

City of Anderson Housing Project Summary

	RDA covenants?	Loans?	PILOT agreement?
Regency Place	Yes, Southwest. Must submit report annually on tenants to ensure compliance with rent restrictions.	Yes - residual receipts - RDA. Due annually by March 31: \$2,000 admin fee plus residual receipts payment. Loan Paid in Full in May 2013	No
SEASONS at Los Robles	Yes, Southwest. Must submit report annually on tenants to ensure compliance with rent restrictions.	Yes - multiple - CDBG, HOME, RDA. HOME annual monitoring by March each year. Annually, by March, must submit annual financial statements and residual receipts loan payment.	No
SEASONS at Anderson	Yes, Southwest. Must submit report annually on tenants to ensure compliance with rent restrictions.	Agency loan \$695,000 cash payable out over time. Residual receipts loan, terms pending. Also, HOME loan of \$1.9 million. After project completion, will require annual HOME monitoring and payments to Agency.	No
Blue Oaks	Yes, Southwest. Must submit report annually on tenants to ensure compliance with rent restrictions.	No	No
1900 Mill Street	Yes, Shastec. Loan has since been paid in full. However, covenants remain and owner must submit report annually on tenants to ensure compliance with rent restrictions.	No	No
WNC: Battle Creeks and Anderson Court	No	No	Yes. Payments under terms of PILOT agreement by April annually.
Highlands: Manzanita Hills and River Gardens	No	No	No
Shady Lane Apartments	No	No	Yes. Payments under terms of PILOT agreement by April annually.