

Grantee: Fort Wayne, IN

Grant: B-08-MN-18-0004

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-18-0004

Obligation Date:**Grantee Name:**

Fort Wayne, IN

Award Date:**Grant Amount:**

\$7,063,956.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Kelly Lundberg

Disasters:

Declaration Number

NSP

Plan Description:

A. Areas of Greatest Need Mortgage foreclosure in the City of Fort Wayne is on the rise. In the three year period from 2006 through the end of 2008, a total of 3,665 properties have been foreclosed on by the mortgage lender or servicing agent. Each year the total number of foreclosures completed by lenders has risen. In 2006, lenders foreclosed upon 1,156 mortgages in Allen County. In 2008, the number will likely exceed 1,450, a 25% percent change from 2006 to 2008. The Allen County Auditor recently published a listing of properties that will be auctioned in November 2008 due to delinquency in paying property taxes. There are 2,836 properties on the list, of which approximately 80% are located in Fort Wayne. According to data provided by HUD that measures the mortgages made by lenders between 2004 and 2006, 86% of Census block-groups in Fort Wayne have a rate of high-cost loans that exceeds 24%, i.e. where almost one out of four mortgages is a high cost loan. Nearly 30% of block-groups have a rate exceeding 50%. The urban core and southeast quadrant of Fort Wayne is most impacted by high-cost loans, where rates approach 75%. The Abandonment Risk data provided by HUD puts block groups into four categories, where a score of 9-10 represents the highest risk. More than half of eligible block groups have a score of 9-10. The urban core and southeast quadrant of the city comprise the majority of those highest risk block groups. The patterns of tax delinquency and mortgage foreclosure collected by the City aligns with the high-cost loan and abandonment risk data provided by HUD. This indicates that mortgage and tax foreclosures are affecting most neighborhoods in the City of Fort Wayne. However, the area of greatest need is the City's urban core and southeast quadrant. The eligible census block groups within this geography are identified. Table 1 Area of Greatest Need by Census Block Group. As required by statute, the City will target funds to the areas of greatest need, including those with the greatest percentage of home foreclosures, the highest percentage of homes financed by subprime loans and those identified as likely to face a significant rise in the rate of home foreclosures. Eligible census block groups within the Area of Greatest Need are identified in Table 1 Area of Greatest Need by Census Block Group. The following Community Development Planning Areas are included in the Area of Greatest Need: Northside, North Anthony, Bloomingdale/Spy Run, Five Points, Hamilton/Nebraska, West Central, East Park, Memorial Park, St. Marys East, Packard Area, Hanna Creighton, Harvester, McMillen Park.

Recovery Needs:

B. Distribution and Uses of Funds

The City will develop an NSP Implementation Strategy after submitting the NSP Substantial Action Plan Amendment. The Implementation Strategy will identify and prioritize specific census block groups and neighborhoods within the Area of Greatest Need where existing planning, local investment and organizational capacity exist and can be leveraged by strategic deployment and recapitalization of NSP funds.

Beyond the Area of Greatest Need, the City of Fort Wayne recognizes how the foreclosure crisis is affecting tipping point neighborhoods. These are neighborhoods that have a stable home ownership market and include active homeowner organizations, consistent and high levels of property maintenance, and a history of appreciating values. One or two foreclosures on an otherwise intact block in a tipping point neighborhood may have the potential to initiate a localized pattern of abandonment and a downward spiral in property value. NSP presents an opportunity to

provide subsidy to place those individual properties back into productive use.

Therefore, the City proposes distributing and using their NSP funds in two geographic areas:

Area of Greatest Need Focus Areas

Tipping Point Neighborhoods

NSP funds will be used in four (4) primary activities, plus administration.

Area of Greatest Need

Purchase and Rehabilitation for Homebuyer Purchase The City will acquire and rehabilitate abandoned and foreclosed upon residential properties and resell them to income-eligible homebuyers.

Purchase and Rehabilitation of Rental Units The City will acquire and partner with a developer to rehabilitate abandoned and foreclosed upon residential properties to be used as rental housing. This program will be used to meet the requirement that 25% of NSP funds be used to serve residents earning at or below 50% of the area median income.

Acquisition, Demolition and Stabilization for Future Redevelopment The City will use NSP funds to acquire, demolish and stabilize abandoned and foreclosed upon properties. These properties will be land banked until new housing units can be constructed.

