

Grantee: Gary, IN

Grant: B-11-MN-18-0005

January 1, 2016 thru March 31, 2016 Performance

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99

Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled
Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond.

Project 2 - Demolition - Eligible Use D: Demolition (LMMH) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility.

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Van Buren Street.

Project 3 - Administration - Budget \$244,607.31 - This activity represents less than 10% of the total NSP Grant and will be utilized for administration of all related fiscal systems and production of required reports. Management of program components, monitoring and evaluation of program and subgrantees.

How Fund Use Addresses Market Conditions:

Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:

- Any premises that, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance;
- Any dwelling that, because it is dilapidated, unsanitary, unsafe, or vermin infested or lacks the facilities or equipment required by housing codes, is unfit for human habitation;
- Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
- Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
- Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
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Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

- Code/Health & Safety Repairs- Our first priority is to eliminate and remove any and all pre-existing City of Gary code violations, Health and Safety hazards and bring the property to code. All projects will correct any pre-existing code deficiencies and/or health and safety repair needs. This is inclusive of construction deficiencies which were completed without City permits. (room additions, garage conversions, patio additions, etc.) All units will brought up to code and rehabilitation must obtain the permits necessary through the City of Gary Building Department, or the property must be demolished as part of the rehab project.
- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
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Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00



Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER:
3651 Tyler Street: Contractor is working on the mold/wate issues.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87





Grantee: Gary, IN

Grant: B-11-MN-18-0005

April 1, 2016 thru June 30, 2016 Performance Report

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
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Disasters:

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Progress Toward Required Numeric Targets

Requirement	Target	Actual
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Overall Benefit Percentage (Actual)		0.00%
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Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER:

3651 Tyler St -Property had mold/water issues. Property sits on a very high water table. Humidifiers are being installed to eliminate the moisture and mold remediation is in progress. Painting of the walls and floor will complete the project.

3619 Van Buren St. - French drain has to be installed in this property to eliminate the accumulation of water in the property. This property sits on a very high water table. Several prospective buyers have shown interest in the property but no one has successfully applied for a loan to purchase. (120% AMI)

3633 Buchanan St. - Specifications are being prepared to start rehabilitation on this property. This is a home in our NSP3 inventory. It is a 4 BR, 2 bath home. (120% AMI)

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July 1, 2016 thru September 30, 2016 Performance

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Overall Progress Narrative:

THIS QUARTER:

3651 Tyler Street: All mold and water issues for this property have been resolved by the installation of dehumidifiers, sealing of the basement walls and repaint-surfacing the walls and floors.

3619 Several prospective buyers interested in this property. All were sent to lenders for financing.

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0003, Administration	\$0.00	\$182,587.87	\$182,587.87





Grantee: Gary, IN

Grant: B-11-MN-18-0005

October 1, 2016 thru December 31, 2016

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99
Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled
Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond.

Project 2 - Demolition - Eligible Use D: Demolition (LMMH) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility.

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Van Buren Street.

Project 3 - Administration - Budget \$244,607.31 - This activity represents less than 10% of the total NSP Grant and will be utilized for administration of all related fiscal systems and production of required reports. Management of program components, monitoring and evaluation of program and subgrantees.

How Fund Use Addresses Market Conditions:

Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:

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- Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
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- Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
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- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
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Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00



Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

For This Quarter: NSP3

3619 Van Buren Street - Searching for prospective buyer/Tenant between 80 - 120% AMI. Property has some water back-up issues and needs two (2) new sump pumps, basement floor repainted, mold remediation and furnace check-up.

APPRAISER: Bids for appraiser to evaluate the NSP3 for current market values has been advertised, (1 year contract)

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Grantee: Gary, IN

Grant: B-11-MN-18-0005

January 1, 2017 thru March 31, 2017 Performance

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99

Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled
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Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00



Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

NSP3 This Quarter:

3619 Van Buren St. - Searching for prospective buyer that will fit the 80 - 120% AMI. I have contacted the City of Gary Firec Department for new trainees and employees interested in purchasing. Continued work on the property to completed it for occupancy.

3651 Tyler St. - Tenant moved out of the property as of Thursday, April 13, 2017. Property is vacant and searching for a buyer/tenant within the 50-80% AMI.

Project Summary

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Grantee: Gary, IN

Grant: B-11-MN-18-0005

April 1, 2017 thru June 30, 2017 Performance Report

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
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Disasters:

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Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
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Limit on Public Services	\$407,678.85	\$0.00
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Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

This Quarter: NSP3

3619 Van Buren: Work is near completed for this 3 bd home. There were some extensive water issues with this property in the basement because it sits on a high water table. We will get the property basement waterproofed. Several postential homeowners are interested in purchasing this property.

Staff has been evaluating inventory properties for inspections, evaluations and start the specification process on at least two (2) NSP3 homes for two (2) properties to be rehabbed.

One-on-one counseling sessions on the tenants have been progressing. Several of the tenants are approaching the local lenders to seek financing.

3651 Tyler Street - Currently vacant.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87





Grantee: Gary, IN

Grant: B-11-MN-18-0005

July 1, 2017 thru September 30, 2017 Performance

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99
Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled
Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond.

Project 2 - Demolition - Eligible Use D: Demolition (LMMA) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility

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Van Buren Street.

Project 3 - Administration - Budget \$244,607.31 - This activity represents less than 10% of the total NSP Grant and will be utilized for administration of all related fiscal systems and production of required reports. Management of program components, monitoring and evaluation of program and subgrantees.

How Fund Use Addresses Market Conditions:

Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:

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- Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
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Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

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- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
- General Property Improvements Upon- The Completion of the cost for rehabilitation of all code deficiencies has been completed, health and safety items, lead based paint hazard and termite repairs are totaled, then any additional program funding may be used to address general property improvements. General property improvements may include a wide range of items such as painting, replacement of fixtures, cabinets, flooring, etc. The General property improvements MAY NOT include items that are a type or quality which exceeds the standards for similar properties in the area or that exceed the basic standard of "decent, safe and sanitary housing". The acceptable standards are found in 24 CFR 983.101.

Vicinity Hiring:

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Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00



Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER: NSP3

3619 Van Buren Street: Received a loan approval for this property. Purchase agreement was executed on October 16th for the appraised value of the property of \$76,000. Independent home inspection was scheduled by the HO for Saturday, October 28th. Family composition is African-American couple w/2 female children. They are at 80% AMI.
 3572 Monroe Street: Tenant has received a loan approval for the purchase of this property. A purchase agreement has been executed in the appraised amount of \$50,000. Family composition is a single African-American mother with three (3) children. Tenant falls at the 50% AMI.

