

# Grantee: Anderson, IN

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

### April 1, 2020 thru June 30, 2020 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> Original - In Progress
<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:**

Lelia Kelley  
 lkelly@cityofanderson.com  
 7656486096  
 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	\$1,202,117.70
<b>Total Budget</b>	\$0.00	\$1,202,117.70
<b>Total Obligated</b>	\$0.00	\$1,202,117.70
<b>Total Funds Drawdown</b>	\$0.00	\$1,202,117.70
<b>Program Funds Drawdown</b>	\$0.00	\$1,202,117.70
<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	\$1,202,117.70
<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	\$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:

This is the final quarterly report for the NSP3 grant. NSP 3 closeout documents have been submitted to the local HUD field office.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
B-11-MN-18-0001-01, Property Acquisition-B	\$0.00	\$0.00	\$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



## Activities

**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 Benefit (Households)

**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	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$40,794.47
<b>Total Budget</b>	\$0.00	\$40,794.47
<b>Total Obligated</b>	\$0.00	\$40,794.47
<b>Total Funds Drawdown</b>	\$0.00	\$40,794.47
<b>Program Funds Drawdown</b>	\$0.00	\$40,794.47
<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	\$40,794.47
City of Anderson	\$0.00	\$40,794.47
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

All beneficiary data has been reported. The activity affordability requirement is enforced by recapture



provisions as defined by 24 CFR 92.254(a)(ii). The affordability period is 07/10/2012 to 07/10/2027.

### 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	



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

**Activity Category:**  
Construction of new housing

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

**Projected Start Date:**  
08/15/2011

**Benefit Type:**  
Direct Benefit (Households)

**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	Apr 1 thru Jun 30, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$47,039.73
<b>Total Budget</b>	\$0.00	\$47,039.73
<b>Total Obligated</b>	\$0.00	\$47,039.73
<b>Total Funds Drawdown</b>	\$0.00	\$47,039.73
<b>Program Funds Drawdown</b>	\$0.00	\$47,039.73
<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	\$47,039.73
City of Anderson	\$0.00	\$47,039.73
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

All beneficiary data has been reported. The activity affordability requirement is enforced by recapture provisions as defined by 24 CFR 92.254(a)(ii). The affordability period is 04/01/2013 to 04/01/2028.

**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)

<b>Grantee Activity Number:</b>	<b>AND-14-H2-B</b>
<b>Activity Title:</b>	<b>Rental Rehabilitation (B)</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 Benefit (Households)

**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	Apr 1 thru Jun 30, 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



<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$304,230.89
Flaherty and Collins	\$0.00	\$304,230.89
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

Making prior QPR Corrections. All beneficiary data has been reported. The activity affordability requirement is enforced by recapture provisions as defined by 24 CFR 92.252(e). The affordability period is 06/17/2013 to 06/15/2023.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-4	10/10
# of Multifamily Units	2	3/3
# of Singlefamily Units	-6	7/7

**Beneficiaries Performance Measures**

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

**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 Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Anderson Housing Authority

**Overall**

**Total Projected Budget from All Sources**

**Apr 1 thru Jun 30, 2020**

N/A

**To Date**

\$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:**

All beneficiary data has been reported. The activity affordability requirement is enforced by recapture provisions as defined by 24 CFR 92.252(e). The affordability period is 08/25/2014 to 08/25/2029.

**Accomplishments Performance Measures**

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



#Energy Star Replacement	0	1/1
#Efficient AC added/replaced	0	1/1
#Replaced thermostats	0	1/1
#Replaced hot water heaters	0	1/1
#Light Fixtures (indoors)	0	1/1
#Light fixtures (outdoors)	0	1/1
#Refrigerators replaced	0	1/1
#Dishwashers replaced	0	1/1
#Low flow toilets	0	1/1
#Low flow showerheads	0	1/1
#Units with bus/rail access	0	1/1
#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
# Renter 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	

**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 Benefit (Households)  
**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, 2020	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$88,495.15
<b>Total Budget</b>	\$0.00	\$88,495.15
<b>Total Obligated</b>	\$0.00	\$88,495.15
<b>Total Funds Drawdown</b>	\$0.00	\$88,495.15
<b>Program Funds Drawdown</b>	\$0.00	\$88,495.15
<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	\$88,495.15
City of Anderson	\$0.00	\$88,495.15
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$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:**

All beneficiary data has been reported. The activity affordability requirement is enforced by recapture provisions as defined by 24 CFR 92.254(a)(ii). The affordability period is 06/30/2014 to 06/30/2029.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
<b># of Housing Units</b>	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	

Amber Lewis-Lilly, Project Contract Specialist  
Prepared: June 29, 2020

Leila Kelley, Director  
Approved: June 29, 2020

