

**Grantee: Hammond, IN**

**Grant: B-08-MN-18-0006**

**January 1, 2010 thru March 31, 2010 Performance Report**

**Grant Number:**

B-08-MN-18-0006

**Obligation Date:****Grantee Name:**

Hammond, IN

**Award Date:****Grant Amount:**

\$3,860,473.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Dennis Radowski

**Disasters:****Declaration Number**

NSP

**Plan Description:**

After reviewing the data listed in Section A of this application, staff has determined that ALL areas of the City except census tract 040300- block group 5 as described on page 3 face a high risk of destabilization due to the foreclosure crisis. HUD has assigned a high risk score to 86 of the 87 census block groups in Hammond (scoring 9 or 10 out of a scale of 10).

**Recovery Needs:**

Neighborhood Stabilization Program (NSP) funds are needed to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities.

The City will use the NSP funds to acquire, demolish, rehabilitate or otherwise redevelop foreclosed, abandoned, and vacant properties in areas of greatest need. The City will also use NSP funds to provide financing to income eligible homebuyers to acquire redeveloped properties.

**Overall****This Report Period****To Date**

|  |                |                |
|--|----------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A            | \$3,860,473.00 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A            | \$3,860,473.00 |
| <b>Program Funds Drawdown</b>                  | \$235,939.22   | \$252,536.90   |
| <b>Obligated CDBG DR Funds</b>                 | (\$162,392.00) | \$723,655.35   |
| <b>Expended CDBG DR Funds</b>                  | \$0.00         | \$0.00         |
| <b>Match Contributed</b>                       | \$0.00         | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00         | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00         | \$0.00         |

## Progress Toward Required Numeric Targets

| Requirement                        | Required     | To Date |
|------------------------------------|--------------|---------|
| Minimum Overall Benefit Percentage | 99.99%       | 0.00%   |
| Minimum Non-Federal Match          | \$0.00       | \$0.00  |
| Limit on Public Services           | \$579,070.95 | \$0.00  |
| Limit on Admin/Planning            | \$386,047.30 | \$0.00  |
| Limit on State Admin               | \$0.00       | \$0.00  |

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

### Overall Progress Narrative:

#### Purchased Property Descriptions:

##### 25% Allocation (LH25)

| Address                | BRs | Baths | Size     | Foundation | Price      |
|------------------------|-----|-------|----------|------------|------------|
| 3815 165th Street      | 4   | 1.25  | 1,134 sf | slab       | \$ 26,574  |
| 6928 Magoun Avenue     | 2   | 1.25  | 768 sf   | basement   | \$ 27,121  |
| 6750 Forestdale Avenue | 4   | 1.25  | 1,554 sf | basement   | \$ 40,409  |
| 1242 177th Place       | 3   | 1.0   | 1,156 sf | slab       | \$ 29,700  |
| Total                  |     |       |          |            | \$ 123,804 |

##### 75% Allocation

None to date

Grand Total (Purchased) \$ 123,804

#### Contracted Property Descriptions:

##### 25% Allocation

| Address &nbsp;       | BRs | Baths | Size     | Foundation | Price      |
|----------------------|-----|-------|----------|------------|------------|
| 1107 Morris Aveue    | 3   | 1.0   | 960 sf   | basement   | \$ 8,567   |
| 1013 May Street      | 4   | 2.0   | 2,280 sf | basement   | \$ 22,274  |
| 7505 Magnolia Avenue | 3   | 1.0   | 1,200 sf | basement   | \$ 58,905  |
| 6146 Ray Avenue      | 3   | 1.0   | 1,000 sf | basement   | \$ 16,830  |
| 6334 Tennessee       | 3   | 1.0   | 950 sf   | slab       | \$ 24,000  |
| Total                |     |       |          |            | \$ 130,576 |

