

Grantee: Gary, IN

Grant: B-08-MN-18-0005

October 1, 2010 thru December 31, 2010 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 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	\$3,836,758.00
Total CDBG Program Funds Budgeted	N/A	\$3,836,758.00
Program Funds Drawdown	\$1,083,641.33	\$2,000,625.18
Obligated CDBG DR Funds	\$0.00	\$3,836,758.00
Expended CDBG DR Funds	\$1,134,266.90	\$2,013,611.41
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$1,955.10)	\$400.00
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	\$76,093.83
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:

Administration (Act. #1) - Expended a total of \$22,482.93 for administrative costs associated with the implementation of this program.

Demolition (Act. #2) - Expended a total of \$722,654.82 in Clearance and Demolition Costs this quarter. This includes \$2,459.25 for project delivery costs; \$1,025.00 for legal services rendered as a hearing officer; \$613,129.12 for the demolition of 49 structures, 3 were commercial structures, and 46 were residential structures for a total demolition of 49 housing units. Expended \$28,227.69 for removal of demolition products (rubble) and other debris for 6 structures and removal of environmental contaminants for 3 structures; \$72,733.76 for project management of 205 E. 21st Ave. (former Stocking Factory).

Acquisition/Rehab/Resale 1 (Act. #3) - Program Income reduced by \$855.10 as it was reimbursement not program income. Expended \$62,627.50 for the rehabilitation of 2 properties, 2011 W. 7th Ave. which is 98% complete and 4259 Jefferson St. which is 85% complete. Expended \$715.88 for a security system for 1 property. Drawdowns totaling \$50,971.38 were incorrectly drawn from Act. #4. This will be shown as corrected in next quarter.

Acquisition/Rehab/Resale 2 (Act. #4) - Program Income is reduced as it was reimbursement not program income (\$1,100). Expended \$3,816.46 in project delivery costs for the implementation of this program. Expended \$450 to Devine Connection Appraisals for 2 appraisals. Expended \$4,919 to Consumer Credit Counseling Services for counseling of 13 households. Expended \$1,285 to Monroe Pest Control for pest control services at 2 properties (4436 Mass. St. & 4333 Penn. St.). Expended \$4,787.10 to ADt Security Systems for security alarm systems at 8 properties: 846 E. 46th Ave., 4023 Vermont St., 670 Allen St., 4580 Delaware St., 4325 Carolina St., 632 W. 45th

Ave., 4940 E. 13th Ave., & 3700 Lincoln St. Expended \$310,663 for the rehab of 12 properties - 4325 Carolina St. (95% complete), 3700 Lincoln St. (95% complete), 4940 E. 13th Ave. (75% complete), 632 W. 45th Ave. (95% complete), 4333 Penn. St. (95% complete), 846 E. 36th Ave. (98% complete), 4569 Lincoln St. (98% complete), 670 Allen St. (98% complete), 4023 Vermont St. (98% complete), 3501 Penn. St. (98% complete), 4436 Mass. St. (98% complete), and 4580 Delaware St. (98% complete).

The difference between the amount drawn and the amount paid is \$47,096.22 of which \$44,007.48 is an adjustment on the acquisition dollars, \$2,231.64 for security services not drawn but paid, \$857.10 for product delivery services not drawn but paid. Corrections will be made in next quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$342,167.72	\$1,220,000.00	\$882,545.87
0002, Demolition	\$722,218.71	\$2,233,082.20	\$1,041,985.48
0003, Administration	\$19,254.90	\$383,675.80	\$76,093.83
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

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:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Gary

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$383,675.80
Total CDBG Program Funds Budgeted	N/A	\$383,675.80
Program Funds Drawdown	\$19,254.90	\$76,093.83
Obligated CDBG DR Funds	\$0.00	\$383,675.80
Expended CDBG DR Funds	\$22,348.14	\$79,187.07
City of Gary	\$22,348.14	\$79,187.07
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$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 \$22,348.14 for administrative costs associated with the implementation of this program (\$17,656.34 salaries, \$3,339.34 to Post-Tribune and \$1,352.46 for The Times for advertising).

