

N S P I

JAN. 1, 2016 -

DEC. 31, 2019

**Grantee: Gary, IN**

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

**January 1, 2016 thru March 31, 2016 Performance**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

#### Overall

Total Projected Budget from All Sources

#### This Report Period

N/A

#### To Date

\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92

## Overall Progress Narrative:

### THIS QUARTER:

HUD Approved Counseling Agency: Bid was awarded to Housing Opportunities for administering counseling services to our NSP clients for 2016. The contract started January 1, 2016 - December 31, 2016. The services include: 1-on-1 counseling sessions and group Pre/Post educational workshops.

4436 Massachusetts Street: Project has been completed and ready to occupy a new qualifying buyer or tenant.

3501 Pennsylvania Street: Project has been completed. Mold/water, additional drain pit installed to prevent flooding.

1173 Arizona Street: Project has been completed. Roof, fascia & soffit issues resolved.

4580 Delaware Street: We have an offer on this property for \$35,000. The lender underwriting process has started. Buyer will attend our next scheduled Home buyers Educational workshop in May, 2016 to receive his certificate.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19





**Grantee: Gary, IN**

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

**April 1, 2016 thru June 30, 2016 Performance Report**

<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

**Disasters:**

**Declaration Number**  
NSP

**Narratives**

**Areas of Greatest Need:**

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1%  
Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0%  
21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00  
21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park  
East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00  
20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

**Distribution and and Uses of Funds:**

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.  
Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.  
Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.  
Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

**Overall**

**Total Projected Budget from All Sources**

**This Report Period**  
N/A

**To Date**  
\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
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<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
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<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

### THIS QUARTER:

632 45th Ave. - Tenant moved out of property April 11th. Property has some repairs that must be completed. Specifications have been completed and place out to bid. Once repairs have been completed, property will be occupied either by a tenant or buyer.(50% AMI)

4569 Lincoln St - Specifications for a new furnace were prepared for bid. When homeowner purchased the property the home inspection indicated that the furnace needed to be replaced. We are honoring the promises made to the buyer.

4580 Delaware St. - Prospective buyer is in the loan process. An home inspection was completed without any deficiencies. Lead base inspection was completed because the homeowner has applied for the HOME funds. There was a visual inspection for lead completed on the outside of the property and indicated that the foundation of the property needed resurfacing. Specifications was sent to several contractors to scrap, paint, fill-in cracks and repaint the metal handrails on the front entrance. Purchase agreement for \$35,000.(50% AMI)

June 18th - An eight (8) Homebuyer Educational Workshop was held for NSP participants and perspective buyers

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0003, Administration	\$0.00	\$214,208.70	\$206,896.19







**Grantee: Gary, IN**

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

**July 1, 2016 thru September 30, 2016 Performance**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

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#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

### Overall

Total Projected Budget from All Sources

### This Report Period

N/A

### To Date

\$4,066,863.86



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<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

### THIS QUARTER:

632 W. 45th Avenue: Minor repairs and rehabbing of property from previous tenant were completed by the constructor. We have a prospective buyer/tenant for the property, once the intake process has been completed.  
4436 Massachusetts Street: New tenant in property. African-american single female head of household with one (1) child. Income AMI - \$50%.

## Project Summary

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**Grantee: Gary, IN**

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

**October 1, 2016 thru December 31, 2016**

<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
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#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

#### Overall

Total Projected Budget from All Sources

#### This Report Period

N/A

#### To Date

\$4,066,863.86



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<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

FOR THIS QUARTER: NSP1

632 W. 45th Avenue: New tenant, single African-American woman, head of household with one (1) child, 2 bedroom home, 50% AMI.

4580 Delaware Street - SOLD 10/21/2016 - Single African-American male, head of household with no dependents, 2 bedroom home, 50% AMI.

3700 Lincoln Street - Tenant vacated the property Dec. 31, 2016. Searching for a new prospective buyer or tenant.

APPRAISER: Bid to the public for an appraiser to give new NSP1 property evaluations for current market values. (1 year contract)

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**Grantee: Gary, IN**

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**January 1, 2017 thru March 31, 2017 Performance**

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#### Acquisition and Relocation:

#### Public Comment:

#### Overall

Total Projected Budget from All Sources

#### This Report Period

N/A

#### To Date

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<b>Match Contributed</b>	\$0.00	\$0.00

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<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

NSP1 This Quarter:

3700 Lincoln Street - New tenant is occupying the property. Maile, single African American male, head of household with no dependents. This is a 3 bedroom home, 50% AMI.