NSP3 - PROGRAM INCOME

\$3,225.00 - Total Revenue

\$2,742.00 - Total Expenses

\$482.62 - Program Income

Project Summary

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0003, Administration	\$0.00	\$182,587.87	\$182,587.87





Grantee: Gary, IN

Grant: B-11-MN-18-0005

October 1, 2017 thru December 31, 2017

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

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Progress Toward Required Numeric Targets

Requirement	Target	Actual
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Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER NSP3:

3572 Monroe Street - Tenant has been approved for a \$40K mortgage. Appraisal/Inspection is in process with a community bank. We will take a 2nd lien in the amount of \$10K for a five (5) year "Affordability Period."

3619 Van Buren Street - Protective buyers' deal fell.

NO NSP3 PROGRAM INCOME FOR THIS QUARTER

Project Summary

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Grantee: Gary, IN

Grant: B-11-MN-18-0005

January 1, 2018 thru March 31, 2018 Performance

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
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Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER:

3572 Monroe Street - Was "SOLD" to a single female, African-American mother with two (2) children for the appraised value of \$50,000. The household income was about 85% AMI and the buyer wasn't able to receive DPA funds from the City of Gary's program. A community lender finance the property for \$40,000 and the Department of Community Development Division attached a 2nd lien in the amount of \$10,000 for five (5) years. This lien will be released March 28, 2023.

We have a potential buyer for 3619 Van Buren Street. A tenant resides in 3651 Tyler Street and 601 W. 36th Street is vacate.

We have four (4) NSP3 homes in inventory (3633 Buchanan St., 3619 Monroe St., 3667 Fillmore St. and 3660 Jefferson St.) and we will proceed to rehab soon.

NSP3 Revenue: \$38,819.28 and Expenditures: \$13,198.17

STATUS FOR PROGRAM INCOME:

Program Income in the amount of \$25,620.51 was generated for this quater.

NSP3 Revenue: \$38,819.28 Expenditures: \$13,198.77

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4
Activity Title: Dollar Housing Program - LMMI

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: 0001	Project Title: Acquisition/Rehabilitation
Projected Start Date: 12/31/2013	Projected End Date: 03/01/2014
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: City of Gary

Overall	Jan 1 thru Mar 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The main focus will be on a dollar house program. The City will acquire properties from among the foreclosed or tax sale properties, transfer them to a developer for structural rehabilitation and elimination of environmental hazards, and then bring in a buyer for sale and rehabilitation completion. This main thrust of the neighborhood work plan will result in at least four (4) fully renovated houses. They will be available to households earning up to 120% of area median income, which is about \$79,300 for a family of four. All houses will be quality units and will attract strong, stable buyers. The result will be housing products that rebuild resident confidence and that add stable residents to reinvigorate neighborhood leadership.

To accomplish this, there will be a strategic acquisition process which will select the best possible properties for the dollar house program. This will include tax-foreclosed houses as well as abandoned properties in tax arrearage, REO properties, and houses in the mortgage loan foreclosure process. There will be careful planning to ensure that the selected houses have curb appeal and good locations near other attractive properties. Most of the houses will be three-bedroom, although larger houses will also be included when possible.

Under this program, either the City or a single developer will be responsible for the structural and environmental rehab and disposition of these properties. If a developer handles this program, that developer will be selected through an open RFP process. The city will transfer the properties to the approved developer who will be responsible for structural and environmental rehab and for sales, with the city assisting through



marketing, homebuyer referrals, etc. All of the properties will be brought to the standard outlined in the proposal (broom clean, lead and asbestos abated, new roof, new windows, foundation and exteriors fixed, etc.) by the developer. At that point, the properties will have two options available in order to bring them to completion. The first option is to offer the homes as dollar houses in a city-wide lottery. Participating, qualified buyers will agree to buy the property and to work with the developer and the developer's contractor to bring the houses to completion. This will typically include new wiring, plumbing, baths, kitchens, new or refurbished flooring, and possibly updates to the floor plan. The participating banks will close the permanent mortgage when the construction period is complete. The city will assist the developer with the necessary draws for rehab. Each buyer will be reviewed to see if the household will qualify for a second mortgage if the bank appraisal is too low. The other option is to have the developers carry out the renovation tasks above and then sell to a homebuyer after all renovations are complete.

To ensure success, all selected properties will be chosen so that there are strong homeowner properties nearby, there is a growing resident leadership group, and there are other houses undergoing similar renovation. Proceeds from the sale of these homes can potentially be used to renovate additional houses for sale to homebuyers. Moreover, the concentrated sites will benefit from related targeted CDBG and HOME expenditures. As planned, targeted CDBG dollars will address property repair problems and will fund sidewalk and lighting improvements. Some HOME dollars can also assist homeowners with troubled houses. All of this work will be done at very high standards in order to encourage current and new owners to improve their homes and increase the equity value of the houses.

Location Description:

The project will occur in the NSP3 target area of University Park. University Park is situated close to a thriving commercial center, is near other stable neighborhoods, and benefits from its location adjacent to Indiana University Northwest. There is a stable balance of rental and homeowner properties, but the neighborhood greatly benefits from a significant number of homeowner houses maintained at good to excellent standards. Most of these quality houses are on larger lots with attractive landscaping. Nearer the western edge of the neighborhood, the houses are often more modest homes on more conventional lots, but many are still in good repair.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: Gary, IN

Grant: B-11-MN-18-0005

April 1, 2018 thru June 30, 2018 Performance Report

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: Judith Samson
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99 Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond. Project 2 - Demolition - Eligible Use D: Demolition (LMMA) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility. As a result of this effort, 55 houses will be removed in University Park over the next two years.&

Summary of Distribution and Uses of NSP Funds:

nbsp;A cleaner, better-maintained neighborhood will restore confidence among the current residents and will encourage renting or owning by new residents. There may be the opportunity for simultaneous demolitions in conjunction with other programs and institutions at some sites. If so, the total for both areas could be 55 demolitions funded by NSP3 and 20 by other sponsors. The first priority for clearance will be sites adjacent to dollar houses and other investment sites. The second priority wi

How Fund Use Addresses Market Conditions:



Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:
-Any premises that, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance;
-Any dwelling that, because it is dilapidated, unsanitary, unsafe, or vermin infested or lacks the facilities or equipment required by housing codes, is unfit for human habitation;
-Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
-Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
-Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
-Any property that has tax delinquencies that exceed the value of the property;
-Any property with code violations that affect health or safety that is not substantially rehabilitated within one year after receiving a notice to

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

- Code/Health & Safety Repairs- Our first priority is to eliminate and remove any and all pre-existing City of Gary code violations, Health and Safety hazards and bring the property to code. All projects will correct any pre-existing code deficiencies and/or health and safety repair needs. This is inclusive of construction deficiencies which were completed without City permits. (room additions, garage conversions, patio additions, etc.) All units will brought up to code and rehabilitation must obtain the permits necessary through the City of Gary Building Department, or the property must be demolished as part of the rehab project.
- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
- General Property Improvements Upon- The Completion of the cost for rehabilitation of all code deficiencies has been completed, health and safety items, lead based paint hazard and termite repairs are totaled, then any additional program funding may be used to address general property improvements. General property improvements may include a wide range of items such as painting, replacement of fixtures, cabinets, flooring, etc. The General property improvements MAY NOT include items that are a type or quality which exceeds the standards for similar properties in the area or that exceed the basic standard of "decent, safe and sanitary housing". The acceptable standards are found in 24 CFR 983.101.

Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00
Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER:

601 W. 36th Avenue - Bid specifications and awarding of contracts for minor repairs.
 3619 Van Buren Street - Bid specifications and awarding of contracts for minor repairs.
 NSP3: Revenue \$1,182.00, Expenditures \$16,323.00, Program Income \$0.00

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4

Activity Title: Dollar Housing Program - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

12/31/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Apr 1 thru Jun 30, 2018	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The main focus will be on a dollar house program. The City will acquire properties from among the foreclosed or tax sale properties, transfer them to a developer for structural rehabilitation and elimination of environmental hazards, and then bring in a buyer for sale and rehabilitation completion. This main thrust of the neighborhood work plan will result in at least four (4) fully renovated houses. They will be available to households earning up to 120% of area median income, which is about \$79,300 for a family of four. All houses will be quality units and will attract strong, stable buyers. The result will be housing products that rebuild resident confidence and that add stable residents to reinvigorate neighborhood leadership.

To accomplish this, there will be a strategic acquisition process which will select the best possible properties for the dollar house program. This will include tax-foreclosed houses as well as abandoned properties in tax arrearage, REO properties, and houses in the mortgage loan foreclosure process. There will be careful planning to ensure that the selected houses have curb appeal and good locations near other attractive properties. Most of the houses will be three-bedroom, although larger houses will also be included when possible.

Under this program, either the City or a single developer will be responsible for the structural and environmental rehab and disposition of these properties. If a developer handles this program, that developer will be selected through an open RFP process. The city will transfer the properties to the approved developer who will be responsible for structural and environmental rehab and for sales, with the city assisting through



marketing, homebuyer referrals, etc. All of the properties will be brought to the standard outlined in the proposal (broom clean, lead and asbestos abated, new roof, new windows, foundation and exteriors fixed, etc.) by the developer. At that point, the properties will have two options available in order to bring them to completion. The first option is to offer the homes as dollar houses in a city-wide lottery. Participating, qualified buyers will agree to buy the property and to work with the developer and the developer's contractor to bring the houses to completion. This will typically include new wiring, plumbing, baths, kitchens, new or refurbished flooring, and possibly updates to the floor plan. The participating banks will close the permanent mortgage when the construction period is complete. The city will assist the developer with the necessary draws for rehab. Each buyer will be reviewed to see if the household will qualify for a second mortgage if the bank appraisal is too low. The other option is to have the developers carry out the renovation tasks above and then sell to a homebuyer after all renovations are complete.

To ensure success, all selected properties will be chosen so that there are strong homeowner properties nearby, there is a growing resident leadership group, and there are other houses undergoing similar renovation. Proceeds from the sale of these homes can potentially be used to renovate additional houses for sale to homebuyers. Moreover, the concentrated sites will benefit from related targeted CDBG and HOME expenditures. As planned, targeted CDBG dollars will address property repair problems and will fund sidewalk and lighting improvements. Some HOME dollars can also assist homeowners with troubled houses. All of this work will be done at very high standards in order to encourage current and new owners to improve their homes and increase the equity value of the houses.

Location Description:

The project will occur in the NSP3 target area of University Park. University Park is situated close to a thriving commercial center, is near other stable neighborhoods, and benefits from its location adjacent to Indiana University Northwest. There is a stable balance of rental and homeowner properties, but the neighborhood greatly benefits from a significant number of homeowner houses maintained at good to excellent standards. Most of these quality houses are on larger lots with attractive landscaping. Nearer the western edge of the neighborhood, the houses are often more modest homes on more conventional lots, but many are still in good repair.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: Gary, IN

Grant: B-11-MN-18-0005

July 1, 2018 thru September 30, 2018 Performance

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99 Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond. Project 2 - Demolition - Eligible Use D: Demolition (LMMA) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility. As a result of this effort, 55 houses will be removed in University Park over the next two years.&

Summary of Distribution and Uses of NSP Funds:

nsps;A cleaner, better-maintained neighborhood will restore confidence among the current residents and will encourage renting or owning by new residents. There may be the opportunity for simultaneous demolitions in conjunction with other programs and institutions at some sites. If so, the total for both areas could be 55 demolitions funded by NSP3 and 20 by other sponsors. The first priority for clearance will be sites adjacent to dollar houses and other investment sites. The second priority wi

How Fund Use Addresses Market Conditions:



Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:
-Any premises that, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance;
-Any dwelling that, because it is dilapidated, unsanitary, unsafe, or vermin infested or lacks the facilities or equipment required by housing codes, is unfit for human habitation;
-Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
-Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
-Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
-Any property that has tax delinquencies that exceed the value of the property;
-Any property with code violations that affect health or safety that is not substantially rehabilitated within one year after receiving a notice to

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

- Code/Health & Safety Repairs- Our first priority is to eliminate and remove any and all pre-existing City of Gary code violations, Health and Safety hazards and bring the property to code. All projects will correct any pre-existing code deficiencies and/or health and safety repair needs. This is inclusive of construction deficiencies which were completed without City permits. (room additions, garage conversions, patio additions, etc.) All units will brought up to code and rehabilitation must obtain the permits necessary through the City of Gary Building Department, or the property must be demolished as part of the rehab project.
- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
- General Property Improvements Upon- The Completion of the cost for rehabilitation of all code deficiencies has been completed, health and safety items, lead based paint hazard and termite repairs are totaled, then any additional program funding may be used to address general property improvements. General property improvements may include a wide range of items such as painting, replacement of fixtures, cabinets, flooring, etc. The General property improvements MAY NOT include items that are a type or quality which exceeds the standards for similar properties in the area or that exceed the basic standard of "decent, safe and sanitary housing". The acceptable standards are found in 24 CFR 983.101.

Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00
Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER: NSP3

601 W. 36th Ave.: Repairs have started and will be completed by the end of October, 2018 for a prospective buyer or tenant.

3619 Van Buren St.: Repairs have started and will be completed by the end of October, 2018 for a prospective buyer or tenant.

RENTS for this QUARTER: \$3,571.00 EXPENDITURES: \$11,585.62 PROGRAM INCOME: \$0.00

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4

Activity Title: Dollar Housing Program - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

12/31/2013

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Jul 1 thru Sep 30, 2018	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The main focus will be on a dollar house program. The City will acquire properties from among the foreclosed or tax sale properties, transfer them to a developer for structural rehabilitation and elimination of environmental hazards, and then bring in a buyer for sale and rehabilitation completion. This main thrust of the neighborhood work plan will result in at least four (4) fully renovated houses. They will be available to households earning up to 120% of area median income, which is about \$79,300 for a family of four. All houses will be quality units and will attract strong, stable buyers. The result will be housing products that rebuild resident confidence and that add stable residents to reinvigorate neighborhood leadership.