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:

Direct Benefit

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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,233,082.20
Total CDBG Program Funds Budgeted	N/A	\$2,233,082.20
Program Funds Drawdown	\$722,218.71	\$1,041,985.48
Obligated CDBG DR Funds	\$0.00	\$2,233,082.20
Expended CDBG DR Funds	\$722,654.82	\$1,042,421.59
City of Gary	\$722,654.82	\$1,042,421.59
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$400.00
Program Income Drawdown	\$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 \$2,459.25 for project delivery costs. Expended \$1,025.00 for legal services rendered by Atty. Gilbert King, Jr. as a hearing officer. Expended \$613,129.12 for the demolition and clearance of 49 structures. 3 were commercial structures and 46 were residential structures for a total demolition of 49 housing units. Contractors paid for demolition were: Aavatar Enterprises, Inc. - \$18,100.00 for the demolition of 3 residential structures; C. Lee Construction Services - \$164,219.00 for the demolition of 13 residential structures and 1 commercial structure; D & R Construction - \$124,150 for the demolition of 15 residential structures and 1 commercial structure; Gary Material Supply - \$276,660.12 for the demolition of 1 residential structure and partial demolition of 1 commercial structure; TRI, Inc. - \$29,900 for the demolition of 5 residential structures; Allied Waste Services - \$23,076.16 for clearance (concrete and debris disposal) for 5 structures; Gary Material Supply - \$2,926 for clearance (hauling and backfill) for 2 structures; Rieth-Riley Construction - \$635 for clearance (disposal of concrete) for 4 structures; J & K Environmental - \$1,590.53 for the removal of asbestos at 1 structure; and The Harbor Group - \$72,733.76 for project management of 205 E. 21st Ave. (former Stocking Factory).

The following items should have been reported in the previous quarter. Drawdowns were made and items were paid: D & R Construction - \$23,400 for the demolition of 3 residential structures for a total of 3 housing units; J & K Environmental - \$5,406.95 for the removal of asbestos at 2 structures.

The difference between the Program Funds Drawdown and the Program Funds Expended is an amount of \$436.11 (\$435.98 for product delivery that was paid on 12-31-10, but not drawn until January, 2011 and a \$0.13 error in two drawdowns. The 1st claim was paid in the amount of \$3,711.10, but the drawdown was made for \$3,711.00 - \$.10 difference; the 2nd claim was paid in the amount of \$5,622.15, but the drawdown was made for \$5,622.12 - \$.03 difference.)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	45	77/159
# of buildings (non-residential)	4	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	49	116/159

Beneficiaries Performance Measures

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

Activity Locations

Address	City	State	Zip
1579 Roosevelt Pl.	Gary	NA	46404-
2556 Adams St.	Gary	NA	46407
4535 Pennsylvania St.	Gary	NA	46409-
4517 Massachusetts St.	Gary	NA	46409-
2337 King St.	Gary	NA	46406-
4541 Pennsylvania St.	Gary	NA	46409-
4565 Van Buren St.	Gary	NA	46408-
3955 Delaware St.	Gary	NA	46409-
3481 Pennsylvania St.	Gary	NA	46409-
544 Carolina St.	Gary	NA	46402-
2425 Grant St.	Gary	NA	46404-
527 Lincoln St.	Gary	NA	46402-
563 Lincoln St.	Gary	NA	46402-
4366 Johnson St.	Gary	NA	46408-
2372 Blaine St.	Gary	NA	46404
3524 Delaware St.	Gary	NA	46409-
1068 Noble St.	Gary	NA	46404-
573-79 Rhode Island St.	Gary	NA	46402
825 Grant St.	Gary	NA	46404-
637 E. 43rd Ave.	Gary	NA	46409-
411 Grant St.	Gary	NA	46404-
3664-68 Carolina St.	Gary	NA	46409-
2590 Washington St.	Gary	NA	46407-
5200 W. 5th Ave.	Gary	NA	46406-
2441 Fillmore St.	Gary	NA	46407

