

Grantee: Gary, IN

Grant: B-08-MN-18-0005

July 1, 2011 thru September 30, 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 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 – 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	\$3,837,158.00
Total Budget	\$0.00	\$3,837,158.00
Total Obligated	\$0.00	\$3,836,758.00
Total Funds Drawdown	\$183,514.86	\$2,957,818.83
Program Funds Drawdown	\$183,514.86	\$2,957,418.83
Program Income Drawdown	\$0.00	\$400.00
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$152,091.38	\$2,938,922.33
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	\$115,922.68
Limit on State Admin	\$0.00	\$115,922.68

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 \$10,610.09 for administrative costs this quarter associated with the implementation of the program.

Difference between drawn and expended is \$50.04 which is a .20 difference in a payroll drawdown amount of \$1,549.82 and amount paid of \$1,549.62 and Fringes drawn in the amount of \$255.32 and \$305.56 paid.

Activity #2: Expended \$348.78 in activity delivery costs. Expended \$119,467.04 for the clearance and demolition of 27 properties which included 7 housing units.

Paid C. Lee Construction \$35,663 for the demolition of 4 properties: 979 E. 19th (1) unit - \$8,875; 601 W. 45th Ave. (1) unit - \$8,929; 1335 W. 2nd Ave. (1) unit - \$9,399; 1325 W. 2nd Ave. (1) unit - \$8,460. Paid Gary Material Supply \$21,664.50 for the removal of construction debris at: 1428 W. 19th Ave., 640 Maryland St., 571 Madison St., 416 Taft Pl., 573 Harrison St., 959 Durbin St., 2359 Wheeler St., 3572 Penn. St., 4671 Penn. St., 1206-08 Roosevelt Pl., 2424 Cass St., & 825 Elkhart St. Paid Allied Waste \$48,466.67 for the disposal of construction debris at: 416 Taft Pl., 573 Harrison St., 959 Durbin St., 571 Madison St., 557 Madison St., 1428 W. 19th Ave., 640 Maryland St., 2433 Grant St., 421 Jeff. St., 2359 Wheeler St., 2606 Stevenson St., 4671 Conn. St., 833 Madison St., 1206-08 Roosevelt Pl., & 3572 Penn. St. Paid J & K Environmental \$495.50 for pymt. of supervisor hours for disposal of heating oil at 601 W. 45th Ave. Paid D & R Construction \$16,900 for the demolition of 3 properties: 4217 Rhode Island St. (1) unit - \$5,900; 337 Taney St. (1) unit - \$6,000; 2600 Polk St. (1) unit - \$5,000. Paid Rieth Riley \$1,235 for disposal of



concrete at 1206-08 Roosevelt Pl., 1269 E. 35th Pl., 416 Taft Pl., & 959 Durbin St.

Difference of \$31,518.14 between the amount drawn and expended is \$2,194.50 paid but drawn in previous quarter, \$7,548.88 and \$20,486 drawn but not paid; \$720 drawn but not paid; \$4,957.63 drawn but paid in previous quarter; .13 adjustment from previous quarter.

Activity #4: Expended \$21,665.47 for:

Activity delivery costs in the amount of \$3,489.62; Utilities paid to NIPSCO in the amount of \$1,110.83 for services at the NSP properties & \$5.48 for an adjustment from a previous quarter; Security alarm services paid to ADT in the amount of \$3,935.02 for the NSP properties; Pest control services paid to Monroe Pest Control in the amount of \$2,235 for NSP properties; Paid Samson's Consumer Smart \$1,980 for housing counseling services to 14 prospective NSP clients/homebuyers; Appraisal services paid to Devine Connection Appraisals in the amount of \$1,200 for 4 NSP properties; Lawn care services paid to Myers Builders in the amount of \$5,760 for the 16 NSP properties & Field of Dreams; Title services paid to Meridian Title in the amount of \$1,280 for 4 NSP-3 properties. Difference of \$44.62 between amount drawn and amount expended is an adjustment of \$5.48 which was paid in a previous quarter but not drawn; \$6.00 overdrawn for pymt. to ADT; and fringes drawn in the amount of \$252.46, but \$308.56 was paid.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$21,620.85	\$1,220,000.00	\$996,627.30
0002, Demolition	\$151,333.96	\$2,233,082.20	\$1,844,868.85
0003, Administration	\$10,560.05	\$383,675.80	\$115,922.68



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	Jul 1 thru Sep 30, 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	\$10,560.05	\$115,922.68
Program Funds Drawdown	\$10,560.05	\$115,922.68
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$10,610.09	\$117,798.18
City of Gary	\$10,610.09	\$117,798.18
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 \$10,610.09 for administrative costs this quarter associated with the implementation of the program. Difference between drawn and expended is \$50.04 which is a .20 difference in a payroll drawdown amount of \$1,549.82 and amount paid of \$1,549.62 and Fringes drawn in the amount of \$255.32 and \$305.56 paid.

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
Total Projected Budget from All Sources
Jul 1 thru Sep 30, 2011

N/A

To Date

\$2,233,082.20

Total Budget

\$0.00

\$2,233,082.20

Total Obligated

\$0.00

\$2,233,082.20

Total Funds Drawdown

\$151,333.96

\$1,845,268.85

Program Funds Drawdown

\$151,333.96

\$1,844,868.85

Program Income Drawdown

\$0.00

\$400.00

Program Income Received

\$0.00

\$400.00

Total Funds Expended

\$119,815.82

\$1,816,950.05

City of Gary

\$119,815.82

\$1,816,950.05

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 \$348.78 in activity delivery costs. Expended \$119,467.04 for the clearance and demolition of 27 properties which included 7 housing units.

