

**Grantee: Fort Wayne, IN**

**Grant: B-08-MN-18-0004**

**April 1, 2010 thru June 30, 2010 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:**

John Stineburg

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

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. Mary's East, Packard Area, Hanna Creighton, Harvester, McMillen Park.

**Distribution and and Uses of Funds:**

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 homebuyer. C. Definitions and Descriptions 1. Blighted Structure – Indiana State Code Unsafe Building Law The City of Fort Wayne

will adopt the State of Indiana's 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 lands 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 per se e e oshlsb 5.n healthy growth conditions, more homes are built in the area.

2. Focuses on 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 &ndash Jul 2013 Feb 2009 &ndash 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. Don't 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

## 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	\$7,063,956.00
Total CDBG Program Funds Budgeted	N/A	\$7,063,956.00
Program Funds Drawdown	\$543,882.37	\$2,825,368.02
Obligated CDBG DR Funds	\$357,186.61	\$6,492,545.04
Expended CDBG DR Funds	\$1,048,801.98	\$4,688,827.78
Match Contributed	\$0.00	\$49,540.00
Program Income Received	\$607,980.00	\$1,658,980.00
Program Income Drawdown	\$218,485.71	\$1,128,980.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$49,540.00
Limit on Public Services	\$1,059,593.40	\$0.00
Limit on Admin/Planning	\$706,395.60	\$146,598.01
Limit on State Admin	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,765,989.00	\$2,079,579.33

## Overall Progress Narrative:

NSP-Purchase Custom Rehab Program: 22 of 25 projects are complete or in progress (88%). Five projects are in construction, 17 projects are complete, and 3 application are under review. The approximate total review value is \$3.86 million and the average unit rehabilitation value is 4154,523.08. The original NSP funding set aside for the

Purchase Custom Rehab program was \$3,192,193. Due to the amount of program income received the City was able to over-commit the program at \$3,863,077.17.

25% Set Aside Program: 4 of 15 projects are under contract. the approximate total rehabilitation value is \$1.99 million. The average unit rehabilitation value is \$132,451. To date the City has committed \$1,986,771.19 in NSP for activities that meet the 25% Set Aside requirement.

## 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	\$337,529.89	\$3,458,021.40	\$1,910,039.78
002, Low-Income Rental Units	\$39,417.50	\$865,989.00	\$39,417.50
003, Acquisition, Demolition & Stabilization	\$121,494.29	\$1,133,550.00	\$689,353.87
004, Administration	\$1,653.91	\$706,395.60	\$142,770.09
005, Low-Income Homebuyer Units	\$43,786.78	\$900,000.00	\$43,786.78
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>2</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

004

**Project Title:**

Administration

**Projected Start Date:**

02/01/2009

**Projected End Date:**

07/30/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$706,395.60
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$706,395.60
<b>Program Funds Drawdown</b>	\$1,653.91	\$142,770.09
<b>Obligated CDBG DR Funds</b>	\$0.00	\$706,395.60
<b>Expended CDBG DR Funds</b>	(\$123,809.81)	\$150,139.43
City of Fort Wayne	(\$123,809.81)	\$150,139.43
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$3,827.92

**Activity Description:**

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

**Location Description:**

**Activity Progress Narrative:**

Implementation, monitoring and reporting is currently underway on NSP funded activities.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures found.**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

## Activity Locations

Address	City	State	Zip
One E. Main Street	Fort Wayne	NA	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

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**Grantee Activity Number:** BE101

**Activity Title:** 1014 Shore Drive

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

12/01/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$136,547.02
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$136,547.02
<b>Program Funds Drawdown</b>	\$30,743.77	\$101,607.63
<b>Obligated CDBG DR Funds</b>	\$0.00	\$136,547.02
<b>Expended CDBG DR Funds</b>	\$30,893.77	\$127,608.29
City of Fort Wayne	\$30,893.77	\$127,608.29
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$62,000.00
<b>Program Income Drawdown</b>	\$0.00	\$25,850.66

**Activity Description:**

Environmental review completed 8/17/09. Acquisition and rehabilitation of single-family residential unit. Total project budget for this activity is \$122,553.