1012 Ellsworth St.	Gary	NA	46404-
1712 Connecticut St.	Gary	NA	46407-
821 Grant St.	Gary	NA	46404-
620-24 Maryland St.	Gary	NA	46402-
2360 Washington St.	Gary	NA	46407-
4039 Lincoln St.	Gary	NA	46408-
5122 Connecticut St.	Gary	NA	46409-
431 Roosevelt St.	Gary	NA	46404-
2373 Washington St.	Gary	NA	46407-
544 Georgia St.	Gary	NA	46402-
2586 Washington St.	Gary	NA	46407-
4332 Carolina St.	Gary	NA	46409-
456 Taft St.	Gary	NA	46404-
2620 Fillmore St.	Gary	NA	46407-
3563 Pennsylvania St.	Gary	NA	46409-
4290 Jefferson St.	Gary	NA	46408-
4126 Martin Luther King Dr.	Gary	NA	46409-
2673 Monroe St.	Gary	NA	46407-
701 E. 43rd Ave.	Gary	NA	46409-
2360 King St.	Gary	NA	46406
1051 Noble St.	Gary	NA	46404-
2377 Washington St.	Gary	NA	46407-
4555 Van Buren St.	Gary	NA	46408-
2672 Connecticut St.	Gary	NA	46407-

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 Benefit (Households)

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, 2010

To Date

Total Projected Budget from All Sources	N/A	\$220,000.00
Total CDBG Program Funds Budgeted	N/A	\$220,000.00
Program Funds Drawdown	\$63,343.38	\$140,253.89
Obligated CDBG DR Funds	\$0.00	\$220,000.00
Expended CDBG DR Funds	\$63,343.38	\$148,331.57
City of Gary	\$63,343.38	\$148,331.57
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$855.10)	\$0.00
Program Income Drawdown	\$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:

Program Income reduced as it was reimbursement not program income (\$855.10). Drawdowns totaling \$50,971.38 were incorrectly drawn from Act. #4. This will be shown as corrected in next quarter. Expended \$62,627.50 for the rehabilitation of 2 properties: Paid Gary Material Supply - \$40,979 for the rehab of 4259 Jefferson St. (85% complete) and GEO-A & L - \$21,648.50 for 2011 W. 7th Ave. (98% complete). Expended \$715.88 for a security system to ADT Security Systems for 2011 W. 7th Ave.

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 Total Households	-5	0	-5	0/0	0/2	0/2	0
# of Persons benefitting	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 Benefit (Households)

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, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$278,824.34	\$742,291.98
Obligated CDBG DR Funds	\$0.00	\$1,000,000.00
Expended CDBG DR Funds	\$325,920.56	\$743,671.18
City of Gary	\$325,920.56	\$743,671.18
Match Contributed	\$0.00	\$0.00
Program Income Received	(\$1,100.00)	\$0.00
Program Income Drawdown	\$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:

Program Income is reduced as it was reimbursement not program income (\$1,100). Expended \$3,816.46 in project delivery costs for the implementation of this program. Expended \$450 to Devine Connection Appraisals for 2 appraisals. Expended \$4,919 to Consumer Credit Counseling Services for counseling of 13 households. Expended \$1,285 to Monroe Pest Control for pest control services at 2 properties (4436 Mass. St. & 4333 Penn. St.) . Expended \$4,787.10 to ADt Security Systems for security alarm systems at 8 properties: 846 E. 46th Ave., 4023 Vermont St., 670 Allen St., 4580 Delaware St., 4325 Carolina St., 632 W. 45th Ave., 4940 E. 13th Ave., & 3700 Lincoln St. Expended \$310,663 for the rehab of 12 properties - 4325 Carolina St. (95% complete), 3700 Lincoln St. (95% complete), 4940 E. 13th Ave. (75% complete), 632 W. 45th Ave. (95% complete), 4333 Penn. St. (95% complete), 846 E. 36th Ave. (98% complete), 4569 Lincoln St. (98% complete), 670 Allen St. (98% complete), 4023 Vermont St. (98% complete), 3501 Penn. St. (98% complete), 4436 Mass. St. (98% complete), and 4580 Delaware St. (98% complete).

The difference between the amount drawn and the amount paid is \$47,096.22 of which \$44,007.48 is an adjustment on the acquisition dollars, \$2,231.64 for security services not drawn but paid, \$857.10 for product delivery services not drawn but paid. Corrections will be made in next 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	

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 Total Households	0	0	0	0/14	0/0	0/14	0
# of Persons benefitting	0	0	0	0/0	0/0	0/0	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	