##### 75% Allocation

|                      |   |     |          |          |               |
|----------------------|---|-----|----------|----------|---------------|
| 1748 Davis Avenue    | 3 | 2.0 | 1,731 sf | bseent   | \$     75,735 |
| 7221 Missouri Avenue | 3 | 1.0 | 957 sf   | basement | \$ 34,000     |
| 6413 Idaho Avenue    | 3 | 1.5 | 1,053 sf | basement | \$ 85,000     |
| Total                |   |     |          |          | \$194,735     |

Grand Total (Contracted) \$325,311

Total Obligated & Expended (Properties) through 03/31/10 \$449,115

% 25% Allocation 56.6%

% 75% Allocation 43.4%

The 3.5% Obligated for the 25% LI Allocation (LH25) is reported on our DRGR. However, it should be noted that this amount of \$135,116.56 represents ONLY the sales price, plus minor project specific ancillary costs, of the 4 properties closed/purchased prior to 3/31/10.

Total project specific expenses, such as the Scope of Work for the Rehab are not included. Per NSP/DRGR Guidelines, we cannot Obligate/Expense these items until we have signed contracts/agreements for the rehab. We

are not seeking those contracts until we have obtained the appropriate HUD Environmental Release, typically received 30 days after the request for same. Those requests are not sent until we have closed on the purchase of a property. We have received one Environmental Release to date: 3815 165th St. By April 30, 2010 a total of 4 releases should be obtained. Within 60 days (5/31/10) we should have a total of 10 releases. At a current average of \$53,667 of rehab costs per property we should have \$791,050 OBLIGATED/EXPENSED to the LH 25% Allocation by 5/31/10. \$791,050 represents 20.5% of the total NSP Grant for the City of Hammond. The difference of \$174,068 should be Obligated/Expensed on an additional 2 properties prior to 7/31/10, with those additional properties being purchased/closed on prior to 6/15/10. Based on those projections, Staff fully expects to meet the 25% (LI) fund allocation no later than 07/31/10.

Staff is fully confident, based on NSP activities accomplished since 01/01/10, especially with those accomplished in 3/10, that all NSP Funds will be Obligated no later than 08/15/10. To date (04/29/10), the City of Hammond has contracted for the purchase of, and acquired a total of 20 properties. An additional 5 properties have been identified as viable prospects for NSP, with contracts/offers expected by 5/10/10. The total number of properties budgeted to be purchased and upgraded with NSP funding through 9/10 was 35. Based on current levels the City of Hammond is at approximately 71.4% of its budgeted number of properties to be acquired and reconstructed.

## 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                 |
| NSP-1, Financing Mechanisms for Purchase and Rehabilitation | \$0.00                 | \$300,000.00           | \$0.00                 |
| NSP-2, ACQUISITION-REHABILITATION OF FORECLOSED             | \$28,907.58            | \$1,499,999.52         | \$29,607.58            |
| NSP-3, Land Banking   | \$0.00                 | \$150,000.00           | \$0.00                 |
| NSP-4, DEMOLITION OF BLIGHTED STRUCTURES                    | \$0.00                 | \$80,000.00            | \$0.00                 |
| NSP-5, REDEVELOPMENT OF DEMOLISHED, VACANT                  | \$99,114.19            | \$1,444,426.13         | \$99,114.19            |
| NSP-6, ADMINISTRATION OF THE NSP PROGRAM                    | \$107,917.45           | \$386,047.35           | \$123,815.13           |

## Activities

**Grantee Activity Number:** NSP - 2.1

**Activity Title:** ACQUISITION-REHABILITATION

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-2

**Project Title:**

ACQUISITION-REHABILITATION OF FORECLOSED AND

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/31/2014

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hammond

| <b>Overall</b>                                 | <b>Jan 1 thru Mar 31, 2010</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$1,499,999.52 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A                            | \$1,499,999.52 |
| <b>Program Funds Drawdown</b>                  | \$28,907.58                    | \$29,607.58    |
| <b>Obligated CDBG DR Funds</b>                 | (\$296,528.00)                 | \$203,472.00   |
| <b>Expended CDBG DR Funds</b>                  | \$0.00                         | \$0.00         |
| City of Hammond                                | \$0.00                         | \$0.00         |
| <b>Match Contributed</b>                       | \$0.00                         | \$0.00         |
| <b>Program Income Received</b>                 | \$0.00                         | \$0.00         |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$0.00         |

**Activity Description:**

The City will purchase and rehabilitate foreclosed homes and properties in target areas. Homes will be bought at a minimum discount of fifteen percent from the appraised value. Units will be sold to homebuyers whose household income is at or below 120% of the area median income.