3501-3511 Pennsylvania St. - Property has a tenant within the 50% AMI, City of Gary Police Officer. Property has some water flooding issues and bid have been awarded for the problem to be resolved.

## Project Summary

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	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19





**Grantee: Gary, IN**

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

## April 1, 2017 thru June 30, 2017 Performance Report

<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aelna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20. Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

#### Overall

Total Projected Budget from All Sources

#### This Report Period

N/A

#### To Date

\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

THIS QUARTER: NSP1

Working with Paul Watkins of Econometrica, Inc to seek a method to close-out the NSP1 properties. Spoken with HUD representative Leticia Almodovar and reviewed the recommended process to convey the NSP1 properties and the conditions for the Affordability period.

We bidded out to local title companies for services to convey and close six (6) NSP1 properties. The bids were returned and has been awarded to Fidelity National Title Company. Contract date will begin August 1, 2017  
632 W. 45th Avenue: Repairs to the property have been completed. Moisture in the living room area issue has been resolved.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19







**Grantee: Gary, IN**

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

**July 1, 2017 thru September 30, 2017 Performance**

<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

**Disasters:**

**Declaration Number**

NSP

**Narratives**

**Areas of Greatest Need:**

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

**Distribution and Uses of Funds:**

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.  
Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.  
Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.  
Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

THIS Quarter: NSP1

4436 Massachusetts Street: Tenant notified me mid September that she would be moving out of the property. Tenant is relocating to Georgia.

632 W. 45th Avenue: Tenant gave me a letter to vacate the property. Tenant is moving with family.

We have bidden out the proposal for a title company to provide title services and convey the following properties to the tenants occupying the properties:

2011 W. 7th Avenue, 4023 Vermont St., 4325 Carolina St., 670 Allen St., and 3501 -3511 Pennsylvania Street.

The tenants of these properties have paid rents and now owe approximately \$15,000-\$19,000 to fulfill the appraised value of the property. A 2nd lien will be placed on the properties with an affordability period of five (5) years. Once conveyed, the new homeowners will be responsible for maintenance, taxes & insurances of properties. The conveyance of these properties should be completed before the end of 2017.

NSP1 - PROGRAM INCOME

\$10,110.00 - Total Revenue

\$351.46 - Total Expenses

\$9,758.54 - Program Income

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19





**Grantee: Gary, IN**

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

**October 1, 2017 thru December 31, 2017**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

**Overall**  
Total Projected Budget from All Sources

**This Report Period**  
N/A

**To Date**  
\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

THIS QUARTER: NSP1

4436 Massachusetts Street: New tenant moved into the property as of December 1, 2017. Single African-American mother, son and granddaughter. 50%.

632 W. 45th Avenue - Tenant moved out of the property as of October 31, 2017. Property is vacant. Possible buyer/tenant for property.

2011 W. 7th Avenue - Property conveyed to the new homeowners, who were the tenants. Husband & wife, African-American, 120%. 2nd lien for the five (5) year "Affordability Period". Lien will be released in December 29, 2022.

We received \$40,108.00 in rental payments that we are treating as the sales price of the property. Appraised value \$46K.

4023 Vermont Street - Single, African-American household with three (3) children. 50% AMI. 2nd lien for a five (5) year "Affordability Period". Lien will be released December 29, 2022. We have received \$26,598.00 in rental payments that we are treating as the sales price of the property. Appraised value \$20K.

PROGRAM INCOME FOR NSP1 THIS QUARTER: \$4,942.77

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19







**Grantee: Gary, IN**

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

**January 1, 2018 thru March 31, 2018 Performance**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

### THIS QUARTER:

3501 - 3511 Pennsylvania Street - Property was conveyed to the tenant in January, 2018. He is an African-American, single father with a son and a City of Gary Police Officer at the 80% AMI. A second (2nd) lien was placed on the property for five (5) years. The lien will be released in February, 2023. Appraised value was \$47,000.  
4325 Carolina Street - Property was conveyed to the tenant in March, 2018. He is an African-American, single male at the 30% AMI. A second (2nd) lien was placed on the property for ten (10) years. The lien will be released in March, 2028. Appraised value of the property was \$28,000.

NSP1: No program income for this quarter. Expenditures exceeded revenue for this quarter.

