

City of McPherson

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PRESS RELEASE

February 10, 2022

City of McPherson receives \$500K CDBG grant

McPHERSON — The City of McPherson is pleased to announce its most recent award of a Community Development Block Grant — in the amount of \$500,000 — from the Kansas Department of Commerce.

The newest grant, the fourth to include housing and sixth overall to the City since 2016, is the largest received by McPherson. Presented by Gov. Laura Kelly, and Lt. Gov. David Toland, McPherson City Administrator Nick Gregory and Mayor Tom Brown accepted the grant award at a ceremony Thursday in Topeka, along with Sen. Rick Wilborn, R-McPherson, and Rep. Les Mason, R-McPherson.

This particular grant, in the Neighborhood Development category, is aimed at improvements in a target location in the area of Avenue A going South on the east and west sides of Walnut and Chestnut Streets in McPherson.

Specific projects to be discussed are substantial rehabilitation to approximately 12 houses occupied by low to moderate income families, approximately six of which will be rental units and six owner-occupied within the target area. This is the fourth area the City has targeted for CDBG rehabilitation.

In addition, this grant will partially fund street updates in three blocks of South Walnut Street (from Avenue A to D). The updates will include widening the roadway to 32 feet as well as adding new curb and guttering to improve surface drainage. Ramps and sidewalks requiring ADA updates also are included along this same route.

The project is estimated at \$1,140,470.56 with the grant accounting for \$500,000. The local match of the remaining \$640,926.56 will come from the City of McPherson, landlord contributions and the Kansas Weatherization Program.

Of that \$1.1 million, \$795,970 is put toward updating the roadway with \$200,000 coming from the CDBG fund. The remainder will be used from the half cent sales tax proceeds dedicated for streets.

The housing rehab portion has been budgeted at \$309,500, with \$275,000 coming from CDBG funds and the remaining \$34,500 coming from matching landlord funds, waived fees and matching weatherization money. Projects include upgrades such as roof replacement or other weatherization methods.

The remaining \$25,000 is for grant administration.

Within the grant received in 2020, the City still is in search of two eligible properties for rehabilitation funding. That target area is bounded by South Main Street to the east, East Avenue A to the south, South Elm Street on both sides of the street, and East Avenue F on both sides of the street.

For more information about the CDBG program, contact City Administrator Nick Gregory at 620-245-2535 during business hours 8 a.m. to 5 p.m. Monday through Friday.

In a separate grant award Thursday, McPherson County received \$250,000 for projects aimed at rural water improvements. County Commissioners David O'Dell and Keith Becker accepted the award.

CDBG ELIGIBILITY REQUIREMENTS FOR PROPERTY OWNERS

- The CDBG program is designed to benefit low to moderate income families by providing a portion of the costs for renovations to eligible property owners. If property owners or tenants meet the low to moderate income guidelines established by the federal government for the City of McPherson, the property might be eligible for participation in the CDBG grant program.
- Eligible owner-occupied properties might be eligible for 100 percent grant funds up to \$25,000. For rental units, the renter must be income qualified.
- If the owner of the rental unit is income-qualified, grant funds will pay up to 85 percent of the rehabilitation, and the owner will be responsible for 15 percent.
- If the owner is above income guidelines, he/she must contribute 25 percent of the rehabilitation cost.
- The owner of the unit must also sign a rent-freeze agreement for a three-year period and stay within the area fair market rate rental amounts.
- A pro-rated portion of the grant must be paid back if the house is sold within 3 years of the project work being completed.

INCOME LIMITATIONS/MAXIMUM TOTAL OF ALL HOUSEHOLD MEMBERS OVER 18

Number in Household	Low/Moderate Income Limits
1	\$39,450
2	\$45,050
3	\$50,700
4	\$56,300
5	\$60,850
6	\$65,350
7	\$69,850
8	\$74,350

Mayor

Thomas A. Brown

Commissioner of Public Facilities

Gary L. Mehl

Commissioner of Streets & Utilities

Larry E. Wiens

EXAMPLES OF THE TYPE OF ELIGIBLE REHABILITATION PROJECTS

- Roof replacement
- Electrical & Plumbing repair or replacement
- Heating & Air Conditioning repair or replacement
- Window repair or replacement
- Siding repair or replacement
- Minor foundation repair
- All Weatherization measures
- Everything to meet minimum Housing Quality Standards

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