

# Action Plan

## Grantee: Fort Wayne, IN

### Grant: B-11-MN-18-0004

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<b>LOCCS Authorized Amount:</b>	\$ 2,374,450.00
<b>Grant Award Amount:</b>	\$ 2,374,450.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 2,374,450.00

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### Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	Other Federal Funds

### Narratives

#### Summary of Distribution and Uses of NSP Funds:

Project Number 1: Renaissance Pointe Rental NSP 3 Allocation of Funds: \$0.00 NSP 3 funds, under eligible use "E", will be used to support rental housing opportunities in census tract 17 of the Renaissance Pointe Neighborhood. Based on the City's 2010 Housing Market Potential Study, the City will use the NSP 3 Program to replace and/or improve the overabundance of blighted housing units in this area and spur infill development opportunities in this Neighborhood Revitalization Strategy Area. At this time, the City of Fort Wayne does not anticipate funding this project due to other funding priorities.

Project Number 2: Renaissance Pointe 25% Set Aside for those earning under 50% AMI NSP 3 Allocation of Funds: \$0 The City of Fort Wayne partnered with Millenia Development, LLC to develop the Villages of Hanna (former Eden Green Apartment complex) in Census Tract 17. The City is working with Millenia Development, LLC to develop (through demolition, rehabilitation and new construction) 128 rental units. This City originally planned to use NSP3 funds for this project, but circumstances led the City to invest HOME funds in this project and divert NSP3 funds to Project Number 4. The 25% set-aside requirement for housing at or below 50% AMI was met through The Courtyard project.

Project Number 3: McMillen Park Redevelopment Area Rental Housing NSP 3 Allocation of Funds: \$0 The City of Fort Wayne purchased this foreclosed upon property, called McMillen Park Apartments, in 2010 with NSP 1 funding. The City of Fort Wayne used CDBG funding for the demolition of the buildings that were on site. The City had planned to use NSP 3 funds to assist with the redevelopment phase of this site. However, circumstances led the City to use CDBG funds for the Southeast Housing Potential Market Study, rather than NSP3 funds.

Project Number 4: Downtown Area Single and/or Multi-family Housing - Rental & Homeownership NSP3 Allocation of Funds: \$2,345,262.67 This project will include the acquisition/rehabilitation of vacant and/or abandoned/foreclosed properties, the adaptive re-use of formerly commercial properties into residential housing for homeownership and/or rental units, and the demolition/clearance of vacant and/or abandoned/foreclosed blighted properties. The City of Fort Wayne partnered with Real America, LLC to acquire and rehabilitate/convert the Randall Building in downtown Fort Wayne into rental housing units. The City of Fort Wayne is also partnered with SCAN, Inc. to develop the Courtyard of Fort Wayne, a project that developed rental units for low-income individuals earning at or below 50% AMI (fulfilling 25% Set-Aside requirement).

Additionally, the City of Fort Wayne has purchased 8 single-family properties in the West Central neighborhood. These properties will be developed into either homeownership or rental units, or if blighted will be demolished under Eligible Use D. One of the eight properties may be converted to multi-family housing. Finally, the City of Fort Wayne has partnered with the Downtown Development Trust for the acquisition/adaptive-reuse of several Columbia Street properties.

Project Number 5: NSP Administration NSP 3 Allocation of Funds: \$29,187.33 The City of Fort Wayne will use its entire allowable administration costs for the execution of all NSP 3 funding. This will help in the costs associated with program delivery, salaries, financial oversight, and legal fees associated with all federal regulatory requirements. We will also use these funds to help with the program oversight such as: funding drawdowns, DRGR reporting, written agreements review,



