

Grantee: Gary, IN

Grant: B-08-MN-18-0005

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-MN-18-0005

Obligation Date:**Grantee Name:**

Gary, IN

Award Date:**Grant Amount:**

\$3,836,758.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

Submitted By:

No Submitter Found

Disasters:**Declaration Number**

NSP

Plan Description:

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

Recovery Needs:

Activity Acquisition/Rehabilitation/Resale-NSP -1

Acquisition 120% AMI

25 parcels @ \$40,000.00 = \$1,000,000.00

Real Estate acquired between \$25,001.00 -\$40,000.00 will be processed under the 120% AMI activity for families meeting those income requirements.

Acquisition 50% AMI

18 parcels @ \$25,000.00 = \$450,000.00

Real Estate acquired between \$1.00 -\$25,000.00 will be processed under The 50%AMI Activity for families meeting those income requirements.

Additional properties may be added to both categories allowing for purchase price adjustments. Therefore the number of parcels in either category could be adjusted to be inclusive of additional properties, however they will not be adjusted downward from Original number stated in this grant.

Rehabilitation 120% AMI

25 parcels @ \$40,000.00 = \$1,000,000.00

Those properties requiring less than \$40,000.00 for rehabilitation will allow for cost over-run for properties where construction issues arise after work has been contracted. All work order changes will be approved by the Director and dully noted for HUD audit.

Rehabilitation 50% AMI

18 parcels @ \$35,000.00 = \$630,000.00

Those properties requiring less than \$35,000.00 for rehabilitation will allow for cost over-run for properties where construction issues arise after work has been contracted. All work order changes will be approved by the Director

and dully noted for HUD audit.

Production Delivery Cost

HUD Certified Counseling = \$100,000.00

Activity Demolition NSP -2

Demolition Blighted Structures NSP-2 = \$273,082.20

Properties in the risk area warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process. This activity is for Blighted Structures.

Activity Administrative- NSP -3

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$3,836,758.00
Total CDBG Program Funds Budgeted	N/A	\$3,836,758.00
Program Funds Drawdown	\$9,543.32	\$9,543.32
Obligated CDBG DR Funds	\$383,675.80	\$383,675.80
Expended CDBG DR Funds	\$9,543.32	\$9,543.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$0.00
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$575,513.70	\$0.00
Limit on Admin/Planning	\$383,675.80	\$9,543.32
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

(1). We are in the process of acquiring Seven (7) properties. We have extended executed offers to purchase the foreclosed properties during the current quarter. Due to NSP program guidelines, the Nine (9) properties scheduled to be acquired in the last quarter were withdrawn.

4333 Pennsylvania St. - Glen Park East
4436 Massachusetts St. - Glen Park East
4325 Carolina St. - Glen Park East
3501 Pennsylvania St. - Glen Park East
4550 Delaware St. - Glen Park East
4580 Delaware St. - Glen Park East
3859 Virginia St. Glen Park East

(2). Awaiting Environmental - Awaiting Appraisal Certification

(3). Upon return of all environmental and appraisal certifications, title work will be ordered and tentative closing dates scheduled. Legal Counsel will advise seller of language regarding affordability which must be included in the deed.

(4). Rehabilitation

Five (5) properties have been inspected for rehabilitation specification and cost completion. Awaiting Lead Base Paint Inspector results. Upon receipt of Lead Base Inspection, advertisement for Bid will be placed in the Post-Tribune.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$0.00	\$3,180,000.00	\$0.00
0002, Demolition	\$0.00	\$0.00	\$273,082.20	\$0.00
0003, Administration	\$0.00	\$9,543.32	\$383,675.80	\$9,543.32
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1

Activity Title: Administration

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

04/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

04/01/2012

Responsible Organization:

City of Gary

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$383,675.80
Total CDBG Program Funds Budgeted	N/A	\$383,675.80
Program Funds Drawdown	\$9,543.32	\$9,543.32
Obligated CDBG DR Funds	\$383,675.80	\$383,675.80
Expended CDBG DR Funds	\$9,543.32	\$9,543.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

NA

Activity Progress Narrative:

Four (4) In-House staff people administer the NSP program. Contracts are still in the process of being prepared and awarded for an appraiser, Legal Counsel and a Credit Counselor.

Performance Measures

No Performance Measures found.

Activity Locations

Address	City	State	Zip
839 Broadway	Gary	NA	46402

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:	2
Activity Title:	Demolition

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
0002

Project Title:
Demolition

Projected Start Date:
04/01/2009

Projected End Date:
04/01/2012

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Gary

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$273,082.20
Total CDBG Program Funds Budgeted	N/A	\$273,082.20
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolition

Location Description:

Project Activity Areas

Activity Progress Narrative:

No Demolition Activity this quarter.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/27
# of housing units	0	0	0	0/0	0/0	0/27
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Public Facilities	0	0	0	0/0	0/0	0/0
# of Businesses	0	0	0	0/0	0/0	0/0
# of Non-business Organizations	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/27	0/0	0/27

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:	3
Activity Title:	Acquisition/Rehabilitation/Resale 1

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0001

Project Title:

Acquisition/Rehabilitation/Resale

Projected Start Date:

04/01/2009

Projected End Date:

04/01/2012

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Gary

Overall

Jul 1 thru Sep 30, 2009

To Date

	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,050,000.00
Total CDBG Program Funds Budgeted	N/A	\$2,050,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:

Three (3) properties are in the process of being acquired, rehabbed and sold to individuals who meet the guidelines up to 120% of AMI. Twenty-five families are expected to benefit from this activity. All three properties have been identified for Offer of Purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/25
# of housing units	0	0	0	0/0	0/0	0/25

# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/25	0/25
# of Persons benefitting	0	0	0	0/0	0/75	0/75
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/2050000

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 4

Activity Title: Acquisition/Rehabilitation/Resale 2

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

0001

Project Title:

Acquisition/Rehabilitation/Resale

Projected Start Date:

04/01/2009

Projected End Date:

04/01/2012

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Gary

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,130,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,130,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition/Rehabilitation/Resale 2 - Land will be acquired, rehabed and sold to individuals who meet the guidelines of 50% or below of AMI. Eighteen (18) families are expected to benefit from this activity.

Location Description:

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

Activity Progress Narrative:

Four (4) 50%-Or Under AMI properties have been identified for Offer of Purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/18
# of housing units	0	0	0	0/0	0/0	0/18
# of buildings (non-residential)	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/18	0/0	0/18
# of Persons benefitting	0	0	0	0/54	0/0	0/54
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/450000

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