**Location Description:**

1014 Shore Drive, Fort Wayne, Indiana

**Activity Progress Narrative:**

Single family residential unit at 1014 Shore Drive was acquired, rehabilitated and resold to a low-income resident at 39% of the area median income. The value of the property increased by 222% between the pre-rehabilitation and post-rehabilitation appraisals.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-1	1/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-1	0/0	0/0	1/1	0.00

## 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	

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**Grantee Activity Number:** BE113  
**Activity Title:** 1137 Rivermet

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

08/03/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

11/03/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

Overall	Apr 1 thru Jun 30, 2010	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	\$217.30	\$99,339.02
Obligated CDBG DR Funds	\$217.30	\$99,384.02
Expended CDBG DR Funds	\$300.00	\$204,560.32
City of Fort Wayne	\$300.00	\$204,560.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$97,000.00
Program Income Drawdown	\$0.00	\$104,921.30

**Activity Description:**

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

The total anticipated expenses associated with this project are \$204,260.

**Location Description:**

1137 Rivermet, Fort Wayne, Indiana

**Activity Progress Narrative:**

Acquisition, rehabilitation and resale of a single family residential unit to Ms. Megan Perry. Appraised value increased by 29.3% after the NSP funded rehabilitation.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	-1	-1	0/0	1/0	1/1	100.00

## Activity Locations

Address	City	State	Zip
1137 Rivermet	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	

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**Grantee Activity Number:** BE183

**Activity Title:** 1839 Kensington Boulevard

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

08/23/2010

**Benefit Type:**

N/A

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

11/22/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$188,715.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$188,715.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Fort Wayne	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of single-family unit for resale to NSP-eligible homebuyer. An environmental review was completed for this project on 1/28/10.

**Location Description:**

1839 Kensington, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single unit residential property will begin in next quarter

**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	0/1

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
1839 Kensington	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	

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**Grantee Activity Number:** BE190

**Activity Title:** 1909 Kensington

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

01/21/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

06/20/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$288,412.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$288,412.00
<b>Program Funds Drawdown</b>	\$25,036.63	\$133,366.10
<b>Obligated CDBG DR Funds</b>	\$0.00	\$288,412.00
<b>Expended CDBG DR Funds</b>	\$144,736.00	\$240,174.60
City of Fort Wayne	\$144,736.00	\$240,174.60
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$155,000.00	\$155,000.00
<b>Program Income Drawdown</b>	\$43,660.00	\$57,238.50

**Activity Description:**

Purchase and rehabilitation of single-family residential unit. Downpayment assistance will be provided to eligible NSP buyer. Environmental review was completed on 12/29/2009. The total project budget for this activity is \$295,388.

**Location Description:**

1909 Kensington Blvd, Fort Wayne, Indiana

**Activity Progress Narrative:**

Acquisition and rehabilitation of single family residential unit. Unit is complete and was sold to a NSP-eligible homebuyer. The value of the home increased by 58% due to the rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	1/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	1	1	0/0	1/0	1/1	100.00

## Activity Locations

Address	City	State	Zip
1909 Kensington Blvd	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	

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**Grantee Activity Number:** BE212

**Activity Title:** 2124 Embassy

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

08/04/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

11/04/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$142,930.70
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$142,930.70
<b>Program Funds Drawdown</b>	\$25,174.33	\$132,672.71
<b>Obligated CDBG DR Funds</b>	\$0.00	\$142,930.70
<b>Expended CDBG DR Funds</b>	\$1,416.32	\$132,822.71
City of Fort Wayne	\$1,416.32	\$132,822.71
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$70,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Environmental review completed 6/4/09. Acquisition and rehabilitation of single-family unit for homebuyer purchase. The total budget for this activity is \$131,932.