environmental reviews, and construction compliance for all proposed

### **How Fund Use Addresses Market Conditions:**

The City had updated its Housing Market Potential Studies ("HMPS") in 2010 to help OHNS and the private development community to understand where people want to live, whether or not those people want to rent or own, and what types of housing developments would be the most desirable. This Housing Market Potential Study that was conducted helped the City of Fort Wayne establish key priorities that NSP 3 funds would be capable of addressing. The major issue that needed to be addressed was the need for "development" or "gap" financing. This was evident in the lack of housing growth over the past few years in new construction and/or the rehabilitation of multi-family complexes. The City's intent is to develop an NSP 3 Plan addressing the gap issues that developers state is their impediment to residential development. The City, therefore, put out a request for "letters of intent" in hopes of attracting both local and non-local developers to partner with the City in its use of NSP 3 funding. Based on the letter, the City received one response back from The Community Builders, Inc. The city posted, utilizing the NSP 3 mapping tool, Census Tracts to which the City has had a vested interest in or Census Tracts that had some of the lowest rating scores. We also provide results from our Housing Market Potential Study which showed the need to produce decent, safe, sanitary and desirable rental stock in the listed Census Tracts. While the City used NSP 1 dollars to address single family vacant and foreclosed properties in its initial community revitalization plan, NSP 3 funds will now be used to address the need for additional rental housing units. The Community Builders primary product is the redevelopment and/or new construction of rental type structures which is alignment with the City's plan. The City of Fort Wayne hopes to use its NSP 3 allotment to bridge the "gap" to help secure new rental units in 5 primary Census Tracts, with a secondary focus on very-low-income homeownership opportunities. NSP 3 will allow the city to focus resources on neighborhoods with the some of the highest foreclosure rates, predatory lending rates, and highest delinquency of mortgage rates in the City. This focus will in-turn stimulate economic growth, while increasing the affordable local housing stock. With strict adherence to the City's Consolidated Plan, Annual Action Plan and the newly released Impediments to Fair Housing Choice, NSP 3 funds will help in attaining the City's long term goals.

### **Ensuring Continued Affordability:**

For All Projects listed above the City will maintain the HOME Period of Affordability Standards/Guidelines This will guarantee that all units which receive the NSP 3 funds will remain Affordable for at Least 5 years  
Rehabilitation or Acquisition of existing housing will be broken down accordingly:  
Less than \$15,000/unit - 5 Year Period of Affordability  
\$15,000-\$40,000/unit - 10 Year Period of Affordability  
Greater than \$40,000/unit - 15 year Period of Affordability  
Greater than \$40,000/unit - New Rental Housing - 20 years Period of Affordability  
Rehabilitation/New Construction refinancing in any amount shall have a Period of Affordability of:  
15 years - Rehabilitation  
20 years - New Construction

### **Definition of Blighted Structure:**

Any structure or building that is in a state of dilapidation, deterioration or decay, faulty construction, overcrowded, open, vacant or abandoned; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and is dangerous to anyone on or near the premises;  
UNSAFE PREMISES. A tract of real property that may or may not contain a building or structure, excluding land used for agriculture, that is found to be a fire hazard, a hazard to public health, a public nuisance, or dangerous to a person or property because of a violation of a statute or an ordinance.  
From Chapter 152 City of Fort Wayne Code of Ordinances

### **Definition of Affordable Rents:**

The City of Fort Wayne follows the HUD User determination of fair market rental rates for Allen County and the City.

### **Housing Rehabilitation/New Construction Standards:**

The City of Fort Wayne enforces and maintains the Allen County local codes, rules, regulations and ordinances as found in the most recently adopted International Building Codes. It also maintains compliance with HUD's Housing Quality Standards Inspection requirements along with the City of Fort Wayne's All Trades Master Specification manual which identifies minimum standards and quality requirements that must be met.

### **Vicinity Hiring:**

The City will seek to enhance the local job market by implementing its Section 3 policies as it relates to hiring qualified workers who are local or from the area for any and all jobs created by the NSP 3 Program. Furthermore, the City will encourage extraordinary outreach in this regard, such as providing informational meetings to potential candidates and/or bidders.

### **Procedures for Preferences for Affordable Rental Dev.:**

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds. Procedures will differ according to the project under which the implementation is occurring.



