

Grantee: State of Indiana - IHCDA

Grant: B-11-DN-18-0001

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-11-DN-18-0001

Obligation Date:**Grantee Name:**

State of Indiana - IHEDA

Award Date:**Grant Amount:**

\$8,235,625.00

Contract End Date:

03/14/2014

Grant Status:

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Rebecca Richardson

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

Areas of greatest need are those census tracts that have a minimum NSP3 needs score of 17 as determined by the US Department of Housing and Urban Development. HUD's NSP3 needs score is based on the percentage of delinquent mortgages, foreclosures, vacant properties and subprime loans for each census tract in the state. A needs score of 17 places a census tract in the top quintile nationwide in terms of distress. Due to the need to ramp up quickly, we solicited proposals only from experienced NSP1 sub-grantees (cities, towns and nonprofit organizations) that met three criteria:

1. They demonstrated a track record of deploying CDBG and NSP funds in a timely fashion and in accord with all applicable law and regulation (including but not limited to requirements imposed by Davis-Bacon, lead-based paint regulations, and Section 3), while remaining in compliance with all reporting and documentation requirements;
2. Their NSP1 service areas met the distress criteria specified by HUD for NSP3; and
3. They did not receive a direct allocation of NSP3 funds for their service area.

Eleven IHEDA NSP1 sub-grantees met these criteria, as follows:

1. Cities: Bicknell, Elwood, Hartford City, Michigan City, Mishawaka, New Albany, New Castle, Richmond, Terre Haute, and Union City; and
2. Nonprofits: Hoosier Uplands Economic Development Corporation (serving Paoli) and see below.

One additional organization (the Children's Museum of Indianapolis, Inc.) was invited to apply; it was an eligible applicant that met only the second criterion above, but represented a unique partnership opportunity between the State of Indiana, the City of Indianapolis and the museum itself, one of the most distinguished nonprofit institutions in the state (or indeed, the Midwest).

The eligible census tracts within these communities represent our primary focus areas (hereafter, "focus areas") for NSP3 funds. In order to expedite the start of projects as soon as funding is approved by HUD, IHEDA issued a Request for Proposals for NSP3 funds on December 15 2010 and accepted proposals through January 31 2011. Each RFP respondent committed through its application to:

1. Expend NSP3 funds only in areas of greatest need as determined by the NSP3 mapping system;
2. Expend at least 50% of NSP3 funds within 24 months and 100% within 36 months; and
3. Comply with all applicable law and regulation.

As a result of this process, we selected the sub-grantees and activities set forth below; we will retain the balance of our award (\$433,875) for program administration at IHEDA; in accord with NSP3 program regulations, this amount plus the administrative allowance claimed by our proposed subgrantees (\$374,000, included in our subaward total) is less than ten percent (10%) of our total allocation (\$707,875, or 8.6% of our total award amount).

Grantee
NSP3 Award Amount
Total Project Cost
City of Bicknell
\$2,000,000
\$3,381,000
City of Mishawaka
\$1,184,450
\$1,184,450
City of Richmond

\$2,000,000
\$3,965,042
Hoosier Uplands Economic Development Corporation
\$2,000,000
\$3,195,000
The Children's Museum of Indianapolis Inc.
\$707,300
\$2,707,300

How Fund Use Addresses Market Conditions:

Each of these communities is facing high and persistent unemployment, significant levels of high cost mortgages, falling home values, and increasing vacancy rates all in large part due to increasing levels of foreclosure. Among those vacancies are a significant number of units that are deteriorated beyond feasible redevelopment. The low and generally declining home values in the target areas mean that many homes can only appraise at a fraction of what they cost to build. The low median income levels mean that ownership of an affordable yet high quality home without some form of homebuyer subsidy is often out of reach for individuals earning less than 120% of area median income for those areas, and particularly difficult for families earning less than 50% of area median income. Finally, the existence of vacant and dilapidated homes further depresses housing values and represents a threat to neighborhood health and safety, further exacerbating these trends. Based on our analysis of the applications received, financial assistance through NSP3 will help each community to address its most intractable problem properties while stabilizing home values and positioning new homeowners to accumulate meaningful equity in their homes while paying a mortgage that does not unduly burden the family's finances. To create homeownership opportunities for households earning less than 50% of area median income, we will partner with Habitat for Humanity affiliates to develop extremely affordable units with very favorable financing terms. For both sets of homebuyers, we will ensure sub-grantee compliance with NSP3 requirement for at least eight hours housing counseling per buyer. For those families for whom sustainable homeownership is not achievable even under these relaxed constraints, we will develop affordable rental properties that offer high-quality housing with features that minimize utility costs and maximize affordability. None of our projects will entail the displacement or relocation of existing residents.