**Location Description:**

2124 Embassy Dr, Fort Wayne, Indiana

**Activity Progress Narrative:**

Acquisition & Rehabilitation of single family unit complete and sold to end buyer. Property value increased by 40% due to the rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-1	1/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-1	0/0	0/0	1/1	0.00

## Activity Locations

Address	City	State	Zip
2124 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:** BE213

**Activity Title:** 2130 Embassy

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

08/03/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

11/03/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$163,867.33
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$163,867.33
<b>Program Funds Drawdown</b>	\$38,139.43	\$161,945.26
<b>Obligated CDBG DR Funds</b>	\$0.00	\$163,867.33
<b>Expended CDBG DR Funds</b>	\$2,556.31	\$164,501.57
City of Fort Wayne	\$2,556.31	\$164,501.57
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$75,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Environmental review completed 7/13/09. Purchase and rehabilitation of single-family unit for homebuyer purchase. The total project budget for this activity is \$161,137.

**Location Description:**

2130 Embassy, Fort Wayne, Indiana.

**Activity Progress Narrative:**

acquisition & rehabilitation of a single unit residential property. Project is complete and has been sold to end buyer. Property value increased by 73% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-1	0/0	0/0	1/1	0.00

## 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:** BE220

**Activity Title:** 2205 Bayer 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:**

06/01/2010

**Projected End Date:**

10/04/2010

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$35,592.75
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$35,592.75
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$133,308.46	\$133,308.46
City of Fort Wayne	\$133,308.46	\$133,308.46
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$68,000.00	\$68,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of single-family unit. The unit will be resold to a low-moderate- middle income homebuyer after it has been rehabilitated.

The anticipated project budget is \$133,402. An environmental review was completed on 05/06/2010.

**Location Description:**

2205 Bayer Avenue, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 21.4% due to rehabilitation.

**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	0/1

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

Address	City	State	Zip
2205 Bayer Ave	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:** BE261

**Activity Title:** 2610 East Drive

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

01/29/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

06/28/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$15,667.25
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$15,667.25
<b>Program Funds Drawdown</b>	\$7,441.00	\$7,441.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$165,740.75
<b>Expended CDBG DR Funds</b>	\$152,488.27	\$270,663.02
City of Fort Wayne	\$152,488.27	\$270,663.02
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$150,000.00	\$150,000.00
<b>Program Income Drawdown</b>	\$34,320.00	\$145,436.75

**Activity Description:**

Acquisition and rehabilitation of a single-family residential unit for purchase by a middle-income household. Environmental review was completed on 1/28/2010. The anticipated budget for this activity is \$274,670.

**Location Description:**

2610 East Drive, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 35% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	1	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	1	1	0/0	1/1	1/1	100.00

## Activity Locations

Address	City	State	Zip
2610 East 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	

---

<b>Grantee Activity Number:</b>	<b>BE272</b>
<b>Activity Title:</b>	<b>2725 Palisade</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

12/01/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$173,247.46
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$173,247.46
<b>Program Funds Drawdown</b>	\$18,503.51	\$108,086.67
<b>Obligated CDBG DR Funds</b>	(\$9,383.24)	\$173,247.46
<b>Expended CDBG DR Funds</b>	\$49,840.00	\$167,309.91
City of Fort Wayne	\$49,840.00	\$167,309.91
<b>Match Contributed</b>	\$0.00	\$49,540.00
<b>Program Income Received</b>	\$0.00	\$94,000.00
<b>Program Income Drawdown</b>	\$9,383.24	\$58,923.24

**Activity Description:**

Environmental review completed 8/17/09. Acquisition Rehabilitation of single-family residential unit. The anticipated budget for this activity is \$166,418.

**Location Description:**

2725 Palisade, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 38% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-1	1/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-1	0/0	0/0	1/1	0.00

## 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

**Project Number:**

001

**Projected Start Date:**

05/29/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

09/29/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$125,792.69
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$125,792.69
<b>Program Funds Drawdown</b>	\$1,000.00	\$125,792.69
<b>Obligated CDBG DR Funds</b>	\$1,000.00	\$125,792.69
<b>Expended CDBG DR Funds</b>	\$150.00	\$149,335.04
City of Fort Wayne	\$150.00	\$149,335.04
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$69,000.00
<b>Program Income Drawdown</b>	\$0.00	\$23,392.35

**Activity Description:**

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

The anticipated total budget for this activity is \$148,185.

