

Grantee: Gary, IN

Grant: B-08-MN-18-0005

October 1, 2014 thru December 31, 2014 Performance



Grant Number:

B-08-MN-18-0005

Obligation Date:

03/13/2013

Award Date:

Reviewed and Approved

Grantee Name:

Gary, IN

Contract End Date:

03/13/2013

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$3,836,758.00

Grant Status:

Active

QPR Contact:

Judith Samson

LOCCS Authorized Amount:

\$3,836,758.00

Estimated PI/RL Funds:

\$230,105.86

Total Budget:

\$4,066,863.86

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1%
 Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0%
 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00
 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park
 East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00
 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Definitions and Descriptions:

Low Income Targeting:

Acquisition and Relocation:

Public Comment:



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,066,863.86
Total Budget	\$0.00	\$4,066,863.86
Total Obligated	\$0.00	\$4,066,863.86
Total Funds Drawdown	\$0.00	\$3,870,786.35
Program Funds Drawdown	\$0.00	\$3,835,680.49
Program Income Drawdown	\$0.00	\$35,105.86
Program Income Received	\$0.00	\$35,105.86
Total Funds Expended	\$0.00	\$3,846,685.49
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$575,513.70	\$0.00
Limit on Admin/Planning	\$383,675.80	\$213,805.26
Limit on State Admin	\$0.00	\$213,805.26

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$959,189.50	\$1,399,579.34

Overall Progress Narrative:

This Quarter: NSP1

4940 E. 13th Avenue: NSP1 Property legally transferred to the Continuum of Care (COC) to provide housing for the homeless.

1173 Arizona Street: New tenant into this property as of October 1, 2014. Rent is \$500 monthly with a charge of \$41.00 added to cover the home security alarm system monthly. There were minimal repairs needed for this tenant to move into property. African-American single female is occupying this property. Tenants income is below 50% AMI.

3700 Lincoln Street: New tenant moved into this property, as of October 1, 2014. Rent is \$500 monthly with an added charge of \$41.00 to cover the home security alarm system monthly. Repairs on the installation of the drain tiles and other miscellaneous repairs were completed on the property. African-American married couple with a newborn baby occupying the property. This tenants income is below 50% AMI.

4580 Delaware Street: New tenants moved into this property, as of November 1, 2014. Rent is \$500 monthly with an added charge of \$41.00 to cover the home security alarm system monthly. Minimal repairs needed to occupy property. Two (2) hispanic young ladies occupying this property. Their income is below the 50% AMI.



632 W. 45th Avenue: Bid/Contract was awarded to JMD Construction on December 22, 2014 to complete some repairs. Removal/replacement of roof sheathing, installation of valley flashing/drip edges, scraping, patching & painting of living room in the amount of \$2,375.00.

4569 Lincoln Street: Bid/Contract was awarded to JMD Construction on December 22, 2014 to complete some additional repairs that were not addressed at closing. Exterior waterproofing of basement eastside wall, remove/replace concrete sidewalk, drylok interior basement walls, remove all debris, repair drain line in basement. House has mold. Contract was \$8,100.00. This will conclude any additional repairs needed for this home. Buyer fell within the below 50% AMI.

3651 Tyler Street - Is still vacant. Below 50% AMI home.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19



