

Grantee: Anderson, IN

Grant: B-11-MN-18-0001

January 1, 2020 thru March 31, 2020 Performance Report

Grant Number: B-11-MN-18-0001	Obligation Date:	Award Date:
Grantee Name: Anderson, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,219,200.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$1,219,200.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$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

Housing Rehabilitation/New Construction Standards:

- See 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:

Lelia Kelley
 lkelly@cityofanderson.com
 7656486096
 120 E. 8th Street, P.O. Box 2100, Anderson, IN 46018

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,202,117.70
Total Budget	\$0.00	\$1,202,117.70
Total Obligated	\$0.00	\$1,202,117.70
Total Funds Drawdown	\$0.00	\$1,202,117.70
Program Funds Drawdown	\$0.00	\$1,202,117.70
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,202,117.70
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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	\$120,167.08
Limit on Admin	\$0.00	\$120,167.08
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 has continued auditing the files to prepare for closeout and make previous QPR corrections. Waiting on guidance from the HUD Exchange Ask A Question. Will complete updates and changes after guidance is received .

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	\$120,167.08	\$120,167.08



Activities

Project # / B-11-MN-18-0001-02 / Demolition-D

Grantee Activity Number: AND-04A
Activity Title: 2813 Nichol Avenue - Demolition

Activity Category: Clearance and Demolition	Activity Status: Completed
Project Number: B-11-MN-18-0001-02	Project Title: Demolition-D
Projected Start Date: 02/16/2011	Projected End Date: 02/16/2012
Benefit Type: Area ()	Completed Activity Actual End Date: 08/05/2011
National Objective: NSP Only - LMMI	Responsible Organization: City of Anderson

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$165,951.84
Total Budget	\$0.00	\$165,951.84
Total Obligated	\$0.00	\$165,951.84
Total Funds Drawdown	\$0.00	\$165,951.84
Program Funds Drawdown	\$0.00	\$165,951.84
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$165,951.84
City of Anderson	\$0.00	\$165,951.84
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Kmart West has been declared a blighted area by the Anderson Community Development Department and the Anderson Municipal Development Department. Kmart occupied this space for 10 years and has been vacant since 2005. There has been no interest from developers for rehabilitation, new development, demolition, clean up, etc. Over the years, the building and property are constantly being vandalized and therefore constantly deteriorating further and further, since its vacancy. In 2010, the Municipal Development Director has officially 'condemned' the property, making it even more difficult to sell. The longer that the building sits empty, the more expensive it is for the city to take care of, secure and maintain. The City of Anderson Nichol/Raible Avenue Redevelopment Plan from October, 2006 states that this entire area on Anderson's west side is of a high low income area, in a 'blighted' area and "one of the City's most visual distressing areas in Anderson. Other businesses in the area are in a state of disrepair and have the image of obsolescence and hard times." The overall area is cluttered with unattractive power lines and wooden poles and parking lots of very poor condition. Condemning this large structure, demolishing it and reinvesting in new building construction and infrastructure in this area will not only make the entire area physically attractive, but attractive to developers to invest and



bring new businesses.

Location Description:

C.T. 17.2

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of Businesses	1	1/1

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	



Grantee Activity Number:	AND-04A1
Activity Title:	2600 Nichol Avenue - Edgewood Plaza

Activity Category:
Clearance and Demolition

Activity Status:
Completed

Project Number:
B-11-MN-18-0001-02

Project Title:
Demolition-D

Projected Start Date:
03/09/2012

Projected End Date:
07/31/2012

Benefit Type:
Area ()

Completed Activity Actual End Date:
09/11/2012

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Anderson

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$253,833.88
Total Budget	\$0.00	\$253,833.88
Total Obligated	\$0.00	\$253,833.88
Total Funds Drawdown	\$0.00	\$253,833.88
Program Funds Drawdown	\$0.00	\$253,833.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$253,833.88
City of Anderson	\$0.00	\$253,833.88
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The will be the removal of a blighted structures in an area where the City is putting mechanisms in place for residential and economic development activities.

Location Description:

This structure is located in 17.2.

Activity Progress Narrative:

Previous QPR correction

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of buildings (non-residential)	-1	1/1



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

Project # / B-11-MN-18-0001-03 / New Construction

Grantee Activity Number:	AND-12a
Activity Title:	1603 WEST 12TH STREET - NEW CONSTRUCTION

Activity Category:

Construction of new housing

Project Number:

B-11-MN-18-0001-03

Projected Start Date:

08/15/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

New Construction

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Anderson

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2020

To Date

Total Budget

N/A

\$40,794.47

Total Obligated

\$0.00

\$40,794.47

Total Funds Drawdown

\$0.00

\$40,794.47

Program Funds Drawdown

\$0.00

\$40,794.47

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$40,794.47

City of Anderson

\$0.00

\$40,794.47

Most Impacted and Distressed Expended

\$0.00

\$0.00



Match Contributed

\$0.00

\$0.00

Activity Description:

NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING THAT WILL PROVIDE SAFE, SANITARY AND AFFORDABLE HOUSING TO AN INCOME ELIGIBLE FAMILY FOR FIRST TIME HOMEOWNERSHIP. THE SINGLE FAMILY DWELLING BE ENERGY STAR CERTIFIED. HOUSE WAS CONSTRUCTED WITH HABITAT FOR HUMANITY OF MADISON COUNTY.