Tipping Point Neighborhoods

Rehabilitation for Homebuyer Purchase The City will provide NSP funds to rehabilitate abandoned and foreclosed upon residential properties to developers and income-eligible owners. If a developer owns the unit, it will be resold to an income-eligible homebuyers.

C. Definitions and Descriptions

1. Blighted Structure Indiana State Code Unsafe Building Law

The City of Fort Wayne will adopt the State of Indianas definition of blight, which they call unsafe buildings and unsafe premises. Those definitions are described under Indiana Code (IC) 36-7-9-4 Unsafe Building Law and are defined below:

Sec. 4. (a) For purposes of this chapter, a building or structure, or any part of a building or structure, that is:

(1) in an impaired structural condition that makes it unsafe to a person or property

(2) a fire hazard;

(3) a hazard to the public health;

(4) a public nuisance;

(5) dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; or

(6) vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of a statute or an ordinance; is considered an unsafe building.

(b) For purposes of this chapter:

(1) an unsafe building; and

(2) the tract of real propesafe building is located; are considered unsafe premises.

(c) For purposes of this chapter, a tract of real property that does not contain a building or structure, no including land used for production agriculture, is considered an unsafe premises if the tract of real property is:

(1) a fire hazard;

(2) a hazard to public health

(3) a public nuisance; or

(4) dangerous to a person or property because of a violation of a statute or an ordinance.

1. Affordable Rents

NSP-assisted units will carry rent and occupancy restriction requirements. The rents will be set so that individuals pay no more than 30 percent of their gross income for rent, including utilities or the applicable fair market rents for the area less any utility costs paid by the tenants, whichever is lower.

The current Fair Market Rents (FMR) are:

Efficiency 1- Bedroom 2-Bedroom 3-Bedroom 4-Bedroom

FMR \$466 \$495 \$619 \$772 \$794

2. Continued Affordability

HUD requires that grantees, to maximum extent practicable and for longest feasible term, that the sale, rental or redevelopment of abandoned and foreclosed upon residential properties remain affordable to individuals or families whose income do not exceed 120 percent of area median income (AMI).

All homebuyer and rental units assisted must include provisions for long-term affordability restrictions meeting at least the following requirements:

Average Per Unit NSP Assistance Minimum Affordability Period

Less than \$15,000 5 years

\$15,000 - \$40,000 10 years

More than \$40,000 15 years
Rental New Construction 20 years

Rent, occupancy, and affordability requirements for homebuyer and rental units will be enforced with covenants, liens, or deed restrictions running with property.

3. Rehabilitation Standards

For housing rehabilitation using NSP funds, City will enforce Allen County Building Code for existing buildings. The City adopted the 2003 International Existing Building Code with Amendments.

D. Low Income Targeting

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$1,765,989

The City will respond to the housing needs of households that do not exceed 50 percent AMI through acquisition and rehabilitation of abandoned or foreclosed single-site multi-family properties. If such properties are not available, the City will partner with a developer to build a single-site multi-family project on foreclosed property available for redevelopment. They may also partner with an effective developer/property manager who provides high quality, well-maintained single-family scattered site properties. The City will explore opportunities to address the affordable housing for special needs populations, such as permanent supportive housing.

E. Acquisitions and Relocation

City will use NSP funds to demolish buildings that result in loss of low- and moderate-income housing. City will create demolition criteria and assess each structure before demolition occurs. The City will not be converting any buildings.

Explanation of Demolishing Property in Area of Greatest Need Focus Areas

1. Surplus of Housing

As 2007 Fort Wayne / Allen County Comprehensive Plan indicates, City has more houses than households. From 1990 to 2000, new housing building perisecee e oshlsb 5.n healthy growth conditions, more homes are built than new households. If a severe surplus occurs, it produces two effects: (1) Facilitates up and out homebuyer preference with improved home quality located farther from center of City; and 2) Contributes to increased vacancy and declining home values. This effect happened in Area of Greatest Need.

2. Focused Revitalization.

NSP is an opportunity to focus revitalization on specific blocks in the greatest need target area. Targeted acquisition and demolition will contribute to the redevelopment of specific blocks by removing blighted housing. Due to the housing surplus, these blighted houses are deteriorating because they are not demanded by the market. By removing blight in a concentrated target area, you increase the surrounding property values. When the market demands urban single-family housing, you have a critical mass of developable lots to meet the demands of modern households.

