

**Grantee: Gary, IN**

**Grant: B-08-MN-18-0005**

**April 1, 2010 thru June 30, 2010 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

**QPR Contact:**

Evelyn Aponte

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

NSP

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

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

**Distribution and and Uses of Funds:**

Activity &ndash 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 &ndash 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 &ndash 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.

**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	\$3,836,758.00
Total CDBG Program Funds Budgeted	N/A	\$3,836,758.00
Program Funds Drawdown	\$128,837.45	\$201,786.17
Obligated CDBG DR Funds	\$103,809.40	\$862,485.20
Expended CDBG DR Funds	\$128,837.45	\$201,786.17
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
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		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	\$32,726.80
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	\$959,189.50	\$1,000,000.00

## Overall Progress Narrative:

Act. #2 - Demolition increased by \$1,960,000 to \$2,233,082.20. Acquisition/Rehab/Resale decreased by \$1,960,000 to \$1,220,000.

Demolished 15 structures at a total cost of \$107,707.98. Two structures were commercial and 13 were residential, with a total of 18 housing units. Structures demolished: 913 W. 25th Ave., 2137 W. 11th Ave., 1613 Jackson St., 4416-18 Jackson St., 1321 W. 2nd Ave., 560 Mount St., 1185-89 Harrison Blvd., 500 W. 25th Ave., 769 Virginia St., 2390 Central Dr., 2396 Central Dr., 1653 W. 11th Ave., 1615 Grant St., 4635 W. 25th Ave., & 4707 W. 25th Ave.

All funds expended from Act. #3 in the amount of \$50,637.03 have been transferred to Act. #4.

Purchased 1 property (3700 Lincoln St.) for a total of \$10,714.36. Appraisal was done on 1 property for a total of \$225. Pest inspections were done on 5 properties (4580 Del. St., 4325 Carolina St., 4436 Mass. St., 4333 Penn. St. & 3501 Penn. St.) for a total of \$300.

Contract awarded to Monroe Pest Control in the amount of \$21,465 for pest inspections & remediation on acquired properties. Contract awarded to ADT Security Systems for security services on acquired properties.

Contracts awarded for the rehab of 4 properties. Two contracts awarded to D & R Construction - \$44,995 for the rehab of 4435 Mass. St. & \$42,700 for the rehab of 4580 Delaware St. Two contracts awarded to Myers Builders - \$43,000 for the rehab of 4333 Penn. St. & \$33,075 for the rehab of 4325 Carolina St. Rehabilitation has begun on all 4 properties.

Expended \$10,415.11 from Act. #1 - Administration. Expended \$107,707.98 from Act. #2 - Demolition. Expended \$10,714.36 in this quarter from Act. #4 - Acq/Rehab/Resale (LH-25%).

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$10,714.36	\$1,220,000.00	\$61,351.39
0002, Demolition	\$107,707.98	\$2,233,082.20	\$107,707.98
0003, Administration	\$10,415.11	\$383,675.80	\$32,726.80
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

<b>Grantee Activity Number:</b>	<b>1</b>
<b>Activity Title:</b>	<b>Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

0003

**Project Title:**

Administration

**Projected Start Date:**

04/01/2009

**Projected End Date:**

04/01/2012

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

City of Gary

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$383,675.80
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$383,675.80
<b>Program Funds Drawdown</b>	\$10,415.11	\$32,726.80
<b>Obligated CDBG DR Funds</b>	\$0.00	\$383,675.80
<b>Expended CDBG DR Funds</b>	\$10,415.11	\$32,726.80
City of Gary	\$10,415.11	\$32,726.80
<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:**

Administration

**Location Description:**

NA

**Activity Progress Narrative:**

Expended \$10,415.11 for administrative costs associated with the implementation of this program.

**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

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**Grantee Activity Number:** 2

**Activity Title:** Demolition

**Activity Category:**

Clearance and Demolition

**Project Number:**

0002

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Demolition

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Gary

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$2,233,082.20
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$2,233,082.20
<b>Program Funds Drawdown</b>	\$107,707.98	\$107,707.98
<b>Obligated CDBG DR Funds</b>	\$127,887.98	\$127,887.98
<b>Expended CDBG DR Funds</b>	\$107,707.98	\$107,707.98
City of Gary	\$107,707.98	\$107,707.98
<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:**