**Location Description:**

Foreclosures throughout the City. Specific addresses yet to be determined. Locations will be based on areas of greatest need.

**Activity Progress Narrative:**

NSP 2.1 - LMMI Acquisition/Redevelopment  
Although no funds have been expended for purchases of properties for this activity a signed contracts have been obtained for 2 properties identified as prospects for LMMI Acquisition and Redevelopment: \$75,735 for 1748 Davis Avenue and \$34,000 for 7221 Missouri Avenue. Both properties have scheduled closing dates of April 5, 2010. A verbal agreement in the amount \$85,000 for the purchase of 6513 Idaho is in place with the sales contract being prepared. All due diligence has been completed for the three properties. A closing prior to May 15, 2010 should be scheduled for 6513 Idaho Avenue. Properties at 3711 176th Street and 1636 174th Street have also been identified as LMMI property prospects, and offers are currently being prepared by the lender/owners, but not yet received. Due to the sizes, condition, and type of dwelling (1½ to 2 levels, plus full basements) these properties expect to have substantially higher Scope of Work Detail, with the exception of 6513 Idaho. As stated in Lake County Sheriff's website, 69 properties will be offered at the Sheriff's Sale on 5/7/10 or 62 at the sale on 6/4/10. Previous Sheriff's Sales in 2010 state: 50 properties in 1/10, 30 in 2/10, 38 in 3/10, and 62 in 4/10. The bank-owned properties being offered recently have been from the 12/09 and 1/10 sales. In addition bank-owned properties are being offered for sale as "bulk" transactions, that is, properties that are aged bank-owned properties.

**Performance Measures**

|                        | <b>This Report Period</b> |            |              | <b>Cumulative Actual Total / Expected</b> |            |              |
|------------------------|---------------------------|------------|--------------|---|------------|--------------|
|                        | <b>Low</b>                | <b>Mod</b> | <b>Total</b> | <b>Low</b>                                | <b>Mod</b> | <b>Total</b> |
| <b># of Properties</b> | 0                         | 0          | 0            | 0/0                                       | 0/0        | 0/30         |

|                             |   |   |   |     |     |      |
|-----------------------------|---|---|---|-----|-----|------|
| # of housing units          | 0 | 0 | 0 | 0/0 | 0/0 | 0/30 |
| # of Households benefitting | 0 | 0 | 0 | 0/0 | 0/0 | 0/30 |

## Activity Locations

| Address       | City    | State | Zip    |
|---------------|---------|-------|--------|
| 6513 Idaho    | Hammond | NA    | 46323- |
| 7221 Missouri | Hammond | NA    | 46323  |
| 1748 Davis    | Whiting | NA    | 46394  |

## 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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**Grantee Activity Number:** NSP - 4.1  
**Activity Title:** Demolition

**Activity Category:**  
 Clearance and Demolition

**Project Number:**  
 NSP-4

**Projected Start Date:**  
 04/01/2009

**National Objective:**  
 NSP Only - LMMI

**Activity Status:**  
 Under Way

**Project Title:**  
 DEMOLITION OF BLIGHTED STRUCTURES

**Projected End Date:**  
 03/31/2014

**Responsible Organization:**  
 City of Hammond

| Overall                                 | Jan 1 thru Mar 31, 2010 | To Date     |
|---|-------------------------|-------------|
| Total Projected Budget from All Sources | N/A                     | \$80,000.00 |
| Total CDBG Program Funds Budgeted       | N/A                     | \$80,000.00 |
| Program Funds Drawdown                  | \$0.00                  | \$0.00      |
| Obligated CDBG DR Funds                 | \$0.00                  | \$0.00      |
| Expended CDBG DR Funds                  | \$0.00                  | \$0.00      |
| City of Hammond                         | \$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:**

The City will demolish and clear structures that meet the definition of blighted included in this submission. This activity is not expected to benefit households below 50% of the area median income. After clearance, some properties may be redeveloped.

