

Grantee: Gary, IN

Grant: B-08-MN-18-0005

January 1, 2011 thru March 31, 2011 Performance Report



Grant Number:

B-08-MN-18-0005

Obligation Date:**Award Date:****Grantee Name:**

Gary, IN

Contract End Date:

03/13/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$3,836,758.00

Grant Status:

Active

QPR Contact:

Evelyn Aponte

Estimated P/RL Funds:

\$35,105.86

Total Budget:

\$3,871,863.86

Disasters:

Declaration Number

No Disasters Found

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 &ndash 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 &ndash 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	\$3,837,158.00
Total Budget	\$0.00	\$3,837,158.00
Total Obligated	\$0.00	\$3,836,758.00
Total Funds Drawdown	\$493,281.01	\$2,493,906.19
Program Funds Drawdown	\$492,881.01	\$2,493,506.19
Program Income Drawdown	\$400.00	\$400.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$490,015.31	\$2,503,626.72
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	\$92,772.56
Limit on State Admin	\$0.00	\$92,772.56

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$959,189.50	\$1,000,000.00

Overall Progress Narrative:

Activity #1 - Expended \$15,403.83 for administrative costs this quarter associated with the implementation of this program. \$12,403.83 was expended for salaries; \$3,000 was paid to Atty. Carl Jones for legal services.

Activity #2 - Expended \$400,578.57 in demolition funds this quarter. Sixteen (16) residential structures were cleared or demolished for a total of 20 housing units. \$350,521 was expended for the demolition of the structures, and the continued demolition of 205 E. 21st Ave. (Old Stocking Factory) which is not yet complete. Expended \$44,964.20 for removal of demolition products (rubble) and other debris and removal of environmental contaminants (including the Old Stocking Factory); Expended \$2,266.24 for project management for 205 E. 21st Ave. (Stocking Factory). Expended \$3,153.08 in product delivery costs.

Activity #3 - No expenditures this quarter for this activity.

Activity #4 - Expended \$74,032.91 this quarter in this activity. Paid \$3,314.26 to NIPSCO for utilities at the NSP houses that were rehabilitated. Paid \$1,114.83 to Monroe Pest Control for termite services at 1 property. Paid Devine Connection Appraisals \$2,550 for 11 appraisals. Paid Consumer Credit Counseling Services \$2,803 for counseling services to 13 households. Paid \$19,537 to Haywood Fleming & Associates for property insurance on the NSP properties. Paid \$2,000 to Atty. Carl Jones for legal services. Paid \$39,285 for the continued rehabilitation of 11 NSP properties. Paid \$3,428.82 for project delivery costs for this activity.



Project Summary

Project #, Project Title

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$76,023.71	\$1,220,000.00	\$958,569.58
0002, Demolition	\$400,178.57	\$2,233,082.20	\$1,442,164.05
0003, Administration	\$16,678.73	\$383,675.80	\$92,772.56



Activities

Grantee Activity Number:	1
Activity Title:	Administration

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

04/01/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$383,675.80
Total Budget	\$0.00	\$383,675.80
Total Obligated	\$0.00	\$383,675.80
Total Funds Drawdown	\$16,678.73	\$92,772.56
Program Funds Drawdown	\$16,678.73	\$92,772.56
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$15,403.83	\$94,590.90
City of Gary	\$15,403.83	\$94,590.90
Match Contributed	\$0.00	\$0.00

Activity Description:

Funding of \$383,675.80 will be used toward the administrative costs for the implementation of the grant.

Location Description:

NA

Activity Progress Narrative:

Expended \$15,403.83 for administrative costs associated with the implementation of this program. \$12,403.83 was expended in salaries; \$3,000 was expended for legal fees paid to Atty. Carl Jones; \$1,352.46 was expended for advertising paid to The Times.

