individuals who are income eligible to participate in the Lease-Purchase Program to provide the families with decent, safe and sanitary housing units in stable neighborhoods.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	4/7
# of Households benefitting	0	2	2	0/2	4/5	4/7

Activity Locations

Address **City** **State** **Zip**

1006 Laurel Street	Anderson	NA	46016
1221 West 10th Street	Anderson	NA	46016

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: AND-13

Activity Title: Financing Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

B-08-MN-18-0001-02

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LMMI

Activity Status:

Cancelled

Project Title:

Property Acquisition

Projected End Date:

09/16/2010

Responsible Organization:

Path Stone Housing Corporation of Indiana

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide down payment and closing cost assistance for families who are under the lease to purchase program and other families who meet program eligibility requirements and who want to acquire a home in the designated areas. The department estimates it will assist twenty (20) families who are not part of the lease to purchase program. The home assistance activity is designed to provide eligible income families decent, safe, and sanitary housing units in stable neighborhood. At least 2 of these units will be for family at 50% AMI.

Location Description:

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

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

B-08-MN-18-0001-01

Project Title:

Administration

Projected Start Date:

03/19/2009

Projected End Date:

09/19/2010

National Objective:

N/A

Responsible Organization:

City of Anderson

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$214,179.00
Total CDBG Program Funds Budgeted	N/A	\$214,179.00
Program Funds Drawdown	\$33,923.17	\$65,395.83
Obligated CDBG DR Funds	\$33,923.17	\$65,395.83
Expended CDBG DR Funds	\$33,923.17	\$65,395.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

N/A

Activity Progress Narrative:

This activity is providing payment to staff to oversee, plan and execution of the neighborhood stabilization program.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	AND-14H1-B
Activity Title:	Acquisition and Rehabilitation - Homeownership (B)

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

B-08-MN-18-0001-04

Projected Start Date:

03/19/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Rehabilitation - Homeownership

Projected End Date:

09/19/2010

Responsible Organization:

City of Anderson

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$170,000.00
Total CDBG Program Funds Budgeted	N/A	\$170,000.00
Program Funds Drawdown	\$668.81	\$48,013.59
Obligated CDBG DR Funds	\$668.81	\$48,013.59
Expended CDBG DR Funds	\$668.81	\$48,013.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The rehabilitation component of this grant will be to rehabilitate the foreclosed and abandoned homes acquired by Community Development based on HUDs 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.

Location Description:

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

Activity Progress Narrative:

This activity is for rehabilitation of single family homes that have been foreclosed and/or abandoned for the purpose of providing housing units in the form of homeownership for households at or above 51% to 120% of area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	1	1	2	3/5	1/0	4/5

Activity Locations

Address	City	State	Zip
1302 Indiana Avenue	Anderson	NA	46016
808 East 10th Street	Anderson	NA	46016

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: AND-14H2-B

Activity Title: Rental Rehabilitation (B)

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

B-08-MN-18-0001-03

Project Title:

Rehabilitation - Rental

Projected Start Date:

03/19/2009

Projected End Date:

09/19/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Center for Mental Health

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$400,000.00
Total CDBG Program Funds Budgeted	N/A	\$400,000.00
Program Funds Drawdown	\$1,634.76	\$1,682.26
Obligated CDBG DR Funds	\$1,634.76	\$1,682.26
Expended CDBG DR Funds	\$1,634.76	\$1,682.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The rehabilitation component of this grant will be to rehabilitate the foreclosed and abandoned homes acquired by Community Development based on HUDs definition, for the primary purpose of providing housing units to households at or below 50% of the area median income. The departments 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 it 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 CDCs 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.

Location Description:

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

Activity Progress Narrative:

This activity is to provide rehabilitation housing units for the Center for Mental Health. The rehabilitation activity is to provide eligible income families decent, safe and sanitary housing units in a stable neighborhood. These units are a combination of single family and multi-family.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	3	0	3	4/5	0/0	4/5

Activity Locations

Address	City	State	Zip
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703/705 West 6th Street	Anderson	NA	46016
1713 Walton Street	Anderson	NA	46016

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