Revenue: \$7,257.11 Expenditures: \$11,506.91

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19





**Grantee: Gary, IN**

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

**April 1, 2018 thru June 30, 2018 Performance Report**

<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Judith Samson
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

**Disasters:**

**Declaration Number**

NSP

**Narratives**

**Areas of Greatest Need:**

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

**Distribution and and Uses of Funds:**

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.  
Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.  
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Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
Total Projected Budget from All Sources	N/A	\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

### THIS QUARTER:

632 W. 45th Avenue - Placed specifications out to bid and awarded the contracts for minor repairs.

670 Allen Street - Tenant has paid off a lien, so we not have a clear title to convey the property. Property conveyance was scheduled for July 13, 2018.

1173 Arizona Street - Title search was ordered and waiting for clearance. Property conveyance was scheduled for July 13, 2018.

NSP1 Revenue: \$5,330.00, Expenditures \$70.00, Program Income \$5,260.00

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19







**Grantee: Gary, IN**

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

**July 1, 2018 thru September 30, 2018 Performance**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Judith Samson
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

#### Overall

Total Projected Budget from All Sources

#### This Report Period

N/A

#### To Date

\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

THIS QUARTER: NSP1

1173 Arizona St.: NSP1 property was conveyed to the tenant on July 13, 2018. New homeowner is a single, mid-aged African-American female with no children, 50% AMI with a end lien attached for five (5) years. New homeowner is responsible for maintenance/repairs, taxes & insurance on property. A yearly inspection of the property will be completed. Lien will be released July 31, 2023.

670 Allen St.: NSP1 property was conveyed to the tenant on July 13, 2018. New homeowner is a single mail with a family of three (3) children, African-American, 50% AMI with a 2nd lien for five (5) years. A yearly inspection of the property will be completed. Lien will be released July 31, 2023

632 W. 45th Ave.: Repairs on this NSP1 property has started and will be completed in October, 2018 for a prospective buyer or tenant.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19





**Grantee: Gary, IN**

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

**October 1, 2018 thru December 31, 2018**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Judith Samson
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	

**Total Budget:**  
\$4,066,863.86

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.  
Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.  
Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.  
Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,846,685.49
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

### THIS QUARTER: NSP1 ACTIVITIES

NSP1 Rents Collected: Total: \$3,159.00; 3700 Lincoln St. and 4436 Massachusetts St.

Total Expenditures: \$20,943.44 - 632 W. 45th Ave. (VACANT) - Rehab (\$18,510.00), Alarm (\$210.00), NIPSCO (\$1,074.75), Lawn (\$210.00) Prospective tenant to move-in 4/1/19. Tenant will have a (2) year lease agreement. 4436 Massachusetts St. = \$210.00 - Alarm (\$210.00), Tenant has (11) months left on lease agreement. Move-In date: 12/1/17.

4325 Carolina St. = \$643.69 - Alarm (\$245.00), NIPSCO (\$398.69) Conveyed to tenant 3/2/18. No More activity on property.

3700 Lincoln St. Tenant- Move-In date: 4/17. Two (2) year lease agreement 4/19. HO has been requested to go seek financing for a mortgage

All available NSP1 properties are advertised/marketed on the City of Gary's website and monthly Homebuyer Workshops.

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/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19







**Grantee: Gary, IN**

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

**January 1, 2019 thru March 31, 2019 Performance**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Judith Samson
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$24,100.86	\$3,870,786.35
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

THIS QUARTER: NSP 1

NSP1 Total rents collected: \$1,816.00 from 3700 Lincoln St. and 4436 Massachusetts St.

Total Expenditures: \$2, 814.18

632 W. 45th Ave.: NIPSCO \$261.60, Alarm (\$105.00), Insurance (\$745.86)- Property Vacant/Prospective tenant/buyer for this property in May, 2019.

3700 Lincoln St.: Insurance (\$745.86) Tenant's move-in date: 4/17. Tenant has been requested to go to a lender for a pre-approval or denial and schedule an appointment for us to review credit report, if unable to get a mortgage.

4436 Massachusetts St.: Alarm (\$105.00), Insurance (\$745.86), Tenant's move-in date: 12/1/17. I have requested the tenant to go to a lender for a pre-approval or denial and schedule an appointment for counseling to review credit report, if unable to get a mortgage.

4325 Carolina St.: Alarm (\$105.00)

ALL available NSP1 properties are advertised/marketed on the City of Gary's website, visible signs on property and NSP brochures distributed in monthly Homebuyer Educational Workshops.