## Grantee Contact Information:

NSP3 Program Administrator Contact Information  
Name: John Stineburg  
Email Address: john.stineburg@cityoffortwayne.org  
Phone Number: 260-427-2125  
Mailing Address: 200 E. Berry Street, Suite 320, Fort Wayne, IN 46802

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
1	Renaissance Pointe - Rental		<i>No activities in this project</i>	
2	Renaissance Pointe - 25% Set		<i>No activities in this project</i>	
3	McMillan Park Redevelopment		<i>No activities in this project</i>	
4	Downtown Area Single and/or	3DT01	Downtown Trust Columbia Street Acq Program	
		3RB01	Randall Lofts	
		3TC01	The Courtyard	
		HB025	1025 Wilt	
		HB111	1111 W. Jefferson Bl	
		HB121	1121 Fulton Street	
		HB222	1222 Jackson Street	
		HB302	1302 W. Jefferson Bl	
		HB801	801 W. Berry Street	
		HB815	815 W. Jefferson Bl	
		HB838	1838 Broadway	
5	NSP Administration	NSP3 Administration	NSP3 Administration	
9999	Restricted Balance		<i>No activities in this project</i>	



# Activities

**Project # /** 4 / Downtown Area Single and/or Multi-family Housing for

**Grantee Activity Number:** 3DT01

**Activity Title:** Downtown Trust Columbia Street Acq Program

**Activity Type:**

Acquisition - general

**Project Number:**

4

**Projected Start Date:**

04/01/2014

**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:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

09/30/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 490,226.89

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 482,444.76

**Total Funds:** \$ 972,671.65

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	10			0.00
# of Households	10			0.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

Total acquisition compensation to owners

# of Parcels acquired voluntarily

# of buildings (non-residential)

# of Properties

**Total**

10

10

5

5

5

5



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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
City of Fort Wayne2	Local Government	\$ 490,226.89
<b>Funding Source Name</b>	<b>Matching Funds</b>	<b>Funding Amount</b>
Neighborhood Stabilization Program 3	No	\$ 482,444.76

**Location Description:**

**Activity Description:**

This activity involves the purchase of buildings on Columbia Street in downtown Fort Wayne. The City partnered with a local non-profit, the Downtown Development Trust, to develop Columbia Street into retail, housing, and commercial space. Cincinnati-based Model Group was selected as the development partner to help design the overall project and help secure additional necessary funding. All residential buildings are complete and have received Certificates of Occupancy. Project is completed, and 7 units have been rented out by NSP eligible tenants.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

## Grantee Activity Number: 3RB01

### Activity Title: Randall Lofts

**Activity Type:**

Construction of new housing

**Project Number:**

4

**Projected Start Date:**

12/31/2012

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

08/01/2015

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

**Total Budget:** \$ 651,780.34

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 651,780.34

**Proposed Beneficiaries**

# Renter Households

**Total**

**Low**

**Mod**

**Low/Mod%**

44

42

95.45

# of Households

44

42

95.45

**Proposed Accomplishments**

# of Multifamily Units

**Total**

44

# of Housing Units

44

Activity funds eligible for DREF (Ike Only)

#Units with other green

#Sites re-used

1

#Units exceeding Energy Star

#Units with bus/rail access

44

#Low flow showerheads

44

#Low flow toilets

44

#Units with solar panels

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

**Responsible Organization**

**Organization Type**

**Proposed Budget**



**Location Description:**

606 S. Harrison Street, Fort Wayne, IN 46802

**Activity Description:**

Project involves the acquisition of the upper 4 floors of the Randall Building. The upper four floors of the Randall Building will be converted into 44 rental units. This project will help strengthen downtown Fort Wayne.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: 3TC01

### Activity Title: The Courtyard

**Activity Type:**

Construction of new housing

**Project Number:**

4

**Projected Start Date:**

03/01/2013

**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:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

08/01/2014

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

**Total Budget:** \$ 771,329.59

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 771,329.59

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	36	36		100.00
# of Households	36	36		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	36
# of Housing Units	36
# of Elevated Structures	1
# ELI Households (0-30% AMI)	36
#Units with other green	
#Sites re-used	1
#Units exceeding Energy Star	36
#Units with bus/rail access	36
#Low flow showerheads	36
#Low flow toilets	36

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
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**Location Description:**

2828 Fairfield Avenue, Fort Wayne, IN 46807

**Activity Description:**

The project includes acquisition, demolition, clearance and new construction. The developer will acquire the property (formerly known as the Duemling Clinic) located at 2828 Fairfield Avenue, Fort Wayne, IN 46807. Upon demolition and clearance, a new, 36-unit multi-family housing development will be built. This project will house individuals aging out of foster care (18-25 years old).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: HB025**