Location Description:

LOT #28 & EAST HALF OF LOT #27, MILLER & JUDD ADDITION, TO THE CITY OF ANDERSON, AS RECORDED IN PLAT BOOK 4, PAGE 113, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, INDIANA LOCATED IN C.T.B.G 4.1, COMMONLY KNOWN AS 1603 WEST 12TH STREET, ANDERSON, INDIANA.

Activity Progress Narrative:

Prior QPR corrections.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
#Units exceeding Energy Star	1	1/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	-1	0	1/1	0/0	1/1	100.00
# Owner Households	1	-1	0	1/1	0/0	1/1	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	



Grantee Activity Number:	AND-12b
Activity Title:	1904 SHERIDAN - NEW CONSTRUCTION

Activity Category:
Construction of new housing

Project Number:
B-11-MN-18-0001-03

Projected Start Date:
08/15/2011

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Completed

Project Title:
New Construction

Projected End Date:
12/31/2012

Completed Activity Actual End Date:

Responsible Organization:
City of Anderson

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$47,039.73
Total Budget	\$0.00	\$47,039.73
Total Obligated	\$0.00	\$47,039.73
Total Funds Drawdown	\$0.00	\$47,039.73
Program Funds Drawdown	\$0.00	\$47,039.73
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$47,039.73
City of Anderson	\$0.00	\$47,039.73
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$23,894.00

Activity Description:

NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING THAT WILL PROVIDE DECENT, SAFE AND AFFORDABLE HOUSING TO AN INCOME ELIGIBLE FAMILY FOR A FIRST TIME HOMEOWNER. THE SINGLE FAMILY DWELLING WILL BE ENERGY STAR CERTIFIED. HOUSE WAS CONSTRUCTED THROUGH HABITAT FOR HUMANITY OF MADISON COUNTY.

Location Description:

LOT #81 IN WOODLAWN ADDITION. COMMONLY KNOWN AS 1904 SHERIDAN ST, ANDERSON, INDIANA.

Activity Progress Narrative:

Prior QPR correction

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	1/1



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		1/1	
# of Singlefamily Units	0		1/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	1/1	0/0	1/1	100.00
# Owner Households	0	0	0	1/1	0/0	1/1	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	

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

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

Activity Category:
Rehabilitation/reconstruction of residential structures

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

Projected Start Date:
03/04/2011

Benefit Type:
Direct (HouseHold)

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

Activity Status:
Completed

Project Title:
Acquisition/Rehabilitation (B)

Projected End Date:
03/04/2014

Completed Activity Actual End Date:

Responsible Organization:
Flaherty and Collins

Overall	Jan 1 thru Mar 31, 2020	To Date
Total Projected Budget from All Sources	N/A	\$304,230.89
Total Budget	\$0.00	\$304,230.89
Total Obligated	\$0.00	\$304,230.89
Total Funds Drawdown	\$0.00	\$304,230.89
Program Funds Drawdown	\$0.00	\$304,230.89
Program Income Drawdown	\$0.00	\$0.00



Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$304,230.89
Flaherty and Collins	\$0.00	\$304,230.89
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The rehabilitation component of this grant will be for the rehabilitation of 10 units in conjunction with Flaherty and Collins Tax Credit project. The primary purpose of this activity will be to provide affordable rental unit to households at or below 50% of the area medium income. These rental units will 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. Duration or terms of assistance: The duration of rental and homeownership period will continue until the expiration of the affordability period based on the NSP investment.

Location Description:

C.T.B.G. 4.1

Activity Progress Narrative:

Previous QPR corrections. Waiting on guidance from the HUD Exchange Ask a Question to correct accomplishment performance measures. Will complete updates and changes after guidance is received.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	14/8
# of Multifamily Units	-5	1/1
# of Singlefamily Units	13	13/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	5	-1	4	10/10	0/0	10/10	100.00
# Renter Households	5	-1	4	10/10	0/0	10/10	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	



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

Activity Category:
 Rehabilitation/reconstruction of residential structures
Project Number:
 B-11-MN-18-0001-04
Projected Start Date:
 01/01/2011
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LMMI

Activity Status:
 Completed
Project Title:
 Acquisition/Rehabilitation (B)
Projected End Date:
 07/31/2014
Completed Activity Actual End Date:
 08/25/2014
Responsible Organization:
 Anderson Housing Authority

Overall	Jan 1 thru Mar 31, 2020	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
Anderson Housing Authority	\$0.00	\$0.00
City of Anderson	\$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:

Prior correction QPR to update beneficiary data.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement	1	1/1



#Efficient AC added/replaced	1	1/1
#Replaced thermostats	1	1/1
#Replaced hot water heaters	1	1/1
#Light Fixtures (indoors)	1	1/1
#Light fixtures (outdoors)	1	1/1
#Refrigerators replaced	1	1/1
#Dishwashers replaced	1	1/1
#Low flow toilets	1	1/1
#Low flow showerheads	1	1/1
#Units with bus/rail access	1	1/1
#Units exceeding Energy Star	1	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Renter Households	1	0	1	1/1	0/0	1/1	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	

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:

06/30/2014

Responsible Organization:

City of Anderson

Overall

	Jan 1 thru Mar 31, 2020	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
City of Anderson	\$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:

Prior QPR corrections

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	1	0	1	1/1	0/0	1/1	100.00
# Owner Households	1	0	1	1/1	0/0	1/1	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	

