

# Grantee: Fort Wayne, IN

## Grant: B-11-MN-18-0004

### July 1, 2020 thru September 30, 2020 Performance Report

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|   |   |  |
|---|---|--|
| <b>Grant Number:</b><br>B-11-MN-18-0004           | <b>Obligation Date:</b>                 | <b>Award Date:</b>                             |
| <b>Grantee Name:</b><br>Fort Wayne, IN            | <b>Contract End Date:</b>               | <b>Review by HUD:</b><br>Reviewed and Approved |
| <b>Grant Award Amount:</b><br>\$2,374,450.00      | <b>Grant Status:</b><br>Active          | <b>QPR Contact:</b><br>Cameo Parry             |
| <b>LOCCS Authorized Amount:</b><br>\$2,374,450.00 | <b>Estimated PI/RL Funds:</b><br>\$0.00 |  |
| <b>Total Budget:</b><br>\$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.

**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

**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.

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



|  |        |                |
|--|--------|----------------|
| <b>Program Income Received</b>               | \$0.00 | \$0.00         |
| <b>Total Funds Expended</b>                  | \$0.00 | \$2,374,450.00 |
| <b>Most Impacted and Distressed Expended</b> | \$0.00 | \$0.00         |
| <b>Match Contributed</b>                     | \$0.00 | \$0.00         |

## Progress Toward Required Numeric Targets

| <b>Requirement</b>  | <b>Target</b> | <b>Actual</b> |
|---|---------------|---------------|
| <b>Overall Benefit Percentage (Projected)</b>             |               | 0.00%         |
| <b>Overall Benefit Percentage (Actual)</b>                |               | 0.00%         |
| <b>Minimum Non-Federal Match</b>                          | \$0.00        | \$0.00        |
| <b>Limit on Public Services</b>                           | \$356,167.50  | \$0.00        |
| <b>Limit on Admin/Planning</b>                            | \$237,445.00  | \$29,187.33   |
| <b>Limit on Admin</b>                                     | \$0.00        | \$29,187.33   |
| <b>Most Impacted and Distressed Threshold (Projected)</b> | \$0.00        | \$0.00        |
| <b>Progress towards LH25 Requirement</b>                  | \$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. Though the City received 3 proposals for the development of this property, there was no feasible and eligible end use for the property. The City sold the property and is returning the funds back to HUD as an eligible end use was not achievable.

Activity DT01: 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. All residential buildings are complete and have received Certificates of Occupancy. The City is working with the developer and management company to obtain NSP unit information and close the project out.

## Project Summary

| <b>Project #, Project Title</b>                         | <b>This Report</b>            | <b>To Date</b>                |                               |
|---|-------------------------------|-------------------------------|-------------------------------|
|   | <b>Program Funds Drawdown</b> | <b>Project Funds Budgeted</b> | <b>Program Funds Drawdown</b> |
| 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:**

07/01/2020

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Fort Wayne2

| Overall  | Jul 1 thru Sep 30, 2020 | To Date      |
|--|-------------------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$490,226.89 |
| <b>Total Budget</b>                            | \$0.00                  | \$490,226.89 |
| <b>Total Obligated</b>                         | \$0.00                  | \$490,226.89 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$490,226.89 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$490,226.89 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00       |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$490,226.89 |
| City of Fort Wayne2                            | \$0.00                  | \$490,226.89 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00       |
| <b>Match Contributed</b>                       | \$0.00                  | \$0.00       |

**Activity Description:**

**Location Description:**

**Activity Progress Narrative:**

Activity DT01: 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. All residential buildings are



complete and have received Certificates of Occupancy. The City is working with the developer and management company to obtain NSP unit information and close the project out.

### Accomplishments Performance Measures

No Accomplishments Performance Measures

### 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       |
|--------------------------------------|--------------|
| Neighborhood Stabilization Program 3 | \$482,444.76 |
| Total Other Funding Sources          | \$0.00       |

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|                                 |                      |
|---------------------------------|----------------------|
| <b>Grantee Activity Number:</b> | <b>3RB01</b>         |
| <b>Activity Title:</b>          | <b>Randall Lofts</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date      |
|--|-------------------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$651,780.34 |
| <b>Total Budget</b>                            | \$0.00                  | \$651,780.34 |
| <b>Total Obligated</b>                         | \$0.00                  | \$651,780.34 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$651,780.34 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$651,780.34 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00       |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$651,780.34 |
| City of Fort Wayne2                            | \$0.00                  | \$651,780.34 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00       |
| <b>Match Contributed</b>                       | \$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

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    |        |



|                                 |                      |
|---------------------------------|----------------------|
| <b>Grantee Activity Number:</b> | <b>3TC01</b>         |
| <b>Activity Title:</b>          | <b>The Courtyard</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date      |
|--|-------------------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$771,329.59 |
| <b>Total Budget</b>                            | \$0.00                  | \$771,329.59 |
| <b>Total Obligated</b>                         | \$0.00                  | \$771,329.59 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$771,329.59 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$771,329.59 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00       |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$771,329.59 |
| City of Fort Wayne2                            | \$0.00                  | \$771,329.59 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00       |
| <b>Match Contributed</b>                       | \$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 involved 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

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    |        |



|                                 |                  |
|---------------------------------|------------------|
| <b>Grantee Activity Number:</b> | <b>HB025</b>     |
| <b>Activity Title:</b>          | <b>1025 Wilt</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date     |
|--|-------------------------|-------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$28,398.99 |
| <b>Total Budget</b>                            | \$0.00                  | \$28,398.99 |
| <b>Total Obligated</b>                         | \$0.00                  | \$28,398.99 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$28,398.99 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$28,398.99 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00      |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00      |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$28,398.99 |
| City of Fort Wayne2                            | \$0.00                  | \$28,398.99 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00      |
| <b>Match Contributed</b>                       | \$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.

