

Grantee: Gary, IN

Grant: B-08-MN-18-0005

April 1, 2021 thru June 30, 2021 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: No QPR Contact Found
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 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	\$0.00	\$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
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Gary	\$ 0.00	\$ 3,870,786.35

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$3,852,269.89	\$.00	\$.00
Limit on Public Services	\$575,513.70	\$.00	\$.00
Limit on Admin/Planning	\$383,675.80	\$214,208.70	\$213,805.26
Limit on Admin	\$.00	\$214,208.70	\$213,805.26
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,016,715.97		\$1,228,311.92

Overall Progress Narrative:

3rd QUARTER (2021) NSP1 REPORTING:

3700 Lincoln Street - Tenant has outstanding student loans, lender is not able to approve. I am in the process of calculating the rents submitted to the program and possibly transfer ownership to tenant with a forgivable loan.

4436 Massachusetts Street - Tenant is not able to obtain financing, at this time. I am in the process of calculating the rents submitted to the program and possibly transfer ownership to tenant with a forgivable loan.

632 W. 45th Avenue - Specifications were put out-to-bid for minor repairs. Contractors over bid on the project. Had to re-bid specifications.

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