Ensuring Continued Affordability:

All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. Refinance or sale of the property prior to the end of the compliance period will result in repayment of NSP assistance to IHCD, which can then recycle funds into the home for the next buyer (preferably within the same closing).

Definition of Blighted Structure:

Indiana Code does not define "blight" or "blighted structure" per se but properties or structures that, for the purposes of NSP3, would fit this definition are described in IC 13-11-2-19.3, IC 36-7-1-3 and IC 36-7-9. These laws broadly define the buildings or structures that are unsafe or contributing to blight as those that are:

- >• In impaired structural condition that makes them unsafe to a person or property;
- >• A fire hazard;
- >• A hazard to public health;
- >• Deteriorated, obsolete or substandard;
- >• Environmentally contaminated or suspected of having hazardous substances;
- >• Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance;
- >• Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirement of a statute or ordinance.

Definition of Affordable Rents:

IHCD defines "affordable rents" as those county-by-county rent limits released by HUD and amended from time to time for the HOME program.

Housing Rehabilitation/New Construction Standards:

All housing activities using NSP3 funds that involve the construction or rehabilitation of multi-family and single-family dwellings must meet all building codes and standards adopted and enforced by the State of Indiana as well as any local ordinances that exceed State codes and standards.

Vicinity Hiring:

Pursuant to Section 3 requirements, the project will seek to maximize the number of low-income community residents employed through contracts executed as a result of this project.

Procedures for Preferences for Affordable Rental Dev.:

The State did not state a preference for rental projects within its RFP but did provide guidance, based on the experience of NSP1 and also on comments from HUD, that the use of rental housing to meet the <50%AMI Set-aside was one of the components that had a greater chance of success than reliance on homebuyers at this end of the market. Many of our projects have accordingly looked at their proposals and including either straight rental as an element, because there is high demand for this type of housing, or have elected to pursue a lease-purchase system. Whilst this program is not intended to promote the development of rental housing as opposed to homebuyer properties, it is recognized that there is demand for this in some parts of the State and that where projects experience this demand it is a worthy inclusion in their proposals.

Grantee Contact Information:

Indiana Housing and Community Development Authority
 30 S Meridian Street, Suite 1000
 Indianapolis, IN 46204
 P: 317-232-7777
 F: 317-232-7778
 Sherry Seiwert, Executive Director
 Peter Hunt, NSP Manager

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$7,528,325.00
Total CDBG Program Funds Budgeted	N/A	\$7,528,325.00
Program Funds Drawdown	\$180,439.46	\$180,439.46
Program Funds Obligated	\$0.00	\$7,528,325.00
Program Funds Expended	\$180,439.46	\$180,439.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,235,343.75	\$0.00
Limit on Admin/Planning	\$823,562.50	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$823,562.50	\$792,320.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,058,906.25	\$2,734,106.00

Overall Progress Narrative:

Two of our recipients have moved forward strongly with their projects now that they have received clearance from their Environmental Reviews. They have also started to expend NSP funding on site acquisition. Of the remaining three projects, two have been delayed whilst they have concentrated on getting NSP1 projects completed so that they are ready to turn their attention in full to NSP3 construction. It is expected that Quarters 1 and 2 of 2012 will see the expenditure on NSP3 move forward strongly.

The final project for NSP3 is currently delayed due to discussions that are happening with the other partners. Winona Hospital demolition has been bid out by the City of Indianapolis and the bids have come in low enough that they can proceed with this element without the State's NSP3. As such, we are talking to all parties regarding the use of our funds in the construction of affordable housing on the site. However, this is causing problems as it needs to dovetail with the tax credit application rounds, and there is currently not enough time to ensure full construction and lease up in time for the end of NSP3. However, we are working on an interim solution and have given the parties until the end of December 2011 to find a solution, or we will be looking to re-allocate our NSP3 to another party for a different. It is recognized that this will require a change to our Substantial Amendment, and we will be submitting this for approval in due course when we know the outcome of these issues.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP001, Local Administration	\$0.00	\$448,445.00	\$0.00
NSP003, Acquisition/Rehabilitation	\$0.00	\$1,717,118.00	\$0.00
NSP006, Redevelopment/New Construction	\$180,439.46	\$5,018,887.00	\$180,439.46
NSP3 Administration, State NSP3 Administration	\$0.00	\$343,875.00	\$0.00