**Activity Title: 1025 Wilt**

**Activity Type:**

Acquisition - general

**Project Number:**

4

**Projected Start Date:**

04/01/2014

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

12/31/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 28,398.99

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 28,398.99

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# of Parcels acquired voluntarily

# of Properties

**Total**

1

1

1

1

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

**Responsible Organization**

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 28,398.99

**Location Description:**

1025 Wilt Street, Fort Wayne, IN 46802

**Activity Description:**



This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: HB111****Activity Title: 1111 W. Jefferson Bl****Activity Type:**

Acquisition - general

**Activity Status:**

Completed

**Project Number:**

4

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected Start Date:**

04/01/2014

**Projected End Date:**

12/31/2016

**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

**Total Budget:** \$ 69,012.46**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 69,012.46**National Objective:**

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

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total****Low****Mod****Low/Mod%**

1

0.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# of Parcels acquired voluntarily

1

# of Properties

1

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

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 69,012.46

**Location Description:**

1111 W. Jefferson Blvd, Fort Wayne, IN 46802

**Activity Description:**

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation



of the property.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: HB121

**Activity Title:** 1121 Fulton Street

### Activity Type:

Acquisition - general

### Project Number:

4

### Projected Start Date:

04/01/2014

### 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:

Completed

### Project Title:

Downtown Area Single and/or Multi-family

### Projected End Date:

12/31/2016

### Project Draw Block Date by HUD:

### Activity Draw Block Date by HUD:

**Total Budget:** \$ 47,191.14

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 47,191.14

### Benefit Report Type:

Direct (Households)

### Proposed Beneficiaries

# of Households

**Total**

**Low**

**Mod**

**Low/Mod%**

1

0.00

### Proposed Accomplishments

# of Parcels acquired voluntarily

**Total**

1

# of Properties

1

### Proposed budgets for organizations carrying out Activity:

#### Responsible Organization

City of Fort Wayne2

#### Organization Type

Local Government

#### Proposed Budget

\$ 47,191.14

### Location Description:

1121 Fulton Street, Fort Wayne, IN 46802

### Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: HB222

### Activity Title: 1222 Jackson Street

**Activity Type:**

Acquisition - general

**Project Number:**

4

**Projected Start Date:**

04/01/2014

**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:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

12/31/2016

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

**Total Budget:** \$ 19,099.80

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 19,099.80

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total**

**Low**

**Mod**

**Low/Mod%**

1

1

100.00

**Proposed Accomplishments**

# of Parcels acquired voluntarily

**Total**

1

# of Properties

1

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

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 19,099.80

**Location Description:**

1222 Jackson Street, Fort Wayne, IN 46802

**Activity Description:**

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.





**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: HB302**

**Activity Title: 1302 W. Jefferson Bl**

**Activity Type:**

Acquisition - general

**Project Number:**

4

**Projected Start Date:**

04/01/2014

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

12/31/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 119,776.05

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 119,776.05

**Proposed Beneficiaries**

# of Households

**Total**

1

**Low**

**Mod**

1

**Low/Mod%**

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# of Parcels acquired voluntarily

1

# of Properties

1

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

**Responsible Organization**

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 119,776.05

**Location Description:**

1302 W Jefferson Blvd, Fort Wayne, IN 46802

**Activity Description:**

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation



of the property.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: HB801**

**Activity Title: 801 W. Berry Street**

**Activity Type:**

Acquisition - general

**Project Number:**

4

**Projected Start Date:**

04/01/2014

**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:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

12/31/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 98,447.03

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 98,447.03

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# of Households

**Total**

4

**Low**

**Mod**

**Low/Mod%**

0.00

**Proposed Accomplishments**

# of Parcels acquired voluntarily

**Total**

1

# of Properties

1

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

**Responsible Organization**

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 99,545.62

**Location Description:**

801 W Berry Street, Fort Wayne, IN 46802

**Activity Description:**

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: HB815**

**Activity Title: 815 W. Jefferson Bl**

**Activity Type:**

Acquisition - general

**Project Number:**

4

**Projected Start Date:**

04/01/2014

**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

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

12/31/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 16,208.28

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 16,208.28

**Proposed Beneficiaries**

# of Households

**Total**

1

**Low**

**Mod**

**Low/Mod%**

0.00

**Proposed Accomplishments**

Total acquisition compensation to owners

**Total**

1

# of Parcels acquired voluntarily

1

# of buildings (non-residential)

1

# of Properties

1

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

**Responsible Organization**

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 16,208.28

**Location Description:**

815 W Jefferson Blvd, Fort Wayne, IN 46802

**Activity Description:**

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation



of the property.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: HB838****Activity Title: 1838 Broadway****Activity Type:**