There is a difference of \$1,274.90 between the Program Funds Drawdown and Program Funds Expended. \$1,352.46 was drawn down for a payment to the Times last quarter. \$77.56 in fringes were paid but not drawn.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

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:	2
Activity Title:	Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
0002

Project Title:
Demolition

Projected Start Date:
04/01/2009

Projected End Date:
04/01/2012

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Gary

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$2,233,082.20
Total Budget	\$0.00	\$2,233,082.20
Total Obligated	\$0.00	\$2,233,082.20
Total Funds Drawdown	\$400,578.57	\$1,442,564.05
Program Funds Drawdown	\$400,178.57	\$1,442,164.05
Program Income Drawdown	\$400.00	\$400.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$400,578.57	\$1,443,000.16
City of Gary	\$400,578.57	\$1,443,000.16
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will be used for clearance and demolition of slum and blighted structures in the City of Gary.

Location Description:

Project activity areas

Activity Progress Narrative:

Expended \$400,578.57 in demolition funds this quarter. Paid \$2,830.13 in product delivery costs. Paid \$2,266.24 to The Harbor Group for project management for 205 E. 21st Ave. (Stocking Factory). Expended \$467,182.20 for the demolition and/or clearance of 16 residential structures for a total demolition of 20 housing units. Paid C. Lee Construction \$40,632 for the demolition of four (4) residential properties: 559-61 Rhode Island St. &ndash 4 units (\$14,592), 4566 Jackson St. &ndash 1 unit (\$7,790), 4438 Madison St. &ndash 1 unit (\$9,800) & 4420 Madison St. &ndash 1 unit (\$8,450). Paid D & R Construction \$71,700 for the demolition of eight (8) residential properties: 309 Polk St. &ndash 1 unit (\$5,900), 2619 Polk Pl. &ndash 1 unit (\$6,000), 2545 Johnson St. &ndash 1 unit (\$5,800), 533 Georgia St. &ndash 1 unit (\$8,500), 556 Georgia St. &ndash 1 unit (\$12,000), 520 Georgia St. &ndash 1 unit (\$9,500), 524 Georgia St. &ndash 1 unit (\$9,500), & 578 Georgia St. &ndash 2 units (\$14,500). Paid Gary Material Supply \$238,189 for the continued demolition of the commercial structure at 205 E. 21st Ave. (Old Stocking Factory) which is not yet complete. Paid Gary Material Supply \$6,720 for removal of demolition products (rubble) and other debris for 5 structures: 5200 W. 5th Ave. (\$731.50), 411 Grant St. (\$1,358.50), 2567 W. 9th Ave. - 1 unit (\$731.50), 316 W. 23rd Ave. - 1 unit (\$2,403.50), & 2237 Madison St. - 1 unit (\$1,045). Paid J & K Environmental \$31,200.62 for the removal of environmental contaminants for 3 structures: 561 Rhode Island St. (\$806.28), 833 Madison St. - 1 unit (\$489.50), & 205 E. 21st Ave. (\$29,904.84). Paid Rieth Riley \$1,040 for removal of demolition products (rubble) and other debris for 2 structures: 316 W. 23rd Ave. (\$520) & 2237 Madison St. (\$520). Paid Allied Waste \$6,450.58 for removal of demolition products (rubble) and other debris for 2 structures: 316 W. 23rd Ave. (\$4,963.74) & 2567 W. 9th Ave. (\$1,486.85).

5200 W. 5th Ave. & 411 Grant St. are not being counted in the unit count since they have been reported in the previous quarter. The Old Stocking Factory will be counted as soon as it is completed.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	16	93/159
# of buildings (non-residential)	0	10/10
# of Public Facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	20	136/159