To accomplish this, there will be a strategic acquisition process which will select the best possible properties for the dollar house program. This will include tax-foreclosed houses as well as abandoned properties in tax arrearage, REO properties, and houses in the mortgage loan foreclosure process. There will be careful planning to ensure that the selected houses have curb appeal and good locations near other attractive properties. Most of the houses will be three-bedroom, although larger houses will also be included when possible.

Under this program, either the City or a single developer will be responsible for the structural and environmental rehab and disposition of these properties. If a developer handles this program, that developer will be selected through an open RFP process. The city will transfer the properties to the approved developer who will be responsible for structural and environmental rehab and for sales, with the city assisting through



marketing, homebuyer referrals, etc. All of the properties will be brought to the standard outlined in the proposal (broom clean, lead and asbestos abated, new roof, new windows, foundation and exteriors fixed, etc.) by the developer. At that point, the properties will have two options available in order to bring them to completion. The first option is to offer the homes as dollar houses in a city-wide lottery. Participating, qualified buyers will agree to buy the property and to work with the developer and the developer's contractor to bring the houses to completion. This will typically include new wiring, plumbing, baths, kitchens, new or refurbished flooring, and possibly updates to the floor plan. The participating banks will close the permanent mortgage when the construction period is complete. The city will assist the developer with the necessary draws for rehab. Each buyer will be reviewed to see if the household will qualify for a second mortgage if the bank appraisal is too low. The other option is to have the developers carry out the renovation tasks above and then sell to a homebuyer after all renovations are complete.

To ensure success, all selected properties will be chosen so that there are strong homeowner properties nearby, there is a growing resident leadership group, and there are other houses undergoing similar renovation. Proceeds from the sale of these homes can potentially be used to renovate additional houses for sale to homebuyers. Moreover, the concentrated sites will benefit from related targeted CDBG and HOME expenditures. As planned, targeted CDBG dollars will address property repair problems and will fund sidewalk and lighting improvements. Some HOME dollars can also assist homeowners with troubled houses. All of this work will be done at very high standards in order to encourage current and new owners to improve their homes and increase the equity value of the houses.

Location Description:

The project will occur in the NSP3 target area of University Park. University Park is situated close to a thriving commercial center, is near other stable neighborhoods, and benefits from its location adjacent to Indiana University Northwest. There is a stable balance of rental and homeowner properties, but the neighborhood greatly benefits from a significant number of homeowner houses maintained at good to excellent standards. Most of these quality houses are on larger lots with attractive landscaping. Nearer the western edge of the neighborhood, the houses are often more modest homes on more conventional lots, but many are still in good repair.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: Gary, IN

Grant: B-11-MN-18-0005

October 1, 2018 thru December 31, 2018

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: Judith Samson
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99 Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond. Project 2 - Demolition - Eligible Use D: Demolition (LMMA) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility. As a result of this effort, 55 houses will be removed in University Park over the next two years.&

Summary of Distribution and Uses of NSP Funds:

nbsp;A cleaner, better-maintained neighborhood will restore confidence among the current residents and will encourage renting or owning by new residents. There may be the opportunity for simultaneous demolitions in conjunction with other programs and institutions at some sites. If so, the total for both areas could be 55 demolitions funded by NSP3 and 20 by other sponsors. The first priority for clearance will be sites adjacent to dollar houses and other investment sites. The second priority wi

How Fund Use Addresses Market Conditions:



Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:
-Any premises that, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance;
-Any dwelling that, because it is dilapidated, unsanitary, unsafe, or vermin infested or lacks the facilities or equipment required by housing codes, is unfit for human habitation;
-Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
-Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
-Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
-Any property that has tax delinquencies that exceed the value of the property;
-Any property with code violations that affect health or safety that is not substantially rehabilitated within one year after receiving a notice to

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

- Code/Health & Safety Repairs- Our first priority is to eliminate and remove any and all pre-existing City of Gary code violations, Health and Safety hazards and bring the property to code. All projects will correct any pre-existing code deficiencies and/or health and safety repair needs. This is inclusive of construction deficiencies which were completed without City permits. (room additions, garage conversions, patio additions, etc.) All units will brought up to code and rehabilitation must obtain the permits necessary through the City of Gary Building Department, or the property must be demolished as part of the rehab project.
- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
- General Property Improvements Upon- The Completion of the cost for rehabilitation of all code deficiencies has been completed, health and safety items, lead based paint hazard and termite repairs are totaled, then any additional program funding may be used to address general property improvements. General property improvements may include a wide range of items such as painting, replacement of fixtures, cabinets, flooring, etc. The General property improvements MAY NOT include items that are a type or quality which exceeds the standards for similar properties in the area or that exceed the basic standard of "decent, safe and sanitary housing". The acceptable standards are found in 24 CFR 983.101.

Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00
Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

This Quarter: NSP3

3619 Van Buren Street - Purchase agreement submitted to purchase property for \$76,000. Bids were submitted to the public for drain/tile/waterproofing of property and replacement of furnace & water heater.

NSP3 Rents collected: Total - \$1,733.00 (3651 Tyler St.)

Total Expenditures - \$14,590.72

3619 Van Buren St/ = \$11,385.50; Rehab (\$9,325.00), NIPSCO (1,765.50), Lawn (\$295.00)

601 W. 36th Ave. = \$849.78; Lawn (\$295.00), NIPSCO (\$554.78)

3619 Monroe St., = \$295.00; Lawn (\$295.00)-VACANT/REHAB

3660 Jefferson St. = \$295.00; Lawn (\$295.00)-VACANT/REHAB

3667 Fillmore St. = \$295.00; Lawn (\$295.00)-VACANT/REHAB

3633 Buchanan St. = \$295.00; Lawn (\$295.00)-VACANT/REHAB - possible Rehab 2019

3651 Tyler St. = \$1,175.34; Alarm (\$280.00), NIPSCO (\$895.34)

Advertising/Marketing: Advertising/Marketing for the NSP properties are listed on the City of Gary's website and distributed during monthly homebuyer educational workshops. NSP3 inventory properties are possible options for the City of Gary's Dollar House program.

Program Income - \$0

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4

Activity Title: Dollar Housing Program - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

12/31/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The main focus will be on a dollar house program. The City will acquire properties from among the foreclosed or tax sale properties, transfer them to a developer for structural rehabilitation and elimination of environmental hazards, and then bring in a buyer for sale and rehabilitation completion. This main thrust of the neighborhood work plan will result in at least four (4) fully renovated houses. They will be available to households earning up to 120% of area median income, which is about \$79,300 for a family of four. All houses will be quality units and will attract strong, stable buyers. The result will be housing products that rebuild resident confidence and that add stable residents to reinvigorate neighborhood leadership.