**Location Description:**

303 South Cornell Circle, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 53% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-2	1/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-2	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-2	-2	0/0	0/1	1/1	0.00

## Activity Locations

Address	City	State	Zip
303 S. Cornell	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:** BE340  
**Activity Title:** 3402 Lona 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:**

02/18/2010

**Projected End Date:**

05/18/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Fort Wayne

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$96,736.00
Total CDBG Program Funds Budgeted	N/A	\$96,736.00
Program Funds Drawdown	\$40,748.10	\$40,748.10
Obligated CDBG DR Funds	\$96,736.00	\$96,736.00
Expended CDBG DR Funds	\$92,217.38	\$144,834.14
City of Fort Wayne	\$92,217.38	\$144,834.14
Match Contributed	\$0.00	\$0.00
Program Income Received	\$77,000.00	\$77,000.00
Program Income Drawdown	\$52,616.76	\$52,616.76

**Activity Description:**

Acquisition and rehabilitation of single family residential unit for homebuyer purchase

**Location Description:**

3402 Lona Drive, Fort Wayne, IN

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 37.5% due to rehabilitation.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Properties</b>	0	1/1

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Housing Units</b>	0	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	1/1	1/1	100.00

## Activity Locations

Address	City	State	Zip
3402 Lona 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:** BE341

**Activity Title:** 3412 Beatrice

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

12/01/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$137,187.08
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$137,187.08
<b>Program Funds Drawdown</b>	\$699.78	\$82,245.34
<b>Obligated CDBG DR Funds</b>	\$0.00	\$137,187.08
<b>Expended CDBG DR Funds</b>	\$150.00	\$166,586.82
City of Fort Wayne	\$150.00	\$166,586.82
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$87,000.00
<b>Program Income Drawdown</b>	\$0.00	\$84,191.48

**Activity Description:**

Environmental Review completed 9/15/09. Purchase and rehabilitation of single-family unit for homebuyer purchase. The anticipated budget for this activity is \$165,739.

**Location Description:**

3412 Beatrice Drive in Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 78% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/0

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	-1	-1	0/0	1/0	1/1	100.00

## Activity Locations

Address	City	State	Zip
3412 Beatrice	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

**Project Number:**

001

**Projected Start Date:**

05/29/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

09/29/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$124,665.63
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$124,665.63
<b>Program Funds Drawdown</b>	\$0.00	\$124,665.63
<b>Obligated CDBG DR Funds</b>	\$0.00	\$124,665.63
<b>Expended CDBG DR Funds</b>	\$150.00	\$135,311.05
City of Fort Wayne	\$150.00	\$135,311.05
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$65,000.00
<b>Program Income Drawdown</b>	\$0.00	\$10,495.42

**Activity Description:**

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

The total anticipated budget for this activity is \$135,161.

**Location Description:**

4601 Austin Drive, Fort Wayne, Indiana.

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 44.4% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-2	1/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-2	1/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	-2	-2	0/0	1/1	1/1	100.00

## Activity Locations

Address	City	State	Zip
4601 Austin	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:** BE530

**Activity Title:** 5302 Yorkshire

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

12/31/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

05/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$126,620.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$126,620.00
<b>Program Funds Drawdown</b>	\$51,371.76	\$59,896.76
<b>Obligated CDBG DR Funds</b>	\$0.00	\$126,620.00
<b>Expended CDBG DR Funds</b>	\$28,513.81	\$157,840.56
City of Fort Wayne	\$28,513.81	\$157,840.56
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$78,000.00	\$78,000.00
<b>Program Income Drawdown</b>	\$0.00	\$95,301.75

**Activity Description:**

Acquisition and rehabilitation of single-family unit for homebuyer purchase. Downpayment assistance will be provided to eligible NSP buyer. An Environmental Review was completed on 12/30/2009. The total anticipated budget for this activity is \$162,199.