Estimated Demolition and Conversion of Low- and Moderate-Income Property

1. Number of Demolitions.

The number of low- and moderate-income dwelling units reasonably expected to be demolished as a direct result of NSP-assisted activities. The City will not be converting any buildings. 82*

*These units reflect up to 82 units for demolition as properties acquired for long-term revitalization will be demolished or stabilized based on structural assessments. No property will be demolished until such assessment occurs.

2. Number of Estimated NSP Affordable Units.

Number of NSP affordable housing units made available to low-, moderate, and middle-income households reasonably expected to be produced by activity, income level, and time schedule as provided for in DRGR:

Units <50% AMI Units 51-80% AMI Units 81-120% AMI

Homebuyer Rehab 0 16 37

Rental Rehab 30 0 0

Start & End Date Feb 2009 Jul 2013 Feb 2009 Jul 2013 Feb 2009 Jul 2013

3. Number of Low-Income Housing Units (i.e. 50% AMI or below)

Number of dwelling units reasonably expected to be made available for households earning no more than 50 percent of area median income. 30

F. Public Comment after 15-day period

The City received several public comments between November 7 and 24. Below is a summarized list of the comments received.

Indiana Tech would like to be considered as a partner in the East Central Neighborhood.
 Rehab and resell homes in the median income range neighborhoods.
 Limit new home building so that current housing stock can be filled.
 Dont want these houses be offered to sub-prime borrowers.
 Consider using 25% of the NSP funds for housing for Burmese refugees.
 How do contractors access the funds for rehabilitations?
 Would like a program that assists residents by purchasing and rehabbing vacant properties that need major rehabilitation. No one is currently able to buy them and do the repairs.
 The City should partner with Habitat for Humanity
 The Promising Partnership requested consideration for NSP funds for their permanent supportive housing project
 Waiting to see if house in 2100 block of Laverne will be demolished
 The City should partner with Habitat for Humanity in the Tipping Pointe Neighborhood program.
 It would be nice if Habitat for Humanity could play a role in the NSP program.
 Habitat for Humanity should be considered for NSP funds.
 Habitat for Humanity should assist the City in implementing the NSP program.
 The City should consider using some of the funds for new construction by Habitat for Humanity.
 How does the City plan to handle historic structures that may not meet current construction standards?
 Will cultural and historic significance be assessed prior to demolition?
 ARCH should be used for any Section 106 reviews prior to the expenditure of federal funds on the NSP program.
 Historic areas have been left out of the Area of Greatest Need. The City should add these areas to the Area of Greatest Need.
 Activities in the Northside Neighborhood area should be concentrated on purchase and rehabilitation in the Columbia Avenue Historic District.
 The foreclosure rate will continue to grow unless the City addresses the fact that people in the Southeast and Urban Core are preyed upon by lending institutions.
 The Southeast will not take kindly to another low-mod rental complex.
 Do not think that all the funds should be used in the Southeast area. Funds should be focused in the inner ring urban neighborhoods and if the City receives money from the State it could address other neighborhoods.
 Attention should be paid to small clusters of foreclosure outside the core/SE areas.
 Demolition without a clear replacement and predetermined market has historically resulted in further deterioration of values and flight.
 Would like to see demolition of old housing that has been affecting property values for years.
 The City should employ an evaluation mechanism to measure positive and neighborhood impact.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$6,226,164.33
Total CDBG Program Funds Budgeted	N/A	\$6,226,164.33
Program Funds Drawdown	\$435,389.01	\$903,066.61
Obligated CDBG DR Funds	\$750,000.00	\$2,806,396.00
Expended CDBG DR Funds	\$932,104.83	\$1,902,774.83
Match Contributed	\$0.00	\$0.00
Program Income Received	\$340,000.00	\$474,000.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	22.857%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,059,593.40	\$0.00
Limit on Admin/Planning	\$706,395.60	\$139,387.32
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