**Accomplishments Performance Measures**

|                        | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
|                        | Total              | Total                              |
| <b># of Properties</b> | 0                  | 0/1                                |



**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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|                                 |                             |
|---------------------------------|-----------------------------|
| <b>Grantee Activity Number:</b> | <b>HB111</b>                |
| <b>Activity Title:</b>          | <b>1111 W. Jefferson Bl</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date     |
|--|-------------------------|-------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$69,012.46 |
| <b>Total Budget</b>                            | \$0.00                  | \$69,012.46 |
| <b>Total Obligated</b>                         | \$0.00                  | \$69,012.46 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$69,012.46 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$69,012.46 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00      |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00      |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$69,012.46 |
| City of Fort Wayne2                            | \$0.00                  | \$69,012.46 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00      |
| <b>Match Contributed</b>                       | \$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                              |
| <b># of Properties</b> | 0                  | 1/1                                |



|                       |   |     |
|-----------------------|---|-----|
| # of Parcels acquired | 0 | 1/1 |
|-----------------------|---|-----|

|                         | 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

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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|                                 |                           |
|---------------------------------|---------------------------|
| <b>Grantee Activity Number:</b> | <b>HB121</b>              |
| <b>Activity Title:</b>          | <b>1121 Fulton Street</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date     |
|--|-------------------------|-------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$47,191.14 |
| <b>Total Budget</b>                            | \$0.00                  | \$47,191.14 |
| <b>Total Obligated</b>                         | \$0.00                  | \$47,191.14 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$47,191.14 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$47,191.14 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00      |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00      |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$47,191.14 |
| City of Fort Wayne2                            | \$0.00                  | \$47,191.14 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00      |
| <b>Match Contributed</b>                       | \$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                              |
| <b># of Properties</b> | 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

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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|                                 |                            |
|---------------------------------|----------------------------|
| <b>Grantee Activity Number:</b> | <b>HB222</b>               |
| <b>Activity Title:</b>          | <b>1222 Jackson Street</b> |

**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

| <b>Overall</b>                                 | <b>Jul 1 thru Sep 30, 2020</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$19,099.80    |
| <b>Total Budget</b>                            | \$0.00                         | \$19,099.80    |
| <b>Total Obligated</b>                         | \$0.00                         | \$19,099.80    |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$19,099.80    |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$19,099.80    |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$19,099.80    |
| City of Fort Wayne2                            | \$0.00                         | \$19,099.80    |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                         | \$0.00         |
| <b>Match Contributed</b>                       | \$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

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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|                                 |                             |
|---------------------------------|-----------------------------|
| <b>Grantee Activity Number:</b> | <b>HB302</b>                |
| <b>Activity Title:</b>          | <b>1302 W. Jefferson BI</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date      |
|--|-------------------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$119,776.05 |
| <b>Total Budget</b>                            | \$0.00                  | \$119,776.05 |
| <b>Total Obligated</b>                         | \$0.00                  | \$119,776.05 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$119,776.05 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$119,776.05 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00       |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$119,776.05 |
| City of Fort Wayne2                            | \$0.00                  | \$119,776.05 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00       |
| <b>Match Contributed</b>                       | \$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

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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|                                 |                            |
|---------------------------------|----------------------------|
| <b>Grantee Activity Number:</b> | <b>HB801</b>               |
| <b>Activity Title:</b>          | <b>801 W. Berry Street</b> |

**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

| <b>Overall</b>                                 | <b>Jul 1 thru Sep 30, 2020</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$98,447.03    |
| <b>Total Budget</b>                            | \$0.00                         | \$98,447.03    |
| <b>Total Obligated</b>                         | \$0.00                         | \$98,447.03    |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$98,447.03    |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$98,447.03    |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$98,447.03    |
| City of Fort Wayne2                            | \$0.00                         | \$98,447.03    |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                         | \$0.00         |
| <b>Match Contributed</b>                       | \$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. Though the City received 3 proposals for the development of this property, there was no feasible and eligible end use for the property. 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

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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|                                 |                            |
|---------------------------------|----------------------------|
| <b>Grantee Activity Number:</b> | <b>HB815</b>               |
| <b>Activity Title:</b>          | <b>815 W. Jefferson BI</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date     |
|--|-------------------------|-------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$16,208.28 |
| <b>Total Budget</b>                            | \$0.00                  | \$16,208.28 |
| <b>Total Obligated</b>                         | \$0.00                  | \$16,208.28 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$16,208.28 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$16,208.28 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00      |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00      |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$16,208.28 |
| City of Fort Wayne2                            | \$0.00                  | \$16,208.28 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00      |
| <b>Match Contributed</b>                       | \$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                              |
| <b># of Properties</b> | 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

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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|                                 |                      |
|---------------------------------|----------------------|
| <b>Grantee Activity Number:</b> | <b>HB838</b>         |
| <b>Activity Title:</b>          | <b>1838 Broadway</b> |

**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  | Jul 1 thru Sep 30, 2020 | To Date     |
|--|-------------------------|-------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$33,792.10 |
| <b>Total Budget</b>                            | \$0.00                  | \$33,792.10 |
| <b>Total Obligated</b>                         | \$0.00                  | \$33,792.10 |
| <b>Total Funds Drawdown</b>                    | \$0.00                  | \$33,792.10 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$33,792.10 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00      |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00      |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$33,792.10 |
| City of Fort Wayne2                            | \$0.00                  | \$33,792.10 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00      |
| <b>Match Contributed</b>                       | \$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                              |
| <b># of Properties</b> | 0                  | 0/1                                |





### 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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