

Grantee: Fort Wayne, IN

Grant: B-11-MN-18-0004

April 1, 2019 thru June 30, 2019 Performance Report

Grant Number: B-11-MN-18-0004	Obligation Date:	Award Date:
Grantee Name: Fort Wayne, IN	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$2,374,450.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$2,374,450.00	Estimated PI/RL Funds: \$0.00	
Total Budget: \$2,374,450.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Project Number 1: Renaissance Pointe Rental NSP 3 Allocation of Funds: \$0.00 NSP 3 funds, under eligible use "E", will be used to support rental housing opportunities in census tract 17 of the Renaissance Pointe Neighborhood. Based on the City's 2010 Housing Market Potential Study, the City will use the NSP 3 Program to replace and/or improve the overabundance of blighted housing units in this area and spur infill development opportunities in this Neighborhood Revitalization Strategy Area. At this time, the City of Fort Wayne does not anticipate funding this project due to other funding priorities.

Project Number 2: Renaissance Pointe 25% Set Aside for those earning under 50% AMI NSP 3 Allocation of Funds: \$0 The City of Fort Wayne partnered with Millenia Development, LLC to develop the Villages of Hanna (former Eden Green Apartment complex) in Census Tract 17. The City is working with Millenia Development, LLC to develop (through demolition, rehabilitation and new construction) 128 rental units. This City originally planned to use NSP3 funds for this project, but circumstances led the City to invest HOME funds in this project and divert NSP3 funds to Project Number 4. The 25% set-aside requirement for housing at or below 50% AMI was met through The Courtyard project.

Project Number 3: McMillen Park Redevelopment Area Rental Housing NSP 3 Allocation of Funds: \$0 The City of Fort Wayne purchased this foreclosed upon property, called McMillen Park Apartments, in 2010 with NSP 1 funding. The City of Fort Wayne used CDBG funding for the demolition of the buildings that were on site. The City had planned to use NSP 3 funds to assist with the redevelopment phase of this site. However, circumstances led the City to use CDBG funds for the Southeast Housing Potential Market Study, rather than NSP3 funds.

Project Number 4: Downtown Area Single and/or Multi-family Housing - Rental & Homeownership NSP3 Allocation of Funds: \$2,345,262.67 This project will include the acquisition/rehabilitation of vacant and/or abandoned/foreclosed properties, the adaptive re-use of formerly commercial properties into residential housing for homeownership and/or rental units, and the demolition/clearance of vacant and/or abandoned/foreclosed blighted properties. The City of Fort Wayne partnered with Real America, LLC to acquire and rehabilitate/convert the Randall Building in downtown Fort Wayne into rental housing units. The City of Fort Wayne is also partnered with SCAN, Inc. to develop the Courtyard of Fort Wayne, a project that developed rental units for low-income individuals earning at or below 50% AMI (fulfilling 25% Set-Aside requirement). Additionally, the City of Fort Wayne has purchased 8 single-family properties in the West Central neighborhood. These properties will be developed into either homeownership or rental units, or if blighted will be demolished under Eligible Use D. One of the eight properties may be converted to multi-family housing. Finally, the City of Fort Wayne has partnered with the Downtown Development Trust for the acquisition/adaptive-reuse of several Columbia Street properties.

Project Number 5: NSP Administration NSP 3 Allocation of Funds: \$29,187.33 The City of F

Summary of Distribution and Uses of NSP Funds:

Fort Wayne will use its entire allowable administration costs for the execution of all NSP 3 funding. This will help in the costs associated with program delivery, salaries, financial oversight, and legal fees associated with all federal regulatory requirements. We will also use these funds to help with the program oversight such as: funding drawdowns, DRGR reporting, written agreements review, environmental reviews, and construction compliance for all proposed

How Fund Use Addresses Market Conditions:

The City had updated its Housing Market Potential Studies ("HMPS") in 2010 to help OHNS and the private development community to understand where people want to live, whether or not those people want to rent or own, and what types of housing developments would be the most desirable. This Housing Market Potential Study that was conducted helped the City of Fort Wayne establish key priorities that NSP 3 funds would be capable of addressing.

