

# Grantee: Anderson, IN

## Grant: B-11-MN-18-0001

### April 1, 2019 thru June 30, 2019 Performance Report

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<b>Grant Number:</b> B-11-MN-18-0001	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Anderson, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$1,219,200.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Lelia Kelley
<b>LOCCS Authorized Amount:</b> \$1,219,200.00	<b>Estimated PI/RL Funds:</b> \$0.00	
<b>Total Budget:</b> \$1,219,200.00		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Summary of Distribution and Uses of NSP Funds:

ACQUISITION /REHABILITATION	\$ 278,839
DEMOLITION	\$ 300,000
REDEVELOPMENT	\$ 203,441
RENTAL REHABILITATION	\$ 315,000
ADMINISTRATION	\$ 121,920
TOTAL	\$1,219,200

#### How Fund Use Addresses Market Conditions:

The City's NSP funds will be used to assist in the elimination of the impact in which foreclosed and abandoned properties have affect the Anderson, IN communities, particular the low to moderate income areas. Our primary focus will be acquire and rehabilitate properties. When it is determined it is not economically feasible to rehabilitate, the department will razed the dilapidated structures and redevelop, if possible, the vacant lots. In addition, we will develop vacant lots in a designated area in order to have the greatest impact.

#### Ensuring Continued Affordability:

The City of Anderson intends to utilize the HOME affordability period for all projects associated with the Neighborhood Stabilization Program. The period of affordability is based on the total amount of NSP3 investment.

Investment per unit

Length of the Affordability Period

Less than \$15,000

5 years

\$15,000 - \$40,000

10 years

More than \$40,000

15 years

New construction of rental housing

20 years

The affordability requirements will be enforced through deed restrictions, mortgages, and promissory notes, which will be recorded at the Madison County Recorder's office.

#### Definition of Blighted Structure:

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.

#### Definition of Affordable Rents:

The City of Anderson will use the affordable rents for Anderson, IN as defined by HUD for the HOME Program.

HOME Program Rents

(Includes all eligible utilities)

Effective May 14, 2010

Number of Bedrooms



	High HOME Rents	Low HOME Rents
0		
1		
2		
3		
4		

\$ 563	\$ 563
\$ 564	\$ 564
\$ 678	\$ 678
\$ 872	\$ 872
\$ 908	\$ 908

HOME rents: [www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/index.cfm](http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/index.cfm)

**Housing Rehabilitation/New Construction Standards:**

- See [www.cityofanderson.com](http://www.cityofanderson.com) for complete rehabilitation standards document

**Vicinity Hiring:**

To comply with the NSP3 statute concerning for vicinity hiring, the City of Anderson will make every effort , when there is a need for additional employees, to hire employees who reside in the NSP3 target areas, and will require contractors to make the every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with it Section 3 program requirements. The City will take the following steps to meet this requirement:

- Since the vicinity hiring requirements implicates the grantee, as well as developers, contractors, and vendors who hire and subcontract for NSP3 funded projects. The grantee will, when faced with a choice between a qualified contractor/developer/job applicant located in the vicinity area and a qualified contractor/developer/job applicant from outside the vicinity area, select the qualified contractor/developer/job applicant from inside the area.
- Developers who hire new employees must, to the maximum extent possible, hire workers who live in the NSP3 program area and contract with small businesses that are either owned and operated by persons residing in the vicinity of the project. A provision will be inserted in all development agreements and contracts incorporating this requirement.
- To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors. The City will require that any subrecipient or developer (or subsequent contractors) follow HUD Section 3 regulations as well as ensure that subrecipients or developers make efforts to market new jobs associated with the project to individuals or companies within the vicinity of the project as described.

**Procedures for Preferences for Affordable Rental Dev.:**

The City of Anderson will follow the Flaherty and Collins procedures for preferences of its affordable rental development.

**Grantee Contact Information:**

Floyd Edwards, Sr.  
 fedwards@cityofanderson.com  
 765-648-36  
 120 E. 8th Street, P.O. Box 2100, Anderson, IN 46018

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,203,800.84
<b>Total Budget</b>	\$0.00	\$1,203,800.84
<b>Total Obligated</b>	\$0.00	\$1,203,800.84
<b>Total Funds Drawdown</b>	\$0.00	\$1,203,800.84
<b>Program Funds Drawdown</b>	\$0.00	\$1,203,800.84
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$1,203,800.84
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$23,894.00



## Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$23,894.00
Limit on Public Services	\$182,880.00	\$0.00
Limit on Admin/Planning	\$121,920.00	\$121,850.22
Limit on Admin	\$0.00	\$121,850.22
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$304,800.00	\$304,230.89

## Overall Progress Narrative:

During this quarter, the grantee audited files for closeout preparation and the on-site monitoring visit, particular focus given to the program and financial management compliance and meeting the following compliance guidelines: national objectives of benefit to LMI, continued affordability, lead-based paint, and sub-recipient documentation. NSP 1 and NSP 3 will undergo an on-site monitoring review, for closeout compliance, by the Indianapolis, IN Community Planning and Development Office beginning August 5, 2019.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
B-11-MN-18-0001-02, Demolition-D	\$0.00	\$512,327.36	\$512,327.36
B-11-MN-18-0001-03, New Construction	\$0.00	\$87,834.20	\$87,834.20
B-11-MN-18-0001-04, Acquisition/Rehabilitation (B)	\$0.00	\$481,789.06	\$481,789.06
B-11-MN-18-0001-05, Administration	\$0.00	\$121,850.22	\$121,850.22



# Activities

**Project # /** B-11-MN-18-0001-04 / Acquisition/Rehabilitation (B)

**Grantee Activity Number:** AND-14H1  
**Activity Title:** Celebration Rehab

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures

**Activity Status:**  
 Completed

**Project Number:**  
 B-11-MN-18-0001-04

**Project Title:**  
 Acquisition/Rehabilitation (B)

**Projected Start Date:**  
 01/01/2011

**Projected End Date:**  
 07/31/2014

**Benefit Type:**  
 Direct ( HouseHold )

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 Anderson Housing Authority

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$89,063.02
Total Budget	\$0.00	\$89,063.02
Total Obligated	\$0.00	\$89,063.02
Total Funds Drawdown	\$0.00	\$89,063.02
Program Funds Drawdown	\$0.00	\$89,063.02
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$89,063.02
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

## Activity Description:

The acquisition of abandoned, vacant or foreclosed properties for the purpose of providing housing units in the form of homeownership for households at or above 51% to 120% of area medium income. The properties acquired will be rehabilitated and sold for the purpose of increasing homeownership.

## Location Description:

C.T.B.G. 4.1

## Activity Progress Narrative:



**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries 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

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**Grantee Activity Number:** AND-14H1-A  
**Activity Title:** Acquisition/Rehabilitation - 1003 S. Madison Ave

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B-11-MN-18-0001-04

**Projected Start Date:**

12/09/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehabilitation (B)

**Projected End Date:**

06/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Anderson

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$88,495.15
Total Budget	\$0.00	\$88,495.15
Total Obligated	\$0.00	\$88,495.15
Total Funds Drawdown	\$0.00	\$88,495.15
Program Funds Drawdown	\$0.00	\$88,495.15
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$88,495.15
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

The acquisition and rehabilitation of a foreclosed, vacant and abandoned property based on HUD's definition for the sole purpose of providing a single family unit for homeownership for a household at or above 51% to 120% of area medium income.

**Location Description:**

C.T.B.G. 4.1

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**



## Beneficiaries Performance Measures

No Beneficiaries 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

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