

Grantee: Gary, IN

Grant: B-08-MN-18-0005

October 1, 2011 thru December 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	\$138,658.38	\$3,096,477.21
Program Funds Drawdown	\$120,389.92	\$3,077,808.75
Program Income Drawdown	\$18,268.46	\$18,668.46
Program Income Received	\$34,705.86	\$35,105.86
Total Funds Expended	\$168,494.29	\$3,107,416.62
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	\$125,547.29
Limit on State Admin	\$0.00	\$125,547.29

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:

The property at 4333 Pennsylvania St. was sold in the previous quarter bringing in \$34,705.86 in program income. The program is going to lease-purchase. There are 10 prospective individuals looking at doing the lease-purchase. The prospects will be given a 2 year window to purchase. Some of them are 10 points off their credit scores to qualify for loans. The prospects are to come in for counseling and there will be a timeline for depositing and saving money towards the purchase of the home. They are to provide us with bank statements on a monthly basis and participate in home maintenance classes which are being looked at. The new Director of this department is working on the lease to purchase contract.

There are several issues that are occurring at the present time: Last week a deal fell through with the home at 3501 Pennsylvania St. The Buyer backed out. The Purchase Agreement was incorrect. The Agreement was in the name of the individual purchasing the home and her partner. The individual attended the counseling classes and the partner did not. There were also issues with the purchase of 3501 Pennsylvania St. The City only purchased 1 parcel and the house sits on 3 parcels. Vandals are stripping and breaking in to the homes. Mr. Terry Smith, a code enforcement officer with the Department of Community Development will be monitoring the security of the homes. There are delinquent real estate taxes showing up on some of the properties. Demolition continuing as planned.



Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$12,891.33	\$1,220,000.00	\$1,009,518.63
0002, Demolition	\$100,588.37	\$2,233,082.20	\$1,945,457.22
0003, Administration	\$6,910.22	\$383,675.80	\$122,832.90



Activities

Grantee Activity Number:	1
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

0003

Project Title:

Administration

Projected Start Date:

04/01/2009

Projected End Date:

04/01/2012

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Gary

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2011

N/A

To Date

\$383,675.80

Total Budget

\$0.00

\$383,675.80

Total Obligated

\$0.00

\$383,675.80

Total Funds Drawdown

\$9,624.61

\$125,547.29

Program Funds Drawdown

\$6,910.22

\$122,832.90

Program Income Drawdown

\$2,714.39

\$2,714.39

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$11,649.39

\$129,447.57

City of Gary

\$11,649.39

\$129,447.57

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 \$2,024.78 which is:

1. a drawdown in the amount of \$134.92 made for August and September fringes that were paid in the previous quarter.
2. administrative costs paid in the amount of \$1,991.52 but not drawn
3. fringes paid in the amount of \$168.18 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	Oct 1 thru Dec 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	\$109,797.97	\$1,955,066.82
Program Funds Drawdown	\$100,588.37	\$1,945,457.22
Program Income Drawdown	\$9,209.60	\$9,609.60
Program Income Received	\$0.00	\$400.00
Total Funds Expended	\$138,894.63	\$1,955,844.68
City of Gary	\$138,894.63	\$1,955,844.68
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 a total of \$138,894.63.

Paid C. Lee Construction \$20,690 for the demolition and removal of debris at 1328 Roosevelt St. (\$11,700) and 1556 Rutledge St. (\$8,990). Paid Gary Material Supply \$28,034.88 for the demolition and removal of debris at 1992-94 Penn. St. (\$20,486) and 4400 Mass. St. (\$7,548.88). Paid Allied Waste \$8,571.42 for the disposal of construction debris at 825 Elkhart St. (\$4,457.02); 2117 Taft St. & 2424 Cass St. (\$4,114.40). Paid TRI, Inc. \$10,800 for the tear down, loading & removal of debris at 2527 Penn. St. Paid D & R Construction \$52,000 for the demolition & removal of debris at 2380 Delaware St. (\$18,000) 947 Durbin St. (\$5,500); 809 Dekalb St. (\$7,000); 24 E. 23rd Ave. (\$7,200); 2524 Van Buren St. & 2532 Van Buren St. (\$11,800); & 2520 Polk St. (\$2,500). Paid J & K Environmental \$950.00 for supervisor hour for asbestos abatement at 1328 Roosevelt St. Paid Aavatar Enterprises \$15,850 for the demolition and removal of debris at 2695 Monroe St. (\$8,450) and 2318 King St. (\$7,400). Paid Meridian Title for title services on 8 properties at \$90 each. Paid \$1,278.33 for product delivery.