The NSP funded Purchase Custom Rehab Program has been very successful. As of January 14, 2010 the program had 11 units in the application phase, 3 units in the initial written agreement phase, 12 properties under construction, and 5 units completed. Currently the City has enough applications to commit the balance of funds allocated to the Purchase-Custom Rehab Program. Properties acquired with NSP funds as part of the Purchase-Custom Rehab Program have been purchased at an average discount price of 84.3% below appraised value. In addition, rehabilitation efforts have increased the appraised value of the houses by an average of 58.9%. The City has also made progress in identifying projects to meet the Set Aside requirement. Staff are currently completing environmental reviews for projects that target homebuyers and renters under 50% of the area median income. Within the next quarter, the City anticipates being able to commit all of the funds allocated to the Set Aside.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Purchase Rehab for Homebuyer Purchase	\$418,085.52	\$2,938,570.00	\$779,592.61
002, Low-Income Rental Units	\$0.00	\$1,800,000.00	\$0.00
003, Acquisition, Demolition & Stabilization	\$0.00	\$1,618,990.00	\$0.00
004, Administration	\$17,303.49	\$706,396.00	\$123,474.00
005, Low-Income Homebuyer Units	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 2
Activity Title: Administration

Activity Category:

Administration

Project Number:

004

Projected Start Date:

02/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/30/2013

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$706,395.60
Total CDBG Program Funds Budgeted	N/A	\$706,395.60
Program Funds Drawdown	\$17,303.49	\$123,474.00
Obligated CDBG DR Funds	\$0.00	\$706,396.00
Expended CDBG DR Funds	\$14,110.94	\$139,387.32
City of Fort Wayne	\$14,110.94	\$139,387.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Costs associated with implementing, allocating and monitoring of all NSP activities during the obligation and expenditure period.

Location Description:

Activity Progress Narrative:

Planning, monitoring and reporting underway on NSP funded activities.

Performance Measures

No Performance Measures found.

Activity Locations

Address

One E. Main Street

City

Fort Wayne

State

NA

Zip

46802

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

Neighborhood Stabilization Program

\$0.00

Total Other Funding Sources

\$0.00

Grantee Activity Number: BE101**Activity Title: 1014 Shore Drive****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

09/01/2009

Projected End Date:

12/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$136,547.02

Total CDBG Program Funds Budgeted

N/A

\$136,547.02

Program Funds Drawdown

\$19,729.32

\$19,729.32

Obligated CDBG DR Funds

\$150,000.00

\$150,000.00

Expended CDBG DR Funds

\$71,642.00

\$91,371.32

City of Fort Wayne

\$71,642.00

\$91,371.32

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Environmental review completed 8/17/09. Acquisition and rehabilitation of single-family residential unit.

Location Description:

1014 Shore Drive, Fort Wayne, Indiana

Activity Progress Narrative:

This unit was purchased by a private developer as part of the Purchase-Custom Rehab Program. Construction of the unit is currently underway. Anticipate having this unit complete by the end of February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/0	1/0	2/1

Activity Locations

Address	City	State	Zip
1014 Shore Drive	Fort Wayne	NA	46805

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: BE113

Activity Title: 1137 Rivermet

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

08/03/2009

Projected End Date:

11/03/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$99,384.02
Total CDBG Program Funds Budgeted	N/A	\$99,384.02
Program Funds Drawdown	\$0.00	\$61,044.12
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$137,655.70	\$198,699.82
City of Fort Wayne	\$137,655.70	\$198,699.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$97,000.00	\$97,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 7/20/09. Acquisition and rehabilitation of single-family residential unit for homebuyer purchase.

Location Description:

1137 Rivermet, Fort Wayne, Indiana

Activity Progress Narrative:

This vacant unit was purchased as part of the Purchase-Custom Rehab Program by a private developer. Rehabilitation of the unit has been completed and the unit has been sold to a middle-income household at 110% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	2/0	2/1

Activity Locations

Address

1137 Rivermet

City

Fort Wayne

State

NA

Zip

46805

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: BE212**Activity Title: 2124 Embassy****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

08/04/2009

Projected End Date:

11/04/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$142,930.70

Total CDBG Program Funds Budgeted

N/A

\$142,930.70

Program Funds Drawdown

\$40,334.00

\$40,867.50

Obligated CDBG DR Funds

\$0.00

\$150,000.00

Expended CDBG DR Funds

\$42,360.53

\$102,155.18

City of Fort Wayne

\$42,360.53

\$102,155.18

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Environmental review completed 6/4/09. Acquisition and rehabilitation of single-family unit for homebuyer purchase.