Demolition

**Location Description:**

Project Activity Areas

**Activity Progress Narrative:**

Expended \$107,707.98 for the demolition of 15 properties. 13 residential properties with 18 housing units and 2 commercial properties. Paid \$45,469 to Gary Material Supply for the demolition of 913 W. 25th Ave. (\$8,315), 2137 W. 11th Ave. (\$8,875), 1613 Jackson St. (\$7,835), 500 W. 25th Ave. (\$12,750), & 769 Virginia St. (\$7,694). Paid Aavatar Ent. Inc. \$28,280 for the demolition of 4416-18 Jackson St. (\$6,450), 1321 W. 2nd Ave. (\$4,750), 560 Mount St. (\$7,400), & 1185-89 Harrison Blvd. (\$9,680). Paid TRI, Inc. for the demolition of 2390 Central Dr. (\$3,750), 2396 Central Dr. (\$3,750), 1653 W. 11th Ave. (\$11,137.50), 1615 Grant St. (\$5,760), 4635 W. 25th Ave. (\$4,215), & 4707 W. 25th Ave. (\$4,312). Paid J & K Environmental d/b/a Regional Environmental Services \$1,034.48 for removal & disposal of asbestos in the demo of 1653 W. 11th Ave.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	15	15/27
<b># of buildings (non-residential)</b>	2	2/0
<b># of Public Facilities</b>	0	0/0
<b># of Businesses</b>	0	0/0

# of Non-business Organizations

0

0/0

**This Report Period  
Total**

**Cumulative Actual Total / Expected  
Total**

# of Housing Units

18

18/27

### Beneficiaries Performance Measures

**This Report Period**

**Cumulative Actual Total / Expected**

**Low**

**Mod**

**Total**

**Low**

**Mod**

**Total Low/Mod%**

# of Total Households

0

0

0

0/27

0/0

0/27

0

### Activity Locations

**Address**

**City**

**State**

**Zip**

1185-89 Harrison Blvd.

Gary

NA

46407-

1615 Grant St.

Gary

NA

46404-

1613 Jackson St.

Gary

NA

46407-

560 Mount St.

Gary

NA

46406-

4707 W. 25th Ave.

Gary

NA

46406

4416-18 Jackson St.

Gary

NA

46408-

2137 W. 11th Ave.

Gary

NA

46404

2396 Central Ave.

Gary

NA

46407-

4635 W. 25th Ave.

Gary

NA

46406

500 W. 25th Ave.

Gary

NA

46407-

2390 Central Ave.

Gary

NA

46407-

1653 W. 11th Ave.

Gary

NA

46404-

913 W. 25th Ave.

Gary

NA

46407-

769 Virginia St.

Gary

NA

46402-

1321 W. 2nd Ave.

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



<b>Grantee Activity Number:</b>	<b>3</b>
<b>Activity Title:</b>	<b>Acquisition/Rehabilitation/Resale 1</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0001

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Gary

<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	\$220,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$220,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$0.00
<b>Obligated CDBG DR Funds</b>	(\$375,000.00)	\$0.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$50,637.03
City of Gary	\$0.00	\$50,637.03
<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/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:**

All expenditures totaling \$50,637.03 reported in previous quarter have been transferred to Act. #4.

**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	5/25
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0
<b>Total acquisition compensation to</b>	0	0/220000

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		5/25	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	5/0	0/25	5/25	100.00
# of Persons benefitting	0	0	0	15/0	0/75	15/75	100.00

### 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

**Project Number:**

0001

**Projected Start Date:**

04/01/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation/Resale

**Projected End Date:**

04/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Gary

**Overall**

**Apr 1 thru Jun 30, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,000,000.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,000,000.00
<b>Program Funds Drawdown</b>	\$10,714.36	\$61,351.39
<b>Obligated CDBG DR Funds</b>	\$350,921.42	\$350,921.42
<b>Expended CDBG DR Funds</b>	\$10,714.36	\$10,714.36
City of Gary	\$10,714.36	\$10,714.36
<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/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:**

Expended \$10,714.36 this quarter from this activity for the purchase of 3700 Lincoln St. Expenditures in the amount of \$50,637.03 transferred from Act. #3 to Act. #4.

**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	0/18
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0
<b># of Parcels acquired by admin</b>	0	0/0
<b># of Parcels acquired voluntarily</b>	0	0/0
<b>Total acquisition compensation to</b>	0	0/450000

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/18	

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/18	0/0	0/18	0
# of Persons benefitting	0	0	0	0/54	0/0	0/54	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	