**Location Description:**

5302 Yorkshire, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 56% due to rehabilitation.

**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	1/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	1/0	1/1	100.00

## Activity Locations

Address	City	State	Zip
5302 Yorkshire	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

**Project Number:**

001

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

12/01/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$158,785.77
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$158,785.77
<b>Program Funds Drawdown</b>	\$26,106.92	\$117,365.56
<b>Obligated CDBG DR Funds</b>	\$0.00	\$158,785.77
<b>Expended CDBG DR Funds</b>	\$1,354.95	\$143,055.56
City of Fort Wayne	\$1,354.95	\$143,055.56
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	(\$20.00)	\$72,980.00
<b>Program Income Drawdown</b>	\$0.00	\$25,540.00

**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:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 108.5% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-1	0/0	0/0	1/1	0.00

## 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:** GE183

**Activity Title:** 1836 N. Anthony

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

01/05/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

06/04/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$174,907.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$174,907.50
<b>Program Funds Drawdown</b>	\$80.00	\$42,264.82
<b>Obligated CDBG DR Funds</b>	\$0.00	\$174,907.50
<b>Expended CDBG DR Funds</b>	\$228.00	\$44,481.32
City of Fort Wayne	\$228.00	\$44,481.32
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$1,988.50

**Activity Description:**

Acquisition and rehabilitation of single-family unit for homebuyer purchase. Downpayment assistance will be provided to an NSP eligible buyer. An Environmental Review was completed on 1/5/2010. The total anticipated costs for this activity are \$169,937.

**Location Description:**

1836 N. Anthony, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is underway.

**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	1/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	1/0	1/1	100.00

## Activity Locations

Address	City	State	Zip
1836 N. Anthony	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:** 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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Fort Wayne

Overall	Apr 1 thru Jun 30, 2010	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	\$275.00	\$138,377.94
Obligated CDBG DR Funds	\$660.00	\$138,822.94
Expended CDBG DR Funds	\$300.00	\$183,158.26
City of Fort Wayne	\$300.00	\$183,158.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$105,000.00
Program Income Drawdown	\$0.00	\$44,095.32

**Activity Description:**

Environmental review completed 5/12/09. Acquisition/rehabilitation of single-family unit for homebuyer purchase. The total anticipated budget for this activity is \$173,655.

**Location Description:**

2302 Florida, Fort Wayne, In

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 84.2% due to rehabilitation.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-3	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-3	1/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-3	-3	0/0	0/1	1/1	0.00

## 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	

---

<b>Grantee Activity Number:</b>	<b>GE450</b>
<b>Activity Title:</b>	<b>4502 Winston</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

08/21/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

11/21/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

Overall	Apr 1 thru Jun 30, 2010	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	\$45.00	\$39,212.04
Obligated CDBG DR Funds	\$0.00	\$84,246.54
Expended CDBG DR Funds	\$4,463.50	\$123,687.04
City of Fort Wayne	\$4,463.50	\$123,687.04
Match Contributed	\$0.00	\$0.00
Program Income Received	\$80,000.00	\$80,000.00
Program Income Drawdown	\$0.00	\$80,011.50

**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:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 89% due to rehabilitation.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	-1	1/1
	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	-1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-1	0/1	0/0	1/1	0.00

## 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: GE839**

**Activity Title: 1839 Kensington**

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

001

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected Start Date:**

01/29/2010

**Projected End Date:**

06/28/2010

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$0.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$0.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$147,896.79
<b>Expended CDBG DR Funds</b>	\$0.00	\$109,808.58
City of Fort Wayne	\$0.00	\$109,808.58
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of a single-family residential unit for purchase by a middle-income household. Environmental review was completed on 1/28/10. The anticipated budget for this activity is \$150,000.