**Location Description:**

Blighted structures throughout the City. Specific addresses yet to be determined. Locations will be based on areas of greatest need.

**Activity Progress Narrative:**

NSP 4.1 – Clearance and Demolition  
 To date no portion of the NSP Funding Allocation has been obligated or expensed for property clearance and demolition. The City of Hammond has been very proactive in identifying properties and correcting the related issues of substandard housing over the last three years. In 2009 an estimated 90 buildings were demolished as recommended by the City’s Building and Code Enforcement Departments. Approvals for the demolition projects are made by the City’s Board of Public Works and Safety, and funded by City revenues and the City’s Gaming revenues. Liens are placed on the property for expenses related to the demolition and clearance.  
 Hammond’s NSP staff has identified 5 foreclosed properties that it proactively sought to purchase, demolish, and reconstruct on the sites. Four of the properties were demolished by the City, and three remain as bank REO properties, with the other two being purchased by investor/speculators. NSP staff will continue communication with the banks in regard to the purchase of those properties. Purchase offers, current market values, and NSP guidelines regarding acquisition price in relation to market value will have an effect on the timing of any purchase of these properties.  
 A large number of Hammond’s current housing stock is built on lots with frontage sizes of 35 to 40 feet. Current City ordinance requires that new residential construction have sites with a minimum of 50 feet of frontage. Reconstruction on the smaller lot sizes would require a formal request for a variance. NSP staff has identified a construction company with a design and plan to construct residential structures on lots with a minimum of 35 feet in frontage. The company has been successful in constructing residential structures of this type in other Northwest Indiana communities. The proposed cost to build the structures, \$125,000 - \$135,000, would conform to affordability guidelines of NSP.

## Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                    | Low                | Mod | Total | Low                                | Mod | Total |
| # of Properties    | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/5   |
| # of housing units | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/5   |

## 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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**Grantee Activity Number:** NSP - 5.1

**Activity Title:** Redevelopment

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-5

**Project Title:**

REDEVELOPMENT OF DEMOLISHED, VACANT

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/31/2014

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

City of Hammond

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$965,118.37

**Total CDBG Program Funds Budgeted**

N/A

\$965,118.37

**Program Funds Drawdown**

\$99,114.19

\$99,114.19

**Obligated CDBG DR Funds**

\$134,136.00

\$134,136.00

**Expended CDBG DR Funds**

\$0.00

\$0.00

City of Hammond

\$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:**

The City will use funds to redevelop vacant properties into housing within target areas. At least \$965,118.37 will be used for the purchase and redevelopment of properties that will benefit households whose incomes do not exceed 50% of the area median income. In order for this activity to meet the statutory requirements that 25% (\$965,118.37) of NSP funds are to serve those at or below 50% of AMI, the city of Hammond will ensure the property that is redeveloped for these cases have been either foreclosed or abandoned. The City will secure deed restrictions to ensure that all units comply with the affordability periods of the HOME Program (24 CFR 92.252(e) for rental and 92.254(a)(4) for homebuyer). Homes will be bought at a minimum discount of fifteen percent from the appraised value.

**Location Description:**

Vacant properties throughout the City. Specific addresses yet to be determined.

**Activity Progress Narrative:**

Other tracts in the City of Hammond are unique due to the property values and mixed household incomes. To date the City has been able to acquire foreclosed properties in the \$25,000 to \$40,000 range, with upgrades to a property in the amount of \$60,000 or less. The properties remain at the tract's average market values. At \$100,000, the property could be marketed to a Low Income Household, allowing for an affordable housing subsidy of 20% (\$20,000) with a ten year Affordability Term, and have the mortgage payment affordable to a qualified Low Income Household. The subsidy would have a maximum affordable period of ten years, with no required Principal and Interest payment.

