

Grantee: Gary, IN

Grant: B-08-MN-18-0005

January 1, 2012 thru March 31, 2012 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 PI/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	\$239,738.06	\$3,336,215.27
Program Funds Drawdown	\$223,300.66	\$3,301,109.41
Program Income Drawdown	\$16,437.40	\$35,105.86
Program Income Received	\$0.00	\$35,105.86
Total Funds Expended	\$227,034.60	\$3,334,451.22
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	\$139,256.05
Limit on State Admin	\$0.00	\$139,256.05

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:

There are four (4) properties that will be donated to the Continuum of Care Network because we don't have anyone interested in purchasing or leasing these properties. There is also a possibility that two (2) of the remaining eleven (11) properties will be also donated to the Continuum of Care Network. The remainder of the nine (9) properties we will continue to market under the lease-purchase agreement being development with the Community Development Attorney. Vandals are still a concern because of the constant break-ins occurring in the properties. We still have an arrangement with our Code Enforcement Department to monitor the properties. We are currently in the process of working with the Redevelopment Commission to remove the back taxes for the future sale of the properties. All the required information has been submitted and we are awaiting the final report that reflects the taxes being removed.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



0001, Acquisition/Rehabilitation/Resale	\$20,456.85	\$1,220,000.00	\$1,029,975.48
0002, Demolition	\$193,329.73	\$2,233,082.20	\$2,138,786.95
0003, Administration	\$9,514.08	\$383,675.80	\$132,346.98



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, 2012	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	\$13,708.76	\$139,256.05
Program Funds Drawdown	\$9,514.08	\$132,346.98
Program Income Drawdown	\$4,194.68	\$6,909.07
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,845.46	\$141,293.03
City of Gary	\$11,845.46	\$141,293.03
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 \$11,649.39 for administrative costs this quarter associated with the implementation of the program. Difference between total funds drawdown and expended is \$1,863.30, which is:

1. \$1,991.52 drawn, but paid in the previous quarter
2. \$168.18 drawn, but paid in the previous quarter
3. \$296.40 fringes 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

Project Number:

0002

Projected Start Date:

04/01/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Demolition

Projected End Date:

04/01/2012

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Jan 1 thru Mar 31, 2012	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	\$202,903.78	\$2,157,970.60
Program Funds Drawdown	\$193,329.73	\$2,138,786.95
Program Income Drawdown	\$9,574.05	\$19,183.65
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$202,562.00	\$2,158,406.68
City of Gary	\$202,562.00	\$2,158,406.68
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 \$202,562 in demolition activity. Paid D & R Const. \$30,068 for the demolition of:

1. 525 W. 21st Ave. - \$11,500
2. 1237-39 Garfield St. = \$18,568

Paid IPAR Const. \$35,869 for the demolition of:

1. 437 Tyler St. - \$10,320
2. 429 Tyler St. - \$9,350
3. 635 Harrison St. - \$8,619
4. 404 W. 43rd Ave. - \$7,580

Paid ACTIN/TRI \$112,425 for the demolition of:

1. 2201 Cline Ave. - \$4,930
2. 607 Illinois St. - \$5,840
3. 667 Kentucky St. - \$7,320
4. 1313 Marshall St. - \$19,780



- 5. 1210 W. 25th Ave. - \$7,970
- 6. 4434 Madison St. - \$6,770
- 7. 4625 Harrison St. - \$8,440
- 8. 4741 Wash. St. - \$8,920
- 9. 4268-70 Broadway - \$24,330
- 10. 809 Martin L. King Dr. - \$6,780
- 11. 1701 Central Dr. - \$4,915
- 12. 3421 Lincoln St. - \$6,430

Paid J & K Environmental \$7,600 for the removal & disposal of asbestos & fuel tank at:

- 1. 1640 Broadway - \$700
- 2. 1237-39 Garfield St. - \$6,900

Paid Aavatar Enterprises \$16,600 for the demolition of:

- 1. 365 Mathews St. - \$9,800
- 2. 861 E. 36th Pl. - \$6,800

Difference between funds drawdown and funds expended is \$341.78 which is for product delivery that was drawn this quarter but paid in the previous quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	21	177/159
# of buildings (non-residential)	2	13/10
# 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	25	208/159

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
3421 Lincoln St	Gary		Indiana	46408-1110	Match / Y
809 Martin Luther King Dr	Gary		Indiana	46402-1530	Match / Y
1210 W 25th Ave	Gary		Indiana	46407-3431	Match / Y
429 Tyler St	Gary		Indiana	46402-1151	Match / Y
1237 Garfield St	Gary		Indiana	46404-2448	Match / Y
2201 Cline Ave	Gary		Indiana	46406-2474	Match / Y
437 Tyler St	Gary		Indiana	46402-1151	Match / Y
667 Kentucky St	Gary		Indiana	46402-2614	Match / Y
4268 Broadway	Gary		Indiana	46408-3303	Match / Y
404 W 43rd Ave	Gary		Indiana	46408-3338	Match / Y
1640 Broadway	Gary		Indiana	46407-2204	Match / Y



365 Matthews St	Gary	Indiana	46406-1609	Match / Y
4434 Madison St	Gary	Indiana	46408-3324	Match / Y
607 Illinois St	Gary	Indiana	46402-1516	Match / Y
1313 Marshall St	Gary	Indiana	46404-2146	Match / Y
1701 Central Dr	Gary	Indiana	46407-1647	Match / Y
635 Harrison St	Gary	Indiana	46402-2236	Match / Y
4625 Harrison St	Gary	Indiana	46408-3931	Match / Y
525 W 21st Ave	Gary	Indiana	46407-2531	Match / Y
4741 Washington St	Gary	Indiana	46408-4510	Match / Y
861 E 36th Pl	Gary	Indiana	46409-1442	Match / Y

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, 2012	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, 2012	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	\$23,125.52	\$898,734.73
Program Funds Drawdown	\$20,456.85	\$889,721.59
Program Income Drawdown	\$2,668.67	\$9,013.14
Program Income Received	\$0.00	\$34,705.86
Total Funds Expended	\$12,627.14	\$886,419.94
City of Gary	\$12,627.14	\$886,419.94
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 \$12,627.14 this quarter. Paid Samson's Consumer Smart \$6,185.00 for counseling services to 10 clients. Paid Keys Made Rite, LLC \$1,966.65 for keys made for the NSP properties. Paid Myers Builders \$1,500 for rehab at 632 W. 45th Ave., 4940 E. 13th Ave., & 3700 Lincoln St. @ \$500 each. Paid NIPSCO \$2,975.49 for utilities at: 1173 Arizona St. - \$338.91; 4325 Carolina St. - \$111.47; 3700 Lincoln St. - \$53.85; 4569 Lincoln St. - \$395.46; 4436 Mass. St. - \$99.64; 3501 Penn. St. - \$374.80; 4259 Jeff. St. - \$440.09; 632 W. 45th Ave. - \$423.71; 4023 Vermont St. - \$34.78; 846 E. 36th Ave. - \$193.14; 2011 W. 7th Ave. - \$490.82; and 670 Allen St. - \$18.82.
There is a difference of \$10,498.38 between the total amount of drawdowns and the total expenditures:

1. \$11,200 drawdown for property insurance, but not paid
2. \$133.88 drawdown for fringes, but paid in the previous quarter
3. \$835 paid this quarter, but drawdown in the previous quarter
4. .50 difference between the amount drawn of \$2,668.67 and the amount that was paid \$2,669.17.
($\$11,200 + 133.88 - \$835 - .50 = \$10,498.38$)



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		1/14	
# of Singlefamily Units	0		1/14	

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	1/14	0/0	1/14	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	1/14	0/0	1/14	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	