

**Grantee: Gary, IN**

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

**January 1, 2013 thru March 31, 2013 Performance Report**

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**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**

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	\$3,871,863.86
Total Budget	\$35,105.86	\$3,871,863.86
Total Obligated	\$35,105.86	\$3,871,863.86
Total Funds Drawdown	\$144,820.64	\$3,836,758.00
Program Funds Drawdown	\$144,820.64	\$3,801,652.14
Program Income Drawdown	\$0.00	\$35,105.86
Program Income Received	\$0.00	\$35,105.86
Total Funds Expended	\$145,032.34	\$3,846,685.49
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	\$213,805.26
Limit on State Admin	\$0.00	\$213,805.26

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$959,189.50	\$1,249,579.34

## Overall Progress Narrative:

As of April 1st, the NSP staff resumed weekly meetings to update and discuss all projects complaints, repairs, etc. There are 5 projects that will not meet the March 31, 2013 deadline: 4259 Jefferson St., 2011 W. 7th Ave., and 4333 Pennsylvania St., 4940 E. 13th Ave., and 4569 Lincoln St. There are some minor issues with a few of the properties: 670 Allen St. and 632 W. 45th Ave.

The property at 4325 Carolina St. has been completed and we have received an Occupancy Permit for this property. We have an occupant in the property. This completes all occupancy of the NSP1 properties.

The City of Gary will transfer 846 E. 36th Ave. and 4264 Jeff. St. to the Continuum of Care of NWI in Phase I once the signed documentation is returned from the Mayor's Office. It was submitted to the Board of Public Works at the March 20, 2013 meeting. 4259 Jeff. St. and 4940 E. 13th Ave. will be transferred upon completion of repairs. The Continuum of Care is seeking a security system service for the properties.

All demolition has been completed.



# Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$138,426.25	\$1,428,540.07	\$1,384,824.51
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$6,394.39	\$214,208.70	\$206,896.19



## 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

**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, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$214,208.70
<b>Total Budget</b>	(\$46,467.10)	\$214,208.70
<b>Total Obligated</b>	(\$46,467.10)	\$214,208.70
<b>Total Funds Drawdown</b>	\$6,394.39	\$213,805.26
<b>Program Funds Drawdown</b>	\$6,394.39	\$206,896.19
<b>Program Income Drawdown</b>	\$0.00	\$6,909.07
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$6,877.69	\$216,209.58
City of Gary	\$6,877.69	\$216,209.58
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Funding of \$214,208.70 will be used toward the administrative costs for the implementation of the grant.

**Location Description:**

NA

**Activity Progress Narrative:**

Expended \$6,877.69 in the administration of the program. Difference between amount of drawdown and amount expended is (\$483.30):

1. February fringes not drawn of (\$611.62) + \$172.96 drawn in error = (\$438.66)
2. March fringes drawn but not paid - (\$44.64).

**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

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**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**

	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$2,229,115.09
<b>Total Budget</b>	(\$3,967.11)	\$2,229,115.09
<b>Total Obligated</b>	(\$3,967.11)	\$2,229,115.09
<b>Total Funds Drawdown</b>	\$0.00	\$2,229,115.09
<b>Program Funds Drawdown</b>	\$0.00	\$2,209,931.44
<b>Program Income Drawdown</b>	\$0.00	\$19,183.65
<b>Program Income Received</b>	\$0.00	\$400.00
<b>Total Funds Expended</b>	(\$436.08)	\$2,229,115.09
City of Gary	(\$436.08)	\$2,229,115.09
<b>Match Contributed</b>	\$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:**

**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	185/159
<b># of buildings (non-residential)</b>	0	13/10
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0
<b># of Non-business Organizations</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	216/159

### 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
			Indiana	-	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	





<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

**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, 2013	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$178,960.73
<b>Total Budget</b>	(\$41,039.27)	\$178,960.73
<b>Total Obligated</b>	(\$41,039.27)	\$178,960.73
<b>Total Funds Drawdown</b>	\$13,283.20	\$178,960.73
<b>Program Funds Drawdown</b>	\$13,283.20	\$178,960.73
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$13,447.68	\$187,848.79
City of Gary	\$13,447.68	\$187,848.79
<b>Match Contributed</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. 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:**

Expended \$13,447.68. \$2,247.50 in activity delivery costs for the implementation of the project and \$11,200.18 for property insurance. The difference between the amount of drawdown and the funds expended is \$164.48.

1. (\$164.48) February fringes not drawn

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	7/2
# 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		2/2	
# of Singlefamily Units	0		2/2	

### 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	2/2	2/2	100.00
# of Persons	0	0	0	15/0	0/0	15/0	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	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

<b>Overall</b>	<b>Jan 1 thru Mar 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,249,579.34
<b>Total Budget</b>	\$126,579.34	\$1,249,579.34
<b>Total Obligated</b>	\$126,579.34	\$1,249,579.34
<b>Total Funds Drawdown</b>	\$125,143.05	\$1,214,876.92
<b>Program Funds Drawdown</b>	\$125,143.05	\$1,205,863.78
<b>Program Income Drawdown</b>	\$0.00	\$9,013.14
<b>Program Income Received</b>	\$0.00	\$34,705.86
<b>Total Funds Expended</b>	\$125,143.05	\$1,213,512.03
City of Gary	\$125,143.05	\$1,213,512.03
<b>Match Contributed</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. 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 \$125,143.05 this quarter.

1. \$24,840.45 paid to D & R Construction for rehab work at 4325 Carolina St.
2. \$4,200 paid to Divine Connection for rehab work at 2011 W. 7th Ave.
3. \$135 paid to JMD Construction for rehab work at 1173 Arizona St.
4. \$2,440 paid to Dunes Construction for rehab work at 4569 Lincoln St.
5. \$10,900 paid to Divine Connection for rehab work at 4333 Pennsylvania St.
6. \$135 paid to JMD Construction for rehab work at 4333 Pennsylvania St.
7. \$50,400 paid to D & R Construction for rehab work at 4264 Jefferson St.
8. \$21,200 paid to Dunes Construction for rehab work at \$4940 E. 13th Ave.
9. \$299.75 in utility costs (\$11.77 - 4325 Carolina St.; \$131.75 - 632 W. 45th Ave.; \$22.25 - 4940 E. 13th Ave.; \$133.98 - 846 E. 36th Ave.)
10. \$10,592.85 in appliance costs (\$3,664.95 - 4580 Delaware St.; \$3,664.95 - 4569 Lincoln St.; \$3,262.95 - \$632 W. 45th Ave.)



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		8/14	
# 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		9/14	
# of Singlefamily Units	0		9/14	

## 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	5/14	4/0	9/14	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	5/14	4/0	9/14	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	

