

Grantee: Gary, IN

Grant: B-08-MN-18-0005

October 1, 2019 thru December 31, 2019 Performance Report

Grant Number: B-08-MN-18-0005	Obligation Date:	Award Date:
Grantee Name: Gary, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$3,836,758.00	Grant Status: Active	QPR Contact: Judith Samson
LOCCS Authorized Amount: \$3,836,758.00	Estimated PI/RL Funds: \$230,105.86	
Total Budget: \$4,066,863.86		

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 Uses of Funds:

Activity 1 – Administration - This activity represents 10% of the total NSP Grant = \$383,675.80 and will be utilized for administrative purposes for implementation of the grant.
Activity 2 – Clearance and Demolition - Demolition of slum and blighted structures = \$2,233,082.20 Slum and blighted structures will be demolished in the City of Gary that warrant demolition instead of rehabilitation. Staff will consult with the City of Gary Redevelopment/Demolition Department for this process.
Activity 3 - Acquisition/Rehabilitation/Resale 1 - Acquisition, rehabilitation and resale of 2 single family properties under the 120% AMI = \$220,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.
Activity 4 - Acquisition/Rehabilitation/Resale 2 - Acquisition, rehabilitation and resale of 14 single family properties under the 50% AMI = \$1,000,000.00 for families meeting those income requirements. All work order changes will be approved by the Director and duly noted for HUD audit.

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	\$4,066,863.86



Total Budget	\$0.00	\$4,066,863.86
Total Obligated	\$0.00	\$4,066,863.86
Total Funds Drawdown	\$0.00	\$3,870,786.35
Program Funds Drawdown	\$0.00	\$3,835,680.49
Program Income Drawdown	\$0.00	\$35,105.86
Program Income Received	\$0.00	\$35,105.86
Total Funds Expended	\$0.00	\$3,870,786.35
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
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	\$213,805.26
Limit on Admin	\$0.00	\$213,805.26
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$1,016,715.97	\$1,228,311.92

Overall Progress Narrative:

THIS QUARTER:

4436 Massachusetts St. - Tenant and I met to discuss her status to get a pre-approval/denial from the lender. Tenant is at the end of her two (2) occupancy period.

632 W. 45th Avenue - Property is vacant and has been vacant since the previous tenant moved out in October, 2019. We are seeking potential Tenant(s)/Buyer(s) for the property.

3700 Lincoln St. - Had a meeting with the tenant to discuss his status in getting a pre-approval/denial from the lender to purchase the property. HO is at the end of his two (2) year occupancy period.

I am in the process of contracting an Appraiser to give me some updated appraisals. The appraisals we have are at least two (2) years old.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition/Rehabilitation/Resale	\$0.00	\$1,623,540.07	\$1,418,852.86
0002, Demolition	\$0.00	\$2,229,115.09	\$2,209,931.44
0003, Administration	\$0.00	\$214,208.70	\$206,896.19