Activities

Grantee Activity Number: NSP3-011-001

Activity Title: Administration - City of Richmond

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP001

Project Title:

Local Administration

Projected Start Date:

02/24/2011

Projected End Date:

03/13/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Richmond

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$180,000.00
Program Funds Expended	\$0.00	\$0.00
City of Richmond	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Local Administration

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

Biweekly meetings beheld with city, administrator, construction manager, and realtor. Actual release of funds was received in July. Contracts have been signed for administration, construction manager, appraiser, title searches, realtor and homebuyer counselor. Have not set these contracts up yet because of Section 106 clearance, except administration. Reviewed property eligibility for each property. Acquisition including URA requirements were reviewed. Discussed design options and budget because of change in the amount of rehabilitation properties and new construction properties. Design was reviewed numerous times trying to stay within budget restraints. Section 106 was submitted and concurrence was achieved on 2 properties. Advertised legal notice informing public intention of each property. Section 106 documents for 8 properties were submitted to IHCD in September. Awaiting response from IHCD. In the process of bidding out 2 rehab properties. Legal notice has been published twice. Held Pre-Construction meeting on 9/22/11. Bids are due on 10/6/11. Discussed marketing strategy will be same and NSP1 and will be included with NSP1 properties. Awaiting response from IHCD regarding moving land banked properties from NSP1 to NSP3. Decision was made to bid project in 3 processes. Planning to bid 8 properties in late October or early November.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP3-011-001 - 120%
Activity Title:	Acq/Rehab - City of Richmond

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
NSP003

Project Title:
Acquisition/Rehabilitation

Projected Start Date:
02/24/2011

Projected End Date:
03/13/2014

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
City of Richmond

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,097,210.00
Total CDBG Program Funds Budgeted	N/A	\$1,097,210.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$1,097,210.00
Program Funds Expended	\$0.00	\$0.00
City of Richmond	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
Rehabilitation/reconstruction of residential structures

Location Description:
Richmond, Wayne County, IN

Activity Progress Narrative:
Acquired 1 properties through County Commissioner Sale. Received sale documents and deed. Section 106 documents have been submitted to IHCDA. Waiting on final settlement documents for final address under rehab.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/7
#Energy Star Replacement Windows	0	0/40
#Efficient AC added/replaced	0	0/7
#Replaced thermostats	0	0/7
#Light Fixtures (indoors) replaced	0	0/42
#Light fixtures (outdoors) replaced	0	0/14
#Refrigerators replaced	0	0/7

#Dishwashers replaced	0	0/7
#Low flow toilets	0	0/14
#Low flow showerheads	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/7
# of Singlefamily Units	0	0/7

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	0/7	0/7	0
# Owner Households	0	0	0	0/0	0/7	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP3-011-001 - 120%.
Activity Title: Redev/New Constr - City of Richmond

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 NSP006

Project Title:
 Redevlopment/New Construction

Projected Start Date:
 02/24/2011

Projected End Date:
 03/13/2014

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 City of Richmond

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$214,670.00
Total CDBG Program Funds Budgeted	N/A	\$214,670.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$214,670.00
Program Funds Expended	\$0.00	\$0.00
City of Richmond	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:
 Construction of new housing

Location Description:
 Richmond, Wayne County, IN

Activity Progress Narrative:

Acquired a total of 4 properties through County Commissioner Sale. Received sales statement and deed from County Commissioners. Design on all properties have been finalized. Section 106 documents have been compiled & submitted to IHCD for review. Plan to bid out in late October or early November.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

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	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP3-011-001 - 50%
Activity Title:	Acq/Rehab - City of Richmond

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Richmond

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$298,100.00
Total CDBG Program Funds Budgeted	N/A	\$298,100.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$298,100.00
Program Funds Expended	\$0.00	\$0.00
City of Richmond	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation/reconstruction of residential structures

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

Received Section 106 clearance. Final specifications were approved for 2 rehabilitation properties and are currently being bid out with bids due 10/6/11.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Energy Star Replacement Windows	0	0/15
#Efficient AC added/replaced	0	0/2
#Replaced thermostats	0	0/2
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/18
#Light fixtures (outdoors) replaced	0	0/4

#Refrigerators replaced	0	0/2
#Dishwashers replaced	0	0/2
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP3-011-001 - 50%.