The major issue that needed to be addressed was the need for "development" or "gap" financing. This was evident in the lack of housing growth over the past few years in new construction and/or the rehabilitation of multi-family complexes. The



City's intent is to develop an NSP 3 Plan addressing the gap issues that developers state is their impediment to residential development. The City, therefore, put out a request for "letters of intent" in hopes of attracting both local and non-local developers to partner with the City in its use of NSP 3 funding. Based on the letter, the City received one response back from The Community Builders, Inc. The city posted, utilizing the NSP 3 mapping tool, Census Tracts to which the City has had a vested interest in or Census Tracts that had some of the lowest rating scores. We also provide results from our Housing Market Potential Study which showed the need to produce decent, safe, sanitary and desirable rental stock in the listed Census Tracts. While the City used NSP 1 dollars to address single family vacant and foreclosed properties in its initial community revitalization plan, NSP 3 funds will now be used to address the need for additional rental housing units. The Community Builders primary product is the redevelopment and/or new construction of rental type structures which is alignment with the City's plan.

The City of Fort Wayne hopes to use its NSP 3 allotment to bridge the "gap" to help secure new rental units in 5 primary Census Tracts, with a secondary focus on very-low-income homeownership opportunities. NSP 3 will allow the city to focus resources on neighborhoods with the some of the highest foreclosure rates, predatory lending rates, and highest delinquency of mortgage rates in the City. This focus will in-turn stimulate economic growth, while increasing the affordable local housing stock. With strict adherence to the City's Consolidated Plan, Annual Action Plan and the newly released Impediments to Fair Housing Choice, NSP 3 funds will help in attaining the City's long term goals.

Ensuring Continued Affordability:

For All Projects listed above the City will maintain the HOME Period of Affordability Standards/Guidelines This will guarantee that all units which receive the NSP 3 funds will remain Affordable for at Least 5 years Rehabilitation or Acquisition of existing housing will be broken down accordingly:
 Less than \$15,000/unit - 5 Year Period of Affordability
 \$15,000-\$40,000/unit - 10 Year Period of Affordability
 Greater than \$40,000/unit - 15 year Period of Affordability
 Greater than \$40,000/unit - New Rental Housing - 20 years Period of Affordability
 Rehabilitation/New Construction refinancing in any amount shall have a Period of Affordability of:
 15 years - Rehabilitation
 20 years - New Construction

Definition of Blighted Structure:

Any structure or building that is in a state of dilapidation, deterioration or decay, faulty construction, overcrowded, open, vacant or abandoned; damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and is dangerous to anyone on or near the premises; UNSAFE PREMISES. A tract of real property that may or may not contain a building or structure, excluding land used for agriculture, that is found to be a fire hazard, a hazard to public health, a public nuisance, or dangerous to a person or property because of a violation of a statute or an ordinance.
 From Chapter 152 City of Fort Wayne Code of Ordinances

Definition of Affordable Rents:

The City of Fort Wayne follows the HUD User determination of fair market rental rates for Allen County and the City.

Housing Rehabilitation/New Construction Standards:

The City of Fort Wayne enforces and maintains the Allen County local codes, rules, regulations and ordinances as found in the most recently adopted International Building Codes. It also maintains compliance with HUD's Housing Quality Standards Inspection requirements along with the City of Fort Wayne's All Trades Master Specification manual which identifies minimum standards and quality requirements that must be met.

Vicinity Hiring:

The City will seek to enhance the local job market by implementing its Section 3 policies as it relates to hiring qualified workers who are local or from the area for any and all jobs created by the NSP 3 Program. Furthermore, the City will encourage extraordinary outreach in this regard, such as providing informational meetings to potential candidates and/or bidders.

Procedures for Preferences for Affordable Rental Dev.:

The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds. Procedures will differ according to the project under which the implementation is occurring.

Grantee Contact Information:

NSP3 Program Administrator Contact Information
 Name: John Stineburg
 Email Address: john.stineburg@cityoffortwayne.org
 Phone Number: 260-427-2125
 Mailing Address: 200 E. Berry Street, Suite 320, Fort Wayne, IN 46802

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,856,894.76
Total Budget	\$0.00	\$2,374,450.00
Total Obligated	\$0.00	\$2,374,450.00
Total Funds Drawdown	\$0.00	\$2,374,450.00
Program Funds Drawdown	\$0.00	\$2,374,450.00
Program Income Drawdown	\$0.00	\$0.00

Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$2,374,450.00
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	\$356,167.50	\$0.00
Limit on Admin/Planning	\$237,445.00	\$29,187.33
Limit on Admin	\$0.00	\$29,187.33
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$593,612.50	\$771,329.59

Overall Progress Narrative:

The NSP3 Program funding is 100% committed and expended.

Activity #HB801 involves the acquisition and rehabilitation of a property in the historic West Central neighborhood. NSP3 funds were used to acquire the property. This property is adjacent to St. Joseph Hospital. The City will be returning the funds back to HUD as an eligible end use was not achieved.