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/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19



## Activities

**Project # /** 0001 / Acquisition/Rehabilitation/Resale

**Grantee Activity Number:** 3

**Activity Title:** Acquisition/Rehabilitation/Resale 1

**Activity Category:**

Acquisition - general

**Project Number:**

0001

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Gary

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$223,960.73
Total Budget	\$0.00	\$223,960.73
Total Obligated	\$0.00	\$223,960.73
Total Funds Drawdown	\$0.00	\$199,554.08
Program Funds Drawdown	\$0.00	\$199,554.08
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$11,705.29	\$199,554.08
City of Gary	\$11,705.29	\$199,554.08
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

**Activity Description:**

Acquisition/Rehabilitation/Resale 1 - Land will be acquired, rehabed and sold to individuals who meet the guidelines up to 120% of AMI. Two families are expected to benefit from this activity.

**Location Description:**

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

**Activity Progress Narrative:**



## Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		7/2	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired	0		0/0	
Total acquisition compensation	0		0/0	

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

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	2/2	2/2	100.00
# of Persons	0	0	0	15/0	0/0	15/0	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



**Grantee Activity Number:** 4  
**Activity Title:** Acquisition/Rehabilitation/Resale 2

**Activity Category:**

Acquisition - general

**Project Number:**

0001

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Gary

**Overall**

	<b>Jan 1 thru Mar 31, 2019</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,399,579.34
<b>Total Budget</b>	\$0.00	\$1,399,579.34
<b>Total Obligated</b>	\$0.00	\$1,399,579.34
<b>Total Funds Drawdown</b>	\$0.00	\$1,228,311.92
<b>Program Funds Drawdown</b>	\$0.00	\$1,219,298.78
<b>Program Income Drawdown</b>	\$0.00	\$9,013.14
<b>Program Income Received</b>	\$0.00	\$34,705.86
<b>Total Funds Expended</b>	\$14,799.89	\$1,228,311.92
City of Gary	\$14,799.89	\$1,228,311.92
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition/Rehabilitation/Resale 2 - Land will be acquired, rehabed and sold to individuals who meet the guidelines of 50% or below of AMI. Fourteen (14) families are expected to benefit from this activity.

**Location Description:**

Target Project Areas include: -Northern Horace Mann Area- -Ambridge Area- -Downtown West- -Far-East Midtown & Parts East- -Emerson&Aetna- -South Glen Park East- -North Glen Park East- -Midtown- -Midtown East- -Emerson-

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	9/14
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0



# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	0/0
Total acquisition compensation	0	0/0

	This Report Period		Cumulative Actual Total / Expected
	Total		Total
# of Housing Units	0		10/14
# of Singlefamily Units	0		10/14

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/14	5/0	10/14	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Owner Households	0	0	0	5/14	5/0	10/14	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / 0003 / Administration**

**Grantee Activity Number: 1**  
**Activity Title: Administration**

**Activity Category:**

Administration

**Project Number:**

0003

**Projected Start Date:**

04/01/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Gary

**Overall**

**Total Projected Budget from All Sources**

**Total Budget**

**Jan 1 thru Mar 31, 2019**

N/A

\$0.00

**To Date**

\$214,208.70

\$214,208.70





<b>Total Obligated</b>	\$0.00	\$214,208.70
<b>Total Funds Drawdown</b>	\$0.00	\$213,805.26
<b>Program Funds Drawdown</b>	\$0.00	\$206,896.19
<b>Program Income Drawdown</b>	\$0.00	\$6,909.07
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$2,404.32)	\$213,805.26
City of Gary	(\$2,404.32)	\$213,805.26
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

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

**Location Description:**

NA

**Activity Progress Narrative:**

**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-08-MN-18-0005**

## April 1, 2019 thru June 30, 2019 Performance Report

<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Judith Samson
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.

Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.

Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

#### Overall

Total Projected Budget from All Sources

#### This Report Period

N/A

#### To Date

\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,870,786.35
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

### NSP1 QUARTERLY REPORT:

3700 Lincoln St. - Tenant/Counselor are in the process of reviewing credit reports and budget. Tenant has been directed to go to a lender to seek financing. Tenants lease expired in May, 2019.