Activity Title: Redev/New Constr - City of Richmond

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Richmond

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$210,020.00
Total CDBG Program Funds Budgeted	N/A	\$210,020.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$210,020.00
Program Funds Expended	\$0.00	\$0.00
City of Richmond	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

Richmond, Wayne County, IN

Activity Progress Narrative:

Had to change design on 1 NSP1 land banked property and had to submit change to IHEDA for Section 106 clearance. Planning to get response by middle of October. Will bid out property during late October and early November.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP3-011-002
Activity Title:	Administration - Mishawaka

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP001

Project Title:

Local Administration

Projected Start Date:

02/24/2011

Projected End Date:

03/13/2014

Benefit Type:

N/A

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

City of Mishawaka

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$118,445.00
Total CDBG Program Funds Budgeted	N/A	\$118,445.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$118,445.00
Program Funds Expended	\$0.00	\$0.00
City of Mishawaka	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Local Administration

Location Description:

City of Mishawaka, St Joseph County, IN

Activity Progress Narrative:

The coordinator has worked with local real estate agents, local banks, investors, and homeowners to find vacant, foreclosed, structures within our NSP3 Target Areas.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP3-011-002 - 120%
Activity Title:	Redev/New Constr - Mishawaka

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Mishawaka

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$726,740.00
Total CDBG Program Funds Budgeted	N/A	\$726,740.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$726,740.00
Program Funds Expended	\$0.00	\$0.00
City of Mishawaka	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

City of Mishawaka, St Joseph County, IN

Activity Progress Narrative:

Initial contact letters were sent via certified mail to 19 property owners. Eight properties are in the appraisal/offer process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow showerheads	0	0/8
#Units with bus/rail access	0	0/9
#Sites re-used	0	0/9
#Units & other green	0	0/9
Activity funds eligible for DREF (Ike)	0	0/8

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

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	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP3-011-002 - 50%
Activity Title:	Redev/New Constr - Mishawaka

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Mishawaka

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$339,265.00
Total CDBG Program Funds Budgeted	N/A	\$339,265.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$339,265.00
Program Funds Expended	\$0.00	\$0.00
City of Mishawaka	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

City of Mishawaka, St Joseph County, IN

Activity Progress Narrative:

Initial contact letters were sent via certified mail to 9 property owners.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/4
#Sites re-used	0	0/4
#Units \geq other green	0	0/4
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

of Singlefamily Units

0

0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP3-011-003
Activity Title:	Administration - City of Bicknell

Activity Category:

Administration

Project Number:

NSP001

Projected Start Date:

02/24/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Local Administration

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Bicknell

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$150,000.00
Total CDBG Program Funds Budgeted	N/A	\$150,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$150,000.00
Program Funds Expended	\$0.00	\$0.00
City of Bicknell	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Local Administration

Location Description:

City of Bicknell, Knox County, IN

Activity Progress Narrative:

No activity.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NSP3-011-003 - 120%

Activity Title: Acq/Rehab - City of Bicknell

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Bicknell

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$160,904.00
Total CDBG Program Funds Budgeted	N/A	\$160,904.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$160,904.00
Program Funds Expended	\$0.00	\$0.00
City of Bicknell	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation/reconstruction of residential structures

Location Description:

City of Bicknell, Knox County, IN

Activity Progress Narrative:

No activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/5
#Additional Attic/Roof Insulation	0	0/1
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/10

#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
Activity funds eligible for DREF (Ike	0	0/0

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

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	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP3-011-003 - 120%.
Activity Title:	Redev/New Constr - City of Bicknell

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Bicknell

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,142,375.00
Total CDBG Program Funds Budgeted	N/A	\$1,142,375.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$1,142,375.00
Program Funds Expended	\$0.00	\$0.00
City of Bicknell	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

City of Bicknell, Knox County, IN

Activity Progress Narrative:

No activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/13
#Low flow showerheads	0	0/13
#Units exceeding Energy Star	0	0/9
#Sites re-used	0	0/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9

# of Multifamily Units	0	0/4
# of Singlefamily Units	0	0/5

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	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/4	0/4	0
# Renter Households	0	0	0	0/0	0/5	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: NSP3-011-003 - 50%