**Location Description:**

1839 Kensington, Fort Wayne, Indiana

**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	1/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	1/0	1/1	100.00

## Activity Locations

Address	City	State	Zip
1839 Kensington	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:** HH173

**Activity Title:** 1739 Sherman Blvd.

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

005

**Project Title:**

Low-Income Homebuyer Units

**Projected Start Date:**

04/21/2010

**Projected End Date:**

09/21/2010

**Benefit Type:**

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$102,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$102,000.00
<b>Program Funds Drawdown</b>	\$20,215.43	\$20,215.43
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of a single family, single unit residential house. Upon satisfactory completion of rehabilitation work by Fort Wayne Habitat for Humanity, Inc., the development team, the house will be occupied by a homeowner earning at, or below, 50% AMI.

Environmental Review completed on April 8, 2010.

**Location Description:**

1739 Sherman Blvd, Fort Wayne, IN 46808

**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	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1

## 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 Activity Number:** HH250

**Activity Title:** 2504 Charlotte Ave

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

005

**Projected Start Date:**

04/13/2010

**Benefit Type:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Low-Income Homebuyer Units

**Projected End Date:**

09/13/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$108,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$108,000.00
<b>Program Funds Drawdown</b>	\$22,690.85	\$22,690.85
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of a single family, single unit, residential house. Upon satisfactory completion of rehabilitation work by Fort Wayne Habitat for Humanity, the development team, the home will be occupied by a NSP-eligible homeowner earning at, or below, 50% AMI.

Environmental Review completed on April 8, 2010.

**Location Description:**

2504 Charlotte Avenue, Fort Wayne, IN 46805

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**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

---

<b>Grantee Activity Number:</b>	<b>HH526</b>
<b>Activity Title:</b>	<b>526 Nuttman</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Planned

**Project Number:**

005

**Project Title:**

Low-Income Homebuyer Units

**Projected Start Date:**

09/21/2010

**Projected End Date:**

01/21/2011

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Fort Wayne

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$124,984.53
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$124,984.53
<b>Program Funds Drawdown</b>	\$880.50	\$880.50
<b>Obligated CDBG DR Funds</b>	\$0.00	\$900,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$0.00
City of Fort Wayne	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of single-family residential units for purchase by low-income (below 50% AMI) households. A 1st tier environmental review was completed on the project on 3/10/2009. Each individual housing unit will receive a 2nd tier environmental review.

**Location Description:**

Seven L/M Set-aside homebuyer units in the NSP Area of Greatest Need.

**Activity Progress Narrative:**

Fort Wayne Habitat for Humanity will be bringing 6 NSP-eligible properties into the program in the next quarter for single unit acquisition and rehabilitation.

**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	0/7
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/7

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/7	0/0	0/7	0

## 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:** ID230

**Activity Title:** 2308 John Street

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

12/01/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$140,264.40
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$140,264.40
<b>Program Funds Drawdown</b>	\$17,828.85	\$71,684.64
<b>Obligated CDBG DR Funds</b>	\$0.00	\$140,264.40
<b>Expended CDBG DR Funds</b>	\$21,679.28	\$82,938.34
City of Fort Wayne	\$21,679.28	\$82,938.34
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$7,403.27

**Activity Description:**

Environmental review completed 8/13/09. Purchase and rehabilitation of single-family residential unit. The anticipated budget for this activity is \$140,264.

**Location Description:**

2308 John Street, Fort Wayne, Indiana

**Activity Progress Narrative:**

A vacant lot at 2308 John Street was acquired and a new housing unit is currently under construction. The unit will be sold to an NSP eligible homebuyer

**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	2/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	2/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	1/0	2/1	50.00

## Activity Locations

Address	City	State	Zip
2308 John St	Fort Wayne	NA	46803

## 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

**Benefit Type:**  
 Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
 NSP Only - LMMI

**Responsible Organization:**  
 City of Fort Wayne

Overall	Apr 1 thru Jun 30, 2010	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	\$1,000.00	\$95,313.18
Obligated CDBG DR Funds	\$1,000.00	\$95,471.36
Expended CDBG DR Funds	\$0.00	\$109,270.95
City of Fort Wayne	\$0.00	\$109,270.95
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$65,000.00
Program Income Drawdown	\$0.00	\$13,957.77

**Activity Description:**

Environmental review completed 6/4/09. Acquisition and rehabilitation of single-family residential unit for homebuyer purchase. The anticipated budget for this activity is \$108,429.