Activity DT001 involves the purchase of buildings on Columbia Street in downtown Fort Wayne. The City partnered with a local non-profit, the Downtown Development Trust, to develop Columbia Street into retail, housing, and commercial space. Cincinnati-based Model Group was selected as the development partner to help design the overall project and help secure additional necessary funding. Construction is currently underway with an expected completion in the 3rd Quarter of 2019. The first tenants of the Landing have moved in during June 2019.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
4, Downtown Area Single and/or Multi-family Housing for	\$0.00	\$2,345,262.67	\$2,345,262.67
5, NSP Administration	\$0.00	\$29,187.33	\$29,187.33



Activities

Project # / 4 / Downtown Area Single and/or Multi-family Housing for

Grantee Activity Number: 3DT01
Activity Title: Downtown Trust Columbia Street Acq Program

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$490,226.89
Total Budget	\$0.00	\$490,226.89
Total Obligated	\$0.00	\$490,226.89
Total Funds Drawdown	\$0.00	\$490,226.89
Program Funds Drawdown	\$0.00	\$490,226.89
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$490,226.89
City of Fort Wayne2	\$0.00	\$490,226.89
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

This activity involves the purchase of buildings on Columbia Street in downtown Fort Wayne. The City partnered with a local non-profit, the Downtown Development Trust, to develop Columbia Street into retail, housing, and commercial space. Cincinnati-based Model Group was selected as the development partner to help design the overall project and help secure additional necessary funding. Work is currently underway with



an expected completion the end of 2019, and the first tenants of the residential component of the redevelopment project moved in during June 2019.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
Columbia Street	Fort Wayne		Indiana	46802	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Neighborhood Stabilization Program 3	\$482,444.76
Total Other Funding Sources	\$0.00

Grantee Activity Number:	3RB01
Activity Title:	Randall Lofts

Activity Category:

Construction of new housing

Project Number:

4

Projected Start Date:

12/31/2012

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

08/01/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$651,780.34
Total Budget	\$0.00	\$651,780.34
Total Obligated	\$0.00	\$651,780.34
Total Funds Drawdown	\$0.00	\$651,780.34
Program Funds Drawdown	\$0.00	\$651,780.34
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$651,780.34
City of Fort Wayne2	\$0.00	\$651,780.34
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Project involves the acquisition of the upper 4 floors of the Randall Building. The upper four floors of the Randall Building will be converted into 44 rental units. This project will help strengthen downtown Fort Wayne.

Location Description:

606 S. Harrison Street, Fort Wayne, IN 46802

Activity Progress Narrative:

Project involved the acquisition and conversion of the upper 4 floors of the Randall Building into 44 units of rental housing. 4 of the units are considered "NSP3" units. Project was completed in the 3rd quarter of 2014 and all NSP3 units have been occupied by eligible tenants

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	44/44
#Low flow showerheads	0	44/44



#Units with bus/rail access	0	44/44
#Sites re-used	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	44/44
# of Multifamily Units	0	44/44

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/42	0/0	4/44	0.00
# Renter Households	0	0	0	0/42	0/0	4/44	0.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
606 South Harrison Street	Fort Wayne		Indiana	46802	Not Validated / N

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:	3TC01
Activity Title:	The Courtyard

Activity Category:

Construction of new housing

Project Number:

4

Projected Start Date:

03/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

08/01/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$771,329.59
Total Budget	\$0.00	\$771,329.59
Total Obligated	\$0.00	\$771,329.59
Total Funds Drawdown	\$0.00	\$771,329.59
Program Funds Drawdown	\$0.00	\$771,329.59
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$771,329.59
City of Fort Wayne2	\$0.00	\$771,329.59
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The project includes acquisition, demolition, clearance and new construction. The developer will acquire the property (formerly known as the Duemling Clinic) located at 2828 Fairfield Avenue, Fort Wayne, IN 46807. Upon demolition and clearance, a new, 36-unit multi-family housing development will be built. This project will house individuals aging out of foster care (18-25 years old).