Activity Title: Acq/Rehab - City of Bicknell

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP003

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehabilitation

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Bicknell

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$160,904.00
Total CDBG Program Funds Budgeted	N/A	\$160,904.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$160,904.00
Program Funds Expended	\$0.00	\$0.00
City of Bicknell	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation/reconstruction of residential structures

Location Description:

City of Bicknell, Knox County, IN

Activity Progress Narrative:

No activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Energy Star Replacement Windows	0	0/5
#Additional Attic/Roof Insulation	0	0/1
#Efficient AC added/replaced	0	0/1
#Replaced thermostats	0	0/1
#Replaced hot water heaters	0	0/1
#Light Fixtures (indoors) replaced	0	0/10
#Light fixtures (outdoors) replaced	0	0/2

#Refrigerators replaced	0	0/1
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/1
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units exceeding Energy Star	0	0/1
#Sites re-used	0	0/1
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP3-011-003 - 50%.
Activity Title:	Redev/New Constr - City of Bicknell

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

02/24/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Bicknell

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$385,817.00
Total CDBG Program Funds Budgeted	N/A	\$385,817.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$385,817.00
Program Funds Expended	\$0.00	\$0.00
City of Bicknell	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

City of Bicknell, Knox County, IN

Activity Progress Narrative:

No activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/4
#Units exceeding Energy Star	0	0/3
#Units & other green	0	0/3
# ELI Households (0-30% AMI)	0	0/0

This Report Period	Cumulative Actual Total / Expected
Total	Total

# of Housing Units	0	0/3
# of Multifamily Units	0	0/3

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number:	NSP3-011-004 - 120%
Activity Title:	Redev/New Constr - Hoosier Uplands

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

03/31/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Hoosier Uplands Economic Development Corp

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$660,000.00
Total CDBG Program Funds Budgeted	N/A	\$660,000.00
Program Funds Drawdown	\$59,545.02	\$59,545.02
Program Funds Obligated	\$0.00	\$660,000.00
Program Funds Expended	\$59,545.02	\$59,545.02
Hoosier Uplands Economic Development Corp	\$59,545.02	\$59,545.02
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

Mitchell, Lawrence County, IN

Activity Progress Narrative:

Architectural design work is complete. Awaiting contractor pricing & will then request HUD final determination of Residential or Building Davis-Bacon wage rate. Project was approved for awards of FHLBI AHP and IHEDA Development Fund.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/4
#Sites re-used	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

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	0/4	0/4	0
# Renter Households	0	0	0	0/0	0/4	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NSP3-011-004 - 50%
Activity Title:	Redev/New Constr - Hoosier Uplands

Activity Category:

Construction of new housing

Project Number:

NSP006

Projected Start Date:

03/31/2011

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment/New Construction

Projected End Date:

03/13/2014

Completed Activity Actual End Date:

Responsible Organization:

Hoosier Uplands Economic Development Corp

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,340,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,340,000.00
Program Funds Drawdown	\$120,894.44	\$120,894.44
Program Funds Obligated	\$0.00	\$1,340,000.00
Program Funds Expended	\$120,894.44	\$120,894.44
Hoosier Uplands Economic Development Corp	\$120,894.44	\$120,894.44
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Construction of new housing

Location Description:

Mitchell, Lawrence County, IN

Activity Progress Narrative:

Architectural design work is complete. Awaiting contractor pricing & will then request HUD final determination of Residential or Building Davis-Bacon wage rate. Project was approved for awards of FHLBI AHP and IHEDA Development Fund.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units exceeding Energy Star	0	0/8
#Sites re-used	0	0/1
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/8
# of Multifamily Units	0	0/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/8	0/0	0/8	0
# Renter Households	0	0	0	0/8	0/0	0/8	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: State NSP3 Administration

Activity Title: State NSP3 Administration

Activity Category:

Administration

Project Number:

NSP3 Administration

Projected Start Date:

03/31/2011

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

State NSP3 Administration

Projected End Date:

03/31/2014

Completed Activity Actual End Date:

Responsible Organization:

IHCDA

Overall

Jul 1 thru Sep 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$343,875.00
Total CDBG Program Funds Budgeted	N/A	\$343,875.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$343,875.00
Program Funds Expended	\$0.00	\$0.00
IHCDA	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

State Administration

Location Description:

IHCDA
30 S Meridian St, Suite 1000
Indianapolis, IN 46204

Activity Progress Narrative:

No activity

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
