Grantee: Anderson, IN

Grant: B-11-MN-18-0001

October 1, 2020 thru September 30, 2021

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: Ready to Close	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

No Disasters Found

Narratives

Summary of Distribution and Uses of NSP Funds:

ACQUISITION /REHABILITATION	\$ 278,839
DEMOLITION	\$ 300,000
REDEVELOPMENT	\$ 203,441
RENTAL REHABILITAITON	\$ 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 forclosed 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



\$ 563			\$ 563	
\$ 564			\$ 564	
\$ 678			\$ 678	
\$ 872			\$ 872	
\$ 908			\$ 908	
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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 Ikelley@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	\$0.00	\$1,226,011.70
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
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 23,894.00
Match Funds	\$ 0.00	\$ 23,894.00
Non-Match Funds	\$ 0.00	\$ 0.00
Funds Expended		

Overall	This Period	To Date
Anderson Housing Authority	\$ 0.00	\$ 0.00
City of Anderson	\$ 0.00	\$ 897,886.81





Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$23,894.00
Overall Benefit Amount	\$1,098,923.02	\$.00	\$.00
Limit on Public Services	\$182,880.00	\$.00	\$.00
Limit on Admin/Planning	\$121,920.00	\$120,167.08	\$120,167.08
Limit on Admin	\$.00	\$120,167.08	\$120,167.08
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$304,800.00		\$304,230.89

Overall Progress Narrative:

NSP 3 grant has been closed out and approved by HUD on July 13, 2020 per our CPD Rep Aaron Bailey. There is no program income to report for the NSP 3 grant.

Project Summary

Project #, Project Title	This Report	To Date		
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
9999, Restricted Balance	\$0.00	(\$17,082.30)	\$0.00	
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	