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

Address	City	County	State	Zip	Status / Accept
561 Rhode Island St.	Gary	NA	NA	46402-1431	Not Validated / N
524 Georgia St.	Gary	NA	NA	46402-1428	Not Validated / N
833 Madison St.	Gary	NA	NA	46402-2201	Not Validated / N
578 Georgia St.	Gary	NA	NA	46402-1428	Not Validated / N
520 Georgia St.	Gary	NA	NA	46402-1428	Not Validated / N
2545 Johnson St.	Gary	NA	NA	46407-3823	Not Validated / N
316 W. 23rd Ave.	Gary	NA	NA	46407-3016	Not Validated / N
2619 Polk Pl.	Gary	NA	NA	46407-3837	Not Validated / N
533 Georgia St.	Gary	NA	NA	46402-1427	Not Validated / N
2567 W. 9th Ave.	Gary	NA	NA	46404-2138	Not Validated / N
4420 Madison St.	Gary	NA	NA	46408-3324	Not Validated / N
309 Polk St.	Gary	NA	NA	46402-1010	Not Validated / N
4438 Madison St.	Gary	NA	NA	46408-3324	Not Validated / N
556 Georgia St.	Gary	NA	NA	46402-1428	Not Validated / N
2237 Madison St.	Gary	NA	NA	46407-3029	Not Validated / N
4566 Jackson St.	Gary	NA	NA	46408-3943	Not Validated / N

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: 3
Activity Title: Acquisition/Rehabilitation/Resale 1

Activity Category:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$220,000.00
Total Budget	\$0.00	\$220,000.00
Total Obligated	\$0.00	\$220,000.00
Total Funds Drawdown	\$0.00	\$140,253.89
Program Funds Drawdown	\$0.00	\$140,253.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$148,331.57
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation/Resale 1 - Land will be acquired, rehabed and sold to individuals who meet the guidelines up to 120% of AMI. Two families are expected to benefit from this activity.

Location Description:

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/2
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0



Total acquisition compensation to 0 0/0

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/2	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# of Persons	0	0	0	15/0	0/0	15/0	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:	4
Activity Title:	Acquisition/Rehabilitation/Resale 2

Activity Category:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Jan 1 thru Mar 31, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$0.00	\$1,000,000.00
Total Funds Drawdown	\$76,023.71	\$818,315.69
Program Funds Drawdown	\$76,023.71	\$818,315.69
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$74,032.91	\$817,704.09
City of Gary	\$74,032.91	\$817,704.09
Match Contributed	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation/Resale 2 - Land will be acquired, rehabed and sold to individuals who meet the guidelines of 50% or below of AMI. Fourteen (14) families are expected to benefit from this activity.

Location Description:

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

Activity Progress Narrative:

Expended \$74,032.91 this quarter. Paid Devine Connection Appraisals \$2,550 for 11 appraisals - 10 @ \$225 for 3501 Penn. St., 670 Allen St., 4325 Carolina St., 846 E. 36th Ave., 4569 Lincoln St., 4023 Vermont St., 4580 Delaware St., 4333 Penn. St., 3700 Lincoln St., 4436 Mass. St. and 1 @ \$300 - 2011 W. 7th Ave. Paid Consumer Credit Counseling \$2,803 for counseling services to 13 households. Paid Haywood Fleming & Associates \$19,537 for property insurance at the properties. Paid Atty. Carl Jones \$2,000 for legal services. Paid \$3,428.82 in product delivery costs. Paid Myers Construction \$10,950 for the continued rehabilitation of 632 W. 45th Ave. (\$3,700), 3700 Lincoln St. (\$500), 4940 E. 13th Ave. (\$5,750), 4325 Carolina St. (\$500), 4333 Penn. St. (\$500). Paid A+Rehab \$18,435 for the continued rehabilitation of 846 E. 36th Ave. (\$12,125) & 4569 Lincoln St. (\$6,310). Paid GEO/AL \$8,700 for the continued rehabilitation of 4023 Vermont St. (\$1,200), 2011 W. 7th Ave. (\$5,000), & 670 Allen St. (\$2,500). Paid Gary Material Supply \$1,200 for the continued rehabilitation of 4259 Jeff. St. There is a difference of \$1,990.80 between Program Funds Drawdown and Program Funds Expended. \$218 was expended and paid to Consumer Credit Counseling by the Department of Finance, but we have yet to receive a copy of the claim. \$22.94 was expended in Fringes, but not drawn. A .10 correction was made from the previous quarter. \$2,231.64 was drawn down this quarter, but paid to ADT last quarter.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/14	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	
Total acquisition compensation to	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/14	
# of Singlefamily Units	0		0/14	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/14	0/0	0/14	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	0/14	0/0	0/14	0

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	