

Action Plan

Grantee: Gary, IN

Grant: B-08-MN-18-0005

LOCCS Authorized Amount:	\$ 3,836,758.00
Grant Award Amount:	\$ 3,836,758.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 230,105.86
Total Budget:	\$ 4,066,863.86

Funding Sources

No Funding Sources Found

Narratives

Areas of Greatest Need:

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

Distribution and 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:

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Acquisition/Rehabilitation/Resale	3	Acquisition/Rehabilitation/Resale 1
		4	Acquisition/Rehabilitation/Resale 2
0002	Demolition	2	Demolition
0003	Administration	1	Administration
9999	Restricted Balance		<i>No activities in this project</i>



Activities

Project # / 0001 / Acquisition/Rehabilitation/Resale

Grantee Activity Number: 3
Activity Title: Acquisition/Rehabilitation/Resale 1

Activity Type:

Acquisition - general

Project Number:

0001

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation/Resale

Projected End Date:

04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 223,960.73

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 223,960.73

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	2		2	100.00
# of Households	2		2	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	2
# of Housing Units	2
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	2



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Gary

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Gary	Unknown	\$ 265,000.00

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 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.

Environmental Assessment: COMPLETED

Environmental None



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

Activity Type:
 Acquisition - general

Project Number:
 0001

Projected Start Date:
 04/01/2009

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 Acquisition/Rehabilitation/Resale

Projected End Date:
 04/01/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,399,579.34

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,399,579.34

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	14	14		100.00
# of Households	14	14		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	14
# of Housing Units	14
Total acquisition compensation to owners	
# of Parcels acquired voluntarily	
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	14



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Gary

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Gary

Organization Type

Unknown

Proposed Budget

\$ 1,123,000.00

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 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.

Environmental Assessment: COMPLETED

Environmental None

Project # / 0002 / Demolition

Grantee Activity Number: 2
Activity Title: Demolition

Activity Type:

Clearance and Demolition

Activity Status:

Completed

Project Number:

0002

Project Title:

Demolition

Projected Start Date:

04/01/2009

Projected End Date:

12/31/2012

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget: \$ 2,229,115.09

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 2,229,115.09

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# of Persons	70000			0.00

Proposed Accomplishments

	Total
# of Housing Units	159
# of Non-business Organizations benefitting	
# of Businesses	
# of public facilities	
# of buildings (non-residential)	10
# of Properties	159

LMI%:	66.34
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Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Gary

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Gary

Organization Type

Unknown

Proposed Budget

\$ 2,232,082.20

Location Description:

Project activity areas

Activity Description:

Funds will be used for clearance and demolition of slum and blighted structures in the City of Gary.

Environmental Assessment: COMPLETED

Environmental None



Project # / 0003 / Administration

Grantee Activity Number: 1
Activity Title: Administration

Activity Type:

Administration

Project Number:

0003

Projected Start Date:

04/01/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

03/14/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 214,208.70

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 214,208.70

Benefit Report Type:

NA

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Gary

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Gary

Organization Type

Unknown

Proposed Budget

\$ 214,208.70



Location Description:

NA

Activity Description:

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

Environmental Assessment: EXEMPT

Environmental None

Action Plan Comments:

Reviewer - please put in admin "activity"

Reviewer - rjected per request of grantee - HAJ

Reviewer - Reviewed and approved - HAJ

Reviewer - All activities are reviewed and approved except for demolition. Please amend the demolition activity to reflect the correct number of housing units vs. number of non-residential buildings. At least one non-residential unit is being demolished with NSP1 (Stocking Factory), if not more. -HAJ

Reviewer - Reviewed and approved - HAJ

Reviewer - Reviewed and approved - HAJ

Reviewer - 2012-10-19: Plan reviewed in advance of QPR for Q4 FFY12.

Reviewer - 2014/07/24: Plan reviewed in advance of QPR.

Reviewer - AB- reviewed and approved. Grantee making corrections to remove flags.

Action Plan History

Version	Date
B-08-MN-18-0005 AP#1	06/15/2010
B-08-MN-18-0005 AP#2	04/19/2011
B-08-MN-18-0005 AP#3	10/19/2012



B-08-MN-18-0005 AP#4	03/13/2013
B-08-MN-18-0005 AP#5	07/24/2014
B-08-MN-18-0005 AP#6	12/21/2017
B-08-MN-18-0005 AP#7	07/01/2019