The maximum income level for a household of four for 2009 is \$32,313 or \$2,693 per month. Given a buyer's down payment (personal funds) of 3% and a 20% affordable housing subsidy of \$20,000, the borrowed amount would be \$77,000. The monthly principal and interest payment for a 30 year fixed mortgage (at a 6% interest rate) calculates to \$462. Real Estate taxes in Hammond Indiana are capped at 1% of the Assessed/Fair Market Value (Sales Price) of the property for an annual amount of \$1,000 or \$125 per month. It should be noted that Real Estate taxes may be further reduced by Mortgage and Homestead Exemptions. Homeowners Insurance can be estimated at \$750 annually or \$63 per month. The total monthly Principal, Interest, Taxes, and Insurance payment (PITI) calculates to \$650. The Mortgage Debt to Income Ratio calculates to 24.12%; mortgage industry standards state a maximum PITI of 32%. With this example it is shown that a Low Income (LI) Household of four with an annualized income of \$32,313 may qualify to purchase a property valued and purchased at \$100,000.

Since January 2009, the City of Hammond has provided a down payment assistance program to provide an incentive to increasing home ownership in the City. To date, there have been 200 applicants to the program, 42 (21%) of which, based on

annual income and family size, qualify as Low Income Households. This affirms the fact that there is a demand for owner occupied housing in Hammond by Low Income Households. The down payment assistance program is actively marketed to realtors, lenders, and through HUD certified Home Ownership classes conducted by Consumer Credit Counseling of Northwest Indiana and the Hammond Housing Authority. As properties are acquired and upgraded, the properties will also be marketed to LI Households through community groups, faith-based organizations, the City of Hammond website, and local print media. An additional incentive offered to of Hammond home owners is the City of Hammond College Bound Scholarship Program. College Bound offers children of Hammond home owners the opportunity to obtain up to \$8,500 per year to assist in the paying of college tuition. The College Bound Program has been nationally recognized and is in its fourth year of existence. Approximately 450 students currently participate in the program. College Bound is completely funded by the City of Hammond's Gaming Revenues.

To Date

Acquired/Owned: 3815 165th Street 6928 Magoun Avenue 6750 Forestdale Avenue 1242 177th Place

Contracted: 1107 Morris Avenue 1013 May Street 7505 Magnolia Avenue 6146 Ray Avenue 6334 Tennessee

## Performance Measures

|                             | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                             | Low                | Mod | Total | Low                                | Mod | Total |
| # of housing units          | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/10  |
| # of Households benefitting | 0                  | 0   | 0     | 0/10                               | 0/0 | 0/10  |

## Activity Locations

| Address         | City    | State | Zip   |
|-----------------|---------|-------|-------|
| 6750 Forestdale | Hammond | NA    | 46323 |
| 6928 Magoun Ave | Hammond | NA    | 46324 |
| 1242 177th Pl   | Hammond | NA    | 46324 |
| 3815 165th ST   | Hammond | NA    | 46323 |

## 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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**Grantee Activity Number:** NSP - 5.2

**Activity Title:** Redevelopment - LMMI

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-5

**Project Title:**

REDEVELOPMENT OF DEMOLISHED, VACANT

**Projected Start Date:**

04/01/2009

**Projected End Date:**

03/31/2013

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Hammond

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

|  |        |              |
|--|--------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A    | \$479,307.76 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A    | \$479,307.76 |
| <b>Program Funds Drawdown</b>                  | \$0.00 | \$0.00       |
| <b>Obligated CDBG DR Funds</b>                 | \$0.00 | \$0.00       |
| <b>Expended CDBG DR Funds</b>                  | \$0.00 | \$0.00       |
| City of Hammond                                | \$0.00 | \$0.00       |
| <b>Match Contributed</b>                       | \$0.00 | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00 | \$0.00       |
| <b>Program Income Drawdown</b>                 | \$0.00 | \$0.00       |

**Activity Description:**

Redevelop vacant properties into housing within target areas.