To accomplish this, there will be a strategic acquisition process which will select the best possible properties for the dollar house program. This will include tax-foreclosed houses as well as abandoned properties in tax arrearage, REO properties, and houses in the mortgage loan foreclosure process. There will be careful planning to ensure that the selected houses have curb appeal and good locations near other attractive properties. Most of the houses will be three-bedroom, although larger houses will also be included when possible.

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marketing, homebuyer referrals, etc. All of the properties will be brought to the standard outlined in the proposal (broom clean, lead and asbestos abated, new roof, new windows, foundation and exteriors fixed, etc.) by the developer. At that point, the properties will have two options available in order to bring them to completion. The first option is to offer the homes as dollar houses in a city-wide lottery. Participating, qualified buyers will agree to buy the property and to work with the developer and the developer's contractor to bring the houses to completion. This will typically include new wiring, plumbing, baths, kitchens, new or refurbished flooring, and possibly updates to the floor plan. The participating banks will close the permanent mortgage when the construction period is complete. The city will assist the developer with the necessary draws for rehab. Each buyer will be reviewed to see if the household will qualify for a second mortgage if the bank appraisal is too low. The other option is to have the developers carry out the renovation tasks above and then sell to a homebuyer after all renovations are complete.

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Location Description:

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Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: Gary, IN

Grant: B-11-MN-18-0005

January 1, 2019 thru March 31, 2019 Performance

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: Judith Samson
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99 Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond. Project 2 - Demolition - Eligible Use D: Demolition (LMMA) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility. As a result of this effort, 55 houses will be removed in University Park over the next two years.&

Summary of Distribution and Uses of NSP Funds:

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How Fund Use Addresses Market Conditions:



Ensuring Continued Affordability:

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- Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
- Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
- Any property that has tax delinquencies that exceed the value of the property;
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- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
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Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00
Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER: NSP3

NSP3 Total rents collected: \$2,214.00 from 3651 Tyler St. (\$1,182.00) and 601 W. 45th Ave. (\$1,032.00)

TOTAL Expenditures: \$2,882.97

3619 Van Buren St.: NIPSCO (\$142.62), Insurance \$745.86. Executed purchase agreement and in underwriting. Bid was accepted, repairs were completed: drain tile, waterproofing, new furnace and water heater. Closing date scheduled for April, 2019.

601 W. 45th Ave.: NIPSCO (\$342.81), Insurance (\$745.86). Tenant's move-in date: 2/19.

3651 Tyler St.L Insurance (\$745.86, Alarm \$159.97). Tenant's move-in date: 1/18.

INVENTORY PROPERTIES: (FOUR (4) PROPERTIES)

3663 Buchanan St. and 3667 Fillmore St.: These two (2) properties are currently being evaluated and bids prepared for rehab, Spring, 2019. There has been a number of inquires on these properties. VACANT/No Expenditures.

3619 Monroe St.: VACANT/No Expenditures. Possible options for Dollar House Program.

3660 Jefferson St.: VACANT/No Expenditures. Possible options for Dollar House Program.

NO PROGRAM INCOME: \$0.00

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4

Activity Title: Dollar Housing Program - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

12/31/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
City of Gary	\$0.00	\$168,847.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The main focus will be on a dollar house program. The City will acquire properties from among the foreclosed or tax sale properties, transfer them to a developer for structural rehabilitation and elimination of environmental hazards, and then bring in a buyer for sale and rehabilitation completion. This main thrust of the neighborhood work plan will result in at least four (4) fully renovated houses. They will be available to households earning up to 120% of area median income, which is about \$79,300 for a family of four. All houses will be quality units and will attract strong, stable buyers. The result will be housing products that rebuild resident confidence and that add stable residents to reinvigorate neighborhood leadership.

To accomplish this, there will be a strategic acquisition process which will select the best possible properties for the dollar house program. This will include tax-foreclosed houses as well as abandoned properties in tax arrearage, REO properties, and houses in the mortgage loan foreclosure process. There will be careful planning to ensure that the selected houses have curb appeal and good locations near other attractive properties. Most of the houses will be three-bedroom, although larger houses will also be included when possible.

Under this program, either the City or a single developer will be responsible for the structural and environmental rehab and disposition of these properties. If a developer handles this program, that developer will be selected through an open RFP process. The city will transfer the properties to the approved developer



who will be responsible for structural and environmental rehab and for sales, with the city assisting through marketing, homebuyer referrals, etc. All of the properties will be brought to the standard outlined in the proposal (broom clean, lead and asbestos abated, new roof, new windows, foundation and exteriors fixed, etc.) by the developer. At that point, the properties will have two options available in order to bring them to completion. The first option is to offer the homes as dollar houses in a city-wide lottery. Participating, qualified buyers will agree to buy the property and to work with the developer and the developer's contractor to bring the houses to completion. This will typically include new wiring, plumbing, baths, kitchens, new or refurbished flooring, and possibly updates to the floor plan. The participating banks will close the permanent mortgage when the construction period is complete. The city will assist the developer with the necessary draws for rehab. Each buyer will be reviewed to see if the household will qualify for a second mortgage if the bank appraisal is too low. The other option is to have the developers carry out the renovation tasks above and then sell to a homebuyer after all renovations are complete.

To ensure success, all selected properties will be chosen so that there are strong homeowner properties nearby, there is a growing resident leadership group, and there are other houses undergoing similar renovation. Proceeds from the sale of these homes can potentially be used to renovate additional houses for sale to homebuyers. Moreover, the concentrated sites will benefit from related targeted CDBG and HOME expenditures. As planned, targeted CDBG dollars will address property repair problems and will fund sidewalk and lighting improvements. Some HOME dollars can also assist homeowners with troubled houses. All of this work will be done at very high standards in order to encourage current and new owners to improve their homes and increase the equity value of the houses.

Location Description:

The project will occur in the NSP3 target area of University Park. University Park is situated close to a thriving commercial center, is near other stable neighborhoods, and benefits from its location adjacent to Indiana University Northwest. There is a stable balance of rental and homeowner properties, but the neighborhood greatly benefits from a significant number of homeowner houses maintained at good to excellent standards. Most of these quality houses are on larger lots with attractive landscaping. Nearer the western edge of the neighborhood, the houses are often more modest homes on more conventional lots, but many are still in good repair.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: Gary, IN

Grant: B-11-MN-18-0005

April 1, 2019 thru June 30, 2019 Performance Report

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: Judith Samson
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99 Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond. Project 2 - Demolition - Eligible Use D: Demolition (LMMH) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility. As a result of this effort, 55 houses will be removed in University Park over the next two years.&

Summary of Distribution and Uses of NSP Funds:

nbsp;A cleaner, better-maintained neighborhood will restore confidence among the current residents and will encourage renting or owning by new residents. There may be the opportunity for simultaneous demolitions in conjunction with other programs and institutions at some sites. If so, the total for both areas could be 55 demolitions funded by NSP3 and 20 by other sponsors. The first priority for clearance will be sites adjacent to dollar houses and other investment sites. The second priority wi