Location Description:

2124 Embassy Dr, Fort Wayne, Indiana

Activity Progress Narrative:

The single-family residential unit was purchased by a developer as part of the Purchase-Custom Rehabilitation program. Construction on the unit is currently underway. Anticipate completing the activity by the end of February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/0	1/0	2/1

Activity Locations

Address	City	State	Zip
2124 Embassy Drive	Fort Wayne	NA	46816

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: BE213

Activity Title: 2130 Embassy

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

08/03/2009

Projected End Date:

11/03/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$163,867.33
Total CDBG Program Funds Budgeted	N/A	\$163,867.33
Program Funds Drawdown	\$51,774.56	\$91,750.19
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$26,712.44	\$118,462.63
City of Fort Wayne	\$26,712.44	\$118,462.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 7/13/09. Purchase and rehabilitation of single-family unit for homebuyer purchase.

Location Description:

2130 Embassy, Fort Wayne, Indiana.

Activity Progress Narrative:

This unit was purchased by a developer as part of the Purchase-Custom Rehab Program. Construction is currently underway on the unit. Anticipate having the unit completed by the end of February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/0	1/0	2/1

Activity Locations

Address	City	State	Zip
2130 Embassy	Fort Wayne	NA	46816

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: BE272
Activity Title: 2725 Palisade

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

09/01/2009

Projected End Date:

12/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall**Oct 1 thru Dec 31, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$173,247.46
Total CDBG Program Funds Budgeted	N/A	\$173,247.46
Program Funds Drawdown	\$1,258.50	\$1,258.50
Obligated CDBG DR Funds	\$150,000.00	\$150,000.00
Expended CDBG DR Funds	\$107,021.46	\$108,279.96
City of Fort Wayne	\$107,021.46	\$108,279.96
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 8/17/09. Acquisition Rehabilitation of single-family residential unit.

Location Description:

2725 Palisade, Fort Wayne, Indiana

Activity Progress Narrative:

This single-family residential unit was purchased as part of the Purchase-Custom Rehab program by a private developer. Construction is currently underway on this unit. Anticipate completing the unit by March 15, 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/0	1/0	2/1

Activity Locations

Address	City	State	Zip
2725 Palisade	Fort Wayne	NA	46806

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: BE303

Activity Title: 303 S. Cornell Circle

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

05/29/2009

Projected End Date:

09/29/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$125,792.69
Total CDBG Program Funds Budgeted	N/A	\$125,792.69
Program Funds Drawdown	\$64,498.43	\$102,884.36
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$39,684.48	\$142,843.84
City of Fort Wayne	\$39,684.48	\$142,843.84
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$69,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 4/29/09. Acquisition and rehabilitation of single-family residential unit for resale to low/mod/middle-income homebuyer.

Location Description:

303 South Cornell Circle, Fort Wayne, Indiana

Activity Progress Narrative:

The single-family residential unit was purchased by a private developer and rehabilitated. The unit has been completed and sold to a middle-income households at 80.1% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/1
# of housing units	0	0	1	0/0	0/0	3/1
# of Households benefitting	0	1	1	0/0	2/1	3/1

Activity Locations

Address

303 S. Cornell Circle

City

Fort Wayne

State

NA

Zip

46807

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: BE341**Activity Title: 3412 Beatrice****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

09/01/2009

Projected End Date:

12/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$137,187.08

Total CDBG Program Funds Budgeted

N/A

\$137,187.08

Program Funds Drawdown

\$275.00

\$275.00

Obligated CDBG DR Funds

\$150,000.00

\$150,000.00

Expended CDBG DR Funds

\$113,536.48

\$160,393.84

City of Fort Wayne

\$113,536.48

\$160,393.84

Match Contributed

\$0.00

\$0.00

Program Income Received

\$87,000.00

\$87,000.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Environmental Review completed 9/15/09. Purchase and rehabilitation of single-family unit for homebuyer purchase.