Paid C. Lee Construction \$35,663 for the demolition of 4 properties: 927 E. 19th (1) unit - \$8,875; 601 W. 45th Ave. (1) unit - \$8,929; 1335 W. 2nd Ave. (1) unit - \$9,399; 1325 W. 2nd Ave. (1) unit - \$8,460. Paid Gary Material Supply \$21,664.50 for the removal of construction debris at: 1428 W. 19th Ave., 640 Maryland St., 571 Madison St., 416 Taft Pl., 573 Harrison St., 959 Durbin St., 2359 Wheeler St., 3572 Penn. St., 4671 Penn. St., 1206-08 Roosevelt Pl., 2424 Cass St., & 825 Elkhart St. Paid Allied Waste \$48,466.67 for the disposal of construction debris at: 416 Taft Pl., 573 Harrison St., 959 Durbin St., 571 Madison St., 557 Madison St., 1428 W. 19th Ave., 640 Maryland St., 2433 Grant St., 421 Jeff. St., 2359 Wheeler St., 2606 Stevenson St., 4671 Conn. St., 833 Madison St., 1206-08 Roosevelt Pl., & 3572 Penn. St. Paid J & K Environmental \$495.50 for pymt. of supervisor hours for disposal of heating oil at 601 W. 45th Ave. Paid D & R Construction \$16,900 for the demolition of 3 properties: 4217 Rhode Island St. (1) unit - \$5,900; 337 Taney St. (1) unit - \$6,000; 2600 Polk St. (1) unit - \$5,000. Paid Rieth Riley \$1,235 for disposal of concrete at 1206-08 Roosevelt Pl., 1269 E. 35th Pl., 416 Taft Pl., & 959 Durbin St.

Difference of \$31,518.14 between the amount drawn and expended is \$2,194.50 paid but drawn in previous quarter, \$7,548.88 and \$20,486 drawn but not paid; \$720 drawn but not paid; \$4,957.63 drawn but paid in previous quarter; .13 adjustment from previous quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	27	138/159
# of buildings (non-residential)	0	11/10
# 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	7	165/159

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
2424 Cass St.	Gary	NA	NA	46405-1072	Not Validated / N
4671 Connecticut St.	Gary	NA	NA	46409-2428	Not Validated / N
1992-94 Pennsylvania St.	Gary	NA	NA	46407-2628	Not Validated / N
4400 Massachusetts St.	Gary	NA	NA	46409-2130	Not Validated / N
1428 W. 19th Ave.	Gary	NA	NA	46407	Not Validated / N
573 Harrison St.	Gary	NA	NA	46402-1827	Not Validated / N
833 Madison St.	Gary	NA	NA	46402-2201	Not Validated / N
959 Durbin St.	Gary	NA	NA	46406-2114	Not Validated / N
2433 Grant St.	Gary	NA	NA	46404-3506	Not Validated / N
1335 W. 2nd Ave.	Gary	NA	NA	46402-1017	Not Validated / N
640 Maryland St.	Gary	NA	NA	46402-2541	Not Validated / N
3572 Pennsylvania St.	Gary	NA	NA	46409-1349	Not Validated / N
927 E. 19th Ave.	Gary	NA	NA	46407-2809	Not Validated / N
4217 Rhode Island St.	Gary	NA	NA	46409-2045	Not Validated / N
825 Elkhart St.	Gary	NA	NA	46403-2942	Not Validated / N
1206-08 Roosevelt Pl.	Gary	NA	NA	46404-2331	Not Validated / N
337 Taney Pl.	Gary	NA	NA	46404-1063	Not Validated / N
557 Madison St.	Gary	NA	NA	46402-1819	Not Validated / N
571 Madison St.	Gary	NA	NA	46402-1819	Not Validated / N
2600 Polk St.	Gary	NA	NA	46407-3930	Not Validated / N
601 W. 45th Ave.	Gary	NA	NA	46408-3937	Not Validated / N
2606 Stevenson St.	Gary	NA	NA	46406-3021	Not Validated / N
416 Taft Pl.	Gary	NA	NA	46404-1026	Not Validated / N
1269 E. 35th Pl.	Gary	NA	NA	46409-1422	Not Validated / N



421 Jefferson St.	Gary	NA	NA	46402-1203	Not Validated / N
2359 Wheeler St.	Gary	NA	NA	46406	Not Validated / N
1325 W. 2nd Ave.	Gary	NA	NA	46402-1017	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

	Jul 1 thru Sep 30, 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
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	This Report Period Total	Cumulative Actual Total / Expected 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	Jul 1 thru Sep 30, 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	\$21,620.85	\$856,373.41
Program Funds Drawdown	\$21,620.85	\$856,373.41
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$21,665.47	\$855,842.53
City of Gary	\$21,665.47	\$855,842.53
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 \$21,665.47 for:

Activity delivery costs in the amount of \$3,489.62; Utilities paid to NIPSCO in the amount of \$1,110.83 for services at the NSP properties & \$5.48 for an adjustment from a previous quarter; Security alarm services paid to ADT in the amount of \$3,935.02 for the NSP properties; Pest control services paid to Monroe Pest Control in the amount of \$2,235 for NSP properties; Paid Samson's Consumer Smart \$1,980 for housing counseling services to 14 prospective NSP clients/homebuyers; Appraisal services paid to Devine Connection Appraisals in the amount of \$1,200 for 4 NSP properties; Lawn care services paid to Myers Builders in the amount of \$5,760 for the 16 NSP properties & Field of Dreams; Title services paid to Meridian Title in the amount of \$1,280 for 4 NSP-3 properties.

Difference of \$44.62 between amount drawn and amount expended is an adjustment of \$5.48 which was paid in a previous quarter but not drawn; \$6.00 overdrawn for pymt. to ADT; and fringes drawn in the amount of \$252.46, but \$308.56 was paid.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
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	