Clearance and Demolition

**Project Number:**

4

**Projected Start Date:**

04/01/2014

**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:**

Completed

**Project Title:**

Downtown Area Single and/or Multi-family

**Projected End Date:**

09/30/2017

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:** \$ 33,792.10**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 33,792.10**Benefit Report Type:**

Area Benefit (Census)

**Proposed Beneficiaries**

# of Persons

**Total**

1

**Low****Mod**

1

**Low/Mod%**

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

1

# of Housing Units

1

# of Properties

1

**LMI%:**

38.28

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

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 33,792.10

**Location Description:**

1838 Broadway, Fort Wayne, IN 46802

**Activity Description:**

This activity includes the acquisition, demolition and clearance of the blighted structure. NSP3 funds will only be used for the acquisition of the property. Other non-federal funds will be used for the demolition and clearance of the property.





**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 5 / NSP Administration**



**Grantee Activity Number: NSP3 Administration**

**Activity Title: NSP3 Administration**

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

5

**Project Title:**

NSP Administration

**Projected Start Date:**

04/01/2011

**Projected End Date:**

12/31/2020

**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

**Total Budget:** \$ 29,187.33

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 29,187.33

**National Objective:**

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

**Benefit Report Type:**

NA

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

**Responsible Organization**

City of Fort Wayne2

**Organization Type**

Local Government

**Proposed Budget**

\$ 237,445.00

**Location Description:**

200 E. Berry Street, Suite 320, Fort Wayne, IN 46802

**Activity Description:**

Funds will be used for the administration of the NSP3 grant. Funds will not be drawn until a contract has been executed and an activity has been set up.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



## Action Plan Comments:

Almodovar, 4/7/2011: Additional information required in Narrative Sections Summary of Distribution & Uses of NSP funds and How fund Uses Addresses Market Conditions. Refer to the city's NSP-3 substantial amendment for revision and resubmit. LA

Almodovar, 4/15/2011: Rejected for corrective action by the grantee on project narratives.

Almodovar, 4/15/2011; Rejected due to corrective action not completed on project narratives that adequately describes the property in question.

Madyun, Grantee has updated the narrative to reflect proposed changes to the Action Plan. Grantee reports that activities have not been set up since contracts were not finalized during the reporting period. Grantee will be advised to set up activities following submission of the QPR (Grantee has completed the public comment period on a Substantial Amendment authorizing these activities--a signed copy has been requested for the files). EM

Madyun, Reviewed and approved. EM

Bailey, AB - reviewed and approved. Admin is at or below the cap and the 25% less than 50% AMI requirement is set up in excess of the minimum requirement.

Bailey, AB - Reviewed and Approved. Grantee changed Project #4 to include both rental and homeownership. Additional the summary of uses was updated so that it balances to the current grant amount.

Bailey, AB - reviewed and approved.

Bailey, AB - reviewed and approved. Grantee made corrections to resolve flags.

Bailey, AB - reviewed and approved. Minor adjustments in advance of QPR submission.

Bailey, AB - reviewed and approved - completed one activity in the system.

## Action Plan History

Version	Date
B-11-MN-18-0004 AP#11	10/29/2021
B-11-MN-18-0004 AP#10	04/30/2020
B-11-MN-18-0004 AP#9	04/18/2018
B-11-MN-18-0004 AP#8	08/15/2017
B-11-MN-18-0004 AP#7	01/13/2016
B-11-MN-18-0004 AP#6	10/29/2014
B-11-MN-18-0004 AP#5	04/30/2014
B-11-MN-18-0004 AP#4	01/28/2014
B-11-MN-18-0004 AP#3	04/19/2013



B-11-MN-18-0004 AP#2

01/30/2013

B-11-MN-18-0004 AP#1

11/04/2011