There is a difference of \$29,096.66 between the amount drawn and the amount paid. Payment to Gary Material Supply of \$28,034.88 was drawn in previous quarter. Payment to Meridian Title in the amount of \$720 was drawn in previous quarter. Drawdown in the amount of \$341.78 for product delivery was paid but not drawn. Drawdown will be made in the next quarter.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	18	156/159
# 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	18	183/159

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
825 Elkhart St.	Gary		Indiana	46403-2942	Match / N
1328 Roosevelt St.	Gary		Indiana	46404-2327	Match / N
809 Dekalb ST.	Gary		Indiana	46403-	Match / N
2424 Cass St.	Gary		Indiana	46405-1072	Match / N
24 E. 23rd Ave.	Gary		Indiana	46407-3108	Match / N
2318 King St.	Gary		Indiana	46406-	Match / N
2520 Polk St.	Gary		Indiana	46407-3928	Match / N
1328 Roosevelt St.	Gary		Indiana	46404-2327	Match / N
2527 Pennsylvania St.	Gary		Indiana	46407-	Match / N
2695 Monroe St.	Gary		Indiana	46407-4056	Match / N
2524 Van Buren St.	Gary		Indiana	46407-3916	Match / N
2532 Van Buren St.	Gary		Indiana	46407-3916	Match / N
2380 Delaware St.	Gary		Indiana	46407-3136	Match / N
1556 Rutledge St.	Gary		Indiana	46404-2249	Match / N
1992-94 Pennsylvania St.	Gary		Indiana	46407-2628	Match / N
4400 Massachusetts St.	Gary		Indiana	46409-2130	Match / N
2117 Taft St.	Gary		Indiana	46404-3054	Match / N
947 Durbin St.	Gary		Indiana	46406-2114	Match / 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

	Oct 1 thru Dec 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

	Oct 1 thru Dec 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	\$19,235.80	\$875,609.21
Program Funds Drawdown	\$12,891.33	\$869,264.74
Program Income Drawdown	\$6,344.47	\$6,344.47
Program Income Received	\$34,705.86	\$34,705.86
Total Funds Expended	\$17,950.27	\$873,792.80
City of Gary	\$17,950.27	\$873,792.80
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 a total of \$17,950.27. Paid \$1,829.36 in activity delivery costs. Paid NIPSCO \$1,622.82 for utility costs at the NSP properties. Paid Monroe Pest Control \$7,315.92 for pest control services at the NSP properties. Paid Samson's Consumer Smart \$2,955 for counseling 15 persons (14 Pre-Purchase One on One Counseling and 1 Post-Purchase One on One Counseling) and conducting one Pre-Purchase (8) hour Homebuying Workshop. Paid Grants Appliances \$3,152.17 for appliances at 4333 Pennsylvania St. which included a dishwasher, refrigerator, gas range, washer, dryer, and microwave. Paid Myers Builders \$1,075 for the completion of the rehab at 4333 Pennsylvania St. and 4325 Carolina St. Sold the property at 4333 Pennsylvania St. with program income received of \$34,705.86 on the sale. The difference between the total funds drawdown and total funds expended is \$1,285.33. This is due to the fact that a drawdown was made in the amount of \$835 for Samson's Consumer Smart but was not paid. Payment will be made in next quarter. A drawdown was made in the amount of \$2,439.75 but should have been in the amount of \$1,965. An adjustment of \$474.75 will be made in next quarter. A drawdown was made in the amount of \$109.66 for fringes that were paid in the previous quarter. An amount of \$133.88 was paid for fringes, but was not drawn.
$$\$835 + \$474.75 + \$109.66 - \$133.88 = \$1,285.33$$



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

Activity Locations

Address	City	County	State	Zip	Status / Accept
4333 Pennsylvania St	Gary		Indiana	46409-2131	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	