Location Description:

2828 Fairfield Avenue, Fort Wayne, IN 46807

Activity Progress Narrative:

Project involves the acquisition/demolition of the former Duemling Clinic and the new construction of a 36-unit rental complex that houses again-out-of-foster-care adults. In March, 2013, the City closed on NSP1 & NSP3 funds for the property. The project was completed in July of 2014.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	36/36



#Low flow showerheads	0	36/36
#Units with bus/rail access	0	36/36
#Sites re-used	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/36	3/0	3/36	100.00
# Renter Households	0	0	0	0/36	3/0	3/36	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept
2828 Fairfield Avenue	Fort Wayne		Indiana	46807	Not Validated / N

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:	HB025
Activity Title:	1025 Wilt

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$28,398.99
Total Budget	\$0.00	\$28,398.99
Total Obligated	\$0.00	\$28,398.99
Total Funds Drawdown	\$0.00	\$28,398.99
Program Funds Drawdown	\$0.00	\$28,398.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$28,398.99
City of Fort Wayne2	\$0.00	\$28,398.99
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

Location Description:

1025 Wilt Street, Fort Wayne, IN 46802

Activity Progress Narrative:

This project involves the acquisition, disposition and rehabilitation of the property for the purpose of housing. The City of Fort Wayne, using NSP3 funds, has acquired this property and, through an architect, has developed plans and specs for rehabilitation and has partnered with a developer for the rehabilitation/resale of the property to an eligible buyer. This project is complete and property has been sold to end buyer. Beneficiary Data to be added for next QPR.

Accomplishments Performance Measures

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



of Parcels acquired

0

0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1025 Wilt Street	Fort Wayne		Indiana	46802	Not Validated / N

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:	HB111
Activity Title:	1111 W. Jefferson Bl

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$69,012.46
Total Budget	\$0.00	\$69,012.46
Total Obligated	\$0.00	\$69,012.46
Total Funds Drawdown	\$0.00	\$69,012.46
Program Funds Drawdown	\$0.00	\$69,012.46
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$69,012.46
City of Fort Wayne2	\$0.00	\$69,012.46
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

Location Description:

1111 W. Jefferson Blvd, Fort Wayne, IN 46802

Activity Progress Narrative:

This project involves the acquisition, disposition and rehabilitation of the property for the purpose of housing. The City of Fort Wayne, using NSP3 funds, has acquired this property and, through an architect, has developed plans and specs for rehabilitation and has partnered with a developer for the rehabilitation/resale of the property to an eligible buyer. This project is complete and has been sold to an NSP-eligible buyer.

Accomplishments Performance Measures

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



# of Parcels acquired	0	1/1
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1111 West Jefferson Boulevard	Fort Wayne		Indiana	46802	Not Validated / N

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:	HB121
Activity Title:	1121 Fulton Street

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$47,191.14
Total Budget	\$0.00	\$47,191.14
Total Obligated	\$0.00	\$47,191.14
Total Funds Drawdown	\$0.00	\$47,191.14
Program Funds Drawdown	\$0.00	\$47,191.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$47,191.14
City of Fort Wayne2	\$0.00	\$47,191.14
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

Location Description:

1121 Fulton Street, Fort Wayne, IN 46802

Activity Progress Narrative:

This project involves the acquisition, disposition and rehabilitation of the property for the purpose of housing. The City of Fort Wayne, using NSP3 funds, has acquired this property and, through an architect, has developed plans and specs for rehabilitation and has partnered with a developer for the rehabilitation/resale of the property to an eligible buyer. This project is complete and has been sold to an NSP-eligible buyer.

Accomplishments Performance Measures

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



of Parcels acquired

0

1/1

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
1121 Fulton Street	Fort Wayne		Indiana	46802	Not Validated / N

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:	HB222
Activity Title:	1222 Jackson Street

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$19,099.80
Total Budget	\$0.00	\$19,099.80
Total Obligated	\$0.00	\$19,099.80
Total Funds Drawdown	\$0.00	\$19,099.80
Program Funds Drawdown	\$0.00	\$19,099.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$19,099.80
City of Fort Wayne2	\$0.00	\$19,099.80
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

Location Description:

1222 Jackson Street, Fort Wayne, IN 46802

Activity Progress Narrative:

This project involves the acquisition, disposition and rehabilitation of the property for the purpose of housing. The City of Fort Wayne, using NSP3 funds, has acquired this property and, through an architect, has developed plans and specs for rehabilitation and has partnered with a developer for the rehabilitation/resale of the property to an eligible buyer. This project was completed in 2017.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1222 Jackson Street	Fort Wayne		Indiana	46802	Not Validated / N

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:	HB302
Activity Title:	1302 W. Jefferson BI

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$119,776.05
Total Budget	\$0.00	\$119,776.05
Total Obligated	\$0.00	\$119,776.05
Total Funds Drawdown	\$0.00	\$119,776.05
Program Funds Drawdown	\$0.00	\$119,776.05
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$119,776.05
City of Fort Wayne2	\$0.00	\$119,776.05
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