**Location Description:**

Areas of greatest need

**Activity Progress Narrative:**

NSP 5.2 – Rehabilitation/reconstruction of residential structures

No funds have been obligated or expended for this activity to date. However, the NSP Manager has identified four properties eligible for this activity. Three of the properties were bank foreclosed and suffered fire damage. During the communication with the banks regarding the purchase of the properties, demolition was ordered by the City of Hammond’s Department of Public Works and Safety. All three properties remain bank-owned. The NSP Manager will continue in attempts to purchase the now vacant lots with the intent of constructing new single family housing. The current primary issue is that of price. Based on NSP guidelines, the properties may not be purchased for an amount greater than 99% of the Fair Market Values. All four lots meet the minimum zoning requirements for new construction of replacement housing. The NSP Manager has met with 2 contractors experienced in the construction of replacement single family housing on smaller parcels of vacant land. The prices of said proposed construction projects could meet the affordability requirements of all NSP activities.

**Performance Measures**

|                                    | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |
|------------------------------------|--------------------|-----|-------|------------------------------------|-----|-------|
|                                    | Low                | Mod | Total | Low                                | Mod | Total |
| <b># of Properties</b>             | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/10  |
| <b># of housing units</b>          | 0                  | 0   | 0     | 0/0                                | 0/0 | 0/10  |
| <b># of Households benefitting</b> | 0                  | 0   | 0     | 0/10                               | 0/0 | 0/10  |

## 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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**Grantee Activity Number:** NSP - 6.1

**Activity Title:** Administration

**Activity Category:**

Administration

**Project Number:**

NSP-6

**Projected Start Date:**

04/01/2009

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION OF THE NSP PROGRAM

**Projected End Date:**

03/31/2014

**Responsible Organization:**

City of Hammond

**Overall**

**Jan 1 thru Mar 31, 2010**

**To Date**

|  |              |              |
|--|--------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A          | \$386,047.35 |
| <b>Total CDBG Program Funds Budgeted</b>       | N/A          | \$386,047.35 |
| <b>Program Funds Drawdown</b>                  | \$107,917.45 | \$123,815.13 |
| <b>Obligated CDBG DR Funds</b>                 | \$0.00       | \$386,047.35 |
| <b>Expended CDBG DR Funds</b>                  | \$0.00       | \$0.00       |
| City of Hammond                                | \$0.00       | \$0.00       |
| <b>Match Contributed</b>                       | \$0.00       | \$0.00       |
| <b>Program Income Received</b>                 | \$0.00       | \$0.00       |
| <b>Program Income Drawdown</b>                 | \$0.00       | \$0.00       |

**Activity Description:**

The City will pay for staff and other delivery costs to ensure the NSP program is run effectively and satisfies all federal requirements.

**Location Description:**

Not Applicable for Administration

**Activity Progress Narrative:**

NSP 6.1 Administration To date NSP Funds allocated to Administration funding have been fully Obligated. Funds expensed to date have been used for various activities related to the identification of properties such as preliminary inspection reports, Current Market Analysis reports, and appraisals. Funds have also been used for salaries and related benefits for staff utilized in the implementation of NSP. Funds expensed are based on time sheets prepared by staff who charts the number of hours they've spent implementing the program. Staff responsibilities include, but are not limited to HUD Environmental Assessments, Finance (DRGR), and maintenance of property files from the time of identification to the date of current activity. The City has also utilized the services of contracted consultants who provide services such as detailed property inspections, property rehabilitation Scope of Work reports. All reports and services performed by the contractors are initiated only upon the written request of the City of Hammond NSP Manager. The reports prepared on a property are expensed on a monthly basis and are evidenced by the written reports and invoices and based on a contractual agreement established between the NSP Manager and the consultant(s).

**Performance Measures**

No 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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