

**Grantee: Gary, IN**

**Grant: B-08-MN-18-0005**

**July 1, 2009 thru September 30, 2009 Performance Report**

**Grant Number:**

B-08-MN-18-0005

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

Gary, IN

**Award Date:****Grant Amount:**

\$3,836,758.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

No QPR Contact Found

**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 &ndash Acquisition/Rehabilitation/Resale-NSP -1 Acquisition 120% AMI 25 parcels @ \$40,000.00 = \$1,000,000.00 Real Estate acquired between \$25,001.00 -\$40,000.00 will be processed under the 120% AMI activity for families meeting those income requirements. Acquisition 50% AMI 18 parcels @ \$25,000.00 = \$450,000.00 Real Estate acquired between \$1.00 -\$25,000.00 will be processed under The 50%AMI Activity for families meeting those income requirements. Additional properties may be added to both categories allowing for purchase price adjustments. Therefore the number of parcels in either category could be adjusted to be inclusive of additional properties, however they will not be adjusted downward from Original number stated in this grant. Rehabilitation 120% AMI 25 parcels @ \$40,000.00 = \$1,000,000.00 Those properties requiring less than \$40,000.00 for rehabilitation will allow for cost over-run for properties where construction issues arise after work has been contracted. All work order changes will be approved by the Director and dully noted for HUD audit. Rehabilitation 50% AMI 18 parcels @ \$35,000.00 = \$630,000.00 Those properties requiring less than \$35,000.00 for rehabilitation will allow for cost over-run for properties where construction issues arise after work has been contracted. All work order changes will be approved by the Director and dully noted for HUD audit. Production Delivery Cost HUD Certified Counseling = \$100,000.00 Activity &ndash Demolition NSP -2 Demolition Blighted Structures NSP-2 = \$273,082.20 Properties in the risk area warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process. This activity is for Blighted Structures. Activity &ndash Administrative- NSP -3 This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of grant.

**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	\$3,836,758.00
Total CDBG Program Funds Budgeted	N/A	\$3,836,758.00
Program Funds Drawdown	\$9,543.32	\$9,543.32
Obligated CDBG DR Funds	\$383,675.80	\$383,675.80
Expended CDBG DR Funds	\$9,543.32	\$9,543.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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	\$9,543.32
Limit on State Admin	\$0.00	\$0.00

## 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:

(1). We are in the process of acquiring Seven (7) properties. We have extended executed offers to purchase the foreclosed properties during the current quarter. Due to NSP program guidelines, the Nine (9) properties scheduled to be acquired in the last quarter were withdrawn.

4333 Pennsylvania St. - Glen Park East  
 4436 Massachusetts St. - Glen Park East  
 4325 Carolina St. - Glen Park East  
 3501 Pennsylvania St. - Glen Park East  
 4550 Delaware St. - Glen Park East  
 4580 Delaware St. - Glen Park East  
 3859 Virginia St. Glen Park East

(2). Awaiting Environmental - Awaiting Appraisal Certification

(3). Upon return of all environmental and appraisal certifications, title work will be ordered and tentative closing dates scheduled. Legal Counsel will advise seller of language regarding affordability which must be included in the deed.

(4). Rehabilitation

Five (5) properties have been inspected for rehabilitation specification and cost completion. Awaiting Lead Base Paint Inspection results. Upon receipt of Lead Base Inspection, advertisement for Bid will be placed in the Post-

Tribune.

## 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	\$3,180,000.00	\$0.00
0002, Demolition	\$0.00	\$273,082.20	\$0.00
0003, Administration	\$9,543.32	\$383,675.80	\$9,543.32
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>1</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Project Number:**

0003

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**
**National Objective:**

N/A

**Responsible Organization:**

City of Gary

**Overall**
**Jul 1 thru Sep 30, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$383,675.80
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$383,675.80
<b>Program Funds Drawdown</b>	\$9,543.32	\$9,543.32
<b>Obligated CDBG DR Funds</b>	\$383,675.80	\$383,675.80
<b>Expended CDBG DR Funds</b>	\$9,543.32	\$9,543.32
City of Gary	\$9,543.32	\$9,543.32
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Administration

**Location Description:**

NA

**Activity Progress Narrative:**

Four (4) In-House staff people administer the NSP program. Contracts are still in the process of being prepared and awarded for an appraiser, Legal Counsel and a Credit Counselor.

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
839 Broadway	Gary	NA	46402

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>2</b>
<b>Activity Title:</b>	<b>Demolition</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0002

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**
**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Gary

**Overall**
**Jul 1 thru Sep 30, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,233,082.20
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,233,082.20
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Demolition

**Location Description:**

Project Activity Areas

**Activity Progress Narrative:**

No Demolition Activity this quarter.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/27
<b># of buildings (non-residential)</b>	0	0/0
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	0	0/0
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>

# of Housing Units	0	0/27
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	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households benefitting	0	0	0	0/27	0/0	0/27	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	

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<b>Grantee Activity Number:</b>	<b>3</b>
<b>Activity Title:</b>	<b>Acquisition/Rehabilitation/Resale 1</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0001

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**
**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Gary

**Overall**
**Jul 1 thru Sep 30, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$220,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$220,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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. Twenty-five 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:**

Three (3) properties are in the process of being acquired, rehabbed and sold to individuals who meet the guidelines up to 120% of AMI. Twenty-five families are expected to benefit from this activity. All three properties have been identified for Offer of Purchase.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/25
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0
<b>Total acquisition compensation to</b>	0	0/220000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/25

## 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 benefitting	0	0	0	0/0	0/25	0/25	0
# of Persons benefitting	0	0	0	0/0	0/75	0/75	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	

<b>Grantee Activity Number:</b>	<b>4</b>
<b>Activity Title:</b>	<b>Acquisition/Rehabilitation/Resale 2</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0001

**Projected Start Date:**

04/01/2009

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**
**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Gary

**Overall**
**Jul 1 thru Sep 30, 2009**
**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$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. Eighteen (18) 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:**

Four (4) 50%-Or Under AMI properties have been identified for Offer of Purchase.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/18
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0
<b>Total acquisition compensation to</b>	0	0/450000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/18

## 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 benefitting	0	0	0	0/18	0/0	0/18	0
# of Persons benefitting	0	0	0	0/54	0/0	0/54	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	