Location Description:

3412 Breatrice Drive in Fort Wayne, Indiana

Activity Progress Narrative:

This unit was purchased as part of the Purchase-Custom Rehab Program. Rehabilitation of the unit has been completed and the unit has been sold to an eligible homeowner at 63% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/0
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	1	1	0/0	2/0	2/1

Activity Locations

Address	City	State	Zip
3412 Beatrice Avenue	Fort Wayne	NA	46806

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: BE460

Activity Title: 4601 Austin Drive

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

05/29/2009

Projected End Date:

09/29/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$124,665.63
Total CDBG Program Funds Budgeted	N/A	\$124,665.63
Program Funds Drawdown	\$26,759.39	\$106,842.95
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$22,974.90	\$129,817.85
City of Fort Wayne	\$22,974.90	\$129,817.85
Match Contributed	\$0.00	\$0.00
Program Income Received	\$4,000.00	\$69,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental Review completed 5/18/09. Acquisition and rehabilitation of single family residential unit for resale to low/mod/middle-income homebuyer.

Location Description:

4601 Austin Drive, Fort Wayne, Indiana.

Activity Progress Narrative:

The single-family foreclosed unit was purchased by a private developer as part of the Purchase-Custom Rehab Program. Rehabilitation of the unit has been completed and the unit has been resold to a middle-income household at 82.6% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/1
# of housing units	0	0	1	0/0	0/0	3/1
# of Households benefitting	0	1	1	0/0	3/1	3/1

Activity Locations

Address	City	State	Zip
4601 Austin Drive	Fort Wayne	NA	46806

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: BE633

Activity Title: 6332 Holgate

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

09/01/2009

Projected End Date:

12/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$158,785.77
Total CDBG Program Funds Budgeted	N/A	\$158,785.77
Program Funds Drawdown	\$31,699.57	\$31,699.57
Obligated CDBG DR Funds	\$150,000.00	\$150,000.00
Expended CDBG DR Funds	\$80,739.37	\$111,455.44
City of Fort Wayne	\$80,739.37	\$111,455.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 8/13/09. Acquisition and rehabilitation of single-family residential unit.

Location Description:

6332 Holgate, Fort Wayne, Indiana

Activity Progress Narrative:

The unit was purchased by a private developer as part of the Purchase Custom Rehab program. Construction on the property is currently underway. Anticipate completing the project by the end of February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/0	1/0	2/1

Activity Locations

Address	City	State	Zip
6332 Holgate	Fort Wayne	NA	46816

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: GE230
Activity Title: 2302 Florida

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

06/22/2009

Projected End Date:

09/22/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$138,822.94
Total CDBG Program Funds Budgeted	N/A	\$138,822.94
Program Funds Drawdown	\$48,842.00	\$95,547.74
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$79,608.64	\$175,156.38
City of Fort Wayne	\$79,608.64	\$175,156.38
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 5/12/09. Acquisition/rehabilitation of single-family unit for homebuyer purchase.

Location Description:

2302 Florida, Fort Wayne, In

Activity Progress Narrative:

The single-family residential unit was purchased by a private developer as part of the Purchase-Custom Rehabilitation program. Rehabilitation of the unit has been completed and the unit is set to be sold to an eligible homebuyer in early January.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/1
# of housing units	0	0	1	0/0	0/0	3/1
# of Households benefitting	0	1	1	0/0	2/1	3/1

Activity Locations

Address	City	State	Zip
2302 Florida	Fort Wayne	NA	46805

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: GE450

Activity Title: 4502 Winston

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

08/21/2009

Projected End Date:

11/21/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$84,246.54
Total CDBG Program Funds Budgeted	N/A	\$84,246.54
Program Funds Drawdown	\$33,548.84	\$33,823.84
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$61,479.10	\$95,302.94
City of Fort Wayne	\$61,479.10	\$95,302.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 8/17/09. Acquisition and rehabilitation of single-family unit for low-income homebuyers.

Location Description:

4502 Winston, Fort Wayne, Indiana 46806.

Activity Progress Narrative:

This unit was purchased by a developer as part of the Purchase-Custom Rehab Program. Construction on the unit is currently underway. Anticipate completing the unit by the end of February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/1	1/0	2/1

Activity Locations

Address	City	State	Zip
4502 Winston	Fort Wayne	NA	46806

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: ID230**Activity Title: 2308 John Street****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

09/01/2009

Projected End Date:

12/01/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall**Oct 1 thru Dec 31, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$140,264.40

Total CDBG Program Funds Budgeted

N/A

\$140,264.40

Program Funds Drawdown

\$0.00

\$0.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$55,915.86

\$55,915.86

City of Fort Wayne

\$55,915.86

\$55,915.86

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Environmental review completed 8/13/09. Purchase and rehabilitation of single-family residential unit.

