

## City of McPherson

400 E. Kansas Ave.  
P.O. Box 1008  
McPherson, KS 67460



June 5, 2019

City Administrator 620• 245-2535  
City Attorney • 245-2535  
Public Works Director • 245-2545  
Fire Chief • 245-2505  
City Inspector • 245-2547  
Chief of Police • 245-1200  
Community Development • 245-2548  
Park Superintendent • 245-2565  
Cemetery Sexton • 245-2568  
Tele Fax • 245-2549

Dear Property Owner:

The City of McPherson wishes to submit a Community Development Block Grant (CDBG) Application for housing rehabilitation assistance. You are receiving this letter because you own property in an area the City has selected as a potential target area. The target area was selected based on need as identified through a windshield survey of the neighborhood and the community. A map of the target area is enclosed.

The grant application submitted by the City of McPherson is for \$300,000.00 and will be used for specific housing rehabilitation projects benefiting between nine and 12 owner occupied or tenant occupied homes within the defined target area and several demolitions within the same target area. There is a maximum expenditure of \$25,000.00 on each eligible property that is to be used for rehabilitation projects and a maximum of \$6,000.00 toward blighted structure removal. 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, your property might be eligible for participation in the CDBG grant program. Eligible owner-occupied properties may be eligible for 100% 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 costs. 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.

If you are interested, you will need to complete a pre-application for participation. This will improve our grant application's strength, as well as help us identify potential willing participants in the target area. We need at least 11 pre-applications in the target area, but are hopeful that 20 pre-applications will be submitted prior to submission of the grant application in August. The more pre-applications we receive, the stronger our application overall will be. Our desire is to narrow down the target area identified in the attached map to half the size and receiving eligible pre-applications will assist the City in narrowing the selected target area. **The deadline for submitting a pre-application to the City of McPherson is July 1, 2019, at 5 p.m.**

A pre-application does not commit you to participation, nor does it guarantee your selection if we receive the grant. It does, however, increase your priority status if it is determined you are eligible and we receive the grant. The grant award will be announced in January, 2020, and funds will be available in July, 2020. If funded, this would be our 3<sup>rd</sup> CDBG Housing project. We have already been funded for \$600,000 in rehabilitations and demolitions combined.

For those who are aware of the project and believe you meet the qualifications and have decided to proceed, please print and complete the application on the City Website under the CDBG Link at <http://mcpcity.com/511/Community-Development-Block-Grant-CDBG> or you can pick up an

Mayor

Thomas A. Brown

Commissioner of Public Facilities

Robert D. Moore

Commissioner of Streets & Utilities

Larry E. Wiens

**City of McPherson**

*"When it Matters"*

application at the McPherson Municipal Center located at 400 E. Kansas Avenue in McPherson. If you have any questions you can also call or e-mail Bo Moddelmog, Assistant City Administrator, at [bom@mcpcity.com](mailto:bom@mcpcity.com) or myself, Nick Gregory, City Administrator at [nickg@mcpcity.com](mailto:nickg@mcpcity.com) both can be reached by phone at (620)245-2535.

Sincerely,

A handwritten signature in blue ink that reads "Nick Gregory". The signature is fluid and cursive, with "Nick" on the top line and "Gregory" on the bottom line.

Nick Gregory

City Administrator

**INCOME LIMITATIONS/MAXIMUM  
TOTAL OF ALL HOUSEHOLD  
MEMBERS OVER 18**

Number in Household	Low/Moderate Income Limits
1	\$41,200
2	\$47,050
3	\$52,950
4	\$58,800
5	\$63,550
6	\$69,850
7	\$72,950
8	\$77,650

**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
- Etc., everything to meet minimum Housing Quality Standards