

# Grantee: Anderson, IN

## Grant: B-08-MN-18-0001

### October 1, 2020 thru December 31, 2020 Performance Report

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|   |   |  |
|---|---|--|
| <b>Grant Number:</b><br>B-08-MN-18-0001           | <b>Obligation Date:</b><br>03/23/2009         | <b>Award Date:</b>                             |
| <b>Grantee Name:</b><br>Anderson, IN              | <b>Contract End Date:</b>                     | <b>Review by HUD:</b><br>Reviewed and Approved |
| <b>Grant Award Amount:</b><br>\$2,141,795.00      | <b>Grant Status:</b><br>Active                | <b>QPR Contact:</b><br>No QPR Contact Found    |
| <b>LOCCS Authorized Amount:</b><br>\$2,141,795.00 | <b>Estimated PI/RL Funds:</b><br>\$265,000.00 |  |
| <b>Total Budget:</b><br>\$2,406,795.00            |   |  |

### Disasters:

#### Declaration Number

NSP

### 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 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.

| <b>Overall</b>                                     | <b>This Report Period</b> | <b>To Date</b> |
|--|---------------------------|----------------|
| <b>Total Projected Budget from All Sources</b>     | \$0.00                    | \$2,367,021.89 |
| <b>Total Budget</b>                                | \$0.00                    | \$2,367,021.89 |
| <b>Total Obligated</b>                             | \$0.00                    | \$2,367,021.89 |
| <b>Total Funds Drawdown</b>                        | \$0.00                    | \$2,353,860.81 |
| <b>Program Funds Drawdown</b>                      | \$0.00                    | \$2,139,015.15 |
| <b>Program Income Drawdown</b>                     | \$0.00                    | \$214,845.66   |
| <b>Program Income Received</b>                     | \$1.46                    | \$262,320.64   |
| <b>Total Funds Expended</b>                        | \$0.00                    | \$2,353,860.81 |
| <b>HUD Identified Most Impacted and Distressed</b> | \$0.00                    | \$0.00         |
| <b>Other Funds</b>                                 | \$ 0.00                   | \$ 0.00        |
| Match Funds  | \$ 0.00                   | \$ 0.00        |
| Non-Match Funds                                    | \$ 0.00                   | \$ 0.00        |

**Funds Expended**

| <b>Overall</b>                            | <b>This Period</b> | <b>To Date</b>  |
|---|--------------------|-----------------|
| Aspire Indiana                            | \$ 0.00            | \$ 14,026.17    |
| Center for Mental Health                  | \$ 0.00            | \$ 405,542.54   |
| City of Anderson                          | \$ 0.00            | \$ 1,027,378.25 |
| City of Anderson, Indiana                 | \$ 0.00            | \$ 7,624.00     |
| Jackson Towers, LLC                       | \$ 0.00            | \$ 99,000.00    |
| Path Stone Housing Corporation of Indiana | \$ 0.00            | \$ 800,289.85   |

**Progress Toward Required Numeric Targets**

| <b>Requirement</b>                       | <b>Target</b>    | <b>Projected</b> | <b>Actual</b>  |
|--|------------------|------------------|----------------|
| <b>Overall Benefit Percentage</b>        | 99.99%           | .00%             | .00%           |
| <b>Minimum Non Federal Match</b>         | \$.00            | \$.00            | \$.00          |
| <b>Overall Benefit Amount</b>            | \$240,655,432.05 | \$.00            | \$.00          |
| <b>Limit on Public Services</b>          | \$321,269.25     | \$.00            | \$.00          |
| <b>Limit on Admin/Planning</b>           | \$214,179.50     | \$227,470.14     | \$.00          |
| <b>Limit on Admin</b>                    | \$.00            | \$227,470.14     | \$.00          |
| <b>Most Impacted and Distressed</b>      | \$.00            | \$.00            | \$.00          |
| <b>Progress towards LH25 Requirement</b> | \$601,698.75     |                  | \$1,169,465.62 |

**Overall Progress Narrative:**



During the prior quarter and upon guidance from our CPD representative, the department closed the NSP 3 program. Upon approval from our CPD rep., the department will begin the closing requirements for NSP1. The closeout procedures were pushed back due to responding to needs provided by the CARES ACT funding and completing the updated Analysis of Impediments to Fair Housing Choice report along with the five-year Consolidated Plan and annual CAPER documents. The City will work with the CPD representative to schedule closing procedures for NSP1 this quarter. THERE HAVE BEEN NO EXPENDITURES for NSP1.