4436 Massachusetts St. - Tenant/Counselor are in the process of reviewing credit reports and budget. Tenant has been directed to contact a lender(s) to seek financing. Tenants lease will expire December 31, 2019

632 W. 45th Ave. - Prospective tenant is going through the intake process. Anticipated move-in date is August 1, 2019.

NSP1 QUARTERLY REVENUE; \$3,264.00

EXPENDITURES: \$558.82

PROGRAM INCOME; \$2,705.18

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19





**Grantee: Gary, IN**

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

**July 1, 2019 thru September 30, 2019 Performance**

<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Judith Samson
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

**Disasters:**

**Declaration Number**

NSP

**Narratives**

**Areas of Greatest Need:**

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

**Distribution and and Uses of Funds:**

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.  
Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.  
Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.  
Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,870,786.35
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92



## Overall Progress Narrative:

THIS QUARTER: NSP1

632 W. 45th Avenue: New prospective buyer/tenant in this property. Security deposit was received, Tenant will move into the property later part of September, 2019. Tenant is a single, african-american female with no children,50% AMI.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19







**Grantee: Gary, IN**

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

**October 1, 2019 thru December 31, 2019**

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<b>Grant Number:</b> B-08-MN-18-0005	<b>Obligation Date:</b>	<b>Award Date:</b>
<b>Grantee Name:</b> Gary, IN	<b>Contract End Date:</b>	<b>Review by HUD:</b> Reviewed and Approved
<b>Grant Award Amount:</b> \$3,836,758.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> Judith Samson
<b>LOCCS Authorized Amount:</b> \$3,836,758.00	<b>Estimated PI/RL Funds:</b> \$230,105.86	
<b>Total Budget:</b> \$4,066,863.86		

### Disasters:

#### Declaration Number

NSP

### Narratives

#### Areas of Greatest Need:

RF CT FR Area of Greatest Need L/M FR SPR RF 10 102.02 23.7% Northern Horace Mann Area Yes 10 87.1% 23.1% 102.3 23.1% Ambridge Area Yes 10 87.1% 23.1% 9 109.00 22.0% Ambridge Area Yes 10 84.0% 22.3% 8 107.00 21.6% Downtown West Yes 10 80.0% 21.3% 7 114.00 21.3% Far-East Midtown & East Yes 10 78.9% 21.0% 115.00 20.0% Emerson & Aetna Yes 10 74.6% 20.0% 6 126.00 21.35% South Glen Park East Yes 10 80.0% 21.3% 127.00 20.3% South Glen park East Yes 10 75.9% 20.3% 123.00 20.9% North Glen Park East Yes 10 77.9% 20.8% 4 121.00 20.8% Midtown East Yes 10 79.3% 21.1% 3 106.00 20.6% Emerson Yes 10 77.8% 20.7% 2 122.00 20.3% Midtown East Yes 10 78.6% 20.9% 1 118.00 20.2% Midtown Yes 10 75.7% 20.2%

#### Distribution and and Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.  
Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.  
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Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

#### Definitions and Descriptions:

#### Low Income Targeting:

#### Acquisition and Relocation:

#### Public Comment:

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$4,066,863.86



<b>Total Budget</b>	\$0.00	\$4,066,863.86
<b>Total Obligated</b>	\$0.00	\$4,066,863.86
<b>Total Funds Drawdown</b>	\$0.00	\$3,870,786.35
<b>Program Funds Drawdown</b>	\$0.00	\$3,835,680.49
<b>Program Income Drawdown</b>	\$0.00	\$35,105.86
<b>Program Income Received</b>	\$0.00	\$35,105.86
<b>Total Funds Expended</b>	\$0.00	\$3,870,786.35
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$575,513.70	\$0.00
<b>Limit on Admin/Planning</b>	\$383,675.80	\$213,805.26
<b>Limit on Admin</b>	\$0.00	\$213,805.26
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00
<b>Progress towards LH25 Requirement</b>	\$1,016,715.97	\$1,228,311.92

## Overall Progress Narrative:

### THIS QUARTER:

4436 Massachusetts St. - Tenant and I met to discuss her status to get a pre-approval/denial from the lender. Tenant is at the end of her two (2) occupancy period.

632 W. 45th Avenue - Property is vacant and has been vacant since the previous tenant moved out in October, 2019. We are seeking potential Tenant(s)/Buyer(s) for the property.

3700 Lincoln St. - Had a meeting with the tenant to discuss his status in getting a pre-approval/denial from the lender to purchase the property. HO is at the end of his two (2) year occupancy period.

I am in the process of contracting an Appraiser to give me some updated appraisals. The appraisals we have are at least two (2) years old.

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19