Location Description:

2308 John Street, Fort Wayne, Indiana

Activity Progress Narrative:

A vacant lot was purchased by a developer as part of the Purchase-Custom Rehab program. Construction of a new single-family residential unit is underway. Anticipate completing this unit by the end of February 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/0	1/0	2/1

Activity Locations

Address	City	State	Zip
2308 John Street	Fort Wayne	NA	46806

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: ID422
Activity Title: 4229 Tacoma

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

06/22/2009

Projected End Date:

09/22/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$95,471.36
Total CDBG Program Funds Budgeted	N/A	\$95,471.36
Program Funds Drawdown	\$23,948.48	\$76,491.56
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$15,865.04	\$93,356.60
City of Fort Wayne	\$15,865.04	\$93,356.60
Match Contributed	\$0.00	\$0.00
Program Income Received	\$73,000.00	\$73,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 6/4/09. Acquisition and rehabilitation of single-family residential unit for homebuyer purchase.

Location Description:

4229 Tacoma Dr, Fort Wayne, IN

Activity Progress Narrative:

The single-family unit was purchased by a developer as part of the Purchase-Custom Rehab Program. Rehabilitation of the unit is complete and the unit has been sold to an eligible homebuyer at 86% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/1
# of housing units	0	0	1	0/0	0/0	3/1
# of Households benefitting	0	1	1	0/0	3/1	3/1

Activity Locations

Address	City	State	Zip
4229 Tacoma Avenue	Fort Wayne	NA	46807

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: MI533**Activity Title: 533 East Creighton Avenue****Activity Category:**

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

06/18/2009

Projected End Date:

10/18/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Fort Wayne

Overall**Oct 1 thru Dec 31, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$147,492.16
Total CDBG Program Funds Budgeted	N/A	\$147,492.16
Program Funds Drawdown	\$29,341.00	\$71,301.53
Obligated CDBG DR Funds	\$0.00	\$150,000.00
Expended CDBG DR Funds	\$15,967.84	\$87,269.37
City of Fort Wayne	\$15,967.84	\$87,269.37
Match Contributed	\$0.00	\$0.00
Program Income Received	\$79,000.00	\$79,000.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 5/18/09. Acquisition and rehabilitation of single-family residential unit for homebuyer purchase

Location Description:

533 East Creighton Avenue, Fort Wayne, IN 46802

Activity Progress Narrative:

This foreclosed single-family unit was purchased by a developer as part of the Purchase-Custom Rehab program. Rehabilitation of the unit has been completed and the unit has been sold to a low-income households at 49% of the area median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	3/1
# of housing units	0	0	1	0/0	0/0	3/1
# of Households benefitting	1	0	1	1/0	1/1	3/1

Activity Locations

Address	City	State	Zip
533 E. Creighton Avenue	Fort Wayne	NA	46806

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: SA201

Activity Title: 2019 Curdes Avenue

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Under Way

Project Number:

001

Project Title:

Purchase Rehab for Homebuyer Purchase

Projected Start Date:

08/04/2009

Projected End Date:

11/04/2009

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Fort Wayne

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$151,367.96
Total CDBG Program Funds Budgeted	N/A	\$151,367.96
Program Funds Drawdown	\$46,076.43	\$46,076.43
Obligated CDBG DR Funds	\$150,000.00	\$150,000.00
Expended CDBG DR Funds	\$46,830.05	\$92,906.48
City of Fort Wayne	\$46,830.05	\$92,906.48
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Environmental review completed 7/13/09. Purchase, demolition and reconstruction of single-family housing unit for homebuyer purchase.

Location Description:

2019 Curdes Avenue, Fort Wayne, Indiana

Activity Progress Narrative:

This vacant property was acquired by a developer as part of the Purchase-Custom Rehab program. Construction on a new residential unit is currently underway. Upon completion the unit will be sold to an NSP eligible homebuyer.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	2/1
# of housing units	0	0	1	0/0	0/0	2/1
# of Households benefitting	0	0	1	0/0	1/0	2/1

Activity Locations

Address

2019 Curdes

City

Fort Wayne

State

NA

Zip

46805

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