## Project Summary

| Project #, Project Title                    | This Report            | To Date                |                        |
|---|------------------------|------------------------|------------------------|
|   | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| B-08-MN-18-0001-01, Administration          | \$0.00                 | \$227,470.14           | \$214,167.08           |
| B-08-MN-18-0001-02, Property Acquisition    | \$0.00                 | \$128,132.37           | \$127,495.10           |
| B-08-MN-18-0001-03, Rehabilitation - Rental | \$0.00                 | \$517,000.00           | \$389,447.26           |
| B-08-MN-18-0001-04, Rehabilitation -        | \$0.00                 | \$369,170.99           | \$337,653.22           |
| B-08-MN-18-0001-06, Demolition              | \$0.00                 | \$339,465.60           | \$295,163.50           |
| B-08-MN-18-0001-07, New Construction        | \$0.00                 | \$808,010.55           | \$775,088.99           |

## Activities

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



|                                 |   |
|---------------------------------|---|
| <b>Grantee Activity Number:</b> | <b>AND-14H1-Ba</b>                          |
| <b>Activity Title:</b>          | <b>Rehabilitation for Homeownership (B)</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:**  
09/20/2011

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Anderson

| Overall  | Oct 1 thru Dec 31, 2020 | To Date      |
|--|-------------------------|--------------|
| <b>Total Projected Budget from All Sources</b> | \$0.00                  | \$156,520.39 |
| <b>Total Budget</b>                            | \$0.00                  | \$156,520.39 |
| <b>Total Obligated</b>                         | \$0.00                  | \$156,520.39 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$156,520.39 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$146,461.45 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$10,058.94  |
| <b>Program Income Received</b>                 | \$1.16                  | \$77,060.47  |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$156,520.39 |
| City of Anderson                               | \$0.00                  | \$156,520.39 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00       |

**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.

**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 Progress Narrative:**

**Accomplishments Performance Measures**

|                 | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
|                 | Total              | Total                              |
| # of Properties | 0                  | 8/2                                |



|                              |   |      |
|------------------------------|---|------|
| #Energy Star Replacement     | 0 | 49/2 |
| #Efficient AC added/replaced | 0 | 4/2  |
| #Replaced thermostats        | 0 | 4/2  |
| #Replaced hot water heaters  | 0 | 4/2  |
| #Light Fixtures (indoors)    | 0 | 22/2 |
| #Light fixtures (outdoors)   | 0 | 22/2 |
| #Refrigerators replaced      | 0 | 4/2  |
| #Clothes washers replaced    | 0 | 4/2  |
| #Units with bus/rail access  | 0 | 2/2  |

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 4/2                                |
| # of Singlefamily Units | 0                  | 4/2                                |

### Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |         |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
|                    | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod |
| # of Households    | 0                  | 0   | 0     | 2/0                                | 2/2 | 4/2   | 100.00  |
| # Owner Households | 0                  | 0   | 0     | 2/0                                | 2/2 | 4/2   | 100.00  |

### 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    |        |

Activity Supporting Documents: None

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



|                                 |                               |
|---------------------------------|-------------------------------|
| <b>Grantee Activity Number:</b> | <b>AND-12a</b>                |
| <b>Activity Title:</b>          | <b>New Construction - (E)</b> |

**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:**  
09/20/2012

**Benefit Type:**  
Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LH - 25% Set-Aside

**Responsible Organization:**  
City of Anderson

| <b>Overall</b>                                 | <b>Oct 1 thru Dec 31, 2020</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | \$0.00                         | \$430,622.31   |
| <b>Total Budget</b>                            | \$0.00                         | \$430,622.31   |
| <b>Total Obligated</b>                         | \$0.00                         | \$430,622.31   |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$430,622.31   |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$420,002.55   |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$10,619.76    |
| <b>Program Income Received</b>                 | \$0.30                         | \$11,832.57    |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$430,622.31   |
| City of Anderson                               | \$0.00                         | \$0.00         |
| Path Stone Housing Corporation of Indiana      | \$0.00                         | \$430,622.31   |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                         | \$0.00         |

**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.

**Location Description:**

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

**Activity Progress Narrative:**



## Accomplishments Performance Measures

|                              | This Report Period | Cumulative Actual Total / Expected |
|------------------------------|--------------------|------------------------------------|
|                              | Total              | Total                              |
| #Units exceeding Energy Star | 0                  | 7/2                                |
| # ELI Households (0-30% AMI) | 0                  | 1/0                                |

|                         | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
|                         | Total              | Total                              |
| # of Housing Units      | 0                  | 11/4                               |
| # of Singlefamily Units | 0                  | 11/4                               |

## Beneficiaries Performance Measures

|                     | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |         |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|---------|
|                     | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod |
| # of Households     | 0                  | 0   | 0     | 8/4                                | 1/0 | 9/4   | 100.00  |
| # Owner Households  | 0                  | 0   | 0     | 4/2                                | 1/0 | 5/2   | 100.00  |
| # Renter Households | 0                  | 0   | 0     | 4/2                                | 0/0 | 4/2   | 100.00  |

## 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    |        |

Activity Supporting Documents: None