**Location Description:**

4229 Tacoma Dr, Fort Wayne, IN

**Activity Progress Narrative:**

The foreclosed unit at 4229 Tacoma was purchased and rehabilitated. The unit was then sold to an eligible NSP-homebuyer at 86% of the area median income. The appraised value of the house increased by 15.9% after the rehabilitation was complete.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-2	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-2	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	-2	-2	0/0	1/1	1/1	100.00

## Activity Locations

Address	City	State	Zip
4229 Tacoma	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	

---

<b>Grantee Activity Number:</b>	<b>MCMIL</b>
<b>Activity Title:</b>	<b>McMillen Park Apartments Redevelopment</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

003

**Project Title:**

Acquisition, Demolition & Stabilization

**Projected Start Date:**

02/22/2010

**Projected End Date:**

12/31/2011

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Fort Wayne

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$1,133,550.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,133,550.00
<b>Program Funds Drawdown</b>	\$121,494.29	\$689,353.87
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,133,550.00
<b>Expended CDBG DR Funds</b>	\$431,433.00	\$999,292.58
City of Fort Wayne	\$431,433.00	\$999,292.58
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$78,505.71	\$78,505.71

**Activity Description:**

Acquisition of blighted multi-family rental units at McMillen Park Apartments. Currently the existing property is more than 80% vacant and is in foreclosure. After all existing residents are relocated the City will use CDBG funds to demolish the buildings. Redevelopment plans will be determined in the near future.

**Location Description:**

4209 Plaza Drive, Fort Wayne, Indiana

**Activity Progress Narrative:**

The blighted and foreclosed upon apartment complex has been secured with an Agreement to Purchase between the City of Fort Wayne and the current owners. The City has hired a consultant to assist with the efforts to meet the uniform relocation act requirements for the project. Relocation will continue through the summer. Once all households have been relocated the City will initiate a demolition contract.

**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	0/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/214



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/54	0

## Activity Locations

Address	City	State	Zip
4209 Plaza Dr	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	

---

<b>Grantee Activity Number:</b>	<b>MI122</b>
<b>Activity Title:</b>	<b>1229 W. Oakdale</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

06/16/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

09/16/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$141,287.90
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$141,287.90
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$151,287.90	\$151,287.90
<b>Expended CDBG DR Funds</b>	\$28,720.40	\$28,720.40
City of Fort Wayne	\$28,720.40	\$28,720.40
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of single-family residential structure. After rehabilitation the unit will be resold to an NSP eligible homebuyer.

The total anticipated budget for this project is \$151,287.90. An environmental review was completed on 05/11/2010.

**Location Description:**

1229 W. Oakdale, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is currently underway and once complete will be sold to a NSP-Eligible homebuyer.

**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	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/1	0/1	0

## Activity Locations

Address	City	State	Zip
1229 W. Oakdale	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:** MI260  
**Activity Title:** 2605 Florida

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

06/07/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

09/07/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$115,092.81
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$115,092.81
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$115,092.81	\$115,092.81
<b>Expended CDBG DR Funds</b>	\$37,262.34	\$37,262.34
City of Fort Wayne	\$37,262.34	\$37,262.34
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of single-family residential unit. After rehabilitation the unit will be resold to an NSP eligible homebuyer.

The total anticipated budget for this project is \$166,541.34. An environmental review was completed on 05/25/2010.

**Location Description:**

2605 Florida, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is currently underway and the property will be sold to a NSP-eligible homebuyer once construction is complete.