How Fund Use Addresses Market Conditions:



Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:
-Any premises that, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance;
-Any dwelling that, because it is dilapidated, unsanitary, unsafe, or vermin infested or lacks the facilities or equipment required by housing codes, is unfit for human habitation;
-Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
-Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
-Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
-Any property that has tax delinquencies that exceed the value of the property;
-Any property with code violations that affect health or safety that is not substantially rehabilitated within one year after receiving a notice to

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

- Code/Health & Safety Repairs- Our first priority is to eliminate and remove any and all pre-existing City of Gary code violations, Health and Safety hazards and bring the property to code. All projects will correct any pre-existing code deficiencies and/or health and safety repair needs. This is inclusive of construction deficiencies which were completed without City permits. (room additions, garage conversions, patio additions, etc.) All units will brought up to code and rehabilitation must obtain the permits necessary through the City of Gary Building Department, or the property must be demolished as part of the rehab project.
- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
- General Property Improvements Upon- The Completion of the cost for rehabilitation of all code deficiencies has been completed, health and safety items, lead based paint hazard and termite repairs are totaled, then any additional program funding may be used to address general property improvements. General property improvements may include a wide range of items such as painting, replacement of fixtures, cabinets, flooring, etc. The General property improvements MAY NOT include items that are a type or quality which exceeds the standards for similar properties in the area or that exceed the basic standard of "decent, safe and sanitary housing". The acceptable standards are found in 24 CFR 983.101.

Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00
Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

NSP3 QUARTERLY REPORT:

3619 Van Buren St. - Property was SOLD ON APRIL 10, 2019 to A Single parent, Head of household, Black-African American with (3) children. Property SOLD for \$76,000, HO received DPA assistance from City of Gary program and an Affordability period of five (5) years.

3651 Tyler St. - Tenant/Counselor are in the process of reviewing credit reports & budget. Tenant has been advised to seek financing from a lender. Tenants lease doesn't expire until December 31, 2019.

3633 Buchanan St. - Inventory home, specifications are being written and revised for bid process.

3663 Fillmore St. - Inventory home, specifications are being written and revised for bid process.

NSP3 REVENUE: \$77,824.00

EXPENDITURES: \$538.09

PROGRAM INCOME: \$77,293.91

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4

Activity Title: Dollar Housing Program - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

12/31/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
City of Gary	\$0.00	\$168,847.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The main focus will be on a dollar house program. The City will acquire properties from among the foreclosed or tax sale properties, transfer them to a developer for structural rehabilitation and elimination of environmental hazards, and then bring in a buyer for sale and rehabilitation completion. This main thrust of the neighborhood work plan will result in at least four (4) fully renovated houses. They will be available to households earning up to 120% of area median income, which is about \$79,300 for a family of four. All houses will be quality units and will attract strong, stable buyers. The result will be housing products that re-build resident confidence and that add stable residents to reinvigorate neighborhood leadership.

To accomplish this, there will be a strategic acquisition process which will select the best possible properties for the dollar house program. This will include tax-foreclosed houses as well as abandoned properties in tax arrearage, REO properties, and houses in the mortgage loan foreclosure process. There will be careful planning to ensure that the selected houses have curb appeal and good locations near other attractive properties. Most of the houses will be three-bedroom, although larger houses will also be included when possible.

Under this program, either the City or a single developer will be responsible for the structural and environmental rehab and disposition of these properties. If a developer handles this program, that developer will be selected through an open RFP process. The city will transfer the properties to the approved developer



who will be responsible for structural and environmental rehab and for sales, with the city assisting through marketing, homebuyer referrals, etc. All of the properties will be brought to the standard outlined in the proposal (broom clean, lead and asbestos abated, new roof, new windows, foundation and exteriors fixed, etc.) by the developer. At that point, the properties will have two options available in order to bring them to completion. The first option is to offer the homes as dollar houses in a city-wide lottery. Participating, qualified buyers will agree to buy the property and to work with the developer and the developer's contractor to bring the houses to completion. This will typically include new wiring, plumbing, baths, kitchens, new or refurbished flooring, and possibly updates to the floor plan. The participating banks will close the permanent mortgage when the construction period is complete. The city will assist the developer with the necessary draws for rehab. Each buyer will be reviewed to see if the household will qualify for a second mortgage if the bank appraisal is too low. The other option is to have the developers carry out the renovation tasks above and then sell to a homebuyer after all renovations are complete.

To ensure success, all selected properties will be chosen so that there are strong homeowner properties nearby, there is a growing resident leadership group, and there are other houses undergoing similar renovation. Proceeds from the sale of these homes can potentially be used to renovate additional houses for sale to homebuyers. Moreover, the concentrated sites will benefit from related targeted CDBG and HOME expenditures. As planned, targeted CDBG dollars will address property repair problems and will fund sidewalk and lighting improvements. Some HOME dollars can also assist homeowners with troubled houses. All of this work will be done at very high standards in order to encourage current and new owners to improve their homes and increase the equity value of the houses.

Location Description:

The project will occur in the NSP3 target area of University Park. University Park is situated close to a thriving commercial center, is near other stable neighborhoods, and benefits from its location adjacent to Indiana University Northwest. There is a stable balance of rental and homeowner properties, but the neighborhood greatly benefits from a significant number of homeowner houses maintained at good to excellent standards. Most of these quality houses are on larger lots with attractive landscaping. Nearer the western edge of the neighborhood, the houses are often more modest homes on more conventional lots, but many are still in good repair.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: Gary, IN

Grant: B-11-MN-18-0005

July 1, 2019 thru September 30, 2019 Performance

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: Judith Samson
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99 Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond. Project 2 - Demolition - Eligible Use D: Demolition (LMMA) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility. As a result of this effort, 55 houses will be removed in University Park over the next two years.&

Summary of Distribution and Uses of NSP Funds:

nbsp;A cleaner, better-maintained neighborhood will restore confidence among the current residents and will encourage renting or owning by new residents. There may be the opportunity for simultaneous demolitions in conjunction with other programs and institutions at some sites. If so, the total for both areas could be 55 demolitions funded by NSP3 and 20 by other sponsors. The first priority for clearance will be sites adjacent to dollar houses and other investment sites. The second priority wi

How Fund Use Addresses Market Conditions:



Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:
-Any premises that, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance;
-Any dwelling that, because it is dilapidated, unsanitary, unsafe, or vermin infested or lacks the facilities or equipment required by housing codes, is unfit for human habitation;
-Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
-Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
-Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
-Any property that has tax delinquencies that exceed the value of the property;
-Any property with code violations that affect health or safety that is not substantially rehabilitated within one year after receiving a notice to

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

- Code/Health & Safety Repairs- Our first priority is to eliminate and remove any and all pre-existing City of Gary code violations, Health and Safety hazards and bring the property to code. All projects will correct any pre-existing code deficiencies and/or health and safety repair needs. This is inclusive of construction deficiencies which were completed without City permits. (room additions, garage conversions, patio additions, etc.) All units will brought up to code and rehabilitation must obtain the permits necessary through the City of Gary Building Department, or the property must be demolished as part of the rehab project.
- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
- General Property Improvements Upon- The Completion of the cost for rehabilitation of all code deficiencies has been completed, health and safety items, lead based paint hazard and termite repairs are totaled, then any additional program funding may be used to address general property improvements. General property improvements may include a wide range of items such as painting, replacement of fixtures, cabinets, flooring, etc. The General property improvements MAY NOT include items that are a type or quality which exceeds the standards for similar properties in the area or that exceed the basic standard of "decent, safe and sanitary housing". The acceptable standards are found in 24 CFR 983.101.

Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acoivin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00
Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER: NSP3
601 W. 36th Avenue: \$1,532.00 - Rent
3651 Tyler St.: \$2,364.00 - Rent
3700 Lincoln St. - \$1,849.00 - Rent
Total Rent(s): \$5,745.00
3619 Van Buren St.: American Water - \$35.77, Gary Sanitary District - \$58.10, Per Mar Security - \$70.00, Lawn Care Services: \$644.00
3667 Fillmore St.: Lawn Care Services - \$644.00
3660 Jefferson St.: Lawn Care Services - \$644.00
3633 Buchanan St.: Lawn Care Services - \$644.00
Total Expenditures: \$2,733.87

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4
Activity Title: Dollar Housing Program - LMMI

Activity Category: Rehabilitation/reconstruction of residential structures	Activity Status: Under Way
Project Number: 0001	Project Title: Acquisition/Rehabilitation
Projected Start Date: 12/31/2013	Projected End Date: 03/01/2014
Benefit Type: Direct (HouseHold)	Completed Activity Actual End Date:
National Objective: NSP Only - LMMI	Responsible Organization: City of Gary

Overall	Jul 1 thru Sep 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
City of Gary	\$0.00	\$168,847.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The main focus will be on a dollar house program. The City will acquire properties from among the foreclosed or tax sale properties, transfer them to a developer for structural rehabilitation and elimination of environmental hazards, and then bring in a buyer for sale and rehabilitation completion. This main thrust of the neighborhood work plan will result in at least four (4) fully renovated houses. They will be available to households earning up to 120% of area median income, which is about \$79,300 for a family of four. All houses will be quality units and will attract strong, stable buyers. The result will be housing products that rebuild resident confidence and that add stable residents to reinvigorate neighborhood leadership.

To accomplish this, there will be a strategic acquisition process which will select the best possible properties for the dollar house program. This will include tax-foreclosed houses as well as abandoned properties in tax arrearage, REO properties, and houses in the mortgage loan foreclosure process. There will be careful planning to ensure that the selected houses have curb appeal and good locations near other attractive properties. Most of the houses will be three-bedroom, although larger houses will also be included when possible.

Under this program, either the City or a single developer will be responsible for the structural and environmental rehab and disposition of these properties. If a developer handles this program, that developer will be selected through an open RFP process. The city will transfer the properties to the approved developer



who will be responsible for structural and environmental rehab and for sales, with the city assisting through marketing, homebuyer referrals, etc. All of the properties will be brought to the standard outlined in the proposal (broom clean, lead and asbestos abated, new roof, new windows, foundation and exteriors fixed, etc.) by the developer.

At that point, the properties will have two options available in order to bring them to completion. The first option is to offer the homes as dollar houses in a city-wide lottery. Participating, qualified buyers will agree to buy the property and to work with the developer and the developer's contractor to bring the houses to completion. This will typically include new wiring, plumbing, baths, kitchens, new or refurbished flooring, and possibly updates to the floor plan. The participating banks will close the permanent mortgage when the construction period is complete. The city will assist the developer with the necessary draws for rehab. Each buyer will be reviewed to see if the household will qualify for a second mortgage if the bank appraisal is too low. The other option is to have the developers carry out the renovation tasks above and then sell to a homebuyer after all renovations are complete.

To ensure success, all selected properties will be chosen so that there are strong homeowner properties nearby, there is a growing resident leadership group, and there are other houses undergoing similar renovation. Proceeds from the sale of these homes can potentially be used to renovate additional houses for sale to homebuyers. Moreover, the concentrated sites will benefit from related targeted CDBG and HOME expenditures. As planned, targeted CDBG dollars will address property repair problems and will fund sidewalk and lighting improvements. Some HOME dollars can also assist homeowners with troubled houses. All of this work will be done at very high standards in order to encourage current and new owners to improve their homes and increase the equity value of the houses.

Location Description:

The project will occur in the NSP3 target area of University Park. University Park is situated close to a thriving commercial center, is near other stable neighborhoods, and benefits from its location adjacent to Indiana University Northwest. There is a stable balance of rental and homeowner properties, but the neighborhood greatly benefits from a significant number of homeowner houses maintained at good to excellent standards. Most of these quality houses are on larger lots with attractive landscaping. Nearer the western edge of the neighborhood, the houses are often more modest homes on more conventional lots, but many are still in good repair.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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: Gary, IN

Grant: B-11-MN-18-0005

October 1, 2019 thru December 31, 2019

Grant Number: B-11-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,717,859.00	Grant Status: Active	QPR Contact: Judith Samson
LOCCS Authorized Amount: \$2,717,859.00	Estimated PI/RL Funds: \$400,000.00	
Total Budget: \$3,117,859.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project 1 - Acquisition/Rehabilitation - \$1,357,893.99 Dollar Housing Program - Eligible Use B: Acquisition and Rehabilitation (LMMH) - Budget \$0 - Activity cancelled Acquisition and Rehabilitation - Eligible Use B: Acquisition and Rehabilitation (LMMH, 25% Setaside) - Budget \$1,357,893.99 - Many of the abandoned or foreclosed properties in University Park are in good condition and can be renovated and marketed to new homeowners at or below 50% of AMI as a parallel effort with the dollar house initiative. This additional investment will encourage current property owners to improve their homes and it will attract other stable families to buy in the neighborhood. Just like the dollar houses, the properties will be selected based on the quality of location, construction features, other renovation nearby, and marketability of each house. These properties will be fully upgraded to the same standards as the recently renovated NSP houses elsewhere in Gary. Under this program, either the City or a single developer will be responsible to fully renovate and sell those houses designated for households at or below 50% of median. Based on past experience, this is sufficient to fund the rehab and sale of up to ten to twelve houses of the type common to the western part of University Park. An initial survey of the area has identified many small houses that should be high priority for rehab and sale instead of demolition. It is expected that the houses will be renovated and sold in phases that will begin as the dollar house effort starts and will continue into 2013 and beyond. Project 2 - Demolition - Eligible Use D: Demolition (LMMH) - Budget \$1,115,357.70 - The City of Gary received approval on January 22, 2013 of its request for a waiver from the Assistant Secretary of the U.S. Department of H.U.D. to increase the allocation of demolition funding from ten percent (10%) of the grant to up to fifty-three (53%) of the grant to address the higher than usual amounts of abandonment in a few blocks of the east and west sides of the University Park footprint and to address the demolition of the former Sheraton Hotel and parking garage. There are a few blocks in this area that have a higher than usual amount of abandonment. This reflects less desirable design or construction features in the tract houses. Nevertheless, no single significant part of the core neighborhood is severely distressed, so a targeted program of demolition with careful treatment of the vacant lots should greatly stabilize the overall neighborhood. In terms of rental property, the neighborhood is already a place of choice for stable renters and higher quality units should enhance the market. Until recently, there have been few abandoned houses in University Park, and the community has a good tree canopy and a relatively low number of open lots. However, matters are changing quickly and it is critical to now remove certain vacant houses and to have a solid plan for the re-use of the properties. Therefore, there will be assigned staff to work with the Redevelopment Department to create a seamless process of identification and notification of abandoned houses and a proactive plan for giving priority to demolitions where the adjacent owners are willing to take responsibility. As a result of this effort, 55 houses will be removed in University Park over the next two years.&