Location Description:

1302 W Jefferson Blvd, Fort Wayne, IN 46802

Activity Progress Narrative:

This project involves the acquisition, disposition and rehabilitation of the property for the purpose of housing. The City of Fort Wayne, using NSP3 funds, has acquired this property and, through an architect, has developed plans and specs for rehabilitation and has partnered with a developer for the rehabilitation/resale of the property to an eligible buyer. This project was completed in 2017.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1302 West Jefferson Boulevard	Fort Wayne		Indiana	46802	Not Validated / N

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:	HB801
Activity Title:	801 W. Berry Street

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$98,447.03
Total Budget	\$0.00	\$98,447.03
Total Obligated	\$0.00	\$98,447.03
Total Funds Drawdown	\$0.00	\$98,447.03
Program Funds Drawdown	\$0.00	\$98,447.03
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$98,447.03
City of Fort Wayne2	\$0.00	\$98,447.03
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

Location Description:

801 W Berry Street, Fort Wayne, IN 46802

Activity Progress Narrative:

Activity #HB801 involves the acquisition and rehabilitation of a property in the historic West Central neighborhood. NSP3 funds were used to acquire the property. This property is adjacent to St. Joseph Hospital. The City sold the property and is returning the funds back to HUD as an eligible end use was not achievable.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
801 West Berry Street	Fort Wayne		Indiana	46802	Not Validated / N

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:	HB815
Activity Title:	815 W. Jefferson BI

Activity Category:

Acquisition - general

Project Number:

4

Projected Start Date:

04/01/2014

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Downtown Area Single and/or Multi-family Housing

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$16,208.28
Total Budget	\$0.00	\$16,208.28
Total Obligated	\$0.00	\$16,208.28
Total Funds Drawdown	\$0.00	\$16,208.28
Program Funds Drawdown	\$0.00	\$16,208.28
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$16,208.28
City of Fort Wayne2	\$0.00	\$16,208.28
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition/rehabilitation for homeownership or rental housing. NSP3 funds will only be used for the acquisition of the property. Other funds, including federal funds, will be used for the rehabilitation of the property.

Location Description:

815 W Jefferson Blvd, Fort Wayne, IN 46802

Activity Progress Narrative:

This project involves the acquisition, disposition and rehabilitation of the property for the purpose of housing. The City of Fort Wayne, using NSP3 funds, has acquired this property and, through an architect, has developed plans and specs for rehabilitation and has partnered with a developer for the rehabilitation/resale of the property to an eligible buyer. This project is complete and the home has been sold to an NSP-eligible buyer.

Accomplishments Performance Measures

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



# of buildings (non-residential)	0	0/1
# of Parcels acquired	0	1/1
Total acquisition compensation	0	1/1

Beneficiaries Performance Measures

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

Activity Locations

Address	City	County	State	Zip	Status / Accept
815 West Jefferson Boulevard	Fort Wayne		Indiana	46802	Not Validated / N

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:	HB838
Activity Title:	1838 Broadway

Activity Category:
Clearance and Demolition

Activity Status:
Completed

Project Number:
4

Project Title:
Downtown Area Single and/or Multi-family Housing

Projected Start Date:
04/01/2014

Projected End Date:
09/30/2017

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Fort Wayne2

Overall	Apr 1 thru Jun 30, 2019	To Date
Total Projected Budget from All Sources	N/A	\$33,792.10
Total Budget	\$0.00	\$33,792.10
Total Obligated	\$0.00	\$33,792.10
Total Funds Drawdown	\$0.00	\$33,792.10
Program Funds Drawdown	\$0.00	\$33,792.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$33,792.10
City of Fort Wayne2	\$0.00	\$33,792.10
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

This activity includes the acquisition, demolition and clearance of the blighted structure. NSP3 funds will only be used for the acquisition of the property. Other non-federal funds will be used for the demolition and clearance of the property.

Location Description:

1838 Broadway, Fort Wayne, IN 46802

Activity Progress Narrative:

This property was purchased with NSP3 funds for the purpose of rehabilitating the property and selling it to an NSP-eligible homebuyer. However, due to its location in an increasingly commercial area it was deemed inappropriate for housing. The Action Plan Amendment has been approved by HUD and the demolition of the structure is complete.

Accomplishments Performance Measures

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



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept
1838 Broadway	Fort Wayne		Indiana	46802	Not Validated / N

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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