**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	0/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/0	0/1	0/1	0

## Activity Locations

Address	City	State	Zip
2605 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	

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<b>Grantee Activity Number:</b>	<b>MI533</b>
<b>Activity Title:</b>	<b>533 East Creighton Avenue</b>

**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

**Benefit Type:**  
Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**  
NSP Only - LMMI

**Responsible Organization:**  
City of Fort Wayne

<b>Overall</b>	<b>Apr 1 thru Jun 30, 2010</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$147,492.16
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$147,492.16
<b>Program Funds Drawdown</b>	\$0.00	\$76,646.73
<b>Obligated CDBG DR Funds</b>	\$0.00	\$147,492.16
<b>Expended CDBG DR Funds</b>	\$150.00	\$101,814.57
City of Fort Wayne	\$150.00	\$101,814.57
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$79,000.00
<b>Program Income Drawdown</b>	\$0.00	\$25,017.84

**Activity Description:**

Environmental review completed 5/18/09. Acquisition and rehabilitation of single-family residential unit for homebuyer purchase. The anticipated budget for this activity is \$104,333.

**Location Description:**

533 East Creighton Avenue, Fort Wayne, IN 46802

**Activity Progress Narrative:**

acquisition and rehabilitation of single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 54.9% due to rehabilitation.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	-1	2/1
	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	-1	2/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	-1	0	-1	0/0	1/1	2/1	50.00

## Activity Locations

Address	City	State	Zip
533 E. Creighton	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	

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**Grantee Activity Number:** PP100

**Activity Title:** 3120 Winter Street

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

002

**Projected Start Date:**

03/12/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Low-Income Rental Units

**Projected End Date:**

12/31/2011

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$160,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$160,000.00
<b>Program Funds Drawdown</b>	\$39,417.50	\$39,417.50
<b>Obligated CDBG DR Funds</b>	\$0.00	\$350,000.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$24,600.00
City of Fort Wayne	\$0.00	\$24,600.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition and rehabilitation of a single family residential home. Upon completion of rehabilitation work the home will be rented to a household earning at, or below, 50% AMI. The first tier environmental review was completed on 3/10/2009. Each individual housing unit will receive a 2nd tier review.

**Location Description:**

3120 Winter Street, Fort Wayne46806

**Activity Progress Narrative:**

Genesis Outreach, Inc. will be submitting 7 NSP-eligible single family units into the program in the next quarter as part of the 25% set-aside.

**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	0/1

  

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/1



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/1	0/0	0/1	0

## 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	

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<b>Grantee Activity Number:</b>	<b>RP233</b>
<b>Activity Title:</b>	<b>2335 John Street</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

001

**Projected Start Date:**

05/03/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

07/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

Overall	Apr 1 thru Jun 30, 2010	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$10,073.50
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$10,073.50
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	\$0.00	\$0.00
<b>Expended CDBG DR Funds</b>	\$10,000.00	\$10,000.00
City of Fort Wayne	\$10,000.00	\$10,000.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Down-payment assistance to aid in the acquisition of a single-family residential unit. The anticipated budget for this activity is \$10,000.00

**Location Description:**

2335 John Street, Fort Wayne, IN 46803

**Activity Progress Narrative:**

Down-Payment assistance for a single family residential unit in Renaissance Pointe.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	1	1	0/0	1/1	1/1	100.00

## Activity Locations

Address	City	State	Zip
2335 John	Fort Wayne	NA	46803

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

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

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**Grantee Activity Number:** SA201  
**Activity Title:** 2019 Curdes Avenue

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

001

**Projected Start Date:**

08/04/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase Rehab for Homebuyer Purchase

**Projected End Date:**

11/04/2009

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne

Overall	Apr 1 thru Jun 30, 2010	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	\$53,118.51	\$151,367.96
Obligated CDBG DR Funds	\$575.84	\$151,367.96
Expended CDBG DR Funds	\$300.00	\$229,913.52
City of Fort Wayne	\$300.00	\$229,913.52
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$110,000.00
Program Income Drawdown	\$0.00	\$74,435.56

**Activity Description:**

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

The total anticipated budget for this activity is \$219,885.

**Location Description:**

2019 Curdes Avenue, Fort Wayne, Indiana

**Activity Progress Narrative:**

acquisition, demolition and new construction of a single family residential unit. Construction is complete and property has been sold to end buyer. Property value increased by 150% due to rehabilitation.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	-1	1/1
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	-1	1/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	-1	-1	0/0	0/0	1/1	0.00

## Activity Locations

Address	City	State	Zip
2019 Curdes	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	

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