Summary of Distribution and Uses of NSP Funds:

nbasp;A cleaner, better-maintained neighborhood will restore confidence among the current residents and will encourage renting or owning by new residents. There may be the opportunity for simultaneous demolitions in conjunction with other programs and institutions at some sites. If so, the total for both areas could be 55 demolitions funded by NSP3 and 20 by other sponsors. The first priority for clearance will be sites adjacent to dollar houses and other investment sites. The second priority wi

How Fund Use Addresses Market Conditions:



Ensuring Continued Affordability:

Definition of Blighted Structure:

Definition of "Blighted Structure" according to the State of Indiana Code, the Interim Study Committee and Legislative Findings:

- Any premises that, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance;
- Any dwelling that, because it is dilapidated, unsanitary, unsafe, or vermin infested or lacks the facilities or equipment required by housing codes, is unfit for human habitation;
- Any structure that is a fire hazard or is otherwise dangerous to the safety of persons or property;
- Any structure from which the utilities, plumbing, heating, sewerage, or similar services or facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
- Any vacant or unimproved land in a predominantly built-up neighborhood that, by reason of neglect or lack of maintenance, has become a place for accumulation of trash and debris or a haven for rodents or other vermin;
- Any property that has tax delinquencies that exceed the value of the property;
- Any property with code violations that affect health or safety that is not substantially rehabilitated within one year after receiving a notice to

Definition of Affordable Rents:

Housing Rehabilitation/New Construction Standards:

The City of Gary Housing Standards for Rehabilitation Program as funded from HOME and CDBG will apply to NSP funds:

- Code/Health & Safety Repairs- Our first priority is to eliminate and remove any and all pre-existing City of Gary code violations, Health and Safety hazards and bring the property to code. All projects will correct any pre-existing code deficiencies and/or health and safety repair needs. This is inclusive of construction deficiencies which were completed without City permits. (room additions, garage conversions, patio additions, etc.) All units will brought up to code and rehabilitation must obtain the permits necessary through the City of Gary Building Department, or the property must be demolished as part of the rehab project.
- Lead Based Paint Hazards- As part of the Housing Rehabilitation under this NSP, a lead based paint test and a risk assessment are required on all rehabilitation projects. This is done to identify the existence and scope of any lead based paint hazards in the property. The "Lead-Based Paint Poisoning Prevention in Federally Owned and Federally Assisted Housing" found at 24 CFR Part 35 will apply.
- Termite Repairs- The program requires a termite inspection report be prepared for every home by a licensed inspector. The report must identify any termite or dry rot damaged wood members in the property, as well as whether there are any active termite infestations in the property. The program requires that any termite or dry rot damaged wood be replaced or repaired due to health and safety risks posed to the structure of the property. Fumigation or other treatments recommended must eliminate any active termite infestations and are required under this program.
- General Property Improvements Upon- The Completion of the cost for rehabilitation of all code deficiencies has been completed, health and safety items, lead based paint hazard and termite repairs are totaled, then any additional program funding may be used to address general property improvements. General property improvements may include a wide range of items such as painting, replacement of fixtures, cabinets, flooring, etc. The General property improvements MAY NOT include items that are a type or quality which exceeds the standards for similar properties in the area or that exceed the basic standard of "decent, safe and sanitary housing". The acceptable standards are found in 24 CFR 983.101.

Vicinity Hiring:

The City of Gary will make every effort to hire employees who reside in the NSP3 target areas, and will require contractors to make every attempt to do the same. In doing so, the City will coordinate these vicinity hiring provisions with its Section 3 program requirements.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

Ms. Arlene D. Colvin, Director, City of Gary Department of Commerce, Community Development Division, 839 Broadway, Suite 302N, Gary, IN 46402 (219)881-5075, FAX (219)881-5085 or acolvin@ci.gary.in.us

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,117,859.00
Total Budget	\$0.00	\$3,117,859.00
Total Obligated	\$0.00	\$3,117,859.00
Total Funds Drawdown	\$0.00	\$2,717,859.00
Program Funds Drawdown	\$0.00	\$2,717,859.00



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,717,859.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$407,678.85	\$0.00
Limit on Admin/Planning	\$271,785.90	\$182,587.87
Limit on Admin	\$0.00	\$182,587.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$779,464.75	\$1,251,065.94

Overall Progress Narrative:

THIS QUARTER:

601 W. 36th Avenue: Tenant will be moving out of property as of January 8, 2020. Tenant has given 30 day notice.
 3651 Tyler Street: Tenant has made an appointment with lender seeking financing to purchase property.
 3667 Fillmore Street: inventory/Vacant property - 3 BD (Rehab in 2020)
 3633 Buchanan Street: Inventory/Vacant property - 4 BD (Rehab in 2020)
 3619 Monroe Street: Inventory
 3660 Jefferson Street: Inventory

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation	\$0.00	\$1,819,913.43	\$1,419,913.43
0002, Demolition	\$0.00	\$1,115,357.70	\$1,115,357.70
0003, Administration	\$0.00	\$182,587.87	\$182,587.87



Activities

Project # / 0001 / Acquisition/Rehabilitation

Grantee Activity Number: 4

Activity Title: Dollar Housing Program - LMMI

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0001

Projected Start Date:

12/31/2013

Benefit Type:

Direct (Household)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/01/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Gary

Overall	Oct 1 thru Dec 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$168,847.49
Total Budget	\$0.00	\$168,847.49
Total Obligated	\$0.00	\$168,847.49
Total Funds Drawdown	\$0.00	\$168,847.49
Program Funds Drawdown	\$0.00	\$168,847.49
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$168,847.49
City of Gary	\$0.00	\$168,847.49
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Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

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	

